



COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

CHICAGO CHAPTER

**NAIOP Chicago**  
**35<sup>th</sup> Annual Awards for Excellence Finalists**  
Office Redevelopment of the Year

1. The Exchange at 44 Vail
  - a. Developer: Ketone Partners
  - b. Square Footage: 38,000
  - c. Total Project Cost: \$3,500,000
  - d. The Exchange at 44 Vail is located in the heart of Downtown Arlington Heights. The 38,000 SF office building was previously owned and occupied by AT&T and sat vacant for 5 years prior to Ketone Partners acquisition of the building in June 2021. Following Ketone's acquisition of the property, they completed extensive exterior and interior renovations of the building and are currently leasing space to office users in the NW suburbs as well as Coworking space to local employees working from home.