

# Market Tour

Prepared for  
Axiom Law

May 24, 2017





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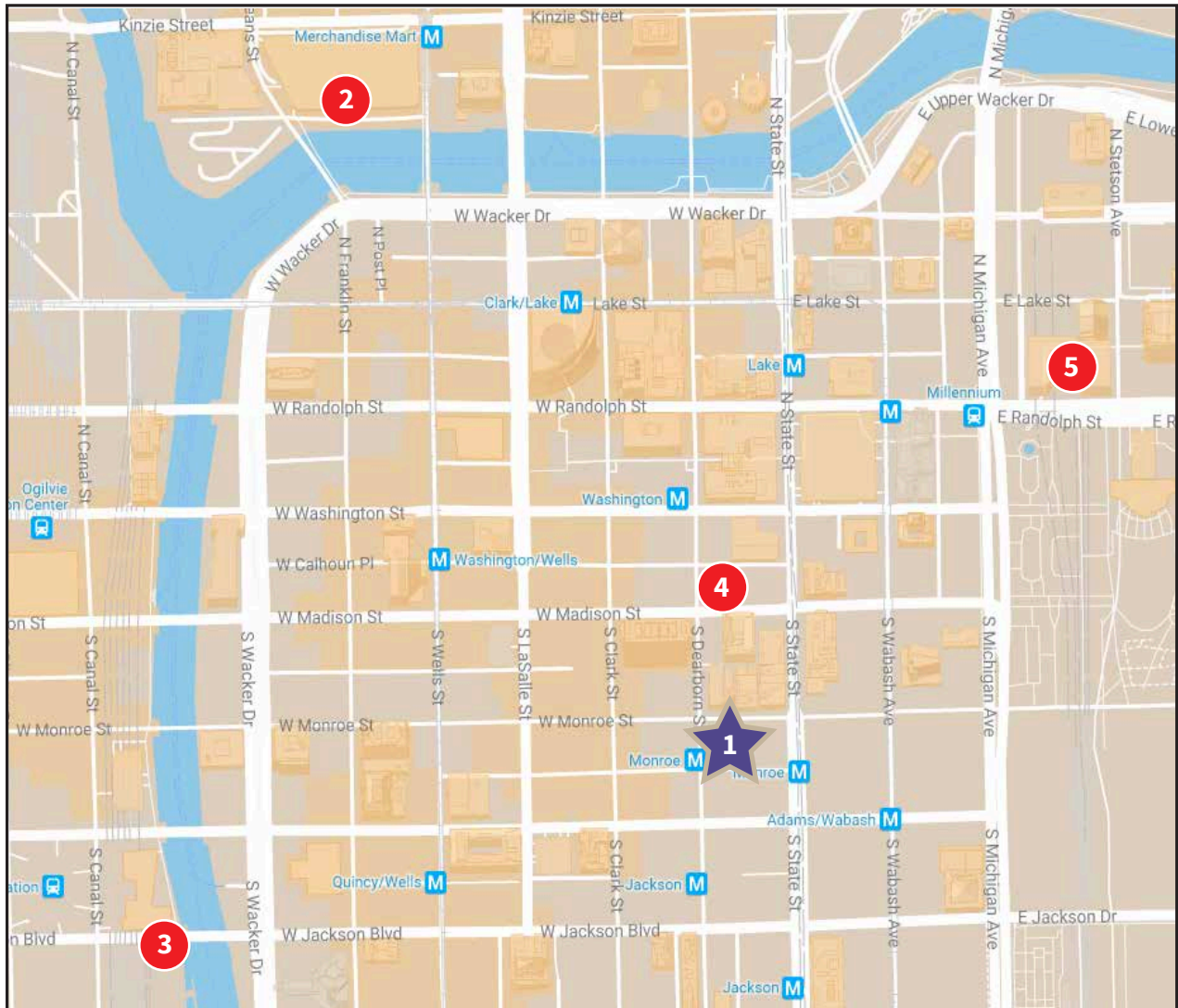
Addendum

- Buildings Vetted Prior to Initial Survey
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## Tour Options

2:00 PM	33 W. Monroe
2:15 PM	222 W. Merchandise Mart
3:00 PM	300 S. Riverside
3:40 PM	1 N. Dearborn
4:15 PM	130 E. Randolph (tentative)

# Tour Map



1. 33 W. Monroe
2. 222 W. Merchandise Mart
3. 300 S. Riverside
4. 1 N. Dearborn
5. 130 E. Randolph (tentative)

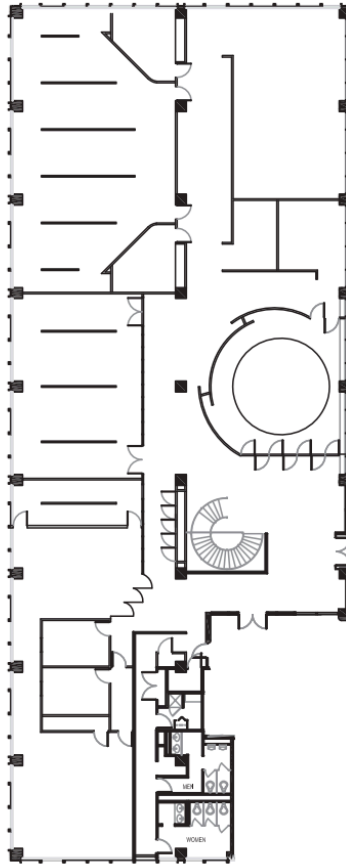
## 33 W. Monroe

BUILDING INFORMATION	
Owner	Amtrust Realty Corp.
Year Built	1981, Ren. 2005
Number of Floors	28
Building Class	A
Submarket	Central Loop
Building Size	886,797 SF
Avg. Floor Plate	33,629 SF
Total RSF Available	142,976 SF
Vacancy Rate	16%
Space Available	Suite 200 - 14,112 SF Suite 400 - 24,467 SF
Date of Availability	Immediately
Asking Gross Rental Rate	\$35.00 - \$37.00/SF
Estimated T&O (2017)	\$15.15/SF
Parking	294 Covered Spaces
Amenities	Banking, Bus Line, Conferencing, Food Service, Restaurant
Major Tenants	AbelsonTaylor, AGCS, Johnson & Bell, CSG Systems International, HIMSS
Comments	<ul style="list-style-type: none"> <li>· Ownership plans on updating conference facility &amp; installing a bike room</li> <li>· Floor(s) 18-20 available as of 11/2017               <ul style="list-style-type: none"> <li>- Will create a 64,500 SF contiguous block of direct vacancy</li> </ul> </li> </ul>



# Floor Plans

## Suite 200 - 14,112 SF



## Suite 400 - 24,467 SF



## 222 W. Merchandise Mart Plaza (Motorola Mobility Sublease)

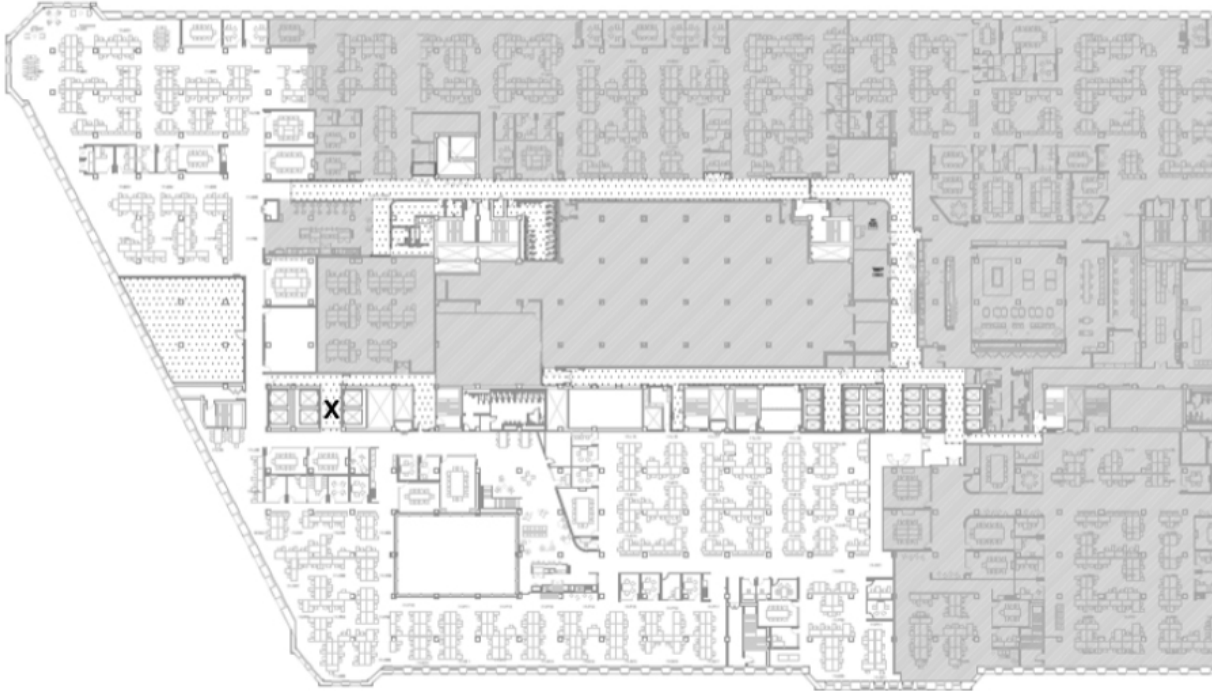
BUILDING INFORMATION	
Owner	Vornado Realty Trust
Year Built	1930
Number of Floors	25
Building Class	B
Submarket	River North
Building Size	4,000,000 SF
Avg. Floor Plate	172,457 SF
Total RSF Available	340,511 SF
Vacancy Rate	8.5%
Space Available	17 <sup>th</sup> Floor - 64,969 SF
Date of Availability	Immediately
Asking Gross Rental Rate	\$36.00-\$38.00 SF
Estimated T&O (2017)	\$10.80/SF
Parking	70 Surface Spaces, 250 Covered Spaces
Amenities	Convenience Store, Enclosed Mall, Fitness Center, Food Court, Restaurant
Major Tenants	Motorola Mobility, GTB, ConAgra Foods, Beam Inc., CCC Information Services
Comments	<ul style="list-style-type: none"> <li>· Motorola sublease</li> <li>- Term through June 30, 2028</li> <li>- Furniture available</li> <li>- Shared, private roof deck on the 19<sup>th</sup> floor</li> <li>- Bike room</li> <li>- River views</li> </ul>



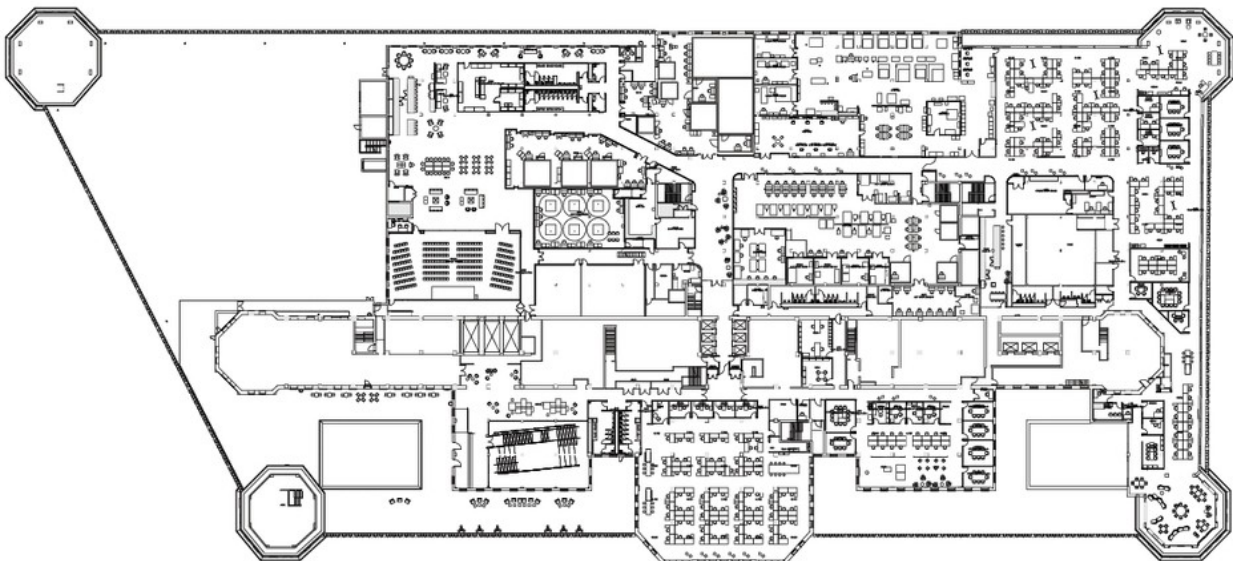


# Floor Plans

## 17<sup>th</sup> Floor - 64,969 SF

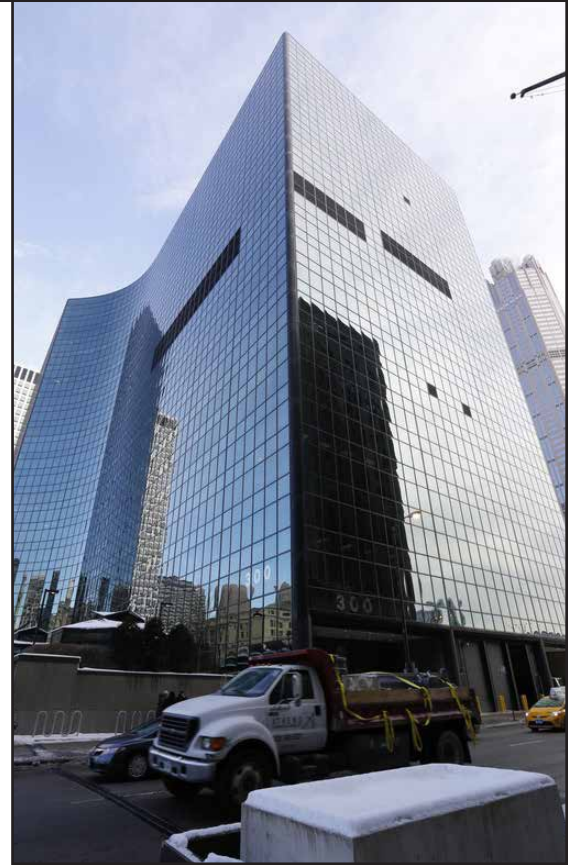


## 19<sup>th</sup> Floor Amenities



## 300 S. Riverside

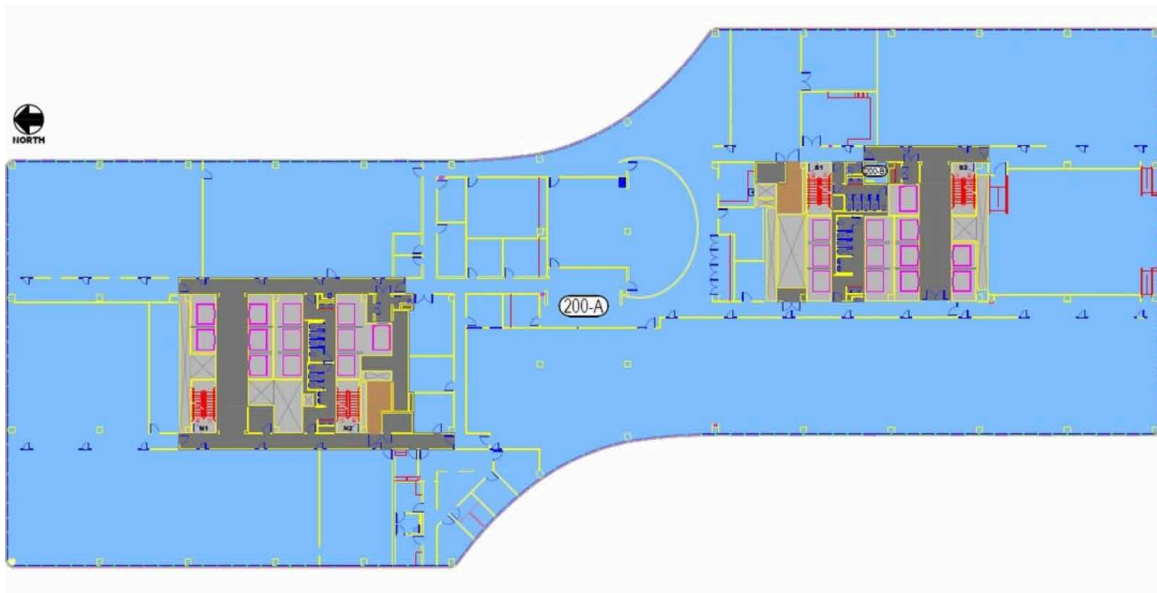
BUILDING INFORMATION	
Owner	Mizrachi Group
Year Built	1983
Number of Floors	23
Building Class	A
Submarket	West Loop
Building Size	1,048,357 SF
Avg. Floor Plate	53,000 SF
Total RSF Available	363,613 SF
Vacancy Rate	31.2%
Space Available	2 <sup>nd</sup> Floor - 53,328 SF 3 <sup>rd</sup> Floor - 53,101 SF
Date of Availability	Immediately
Asking Gross Rental Rate	\$38.00 - \$40.00 SF
Estimated T&O (2017)	\$15.23/SF
Parking	N/A
Amenities	Convenience Store, Courtyard, Energy Star Labeled, Food Service, Waterfront
Major Tenants	Newark Corporation, Zurich American Insurance Company, FDIC, Technomic
Comments	<ul style="list-style-type: none"> <li>· JP Morgan Chase vacated 450,000 SF in September, 2016 so ample expansion available</li> <li>· Large floor plates with minimal columns allow for easy planning</li> <li>· Undergoing \$15MM renovation to improve amenities, lobby and adding tenant-only winter garden</li> </ul>





# Floor Plans

## 2<sup>nd</sup> Floor - 53,328 SF



## 3<sup>rd</sup> Floor - 53,101 SF



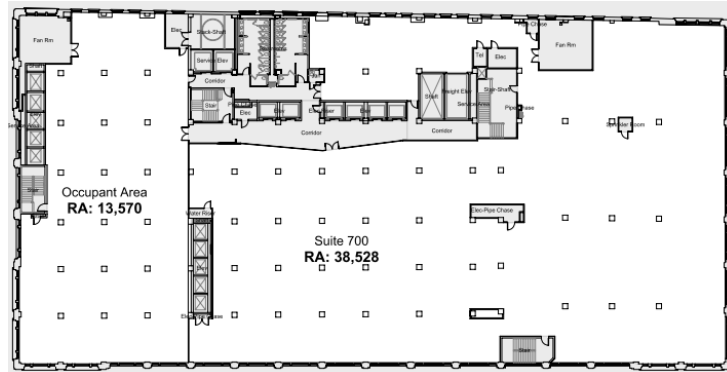
## 1 N. Dearborn

BUILDING INFORMATION	
Owner	Beacon Capital Partners
Year Built	1905, Ren. 2000
Number of Floors	17
Building Class	B
Submarket	Central Loop
Building Size	940,341 SF
Avg. Floor Plate	52,000 SF
Total RSF Available	342,655 SF
Vacancy Rate	36%
Space Available	Suite 700 -38,528 SF 17 <sup>th</sup> Floor - 52,273 SF
Date of Availability	Immediately
Asking Gross Rental Rate	\$34.00 - \$36.00 SF
Estimated T&O (2017)	\$12.99/SF
Parking	N/A
Amenities	Bus Line, Commuter Rail, Energy Star Labeled, Food Service, Signage
Major Tenants	Chicago Public Schools, Adler School of Professional Psychology, Anthem/Schawk, PowerReviews, Active Campaign
Comments	<ul style="list-style-type: none"> <li>· Building undergoing \$20MM renovation including;               <ul style="list-style-type: none"> <li>- 15,000 SF fitness center</li> <li>- 15,000 SF rooftop park/deck</li> <li>- Updated HVAC, new windows &amp; adaptive restrooms</li> </ul> </li> </ul>

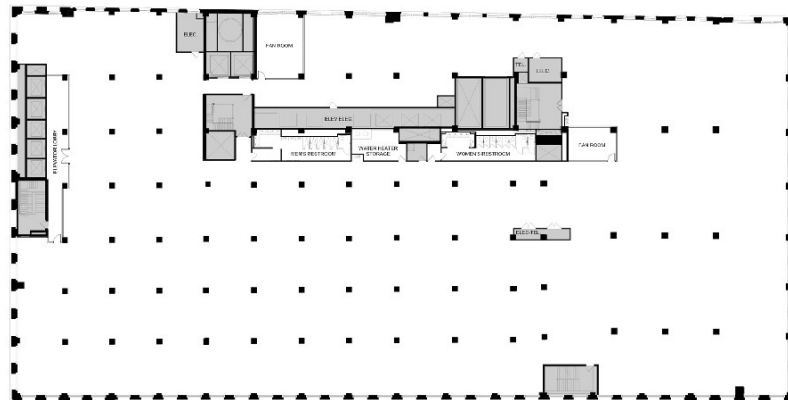


# Floor Plans

## Suite 700 - 38,528 SF



## 17<sup>th</sup> Floor - 52,273 SF



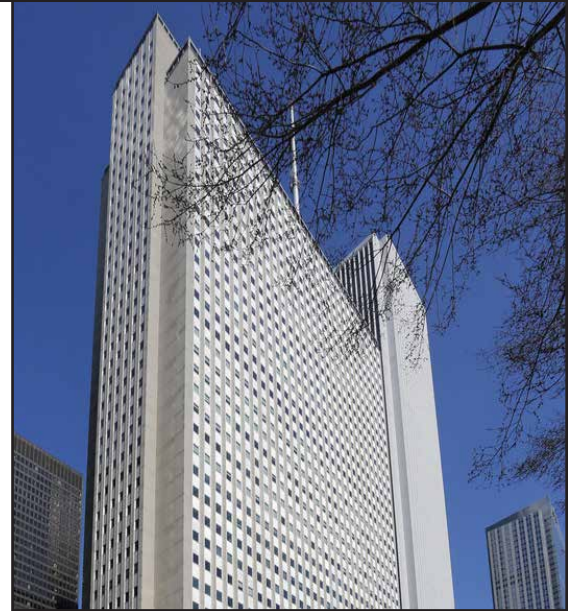
Sample layout = headcount for 541 employees





## 130 E. Randolph

BUILDING INFORMATION	
Owner	601W Companies
Year Built	1955, Ren. 1990
Number of Floors	41
Building Class	A
Submarket	East Loop
Building Size	1,226,092 SF
Avg. Floor Plate	29,082 SF
Total RSF Available	282,467 SF
Vacancy Rate	14.4%
Space Available	Mezzanine - 11,886 SF 3 <sup>rd</sup> Floor - 49,564 SF
Date of Availability	Immediately
Asking Gross Rental Rate	\$38.00-\$40.00 SF
Estimated T&O (2017)	\$16.45/SF
Parking	Ratio of 0.31/1,000 SF
Amenities	Banking, Bus Line, Courtyard, Energy Star Labeled, Fitness Center, Food Service, Restaurant, Signage
Major Tenants	CCGA, Cision, Textura, Pandora Media, Wilson Sporting Goods
Comments	<ul style="list-style-type: none"> <li>Landlord would create private entrance on Stetson</li> <li>Entire 4<sup>th</sup> floor (49,500 SF) also available</li> <li>Confidential, 130,000 SF user in negotiations to take this three (3) floor contiguous block</li> </ul>



# Floor Plans

## Mezzanine - 11,886 SF



## 3<sup>rd</sup> Floor - 49,564 SF



## How We Got Here?

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94 buildings can accommodate  
a 40,000+ SF contiguous block  
in Chicago's CBD

19 buildings can't accommodate a late  
Q1, 2018 commencement date  
**53 buildings remain**

9 buildings have too small or  
inefficient floor plates  
**26 buildings remain &  
included in Market Survey**

22 buildings fall outside of the desired  
geographic parameters  
**72 buildings remain**

18 buildings are Class A+/Trophy assets  
which do not align with brand image  
**35 buildings remain**



## Buildings Eliminated During Initial Survey

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- |                   |                     |
|-------------------|---------------------|
| 1. 120 N. Racine  | 11. 500 W. Monroe   |
| 2. 330 N. Green   | 12. 225 W. Randolph |
| 3. 350 N. Orleans | 13. 141 W. Jackson  |
| 4. 550 W. Jackson | 14. 161 N. Clark    |
| 5. 311 W. Monroe  |                     |
| 6. 233 S. Wacker  |                     |
| 7. 311 S. Wacker  |                     |
| 8. 175 W. Jackson |                     |
| 9. 35 W. Wacker   |                     |
| 10. 1 N. State    |                     |

## Buildings Eliminated Following Initial Tour:

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1. 200 W. Monroe
2. 1 S. Wacker
3. 100 S. Wacker
4. 500 W. Madison
5. 203 N. LaSalle
6. 125 S. Clark
7. 2 N. LaSalle

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[illegible]



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