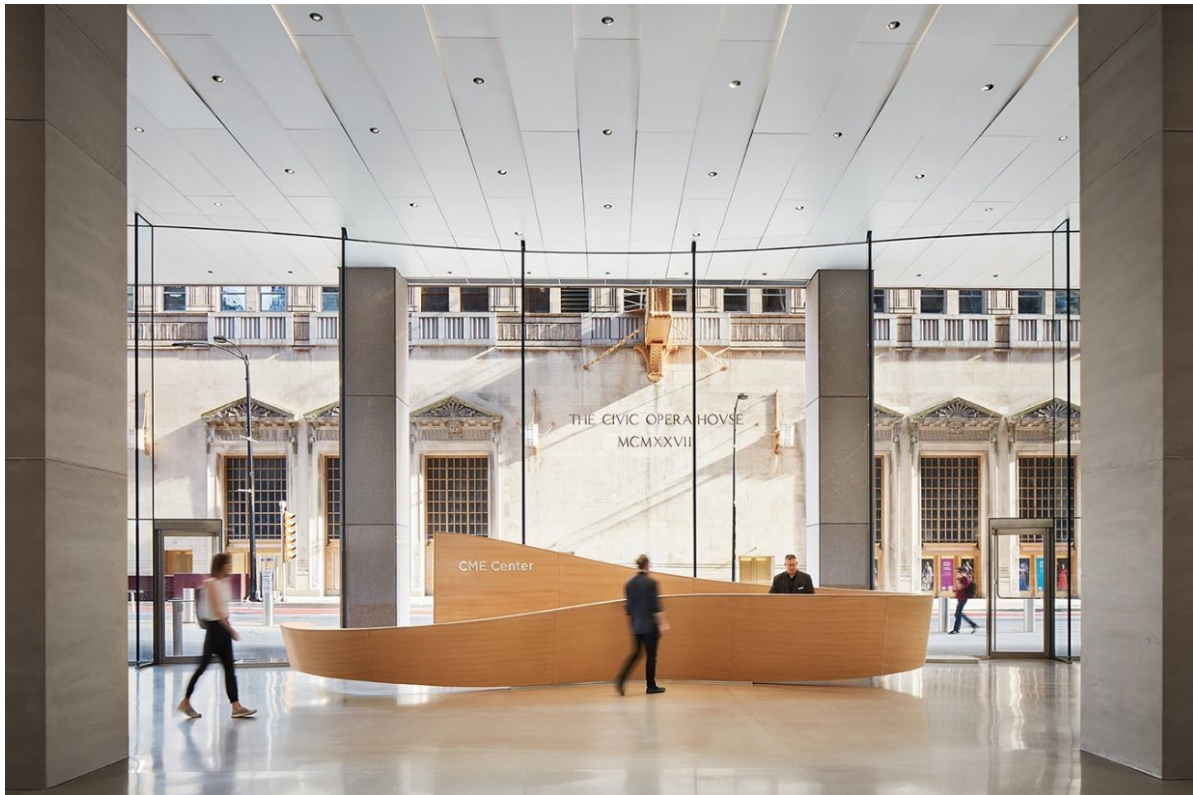


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BROKER TRANSACTION OF THE YEAR | Downtown Office

bp at CME Center

- **Address:** 10-30 South Wacker Drive, Chicago
- **Square Footage:** 237,370
- **Transaction Value:** Confidential
- **Landlord/Seller's Brokers:** Ellen May, *Tishman Speyer*
- **Tenant/Buyer's Brokers:** Matt Corlan, Kevin Morgan, Andy Strand, *JLL*
- **Property Description:** bp, a multinational oil and gas company, had a longstanding lease in Chicago's West Loop expiring in 2027. Beginning in 2023, bp looked to a multidisciplinary JLL team led by Andy Strand and Matt Carolan to evaluate the market and advise on a lease renewal versus a relocation. JLL successfully restructured and extended bp's 237,370-square-foot lease at CME Center, 10-30 South Wacker Drive. The complex transaction was the second-largest lease renewal in Chicago in 2024. The 68-month lease extension gave bp significant cost savings, flexibility and efficiency while also allowing the company to undertake an exciting property renovation aligning with its operating goals and fierce commitment to sustainability.



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BROKER TRANSACTION OF THE YEAR | Downtown Office

Capital One at 77 W. Wacker Drive

- **Address:** 77 W. Wacker Drive, Chicago
- **Square Footage:** 152,000
- **Transaction Value:** \$81,805,000
- **Landlord/Seller's Brokers:** Kathleen Bertrand, *Transwestern*
- **Tenant/Buyer's Brokers:** N/A
- **Property Description:** Capital One signed a 10-year, 152,000-square-foot lease renewal at 77 W. Wacker Drive in Chicago, marking the largest renewal in the Central Loop in 2024. Transwestern Senior Vice President Kathleen Bertrand served as the sole broker on the deal, representing ownership and working directly with Capital One. Kathleen was able to leverage market conditions that limited Capital One's options for relocation. Ultimately, she negotiated a deal that minimized rent and deal concessions while paving the way for additional transactions at the building. The outcome was also advantageous for Capital One, which included consolidating floors and a multi-floor renovation.



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BROKER TRANSACTION OF THE YEAR | Downtown Office

Medline Industries Lease at Merchandise Mart

- **Address:** 222 Merchandise Mart Plaza, Chicago
- **Square Footage:** 160,983
- **Transaction Value:** \$59,497,707
- **Landlord/Seller's Brokers:** Benjamin Cleveland, Wendy Katz, Andrea Saewitz, *Stream Realty*
- **Tenant/Buyer's Brokers:** Steven Bauer, Noelle Cunningham, J. Frank Franzese, *Colliers*
- **Property Description:** In what was one of the largest leases signed in the CBD in 2024, Colliers' Frank Franzese, Steven Bauer and Noelle Cunningham represented Medline Industries in its 160,983 SF lease at the Merchandise Mart last July.



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BROKER TRANSACTION OF THE YEAR | Downtown Office

Sargent & Lundy Headquarters at 77 W. Wacker Drive

- **Address:** 77 West Wacker, Chicago
- **Square Footage:** 380,000
- **Transaction Value:** N/A
- **Landlord/Seller's Brokers:** Mike Kazmierczak, Kelsey Scheive, Aaron Schuster, *CBRE*
- **Tenant/Buyer's Brokers:** Joe Lerner, Robert Sevim, Adam Southard, *Savills*
- **Property Description:** Savills oversaw the headquarters relocation and real estate plan for a client of over 30 years, Sargent & Lundy. The power and energy engineering firm is in growth mode and needed to accommodate an expansion from its 275,000 square feet occupancy in downtown Chicago. With its leasing expiring, the firm tapped Savills to find a new long-term home in a newer, more efficient property with views and open light and air that could accommodate its space needs immediately, provide for future space flexibility, and allow access to a large, engineering talent pool. After being in its current building for over 50 years, the Savills team developed a multi-pronged strategy to accommodate the firm's acquirement to move it into a more modern building with better space efficient

