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September 30, 2009

## The Deal Sheet

### Leasing

**Structured Development LLC** signed leases with **Prairie Fire**, a new restaurant from the James Beard award-winning team behind Northbrook's Prairie Grass Café, and **New Line**, a new bar and grill concept from restaurant owner Spare Time Inc., at the Chicago & Northwestern Railroad Powerhouse building at **211 N. Clinton**. Prairie Fire will lease 6k-SF and New Line will take over the remaining 3k-SF. Sperry Van Ness's **Sean Lutz** represented Prairie Fire and New Line, while REIS Inc's **Jeff Bernard** represented Structured Development in both deals.

\*\*\*

**Allston Trading, LLC** recently renewed and extended its 26k-SF lease at One Financial Place located at 440 S. LaSalle. It will remain on the 12th floor. Jones Lang LaSalle's **Michael Curran** represented Behringer Harvard, which owns One Financial Place via its investment program, Behringer Harvard REIT I, Inc. JLL's **Matt Carolan** and **Bill Sheehy** represented Allston Trading.

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Jones Lang LaSalle's **Meredith O'Connor**, **Bill Rogers**, and **Matt Carolan** represented O'Connor & Nakos, a full-service, plaintiff's law firm, in a long-term, **13k-SF** lease at **120 N. LaSalle**. Veteran trial lawyers, Daniel V. O'Connor and Telly C. Nakos, recently created the firm. They will lease the **35th floor** and house 25 new employees.

\*\*\*

**Midwest Distribution LLC** has leased a 5k-SF industrial unit located at 707 Remington Road in Schaumburg. Lee & Associates **John Sharpe** and **Steve Bass** represented building ownership, Rubin Development, and Arthur J. Rogers' **Chris Zannis** represented the tenant.

\*\*\*

**Bestway Transport, Inc.** has leased 80k-SF of warehouse space located in the O'Hare Logistics Center at 1260 Ellis Street in Bensenville. Lee & Associates **Chris Nelson** and **John Sharpe** represented building ownership, RREEF, and Chris also represented the tenant.

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Lee & Associates **Nick Eboli** represented Rain Forest Marketing, Inc.



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CONSTRUCTION DESIGN-BUILD DEVELOPMENT

in leasing 8k-SF of warehouse space at **1000 W. Crossroads Parkway** in **Bolingbrook**. Re/Max Commercial's **Mark Batinick** repped building ownership, **Paradigm Real Estate Group LLC**.

\*\*\*

Lee & Associates' **Steve Bass** and **Nick Eboli** completed a transaction with **Hydrox Laboratories** in the subleasing of 27k-SF of industrial space located at 825 Tollgate Road in **Elgin**.

\*\*\*

The **Marillac House**, a non-profit organization for children and families on Chicago's west side, subleased 17k-SF of space with expansion options from its 212 S. Francisco Street location to LEARN Charter School, serving almost 1,000 public school students in **North Lawndale** and **East Garfield**. JLL's **Fred Schuler** and **Ben Erskine** represented The Marillac House *pro bono*. **Greg Gerber**, Chairman of the Learn Charter School's Board of Directors, assisted in the transaction.

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**Paine/Wetzel - ONCOR International** announced that it has completed two industrial lease transactions in Chicago totaling 21k-SF:

- **Cream Wine Company**, a leading artisan wine distributors and marketers, is relocating its operations from 118 N. Peoria Street to a 13k-SF space at 2455 S. Damen Avenue. Paine Wetzel's **Edward C. Wabick**, **Michael D. Nelson**, and **Mark A. Nelson** represented the landlord. HSA Commercial's **Paul Broderick** and **Brad Borkowski** represented the tenant.
- **Enterprise Leasing Company** is relocating to 8k-SF at 1224 S. Western Avenue in Chicago. Paine/Wetzel's **Albert Schulman** and **Mark A. Nelson** represented landlord **N&A Investments, LLC**. The tenant was represented in-house.

\*\*\*

UGL Equis's **Chris Wood**, **Scott Goldman**, and **Adam McCostlin** represented **True Value Corporation** in its long-term 125k-SF corporate headquarters renewal at President's Plaza, 8600 W. Bryn Mawr Avenue in Chicago. GlenStar Properties LLC's **David Trumpy** represented President's Plaza in lease negotiations.

\*\*\*

**TCB Developments** Territorial Business Campus in Bolingbrook signed two additional leases. Cawley Chicago Commercial Real Estate's **Terry Grapenthin** negotiated the 10-year deals, leaving just one 12k-SF unit available in 600 Territorial Drive. Terry exclusively reps the two industrial building and 12 acre site on behalf of TCB.

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#### Management

**Beacon Capital Partners, LLC** and **Jones Lang LaSalle** announced the world's first Platinum LEED Certified multi-tenant building under the LEED for Existing Building: Operations & Maintenance category at **550 West Washington St** in Chicago. The 10-year old asset, owned by an affiliate of Beacon, makes history as the first multi-tenant building to reach Platinum status.

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Grubb & Ellis has been selected as the leasing agent for Kingsbury Center, 350 W. Hubbard St, a **135k-SF** Class A office building in the city's River North submarket. The building is owned by **Kingsbury Orleans LP**, a private partnership, and is managed by **The Habitat Company**. Grubb & Ellis' VP **Ted Prillaman** and **Sara Spicklemire**, will assist The Habitat Company in leasing the available space.

\*\*\*

The USGBC has awarded Easter Seals, Inc's Willis Tower global HQ the **LEED-Silver** rating. Headquartered at Willis since Nov '08, Easter Seals is the building's first tenant to be awarded LEED Certification. Working with the **SmithGroup** on architecture and design, Environmental Design Services' engineers, and general contractor **Clune Construction**, Easter Seals identified a number of sustainable practices for its move and life in the Willis Tower. During construction of the office space, 80% of the waste was diverted from landfill, mainly by recycling.

### **People**

**Michael A. Tenuta** has joined Reed Construction as VP and Project Executive. He brings over **25 years** of construction management and architectural experience; he was previously employed as a project executive for **Clune Construction** in Chicago, where he managed a multi-project construction management portfolio. Tenuta will be responsible for Reed's pre-construction activities as well as project oversight and **client relations**.

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