

NAIOP Chicago
38th Annual Awards for Excellence Finalists

BROKER TRANSACTION OF THE YEAR | Suburban Office

Fortune Brands at One Horizon Way

- **Address:** One Horizon Way, Deerfield
- **Square Footage:** 361,248
- **Transaction Value:** Confidential
- **Landlord/Seller's Brokers:** Henry Johnson, Henry Lee, Jonathan Metzl, *Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Dan McCarthy, Sophia Spinell, Steven Spinell, Grady Quinn, *JLL*
- **Property Description:** In a move that underscored its commitment to growth and the Chicagoland area, Fortune Brands made a landmark decision in January 2025, announcing a major expansion and consolidation of its operations in Deerfield, Illinois. This strategic initiative, set to bring together over 1,000 associates and create at least 400 new full-time jobs, represents a significant investment in the region's economic vitality. This complex transaction was successfully executed through the collaborative efforts of JLL and Cushman & Wakefield, leveraging expertise across various disciplines, including transaction management, project management, capital markets, and economic incentives. Guiding the architectural vision and construction of the project are Gensler and Leopardo, respectively.



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Medline at 2375 Waterview Drive

- **Address:** 2375 Waterview Dr., Northbrook
- **Square Footage:** 214,560
- **Transaction Value:** \$100,000,00+
- **Landlord/Seller's Brokers:** David Burkards, Andrew Davidson, Kyle Robbins, *Transwestern*
- **Tenant/Buyer's Brokers:** Paul Diedrich, Peter Livaditis, Jon Milonas, James Otto, *CBRE*
- **Property Description:** Medical-surgical manufacturer Medline Industries signed a massive 214,560-square-foot lease at 2375 Waterview Drive, Northbrook. The tenant was attracted to the property's location, its identity along I-294, and ownership's proposed renovation to transform the property from a single user to a first-class multi-tenant facility. Transwestern represented ownership, Astellas Pharmaceutical. The two-building, 432,000-square-foot campus located along I-294 features a newly renovated cafeteria, 400-person meeting space, fitness center, and new tenant lounge. The property was originally developed by GlenStar with building architect Stantec, constructed by Power Construction, and project management by Transwestern Project Services. Ware Malcomb acted as architect for Medline.



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Chicago Aviation at the U.S. Cellular Building

- **Address:** 8410/8420/8430 W. Bryn Mawr Ave., Chicago
- **Square Footage:** 99,421
- **Transaction Value:** \$34,600,000
- **Landlord/Seller's Brokers:** Jonathan Connor, Francis Prock, Jason Simon, *Colliers*
- **Tenant/Buyer's Brokers:** Fred Ishler, *Avison Young*
- **Property Description:** In December 2024, Colliers' Jonathon Connor, Francis Prock and Jason Simon represented FCA Partners, owners of U.S. Cellular Plaza, in its 99,421-square-foot lease to The Chicago Department of Aviation (CDA). It is one of the largest leases completed in the suburbs in the last 12 months.



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Vantive at 510 Lake Cook Road

- **Address:** 510 Lake Cook Road, Deerfield
- **Square Footage:** 127,815
- **Transaction Value:** \$75,000,000
- **Landlord/Seller's Brokers:** Matt Hickey, Brett Ratay, *Lincoln Property Company*
- **Tenant/Buyer's Brokers:** Paul Giannopoulos, *JLL*
- **Property Description:** Vantive signed a 130,000 SF new lease transaction to establish a new global HQ in Deerfield HQ. The transaction was a major boon for Deerfield and Lake County, as it backfilled the departure of Caterpillar Inc's global HQ prior to its lease expiration. This transaction was made especially complex by the pending foreclosure of the complex and the need for a buyout agreement with the vacating tenant.

