

NAIOP Chicago 36th Annual Awards for Excellence Finalists Broker Transaction of the Year - Downtown Office

Antares Capital at 320 S. Canal | 320 S. Canal, Chicago, IL

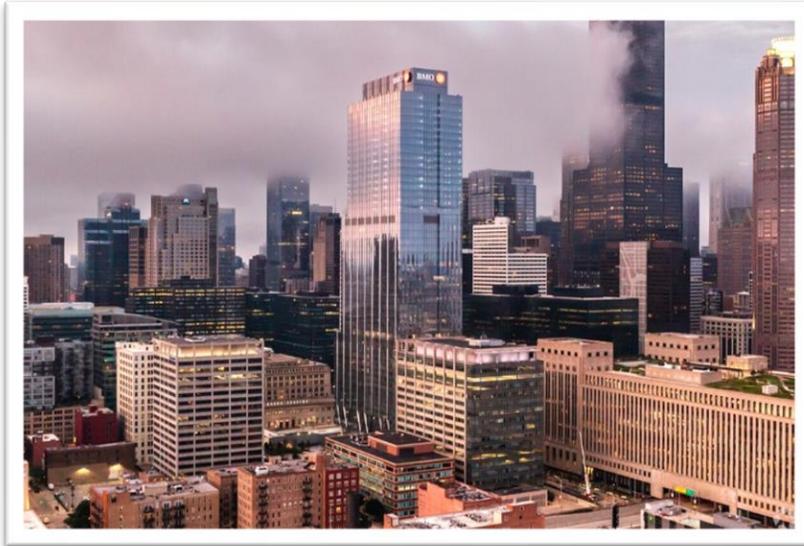
- **Address:** 320 S. Canal, Chicago, IL
- **Square Footage:** 87,586
- Cushman & Wakefield represented Antares Capital in their 87,586 square foot office lease at 320 South Canal. Developed by Riverside and Convexity Properties, 320 South Canal is a 52-story, Class A trophy office tower immediately south of Union Station. It was designed by Goettsch Partners, and features market leading health and wellness infrastructure, an abundance of natural light, excellent air quality, and breathtaking views of Lake Michigan. The Green, a 1.5-acre privately owned outdoor park with activated amenities - the largest of its kind in Chicago's CBD - sits on the west side of the building.
General Contractor: Skender
- **Landlord/Seller's Brokers:** Christy Domin, Drew Nieman, *Riverside Investment & Development*
- **Tenant/Buyer's Brokers:** Jack Deroche, Dan Maslauski, Michael Sessa, *Cushman & Wakefield*



NAIOP Chicago 36th Annual Awards for Excellence Finalists Broker Transaction of the Year - Downtown Office

Molson Coors at 320 S. Canal | 320 S. Canal, Chicago, IL

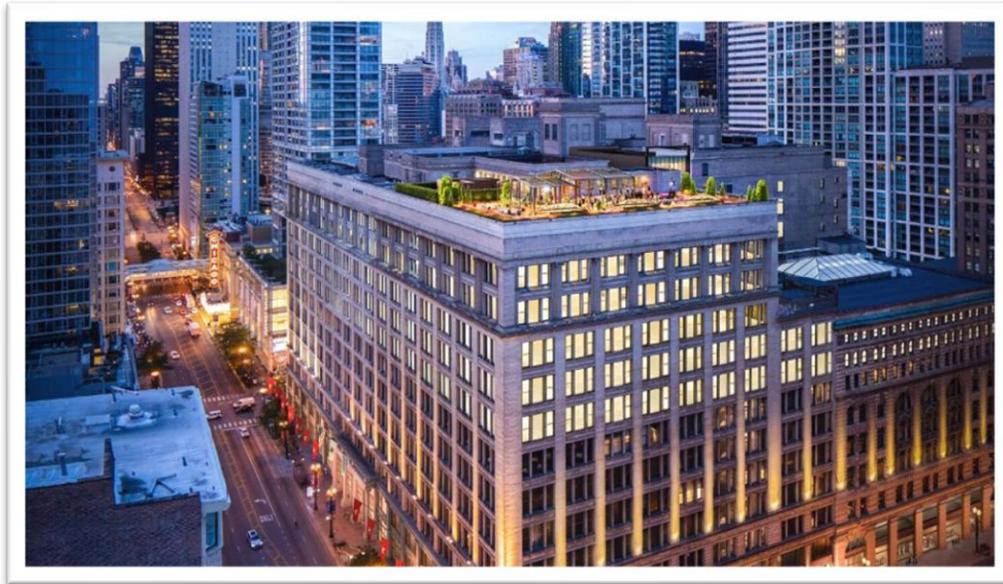
- **Address:** 320 S. Canal, Chicago, IL
- **Square Footage:** 83,848
- Cushman & Wakefield represented Molson Coors in their 83,848 square foot office lease at 320 South Canal. Developed by Riverside and Convexity Properties, 320 South Canal is a 52-story, Class A trophy office tower immediately south of Union Station. It was designed by Goettsch Partners and features market leading health and wellness infrastructure, an abundance of natural light, excellent air quality, and breathtaking views of Lake Michigan. The Green, a 1.5-acre privately owned outdoor park with activated amenities - the largest of its kind in Chicago's CBD - sits on the west side of the building.
General Contractor: ECI
- **Landlord/Seller's Brokers:** Christy Domin, Drew Nieman, *Riverside Investment & Development*
- **Tenant/Buyer's Brokers:** Matt Gautreau, Dan Maslauski, Nick Pavlakovich, Michael Sessa, *Cushman & Wakefield*



NAIOP Chicago 36th Annual Awards for Excellence Finalists Broker Transaction of the Year - Downtown Office

Olam Food Ingredients at 24 E. Washington | 24 E. Washington, Chicago, IL

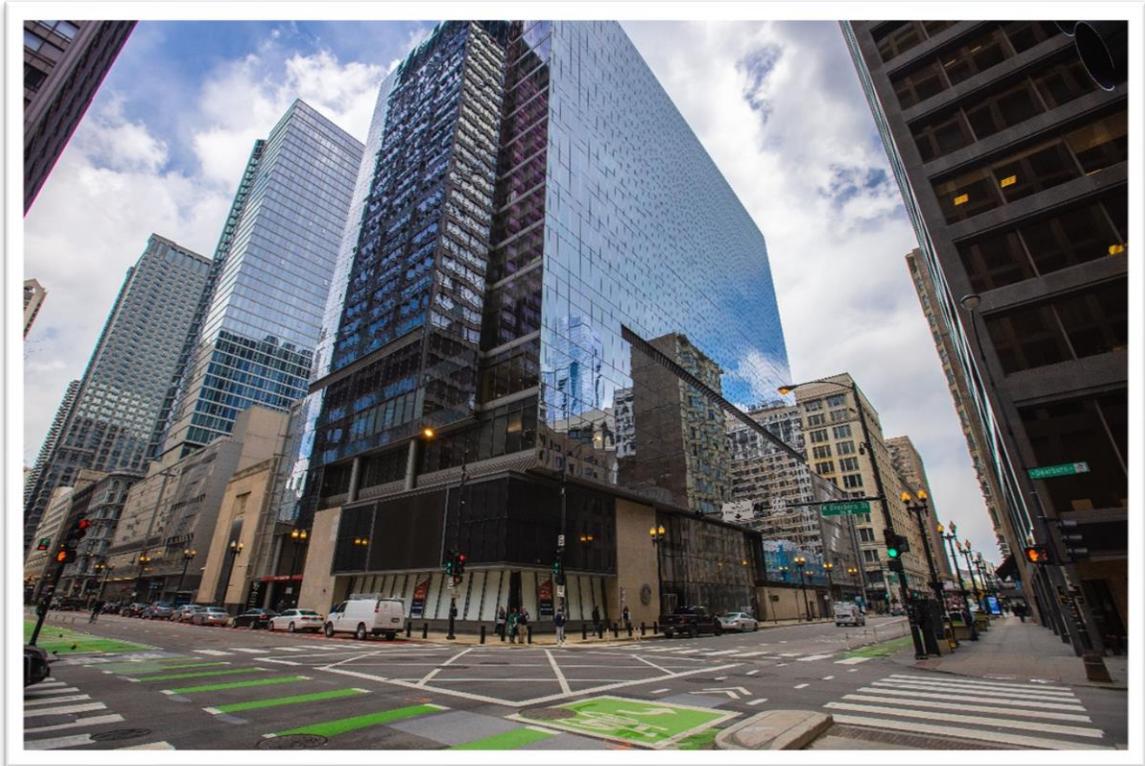
- **Address:** 24 E. Washington, Chicago, IL
- **Square Footage:** 79738
- JLL represented Olam Food Ingredients (OFI) in finding a new HQ/Innovation Center at 24 E Washington, formally the Macy's building. OFI was outgrowing its space at 200 W Jackson, surpassing local and global attendance figures post-Covid. Requirements included finding a larger space with black-iron venting. 24 E Washington offered 14' ceilings, proper ventilation and an excellent canvas for a unique workplace that met the needs for lab scientists and customer/partner meetings. Special thanks to architectural firm, Lamar Johnson Collective, general contracting firm, Executive Construction Inc. (ECI) and engineering firm, Environmental Systems Design (ESD), for helping achieve OFI's goals.
- **Landlord/Seller's Brokers:** Jack O'Brien, *Telos Group*
- **Tenant/Buyer's Brokers:** Christine Bower, Jessica Buggy, Matt Carolan, Amy Craig, Jack Dempsey, Beth Grogan, Laurie Lichtman, Jen Metrik, Meredith O'Connor & Jim Plummer, *JLL*



NAIOP Chicago 36th Annual Awards for Excellence Finalists Broker Transaction of the Year - Downtown Office

Morningstar at 22 W. Washington | 22 W. Washington, Chicago, IL

- **Address:** 22 W. Washington, Chicago, IL
- **Square Footage:** 264,527
- Following a complex, 12 plus month process, Colliers' Michael Lirtzman and Marina Zelenkova represented PGIM, owners of 22W Washington, in its 264,527 SF long-term lease extension and restructure for floors 6 through 14 with Morningstar. The team's success in securing the renewal saved ownership more than \$50 million in re-tenanting costs. CBRE's Peter Livaditis and Jon Milonas represented the tenant in negotiations.
- **Landlord/Seller's Brokers:** Michael Lirtzman, Marina Zelenkova, *Colliers*
- **Tenant/Buyer's Brokers:** Peter Livaditis, Jon Milonas, *CBRE*



NAIOP Chicago 36th Annual Awards for Excellence Finalists Broker Transaction of the Year - Downtown Office

Xeris Pharmaceuticals at 1375 W. Fulton | 1375 W. Fulton, Chicago, IL

- **Address:** 1375 W. Fulton, Chicago, IL
- **Square Footage:** 87,032
- CBRE brokers represented both the tenant, Xeris Pharmaceuticals, and the landlord, Trammell Crow, in an 87,032 square foot lease at Fulton Labs at 1375 W Fulton. The injectable-drug maker is a shining example of Chicago's life sciences sector growth, having moved its R&D operation from San Diego to Fulton Labs in 2020 then more than doubling its previous footprint. This is the largest lab/office deal in a building designed to accommodate lab space in Chicago's history.
- **Landlord/Seller's Brokers:** Kelsey Scheive, *CBRE*
- **Tenant/Buyer's Brokers:** Kyle Kamin, *CBRE*

