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2022 Real Estate
AWARDS

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WELCOME

INDUSTRIAL INTERIOR DESIGN

MOST SIGNIFICANT INVESTMENT SALE TRANSACTION

ARCHITECTURE FIRM OF THE YEAR

AFFORDABLE HOUSING

PROPERTY MANAGER OF THE YEAR

MULTIFAMILY INTERIOR DESIGN

ENGINEERING FIRM OF THE YEAR

EMERGING LEADER OF THE YEAR - FEMALE

MEDICAL PROPERTY

LENDER OF THE YEAR

MOST SIGNIFICANT MULTIFAMILY SALE TRANSACTION

EDUCATION REDEVELOPMENT

MULTIFAMILY

ARCHITECT OF THE YEAR

HOTEL/HOSPITALITY

GENERAL CONTRACTOR OF THE YEAR - MULTIFAMILY

SENIOR HOUSING

TITLE COMPANY OF THE YEAR

EMERGING LEADER OF THE YEAR - MALE

CITY / MUNICIPALITY OF THE YEAR

OFFICE

REAL ESTATE LAW FIRM OF THE YEAR

BROKERAGE FIRM OF THE YEAR

REAL ESTATE LAWYER OF THE YEAR

OFFICE INTERIOR DESIGN

GENERAL CONTRACTOR OF THE YEAR - DATA CENTER

INDUSTRIAL REDEVELOPMENT

LIFETIME ACHIEVEMENT AWARD RECIPIENT

CHAMPION OF DIVERSITY

MOST SIGNIFICANT OFFICE LEASE TRANSACTION

INVESTMENT BROKER OF THE YEAR

EXECUTIVE OF THE YEAR

RESTAURANT INTERIOR DESIGN

PROPERTY MANAGEMENT COMPANY OF THE YEAR

INDUSTRIAL BROKER OF THE YEAR

RETAIL/RESTAURANT

BUILDING SERVICE COMPANY OF THE YEAR

SINGLE FAMILY/TOWNHOME FOR SALE

VOLUNTEER OF THE YEAR

GENERAL CONTRACTOR OF THE YEAR - OFFICE REDEVELOPMENT

BROKER TEAM OF THE YEAR, INVESTMENT SALES OFFICE REDEVELOPMENT

BROKER TEAM OF THE YEAR, OFFICE OR INDUSTRIAL

MOST SIGNIFICANT INDUSTRIAL LEASE

PROFESSIONAL SERVICE COMPANY OF THE YEAR

INDUSTRIAL / MANUFACTURING / SCIENCE

WOMAN OF THE YEAR

GENERAL CONTRACTOR OF THE YEAR - INDUSTRIAL DEVELOPER OF THE YEAR

PEOPLES CHOICE AWARD - PERSON

PEOPLES CHOICE AWARD - PROJECT

JUDGES



BOB SIX

*CEO
Zeller*

Bob Six is the CEO of Zeller and its affiliates, Zeller Realty Corporation, Zeller Management Corporation, Zeller Development Corporation and Zeller Investment Corporation. As CEO, Bob is active in all aspects of Zeller's business including property management, development, and investments; leads

Zeller's senior management team; and champions the company's efforts to advance innovation, sustainability, and technology throughout the firm.



LYNN SMITH, P.G.

*Senior Project Manager/ CPS
Asset Manager
Carnow, Conibear & Associates,
Ltd.*

Lynn Smith, P.G. is a member of the leadership team for Carnow Conibear & Associates, Ltd., a Chicago-based environmental, health and safety consulting firm. In her current role, she is Asset Program Manager for

the Chicago Public Schools contract as Managing Environmental Consultant.



GAIL LISSNER

*Managing Director
Integra Realty Resources –
Chicago*

Gail Lissner, CRE, SRA is Managing Director for Integra Realty Resources (IRR). Throughout her career, Ms. Lissner has focused on the housing/multi-family market in her valuation and consulting work, with a particular interest in condominium development,

apartment development, and the condominium conversion and deconversion markets.



DANNY NIKITAS

*Principal
Avison Young*

A well-known member of the Chicago real estate community for more than 30 years, Danny joined Avison Young in 2014 as a Principal and Managing Director of the Chicago office. He oversees continued growth and development in the Chicago region, taking the lead on recruiting more great

talent, continuing to work with clients to develop their real estate solutions, and partnering with all of the other Principals to further build the Avison Young brand in the Midwest.



DEENA ZIMMERMAN

*Vice President & National Retail
Council Co-Chair, SVN Chicago
Commercial
SVN Chicago Commercial*

Deena Zimmerman is an award-winning broker who has worked in the real estate industry since 2004. Serving as a vice president in the SVN Chicago office, Deena's specializes in the sale and leasing of retail, investment and

development properties with a strong focus in tenant representation, specializing in finding high quality sites throughout Chicagoland and surrounding areas for national operators, franchisees, and first-time entrepreneurs.





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GREAT LAKES COCA-COLA

An industrial bottling and distribution facility wanted to renovate their office and training center to properly reflect their success and highlight their primary account, Coca-Cola. Thanks to a commitment to good design, the Great Lakes Coca-Cola office is no longer a nondescript afterthought but a bright, inviting, and dynamic office space that gives workers and truckers a reason to come to the office. By reimagining the office experience through natural materials, glass, and graphic branding elements, OKW created an elegant office that works for everyone.

Developer: Reyes Holdings

Contractor: Novak Construction

Lead Architect: OKW Architects



ELK GROVE TECHNOLOGY PARK TENANT IMPROVEMENT

This project was a 60,000 SF facility with 15,000 RSF office. The tenant occupying this space develops, manufactures and sells electronic measuring instruments, quality assurance system for food and pharmaceutical, information and telecommunication equipment, and devices. The newly constructed facility incorporates a state of the art training room for classroom and hands on training on their equipment along with (4) assembly lines for manufacturing.

Developer: Brennan Investment Group

Contractor: BLC Construction, LLC

Lead Architect: Ware Malcomb



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MOST SIGNIFICANT INVESTMENT SALE TRANSACTION



CBRE - BRIDGE POINT NORTH PHASE III

CBRE National Partners represented client Bridge Industrial in the sale of Bridge Point North Phase III - four state-of-the-art facilities in Waukegan, Illinois - to Cabot Properties in 2021 for \$129 million. Completed in early 2021, Phase III totals 919,279 square feet across 52 acres and features 32- to 36-foot clear heights, with ample loading docks, trailer and car parking - designed with functionality for either single- or multi-tenant buildings. At the time of sale, Phase III was 88 percent leased to a number of top-tier tenants, including Amazon, Visual Pak, Hub Dub, Jelly Belly, Go Chara, and Paul Davis Restoration.



CINESPACE FILM STUDIOS

Much, a full-service law firm based in Chicago, advised Cinespace Chicago and Cinespace Toronto in its landmark sale - worth more than \$1.2 billion. The transaction, comprising approximately 2.1 million square feet of real estate, created the second largest independent owner of sound stages in North America. It included 42 stages with 19 under development on over 70 acres in Chicago, and 15 stages in Toronto with another 12 under development. The investment will accelerate production growth, bringing more jobs to residents, and expand CineCares, the company's initiative to provide industry job training and education in underserved communities.

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MOST SIGNIFICANT INVESTMENT SALE TRANSACTION



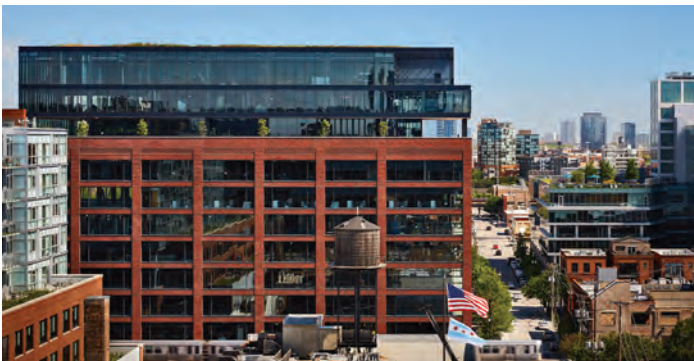
1315 NORTH N. BRANCH

Cushman & Wakefield represented R2 in its \$47 million sale of 1315 N. North Branch, a 117,450-square-foot office building on Goose Island. Hines Global Income Trust acquired the property, and the transaction set a new per-square-foot mark for Goose Island office investment sales. 1315 N. North Branch is an urban-infill, new-construction horizontal and fully amenitized office property that's 100% leased to six tenants, each with its own entrance and unique space. Since early 2020, the property executed leases for nearly half of the building, further highlighting continued demand for this type of trophy office space.



1100 WEST FULTON MARKET

Cushman & Wakefield represented Fulton Street Cos. and Huizenga Capital Management in the \$41.75 million sale of 1100 West Fulton to Zagame Corp. At \$920 per square foot, the transaction set a record for per-square-foot office pricing in the Chicago market, a feat Cushman & Wakefield's Office Investment Sales Team also achieved in 2020 with the sale of 905 W. Fulton Market (\$892/SF). The building's state-of-the-art design and systems, location and high-credit anchor tenant, Herman Miller, made it extremely attractive to a slate of potential buyers at a time when investors' appetite for Class AA office properties is nearly insatiable.



210 N. CARPENTER

Cushman & Wakefield represented Sterling Bay and J.P. Morgan in the \$169 million sale of 210 N. Carpenter, which marked a new record-low cap rate for a stabilized office property in Chicago. Google serves as anchor tenant at the Fulton Market boutique office building that was completed in 2019, so the 12-story, 200,000-square-foot development was especially appealing to a large, globally active investor like Deka Immobilien. Ultimately, Deka Immobilien acquired the trophy property and was especially aggressive completing due diligence and posting non-refundable money nearly 6 months prior to closing in late 2021.



BRADLEY PLACE

Cushman & Wakefield's Midwest office investment sales team collaborated with its industrial investment sales group in representing a venture led by Hansen Realty Group in the \$97.25M sale of Bradley Business Center to Hines Global Income Trust. Bradley Business Center includes four buildings totaling 466,871 square feet at 2500, 2630, 2640 and 2650 Bradley Place, as well as underground parking. It is one of the largest contiguous parcels of land as well as one of the largest flex industrial and retail opportunities on Chicago's North Side, with a mix of Fortune 500 tenants and local, entrepreneurial and experiential retailers.



EASTLAKE STUDIO

At Eastlake Studio, there is no one-size-fits-all workplace design solution. We're proud to be recognized and respected for our diverse portfolio of branded offices, marketing suites, non-profits, family offices, and more. Now and in the future, we see workplace design pushing wellness and safety first, and valuing people as a company's most important asset.



LAMAR JOHNSON COLLABORATIVE

Lamar Johnson Collaborative is a full-service architecture, and design firm committed to creating and enhancing the quality of the human experience and improving how design and architecture can impact each individual's emotional being. The company achieves its clients' goals and aspirations by harnessing the power of integrated design, including architecture, interior design, landscape architecture, urban design and planning, and engineering. For more information, visit www.theljc.com.



GOETTSCHE PARTNERS

Goettsch Partners (GP) is an architecture firm with a global perspective. Based in Chicago, with additional offices in Shanghai and Abu Dhabi, the firm brings a singular approach to design that combines seasoned experience with a passion for exploration and innovation. Completed projects span five continents and represent a diverse range of types and sizes. Every project design begins with multiple concepts that are evaluated for intrinsic value, constructability and environmental impact. GP projects share a consistent visual language of bold clarity that celebrates highly crafted technical solutions delivering optimal performance.



HARTSHORNE PLUNKARD ARCHITECTURE

Hartshorne Plunkard Architecture (HPA) is an architecture, planning and interior design firm that practices nationally from its studio in Chicago's Near North Side. Over its 35-year history, HPA has created mixed-use residential, commercial and hospitality projects across the country that share a common sensibility toward placemaking. In collaborative partnership with clients, the firm devises inspired and timeless architecture with a sensitivity toward scale, context and material selection, reflecting each project's unique brand and function. HPA aspires to deliver sustainable design solutions and effective project management on structures that activate the urban landscape and transform the way people live.





ARCHITECTURE FIRM OF THE YEAR



ROSS BARNEY ARCHITECTS

Ross Barney Architects believe that happiness and well-being are intrinsically linked to the quality of our environment. For decades our studio has been in the vanguard of civic space and sustainable design and this work has been acknowledged and used as precedent around the world. For Ross Barney Architects, we believe that design excellence is a right, not a privilege.



OKW ARCHITECTS

OKW is in the business of reimagining, reinventing, and repositioning. Thanks to our broad experience across industries and sectors, we use architecture, planning, and interior design to improve our clients' assets in new and creative ways. In business since 1959, we have worked on a host of projects across the country, serving our clients as long-term design and business partners. For more information, visit www.okwarchitects.com or email us at hello@okwarchitects.com.



EPSTEIN

Epstein is a global, design, engineering and construction company that provides sustainable building solutions for a wide variety of clients in the commercial, industrial and civic sectors. In 2021, Epstein celebrated its 100th Anniversary, a significant accomplishment that has seen the firm grow from a small structural engineering firm located on the outskirts of Chicago's Union Stockyards to one that now offers clients award-winning design, engineering and construction services around the globe. The firm is headquartered in Chicago with a regional domestic office in New York City as two international locations in Warsaw, Poland and Bucharest, Romania.



PARTNERS BY DESIGN

For almost 30 years, Partners by Design has been designing and delivering powerful, one-of-a-kind spaces for our clients. Through our integrated approach, innovative solutions, and diversified suite of services (Interiors, Architecture, Spark Environmental Branding, VIZfire Architectural Visualization, and Gravity.labs. advertising and marketing), all under one roof, we continue to disrupt the industry. Reacting to the paradigm shift in office life; business is no longer usual - neither is our approach. Our client-centric process driven by research and grounded in data, gives us a deep understanding of what our clients face every day and allows us to help our clients achieve their goals.



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CONGRATULATIONS TO OUR FINALISTS!



CRAIG MARTIN

Investment Broker of the Year



PATRICK KENNELLY & PAUL WATERLOO

Broker Team of the Year, Investment Sales



THE CLOISTERS

Most Significant Multifamily Sale Transaction



INTERRA REALTY

Brokerage Firm of the Year

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CONGRATULATIONS

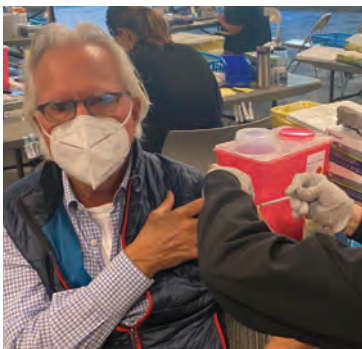
Bob Clark

*2022 Illinois Real Estate Journal
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AFFORDABLE HOUSING



FIFTH AVENUE APARTMENTS

Fifth Avenue Apartments is a five-story development in Maywood, Illinois, that provides 72 affordable apartment units for working households at or below 60% of area median income. Nineteen of the residences were set aside for special needs populations, eight for homeless veterans and 11 for residents from the Illinois State Referral Network. In addition to common space for tenants, a grocery store occupies the ground floor, addressing the lack of this amenity in the area.

Developer: Interfaith Housing Development Corporation

Contractor: McShane Construction Company

Lead Architect: HED



SALUD CENTER

The new Salud Center Project provides renewed amenities and base building functions for 101 units of existing senior housing apartments in the South Chicago neighborhood. Preservation of Affordable Housing, working alongside Claretian Associates as joint project partners, owns and operates the 150,000SF building, formerly a YMCA. Enhanced amenities include new vegetative gardens, an exercise pool, gymnasium, walking paths and seating areas as well as a fitness center, multi-purpose room and interior lounges for senior tenants.

Developer: Preservation of Affordable Housing with Claretian Associates

Contractor: Skender

Lead Architect: Canopy / architecture + design, LLC.

PROPERTY MANAGER OF THE YEAR



COLLEEN NEEDHAM, DRAPER AND KRAMER

Colleen Needham, Assistant Vice President and General Manager with Draper and Kramer, Incorporated, is a respected, 20-year property management industry veteran who has contributed to the growth and success of her firm through her property management leadership while also strengthening the industry through her work with the Institute for Real Estate Management (IREM).



ERIC THOMPSON, AVISON YOUNG

Since taking over as the Senior Property Manager at the 406,000-square-foot 550 West Jackson in the spring of 2018, Eric Thompson 's keen eye for detail and hands on approach has helped breath life back into what had become thought of as a stale asset. In 2021, a year with much uncertainty and a significant reduction in office tenants, Thompson and the management team completed approximately 58,000 square feet of new leasing. These new tenants included

Guardian Life (6,119 sf), Sundry Store, National Nurses (9,840 sf), FDA/GSA (27,498 sf), Paragon Marketing (14,320 sf)



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Congratulations to the other finalists. We're honored to be included in such an esteemed list.



AVRA

A creative collaboration with Tandem Development and Brianne Bishop Design; Avra is an experience. With the demographic in mind, being the bustling West Loop, we created a space that no detail was overlooked. Every space is welcoming, inspiring and memorable.

Developer: Tandem

Contractor: Tandem

Lead Architect: Antunovich Associates



Congratulations to our very own Darcy Rutzen, a true and innovative leader who has helped shape the ongoing success of M & J Wilkow in the areas of new business, marketing, philanthropy, and retail and office property management.

And congratulations to all the IREJ Award finalists!

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ERIKSSON ENGINEERING ASSOCIATES, LTD.

Eriksson Engineering Associates, Ltd. (EEA) is a leading civil engineering, traffic and parking, and landscape architecture firm serving developers and design team partners in the Chicago market and throughout the Midwest. EEA's expertise is showcased in the firm's 26-year history and extensive portfolio of Chicago-area mixed-use, residential, and industrial developments. Our experience-proven consultants provide insightful expertise throughout the project - everything from assisting with time management, budget, permitting, and any other project hiccup. EEA uses strong ties with local officials and an extensive understanding of regulations to ensure optimal project benefit and the best use of even the most land-locked site.

MANHARD CONSULTING

Manhard Consulting provides innovative civil engineering and surveying design solutions for industrial, residential, retail, energy alternatives, healthcare, educational and mixed-use developments. The teams at Manhard Consulting work in partnership with you to address onsite challenges including site access, parking, traffic flows, utilities, landscaping, site layout, drainage, flood control, service delivery, truck maneuverability, neighborhood integration and more. We look at the site from every angle and help you make informed decisions. Headquartered in Lincolnshire, we are thrilled to be celebrating 50 years in the Chicagoland market.



CAGE CIVIL ENGINEERING

CAGE Civil Engineering is a full-service consulting civil engineering firm, offering comprehensive professional services. CAGE is a licensed and registered professional engineering firm in Illinois, Colorado, Texas, and North Carolina with staff consisting of professional engineers, construction managers, and surveyors. Our current client base covers mixed use, industrial, residential, and commercial market sectors. We offer engineering solutions for a wide variety of projects with services ranging from planning and conceptual design through final engineering design and construction management.





EMERGING LEADER OF THE YEAR - FEMALE



**KATE GAFFEY,
FULTON GRACE REALTY**

Kate Gaffey is a fiercely ambitious and focused agent. She is a strategic problem solver who gives her clients all the tools and education they need to make informed and wise decisions. Kate and her team work with buyers, sellers and renters, delivering excellent results each and every time.



**CHRISTINA HUBACEK,
NORTHPOINT DEVELOPMENT**

Christina is a licensed civil engineer turned real estate developer. As a regional vice president at NorthPoint Development, her focus is industrial development of complex sites in the New England Region. She has extensive experience in both entitlement and construction. Christina brings the technical knowledge to each development with a precise and strategic approach. She provides career growth and development to a team of project managers, development managers, and administrators, while ensuring the New England Region remains profitable by leading the sourcing of new land development opportunities, and providing oversight on lengthy entitlements.



**EMILY MACKIE,
INSPIRED INTERIORS**

By building her firm and her team, Mackie has created a work environment where women can realize their professional — and personal — aspirations. As a woman in the real estate development industry, she is a trailblazer carving a new path for more female entrepreneurs to follow. A mother of three, Emily balances family and work-life with motivation and dedication and believes that with a supportive and uplifting network, we can all succeed.



**EMILY GADOMSKI,
MID-AMERICA GROUP**

Emily started with Mid-America in 2013 as the Corporate Marketing Director. After three years of leading the Marketing Department, Emily 's desire for career growth manifested itself in a transition to the Investment Sales Group, and she became an Investment Analyst responsible for preparing comprehensive investment sales offering materials, providing due diligence support, compiling property and investor research, and generating financial underwriting models. After a successful two-year analyst program, she was promoted to Associate, Associate Vice President, and her current role of Vice President where she is responsible for generating and executing on large retail investment sales transactions throughout the Midwestern United States on behalf of Public REIT 's, Pension Fund Advisors, and Private Real Estate Operators/Developers.



NCH BUFFALO GROVE OUTPATIENT CARE CENTER

MPG developed a four-story, 71,000 square foot Class A medical office building that was completed year-end 2021. Designed and built for Northwest Community Hospital (part of NorthShore University HealthSystem), the facility replaced outdated medical office space to allow for better patient care in a modern, comfortable environment. A comprehensive suite of medical care available on-site including an Immediate Care Center, a Diagnostic Radiology Department featuring x-ray, MRI and CT scanning equipment, a Women's Care Center, Internal Medicine, Physical Therapy and other specialty clinics.

Developer: MedProperties Group

Contractor: Leopardo Companies

Lead Architect: Jensen & Halstead



SILVER CROSS MEDICAL OFFICE PAVILION D

Two-story 41,274 SF state-of-the-art urgent care center with 180 surface parking spaces. Major tenants include Silver Cross Hospital Urgent Care, Advanced Urology, Silver Cross Medical Group and Cardio Rehab. There is easy access with a covered drop-off area for patients.

Developer: HSA PrimeCare

Contractor: PREMIER Design + Build

Lead Architect: Epstein Uhen Architects



THE SHERIDAN AT OAK BROOK - CORE & SHELL

The Sheridan at Oak Brook is a high-end, amenity rich 200-unit retirement community for Independent, Assisted, and Memory Care Living in charming Oak Brook, Illinois. In addition to stunning nearby walking paths, residents enjoy a theater, bar, two restaurants, a salon, game rooms, arts and crafts rooms, a gym, a physical therapy suite, visiting doctor's office, and multiple lounges.

Developer: Senior Lifestyle Corporation, Kaufman Jacobs, Blue Moon Capital Partners

Contractor: Walsh Construction

Lead Architect: Lamar Johnson Collaborative



NORTHSHORE - EDWARD-ELMHURST HEALTH: WOODRIDGE CLINIC

In Woodridge, IL, Ryan Companies US, Inc. developed, built, and now serves as property manager of a new health center for tenant Edward-Elmhurst Health, one of Illinois' largest integrated health systems that recently merged with NorthShore University Health System. The two-story, 36,100-square-foot health center opened in October 2021 at the southwest corner of Route 53 and 75th St. and includes offices for primary care physicians and specialists. Other services include a walk-in clinic, behavioral health, physical therapy, laboratory and diagnostic imaging.

Developer: Ryan Companies US, Inc.

Contractor: Ryan Companies US, Inc.

Lead Architect: Jensen & Halstead Ltd





ADVOCATE MEDICAL GROUP-LAKE VILLA OUTPATIENT CENTER

The new Advocate Medical Group-Lake Villa Outpatient Center will be completed in June 2022 and is a \$14.5 million, single-story, 22,000 square foot facility that includes exam and procedure rooms for mammography, general radiology, cardiology, ultrasound, laboratory, as well as staff support areas, breakout offices, and conference rooms. The facility was constructed using two building models-90% next-generation modular and prefabrication construction and 10% traditional construction.

Developer: Contractor: Boldt

Lead Architect: HDR

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MOST SIGNIFICANT MULTIFAMILY SALE TRANSACTION



PARK RIDGE COMMONS

Kiser Group’s Matt Halper, Danny Mantis, and Lee Kiser brokered the sale of Park Ridge Commons in Des Plaines, IL. The 752-unit multifamily property sold for \$117 million, and is a prime example of naturally occurring affordable housing. This transaction was the second largest Chicagoland multifamily deal in 2021.



INTERRA

Interra Realty brokered the \$23.45 million sale of The Cloisters, a 13-story, 86-unit rental community at 5801 S. Dorchester Ave. in Chicago’s Hyde Park neighborhood. The price per unit was \$272,675. Interra co-founders and Managing Principals David Goss and Jon Morgan, Senior Managing Partner Joe Smazal and Associate Mark Dykstra represented the seller, the Baptist Theological Union (BTU), which had owned the property since 1961. After BTU received an unsolicited offer, it engaged Interra to do a valuation and then exclusively market the property. Interra guided BTU through every step of the sale process and sourced the buyer, Antheus Capital.





EDUCATION REDEVELOPMENT



CRISTO REY ST. MARTIN COLLEGE PREP - PHASE II

Located in Waukegan, Illinois, Cristo Rey St. Martin College Prep is a member of the national network of Cristo Rey schools whose mission is to serve underprivileged communities by providing high quality education opportunities to students. Following the successful 2018 transformation of an abandoned Kmart into a state-of-the-art school for Cristo Rey St. Martin, McShane Construction Company embarked on phase two of construction in early 2020. This involved the renovation of an additional 42,000 square feet, including four new classrooms, a chapel, office and meeting space, a fitness center, locker rooms and a gymnasium with a performing arts stage.

Developer: Cristo Rey St. Martin College Prep
Contractor: McShane Construction Company
Lead Architect: JGMA Architects



ILLINOIS INSTITUTE OF TECHNOLOGY

Gilbane, alongside Dirk Denison Architects, provided design-build services for a multi-phased student housing program for Illinois Tech. Similar to phase one Kacek Hall, the \$20 million project included the complete gut renovation and exterior facade replacement of the historic Mies Van der Rohe-designed, Cunningham Hall. Originally built in 1955, this nine-story, 74,013 SF on-campus dormitory was decommissioned in 2007. The LEED Silver-designed facility includes 328 modified pod-style beds with residential common spaces. The redesign also fully reconfigured the basement, taking advantage of unused space to insert an open staircase connecting the lobby to upgraded amenities.

Developer: Contractor: Gilbane Building Company
Lead Architect: Dirk Denison Architects

MULTIFAMILY



WRIGLEYVILLE LOFTS

Among Chicago's most popular neighborhoods, Wrigleyville is known for vintage rental buildings and walkups. With Wrigleyville Lofts, a 120-unit, seven-story mixed-use project at 949 W. Dakin St. that opened in late 2021, Draper and Kramer, Incorporated introduced a new-construction option for renters seeking the modern offerings of a new property, but in a more intimate building than the high-rises typical of other downtown neighborhoods. Located across from the Sheridan Red Line station and two and a half blocks from Wrigley Field.

Developer: Draper and Kramer, Incorporated
Contractor: Leopardo Construction
Lead Architect: Sullivan, Goulette & Wilson Architects



THE FYNN

The Fynn, a one-of-a-kind development for Elmhurst, Illinois, is a modern luxury building that fits within the aesthetic of the neighborhood. The 8-story, 212-unit multifamily development was designed targeting young professionals and empty-nesters looking for an urban experience with close proximity to neighborhood restaurants, transportation, and downtown Chicago. The urban design carries throughout the property's interior, where a mix of warm and cool materials create sleek spaces throughout.

Developer: LMC Development
Contractor: Lennar Multifamily Builders, LLC
Lead Architect: BKV Group



ONE CHICAGO

Located on a full-block site in Chicago’s River North, One Chicago is a luxury mixed-use development that features two residential towers and a shared podium. Designed in partnership between Hartshorne Plunkard Architecture and Goettsch Partners, the project totals approximately 2,200,000 SF and includes 812 residential units, 55,000 SF of office space, parking, and 188,000 SF of retail, featuring a Whole Foods Flagship, a Life Time fitness and wellness center, a restaurant, and a roof garden atop the podium.

Developer: JDL Development

Contractor: Power Construction

Lead Architect: Hartshorne Plunkard Architecture and Goettsch Partners



EVO UNION PARK

Luxurious furnishings, hotel-worthy amenities, exceptional staff and a unique park side setting is realized daily at Evo Union Park. This lovely 243-unit, 11-story development in Chicago’s Fulton Market neighborhood offers studio, one and two-bedroom units, a fitness center, private fitness studio, resident co-working spaces, pool terrace on the 2nd floor, rooftop terrace on level 11 and a gorgeous clubhouse amenity room. Additionally, Evo Union Park offers 24 apartments in accordance with the City of Chicago Affordable Requirements Ordinance (ARO). The \$112 million project architectural design complements the industrial history of the West Loop with a modern, yet timeless feel.



THE GRAND LOGAN LODGE

The Grand Logan Lodge is the adaptive reuse of a century-old church that has been transformed into a 15-unit apartment building consisting of 2 and 3-bedroom units. Located in Chicago’s increasingly popular Logan Square neighborhood and on the historic Humboldt Boulevard, the project’s artful and respectful balance between preservation and renovation required a forward-thinking conversion plan respectful of historic precedents and designed to attract today’s urban dwellers.

Developer: Ranquist Development / Jodi Development

Contractor: Jodi Development

Lead Architect: Pappageorge Haymes Partners



ARCHITECT OF THE YEAR



KATE DAVIS, GLOBAL PRACTICE DIRECTOR, PRINCIPAL, NCIDQ, LEED AP, HKS

Kate Davis, NCIDQ, LEED AP, Executive Vice President and Global Design Director of Commercial Interiors at HKS. Kate is an HKS shareholder and member of the HKS Shareholders Advisory Group. In her 20 plus years of practice, Kate has amassed broad expertise through all project phases, from discovery, strategic real estate analysis, programming and space planning to project and construction management. Kate holds a Bachelor of

Science in Interior Design from Miami University, a member of the International Interior Design Association, and Advisory Board for the Columbia College Interior Architecture & Design program.



SUSAN F KING, FAIA, LEED AP BD+C, LFA, HED

Highlights for 2021 included visioning work in support of the City of Chicago 's Invest South West community development initiative; the completion of design of the Conservatory Apartments, which is on track to be the City of Chicago 's largest Passive House project; and also of note, is the receipt of the Richard H Driehaus Foundation Award for Architectural Excellence in Community Design for Lathrop. The finished concept of the Invest South West initiative,

included the Department of Planning and Development 's (DPD) Request for Proposal (RFP), located at the intersection of 79th Street & S. Exchange Avenue



DOUGLAS HAMMEN, NCARB, IIDA, DOUGLASDESIGN+ASSOCIATES INC

Chicagoland Hospitality projects National Kitchen Showroom designs - Chicago, NYC, LA, & Irvine / Orange Co CA Single Family Residences, Chicago area Grocery market brand developments



SABLE HOTEL AT NAVY PIER AND OFFSHORE ROOFTOP VENUE

Built on Navy Pier’s South Dock, the phased construction of the Sable Hotel (opened 2021) and Offshore Rooftop Venue (opened 2019) are world-class additions to the Chicago lakefront. At over 52,000-square-feet, the rooftop venue was certified by the Guinness Book of World Records as the world’s largest rooftop bar. The 7-story, 201,000-square-foot, 223-hotel room runs 800’ along the pier and is constructed off the south face of the existing Festival Hall utilizing a prefabricated/panelized cold-formed frame structure for a lighter build

Developer: ACRON USA LLP / Maverick Hospitality

Contractor: McHugh Construction

Lead Architect: KOO LLC

GENERAL CONTRACTOR OF THE YEAR - MULTIFAMILY



W.E. O'NEIL CONSTRUCTION

W.E. O’Neil has been a leader in the commercial construction industry since its founding in 1925. Today, this 100% employee-owned firm proudly builds upon its historic roots and current employee-owners to deliver on its mission of bringing thoughtful leadership to the building experience. The company is structured to benefit its clients with the stability of a strong bonding capacity and financial security and localized regional expertise. Its parent company, O’Neil Industries, is headquartered in Chicago with operating units in Chicago, Nashville, Austin, Denver, Colorado Springs, Phoenix, Tucson, Los Angeles, San Diego and Ontario, California.



MC SHANE CONSTRUCTION COMPANY

For over 35 years, McShane Construction Company has served clients on a national, regional and local basis. Headquartered in Rosemont, Illinois, the firm offers an accomplished track record and project portfolio spanning a variety of markets, including the industrial, multi-family, commercial and institutional sectors. Today, the firm is recognized as one of the Chicago area’s most diversified and active contracting organizations with a reputation built on honesty, integrity and dependability. Its leadership in the construction industry is evidenced by its dedication to its employees, industry associates and, most importantly, its clients.





SENIOR HOUSING



VERANDAH

Verandah is a new construction senior living development located in Schaumburg Township. It is designed as a continuum of care retirement community (CCRC) for residents to age in place. The development plan includes townhomes, apartments & assisted living, memory care.

Developer: Aman Living LLC - Anuja Gupta, Principal

Contractor: Apex Construction

Lead Architect: HKM Architects



WARRENVILLE HORIZON SENIOR LIVING

Warrenville Horizon Senior Living Community is a 71-unit affordable independent senior development built on roughly 2.25 acres in Warrenville, IL. The three-story project faces a busy downtown intersection but opens up to offer seasonal views of wooded areas and the DuPage River. At the edge of the Warrenville City Center, the residents can enjoy safe walkable access to nearby shopping, cafes, City Hall, the U.S. Post Office, the public library, the community center and the Park District's indoor recreation facility. Built to be energy efficient and sustainable, the project offers community, theater, exercise and game rooms to its senior residents.

Developer: Alden Foundation, General Partner of the Warrenville Horizon LP.

Contractor: Alden Bennett Construction Co.

Lead Architect: ADG-Design

TITLE COMPANY OF THE YEAR



NATIONAL TITLE SOLUTIONS

A Full Service Title Company that is only as good as their clients are. We pride in ourselves in service. Throw in a great secure title software with a dash of technology and efficient/friendly employees, and you have a recipe for Greatness!



PROPER TITLE

Chicago-based Proper Title is a full-service title insurance agency serving the residential and commercial real estate industries. Proper Title has substantially grown since its founding in 2013 and has plans for regional and national expansion. The firm's rapid growth is a direct result of its commitment to provide all clients with an exceptional level of customer service, superior efficiency, innovative technology and an industry-best team for each closing.



NED FRANK, COLLIERS

2021 was a terrific year for Colliers ‘ Ned Frank and the culmination of years of hard work and gritty determination. Facing unprecedented headwinds, Ned completed 51 transactions valued at more than \$185 million and earned the promotion to Executive Vice President and a place among the Colliers ‘ top 10% of producers in its distinguished Everest Club. Notable deals include the negotiation for Lou Malnati ‘ s headquarters relocation, which was nominated for NAIOP ‘ s Deal of the Year.



BREWSTER HAGUE, GREENSTONE PARTNERS

In the past year, Senior Director Brewster Hauge has spent a great deal of time with junior brokers, serving as an apt mentor by freely sharing his insight and abilities. In addition to assisting with property valuations and pitches, Brewster also makes an effort to introduce brokers to others in the industry -pivotal introductions to help them land those first few deals. He does all of this selflessly, his only intention being to help brokers grow confidence in their business. While

the majority of brokers are typically known for their energetic personalities, Brewster prefers taking a more reserved approach. By embracing this modest stance, his clients and potential clients instinctively know that when he has something to say, it ‘ s worth listening.



DAN POLITO, ACCEND CONSTRUCTION

As Project Executive, Dan is responsible for developing staff and creating high performing teams that deliver on all client expectations. Dan manages and oversees every project from start to finish, ensuring success throughout the entire construction process.



KEVIN KRAMER, VILLAGE OF HOFFMAN ESTATES

Kevin Kramer is the Director of Economic Development for the Village of Hoffman Estates. He’s worked in this position since 2013 (which, as we all know, is an eternity for a millennial). He’s facilitated all types development from entertainment to data center, retail to Metroburbs. He is a member of Lambda Alpha and serves on several committees with ICSC, CMAP, IEDC and IEDA. While he loves all things economic development he also loves coaching his son’s soccer team, DIY

projects around the house, and connecting with old friends. Kevin lives in the Chicago suburbs with his wife and five children.



Beyond BUSINESS FRIENDLY
ELK GROVE VILLAGE, IL

Village of
Romeoville
Where Community Matters

ELK GROVE VILLAGE

Over the last fourteen months the Village played an instrumental role in several major projects, as Elk Grove Village remains the largest contiguous industrial park in North America. In 2021, the Village continued to promote its Beyond Business Friendly and Makers Wanted brand through marketing, networking, public relations, and business retention and attraction events. Some of these successful projects can be seen below: Elk Grove Village Creates New Zoning District Developed by Village staff and reviewed by the plan commission, the new designation is aimed at providing greater flexibility in uses and requirements to attract redevelopment to Northwest Point, a regressing office park, changed to a Technology and Innovation Zoning District.

VILLAGE OF ROMEOVILLE

The Village of Romeoville had many economic development highlights in the past 14 months in all development categories including industrial, commercial and residential. The Crate and Barrel and Wayfair e-commerce projects are at the top of the list. Crate and Barrel finished up its construction last summer and started operations in August 2021 out of its 650,000 square foot facility. Crate and Barrel will do at least \$50 million in sales out the facility and includes over 250 jobs



VILLAGE OF HOFFMAN ESTATES

In the last 14 months, the Village has worked to facilitate many projects great and small. From Bell Works Chicagoland - the redevelopment of the 1.6MSF former AT&T campus into a mixed-use Metroburb; to Microsoft beginning construction on one of their largest data centers in the region; and new industrial not seen in town for more than 30 years from Yampa Investments, Dermody Properties and Brennan Investment Group; to infill restaurants with two new Popeye's and a new Dairy Queen. The Village also welcomed new retailers by partnering on incentive deals to bring Burlington, Dollar Tree and HomeGoods into shopping centers spaces which were long vacant. Hoffman Estates also incentivized Zeigler Auto Group to redevelop a vacant dealership into a tax producing Mercedes-Benz Sprinter Commercial Van center.



VILLAGE OF BUFFALO GROVE

The major projects that the Village of Buffalo Grove has undertaken during the past fourteen months focus on infrastructure, new development, and open space management. Infrastructure Modernization Program: As the Villages first-generation water and sanitary sewer infrastructure readies for replacement and rehabilitation, the Village Board and staff teams have worked cooperatively to develop a strategy to ensure that infrastructure replacement can be replaced promptly. The goals of the Infrastructure Modernization Program are to manage neighborhood infrastructure in a way that ensures a high level of customer service, maintains property values, and minimizes disruption to residents.



VILLAGE OF MACHESNEY PARK

The Village of Machesney Park has taken an aggressive role in the business of acquiring, selling and redeveloping real estate throughout the community. Over the past 14 months, the Village has undertaken or completed 4 major development projects at the Machesney Park Mall, all of which are a reflection of the Villages ability to acquire, lease and redevelop property. JCPenney The Villages multi-year efforts have helped to bring to closure several projects at the Machesney Park Mall on 2021.

OFFICE



MOSAIC CONSTRUCTION

Mosaic Construction converted an approximately 3,400-square-foot first floor office at 211 W. Wacker, in the heart of downtown Chicago, into a Club Suite for Expansive, a flexible office provider and competitor to WeWork. The workspace includes private offices, an open concept office area and a conference room to accommodate a fully-connected, flexible working environment. Mosaic eliminated existing walls, opened up the ceiling, renovated the bathrooms, added new lighting, a full kitchenette and two phone booths to take a hum-drum space and transform it into a -commute-worthy- office destination.

Developer: Ameritus LLC

Contractor: Ira Singer, Mosaic Construction

Lead Architect: Warren Johnson



KROLL

Inspired by the office building in Fulton Market, Kroll's new workplace is aspirational, refined casual, and sustainable. Highlights include a neighborhood layout that blends functionality with flexibility, emphasized views and ceiling heights, and primary areas such as the boardroom, café, and collaborative touchdowns positioned on the perimeter to maximize access to natural light. We also incorporated daylighting, a green wall, and potted and hanging greenery to create a natural ambiance; updated their color palette with sophisticated jewel tones; implemented clean lines; and mixed textural finishes and materials to reflect Kroll's brand. The new office creates a multi-dimensional experience for employees.

Developer: Contractor: Unispace

Lead Architect: Unispace





OFFICE



320 SOUTH CANAL

320 South Canal is a 50-story Class A trophy office tower delivered in late 2021, comprised of 1.5M rentable square feet and a 1.5-acre privately-owned public plaza. Designed by award-winning architect Goettsch Partners, 320 South Canal Street features innovative health and wellness design, excellent light and air with 360 views of the city and Lake Michigan, and the largest privately-owned outdoor park in the West Loop. Design features include 29K-32K RSF efficient floor plates, 9'6" finished ceiling heights (12' on select floors), private terraces on select floors, and the well-appointed amenities today's workforce expects.

Developer: Riverside Investment & Development and Convexity

Contractor: Clark Construction

Lead Architect: Goettsch Partners



444 NORTH ORLEANS

The client wanted to re-position their building in the competitive River North Office leasing market. The building was a dated 4-story loft building with low ceilings, and an awkward stucco and stone exterior from the late 80's. von Weise Associates added an additional floor with higher ceilings, reworked the stucco on the facade and reclad the retail level in porcelain panels in order to give the building an updated and fresh look. In addition, we have been designing and building out spec office suites to enhance leasing opportunities. When complete, all office floors will be fully leased at increased rents.

Developer: The Lelyn Group, Inc.

Contractor: Summit Design Build

Lead Architect: von Weise Associates

REAL ESTATE LAW FIRM OF THE YEAR



GOULD & RATNER LLP

For more than 80 years, Gould & Ratner LLP has provided comprehensive legal counsel and business advice to Fortune 500 corporations, closely held businesses, financial institutions and entrepreneurs, as well as families and their businesses located in Chicago, throughout Illinois and across the United States. Our lawyers advise clients in a wide variety of areas, including real estate, construction, corporate, litigation, tax, estate and succession planning, human resources and employment, intellectual property, environmental, cryptocurrency and blockchain, policyholder insurance coverage and related specialty fields.



FREEBORN & PETERS LLP

Many of the largest and most successful real estate developers, owners and investors choose Freeborn because they receive the senior-level attention and knowledge they need when they need it. Our attorneys include some of the most experienced and highly regarded practitioners from national firms, as well as professionals from all areas of the real estate industry, including former developers, city planners, accountants, business owners and general counsel. Our practice has been consistently ranked by Chambers, and we work locally, regionally and nationally, providing timely, thorough and smart counsel to help you make the most of your real estate assets.



TENANT ADVISORY GROUP LLC

Tenant Advisory Group, LLC (TAG) is a tenant and buy/sell-side commercial real estate firm dedicated to helping businesses get the most out of their space while spending the least. Just over 10 years after inception, TAG surpassed \$1 Billion in transaction volume, including \$200 Million in client savings. TAG's professional standards are evidenced by its 40+ all five-star reviews on Google and 100+ website client testimonials. TAG's clientele includes office, medical, industrial, and cannabis space users. TAG provides the same attention to detail and competence to all users, focusing on responsiveness, follow-through, and putting the client's best interests first.



Real Estate Advisors, Inc.

QUANTUM REAL ESTATE ADVISORS, INC.

Quantum Real Estate Advisors, Inc. is a nationally recognized commercial real estate brokerage firm. The team at Quantum has been involved in nearly every facet of a commercial real estate transaction. Whether it is acquisitions, dispositions, Tenant or Landlord representation, the team is uniquely equipped to advise our clients. The team's depth of knowledge ranges from capital markets, geographical markets, industry trends, and property fundamentals. With access to best-in-class tools and a proprietary platform, our team strives to identify opportunities that exceed client expectations and deliver superior results.



INTERRA REALTY

Founded in 2010, Interra Realty is a Chicago-based commercial real estate services firm that delivers integrated, tailored solutions through its boutique, client-focused approach and team of experienced professionals. Since its inception, the firm has closed thousands of transactions valued in excess of \$1 billion and spanning the multifamily, office and retail sectors, as well as loan sales. Interra's clients range from private investors and high-net-worth individuals to large financial institutions, private equity groups and hedge funds. For more information, visit www.interrarealty.com.



SAVILLS CHICAGO

Savills helps organizations find the right solutions that ensure employee success. Sharply skilled and fiercely dedicated, the firm's integrated teams of consultants and brokers are experts in better real estate. With services in tenant representation, workforce and incentives strategy, workplace strategy and occupant experience, project management, and capital markets, Savills has elevated the potential of workplaces around the corner, and around the world, for 160 years and counting.





BROKERAGE FIRM OF THE YEAR



LEE & ASSOCIATES OF ILLINOIS

Lee & Associates is celebrating 20 years in Illinois. Founded in 2002, Lee & Associates provides a wide range of specialized commercial real estate services, such as brokerage, site selection, property management and consulting services, on a local, regional and national level. Lee & Associates of Illinois is one of more than 60 offices in North America.

THE BOULDER GROUP

The Boulder Group is a boutique investment real estate service firm specializing in single tenant net lease properties. The firm provides a full range of brokerage, advisory, and financing services nationwide to a substantial and diversified client base, which includes high net worth individuals, developers, REITs, partnerships and institutional investment funds. Founded in 1997, the firm has arranged the acquisition and disposition of over \$6 billion of single tenant net lease real estate transactions. From 2012-2020, the firm was ranked in the top 10 companies in the nation for single tenant retail transactions by both Real Capital Analytics and CoStar.



CUSHMAN & WAKEFIELD

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for the world's real estate occupiers and owners. The firm is among the largest real estate services firms with approximately 50,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. Through our integrated and scalable platform, our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services.

KISER GROUP

Kiser Group is Chicagoland's leading commercial real estate brokerage firm specializing in the disposition of multifamily, mixed-use and development parcels. Founded in 2005, Kiser Group works with diverse owners and investors to value, market, and close commercial properties successfully. The firm's unmatched combination of experience, market intelligence and track record make Kiser Group the go-to broker for the Chicago metropolitan area.



BROKERAGE FIRM OF THE YEAR



CONLON COMMERCIAL

CONLON Commercial provides the highest quality commercial real estate services throughout Chicagoland area in representation for sales, leases, and development, for retail, office and industrial space. The company was founded to address the needs of today's ever-changing real estate market and is Chicago's leader in procuring off-market opportunities. As a specialized boutique brokerage, our high-tech, high-touch and back-to-basics approach has helped us complete over two billion dollars in brokerage and advisory service transactions over the past 10 years. Our goal is to provide our clients with a dedicated team and an integrated service approach, resulting in an effortless transaction.

REAL ESTATE LAWYER OF THE YEAR



**JESSICA LINGERTAT,
GOULD + RATNER**

As a partner in Gould & Ratner 's Real Estate Practice, Jessica Lingertat steers financings and other transactions related to the construction, development and acquisition of offices, multifamily, hospitality and other large-scale properties. Most recently, she has been helping a large Chicago-based dynamic acquisition, development and in-house management service company for urban residential, hospitality and student housing with its aggressive expansion in

the quickly growing build-to-rent single-family housing communities market. Jessica 's more than 20-year career is also focused on middle-market lender representation, typically loans ranging from \$5 million to \$40 million. In addition, Jessica serves as local Chicago and Midwest real estate counsel to national clients seeking on-the-ground due diligence, local lender opinion work and project guidance



**AMY BLUMENTHAL,
GOULD + RATNER**

Amy Blumenthal has more than 35 years of experience serving clients in virtually all areas of real estate, including commercial office, retail, hospitality, restaurant, industrial and luxury residential properties, often concentrating on financing, acquisitions and sales, as well as real estate development, land use and tax. Amy is a longtime leader at Gould & Ratner, where she currently serves as a Managing Partner and member of the Management Committee. She also led

the Real Estate Practice for many years, and she is currently the firm 's Chief Diversity and Inclusion Officer. Over the past several years, Amy has handled a wide variety of real estate matters for a diverse range of clients, including a prominent national media company needing new Chicago office space, a local Krispy Kreme franchisee building new south suburban retail locations, an entrepreneurial family office investing in stand-alone restaurants in the Midwest and Southeast, and a bus builder seeking to expand its manufacturing facility in California





REAL ESTATE LAWYER OF THE YEAR



BRIAN PATRICK LISTON, LISTON & TSANTILIS

Brian P. Liston, MBA, JD, is president of Liston & Tsantilis in Chicago where he specializes in the area of eminent domain, property tax litigation and incentives. He has successfully tried numerous jury and bench property tax appeal hearings and eminent domain trials throughout the State of Illinois bringing successful resolutions to his clients. He has secured jury verdicts and tax refunds in excess of one billion dollars. Mr. Liston has been on the team of 61 National Association for

Industrial and Office Properties (NAIOP) awards given for his legal work on Incentives and land use projects throughout the Midwest. He has been ranked #1 by The Leading Lawyers Network for 8 straight years, and has been recognized in the Wall Street Journal as one of the premier lawyers in the United States.



DAVID ARNBURG, GOULD + RATNER

A leader in Chicago 's commercial real estate community, David Arnburg has advised and steered clients for more than 45 years in closing deals for the acquisition, financing, sale, lease and management of several of Chicago 's most renowned and iconic office buildings. Currently, David represents 601W Companies, one of America 's leading private real estate companies. As the new owners and developers of the long-vacant Old Chicago Main Post

Office, 601W has looked to David for his expertise on a variety of matters throughout the \$800-million project.



SCOTT WEINSTEIN, FIELD AND GOLDBERG

Scott A. Weinstein joined the Field and Goldberg team with a broad-based background in commercial real estate. Scott's experience includes working with a fortune 500 company where he handled transaction financing and deal structures. Having served as president, counsel and co-owner of a successful real estate title company, Scott brings a unique perspective and understanding of the daily and ongoing business issues clients face and is able to provide

practical and proactive counsel.



ERIC GREENFIELD, POLSINELLI

As the chair of Polsinelli 's nationally recognized Real Estate Division, Eric Greenfield continues to shape the real estate landscape through his client work, leadership and community involvement. This past year, he focused on strengthening the firm 's existing client relationships in the industry as well as broadening its client base, building the practice 's book of business and growing the Polsinelli Miami office 's real estate presence. In addition to his work strengthening client relationships,

Eric has played a central role in major global projects for Polsinelli. Overall, as lead attorney, he successfully closed 172 land purchase deals in North America and Europe last year, up from 141 in 2020, with his team closing many more.



IMANAGE

iManage provides intelligent, cloud-enabled, secure database platforms to more than 2,000 law firms and 500 corporate legal departments. After several years of significant growth and new independence from a former conglomerate, the seasoned tech firm was in search of an expansive workplace with a bold aesthetic to solidify their new identity and define their next chapter. iManage’s headquarters speaks to both high-tech company character and their traditional law firm client base. Classic materials like quartz and walnut are brought together with bright accents and contemporary forms.

Developer: JLL

Contractor: Skender Construction

Lead Architect: Eastlake Studio



HORIZON THERAPEUTICS - LAMAR JOHNSON COLLABORATIVE

Lamar Johnson Collaborative (LJC) renovated 650,000 sq. ft. of an existing LEED GOLD Facility that had served as the headquarters of another company. Horizon selected a space that made sense for their needs and were able to maximize original spaces. Horizon and LJC partnered to create a campus for Horizon employees, allowing for easy integration and collaboration. We repurposed three substantial buildings as opposed to building new. Each of the three buildings are connected on the ground floor by a single-story concourse full of amenity spaces, providing gathering spaces for work and socializing.

Developer: Contractor: Clune Construction

Lead Architect: Lamar Johnson Collaborative



LAMAR JOHNSON COLLABORATIVE - SLOAN

Sloan + Lamar Johnson Collaborative designed a showroom that is hospitality focused, learning and collaboration. The design team developed flexible space and displays that minimizes their physical footprint while maximizing Sloan substantial product offering. All while, weaving Sloan’s primary mission for conservation, efficiency, and quality. In addition to creating a space for Sloan’s new West Loop showroom, this space is to be Sloan’s new downtown office. Providing, a home base and choice for their staff to work in their north Chicago headquarters or in the heart of the city.

Developer: Skender

Contractor: Lamar Johnson Collaborative

Lead Architect: Sloan + Lamar Johnson Collaborative



24 E WASHINGTON - MACY’S SPECULATIVE SUITES

The Marshall Field and Company brand is rooted deep in Chicago’s history; its flagship retail State Street building has been an iconic place to shop for patrons across the country for decades. This project included a lower-level building renovation, a new office entry, a lobby with 14 completely new high-speed elevators, and an office build-out of the iconic structure’s highest seven floors, topped off with incredible amenities. Floors eight through fourteen were remediated from their historic condition and transformed into white space making 650,000 SF of premier Class A office space on the Northwest and Southwest side of the building.

Developer: Brookfield Properties

Contractor: Clayco

Lead Architect: Lamar Johnson Collaborative





OFFICE INTERIOR DESIGN



AJINOMOTO

This project required the existing space to be completely demolished with the new design meeting the company’s needs. Visitors are now greeted via a new entry featuring high-end finishes and bamboo/glass walls, with a view into the welcome area. Multiple test labs and kitchens provide sleek, polished spaces for experimentation. Office space includes meeting rooms with acoustic panels and wood trim, and a large auditorium with custom AV. A separate engagement center and corresponding AV room create the perfect environment for intimate cooking events. Bold display walls throughout feature environmental graphics that focus on the company’s achievements throughout the years.

Developer: Contractor: J.C. Anderson

Lead Architect: Shive-Hattery



KROLL

Inspired by the office building in Fulton Market, Kroll’s new workplace is aspirational, refined casual, and sustainable. Highlights include a neighborhood layout that blends functionality with flexibility, emphasized views and ceiling heights, and primary areas such as the boardroom, café, and collaborative touchdowns positioned on the perimeter to maximize access to natural light. We also incorporated daylighting, a green wall, and potted and hanging greenery to create a natural ambiance; updated their color palette with sophisticated jewel tones; implemented clean lines; and mixed textural finishes and materials to reflect Kroll’s brand. The new office creates a multi-dimensional experience for employees.

Developer: Contractor: Unispace

Lead Architect: Unispace

GENERAL CONTRACTOR OF THE YEAR - DATA CENTER



MORTENSON

Family-owned and established in 1954, Mortenson is a top-20 builder, and developer fully invested in our customers’ success. From cutting-edge data centers & state-of-the-art sports facilities, to world-class healthcare & education facilities & renewable energy projects, Mortenson is redefining what’s possible. Our team members are valued not only for the work they do but for their entrepreneurial spirit and ability to take initiative. These qualities aren’t new to Mortenson’s culture. In fact, they were established by Mort, Jr. himself as he grew Mortenson into the company it remains today, with a team exemplifying our values of trust, teamwork, responsibility, service, safety, and stewardship.



THE GRID

In 2020, Reich Brothers acquired the former Caterpillar Plant in Montgomery and selected Cushman & Wakefield to provide leasing, incentives and development consulting services. Working with Montgomery and Kendall County, Reich Brothers' and Cushman & Wakefield's redevelopment effort yielded 4 million square feet of industrial leasing in 20 months, including more than 1.3 million square feet to Tangent Technologies, 585,000 square feet with DSV, and 980,000 square feet with U.S. Medical Glove.

Developer: Reich Brothers

Contractor: Keeley Construction

Lead Architect: Heitman Architects



BRETT ANTHONY FOODS

Brett Anthony Foods (BAF) needed to expand its headquarters and Safe Quality Food (SQF) facility in Elk Grove Village (EGV). Clear Height Properties (CHP) Project and Development Services (PDS) created the strategic plan, assembled the team, and managed the construction for this fully renovated 112K SF facility. The project's success is remarkable given: An adjacent building was acquired and united via a new addition. A CHP/BAF partnership with EGV officials to secure a 6B tax incentive to allow BAF's operations and employment opportunities to remain there

Developer: Clear Height Properties

Contractor: DSI Group (Development Solutions Inc.)

Lead Architect: Michael Weber Architects



MOHAWK REDEVELOPMENT

This project was assembled on +/- 68 acres consisting of 107 single-family owners to sell their homes and redevelop the site by creating 4 class A Industrial Buildings totaling 1.2M SF of space



TANGENT TECHNOLOGIES

Keeley Construction renovated 925,000 SF of the former Caterpillar Plant in Montgomery, IL for Tangent Technologies - a premier manufacturer in the recycled plastic lumber industry. Developer of the project was Reich Brothers, Architectural Services by Heitman Architects, and Cushman and Wakefield as the Broker.

Developer: Reich Brothers

Contractor: Keeley Construction

Lead Architect: Heitman Architects



LIFETIME ACHIEVEMENT

BOB CLARK

In 1984, Bob Clark founded Clayco as a start-up construction company. In that first year, Clayco's revenue reached \$1 million. Since then, Clark has grown Clayco into one of America's top 20 building companies with revenues near \$5 billion for 2021 with 2,500 employees.

Clayco specializes in real estate development, engineering, architecture and construction in Industrial, Corporate, Institutional and Residential markets in communities across North America. As Executive Chairman, Clark spearheads the company's strategy, vision and recruiting.

The company is privately held and provides full-service, turnkey building services through its real estate services capabilities and fully integrated subsidiaries: Lamar Johnson Collaborative, a full-service architecture and design firm and Concrete Strategies, a fully integrated self perform concrete contracting company with over 1,200 employees.

Since its inception in 1984, Clayco has completed revenues of over \$25 billion, including over 250 million square feet of new construction and 40 million square feet of renovation work in the United States. The company has completed development of over 8,500 acres of land and is a leader in each of the markets served.

Prior to establishing Clayco, Clark was a partner at Machine Maintenance and Equipment Company (MMECO). Under Clark's stewardship, MMECO became the leading Midwest distributor for Ingersoll Rand and Gardner Denver products. Prior to MMECO, Clark served as Project Director at Clark Painting Company, one of the nation's largest industrial painting contractors founded by his father, Harold. Bob and his late wife, Ellen, dedicated their time and resources to help address critical issues in their community. Through their giving, they have addressed a broad range of issues including children's needs, education, and stem cell research projects. The Clarks made a gift to Washington University Medical School to build and dedicate the "Ellen S. Clark Hope Plaza" to the school. The plaza was designed by world renowned artist Maya Lin and serves as a public haven for the students, medical staff and patients. In 2015 Clark married Dr. Jane Clark (nee Centeno) and is the proud father of four children and eight grandchildren. When he's not pioneering the next idea, he can be found spending time getting his hands dirty on his ranch or hiking mountains around the world.





PREVIOUS LIFETIME ACHIEVEMENT AWARDS



2021 - JOEL CARLINS

Joel Carlins, founder of Magellan Development Group LLC, has been instrumental in the company's growth and continuing success. Carlins experience includes supervising the overall activities of the development group, from acquisition of raw land through financing, property development, design and construction. Carlins attended the Chicago Academy of Fine Arts and holds a bachelor's degree in journalism from the University of Illinois and a Juris Doctor of Law degree from DePaul University. He is a member of the Sigma Delta Chi professional journalism society. He is licensed to practice law in Illinois and the Virgin Islands, and has practiced law throughout the United States as well as several foreign countries.



2020 - JIM MCSHANE

Jim serves as Founder & Chairman of McShane Construction Company. Jim's leadership, creativity and intuitive knowledge of design/build construction propelled the organization into one of the nation's premier construction service firms. The growth and success of McShane is anchored upon Jim's dedication to the core commercial markets of industrial and office while evolving into growing sectors such as multi-family and healthcare. Today, the firm continues to enjoy a solid base of market diversity, geographical expansion and numerous successes on behalf of highly-respected clients. Jim's focus and dedication to growth and market scope has enhanced the firm's platform on a national basis. McShane has grown from a single-office construction operation in suburban Chicago into a national multi-office organization with locations in Auburn, Alabama; Irvine, California; Phoenix, Arizona and Madison, Wisconsin. Jim graduated from Marquette University with a Bachelor of Civil Engineering and is a Registered Professional Engineer in Illinois, Wisconsin and Minnesota.

CHICAGO

WEST LOOP, DOWNTOWN & FULTON MARKET

summit

july 27, 2022



320 S. CANAL STREET, CHICAGO, IL
HYBRID EVENT

8:30 AM TO 11:00 AM

7:30 AM REGISTRATION & BREAKFAST

4TH
annual

Scan code to register



Experts discuss the current state and future of Downtown,
West Loop & Fulton Market office space



KEIANA BARRETT, STERLING BAY

Keiana Barrett, Sterling Bay 's Director of Diversity and Strategic Initiatives, oversees the development and execution of Sterling Bay 's diversity, equity and inclusion strategies. With over 20 years of experience in government affairs, strategic communications, and community engagement, Keiana is committed to creating opportunities across the commercial real estate sector for those who come from diverse and underserved backgrounds. Over the last year, Keiana has led a number of

strategic DEI initiatives for our firm including: -A partnership with Gallery Guichard, a fine arts gallery based on Chicago 's southside. Together with the gallery, Sterling Bay debuted a multicultural art exhibit at One Two Pru, formerly Prudential Plaza, featuring a rotating collection of works by Black artists and exposing underrepresented talent to new audiences across the city.



BRADLEY BOROWIEC, ZELLER

Zeller is committed to fostering and preserving a culture of inclusion and helping build communities that protect, serve and support all citizens equally. Diversity, equity and inclusion are key elements in the blueprint of Zeller 's culture. Zeller 's diversity, equity and inclusion program, ZDIC, was established in July 2020 due to the continual social unrest in wake of the events that unfolded in summer of 2020. Bradley Borowiec, Vice President, was instrumental in developing this program and serves as

co-chair of ZDIC. Under his leadership, ZDIC was structured with five sub-committees, each with their own unique goals, working together to enhance our diverse culture, connect employees across our organization, and help build communities that protect, serve and support citizens equally



MARK ROSE, AVISON YOUNG

Mark Rose knows what it takes to foster and promote diversity and parity. His ability to listen and take actionable steps is based on a firm conviction that a diverse and inclusive workforce is a better workforce. He understands that at the individual and industry level, you need to be intentional about what you do, starting at the top with executive leadership. D&I is integral to Mark 's overall commitment to Environmental, Social and Governance (ESG). He activates this by creating not just awareness, but accountability; building a

culture where all persons feel a sense of belonging; supporting the education and training needed to hire, transition and retain diverse talent; and walking the talk by insisting on diverse candidate slates and elevating diverse employees wherever possible



MOST SIGNIFICANT OFFICE LEASE TRANSACTION



SMS ASSIST

Savills Vice Chairman Robert Sevim, Associate Cullen Hurley, and Vice Chairman Joe Learner advised SMS Assist on the real estate process for its headquarters relocation and expansion. The technology firm relocated to the first four floors of One Two Pru in the space previously occupied by Tribune Publishing. Savills confirmed the rare opportunity in the nearly 115,000-square-foot space that was move-in ready and designed as a modern media center containing all the necessary technology firm requirements. The like-new conditions provided a favorable economic outcome for SMS Assist while also allowing flexibility for growth within its space and the building.



VISTEX POINTE

Vistex, Inc. desired a reimagined workspace with a robust amenity base and premier branding in order to retain and attract top tech talent. Lincoln Property Company worked directly with Vistex's senior leadership to structure a long-term lease for 82,971 SF that included an immediate expansion of the tenant's existing footprint to accommodate the Vistex Caf ©, a fitness center, an Amazon locker and many other modern-day amenities. The property is now undergoing a comprehensive renovation which includes Vistex and Ownership's desired amenities and a rebrand that includes renaming the building "Vistex Pointe."



DMI AT KEMPER LAKES BUSINESS CENTER

Dovenmuehle Mortgage, Inc. had an immediate need to accommodate 350+ new jobs. The lack of large continuous blocks of space within the 96% leased, 1.1 million square foot Kemper Lakes Business Center, the ongoing global pandemic, and DMIs tight timeline posed significant challenges for all parties. Lincoln Property Company worked directly with DMI's senior leadership to evaluate expansion opportunities within the four-building complex. All parties agreed to a long-term lease for 270,000 sf that included approximately 35,000 sf of immediate expansion and options for future growth, with a total transactional value in excess of \$85 MM.



INVESTMENT BROKER OF THE YEAR



CRAIG MARTIN
INTERRA REALTY

In a company filled with leading multifamily brokers, Interra Realty Managing Partner Craig Martin stood out in 2021. He posted \$75.383 million in sales, contributing to Interra’s total of \$527 million sold or under contract, meaning he brought in almost 1 out of every 7 dollars for the firm last year. Martin’s deals represent a cross-section of submarkets in the city and suburbs, and newer buildings as well as vintage properties. In all cases, he brought value to his buyer and seller clients, leveraging

Interra’s extensive national network and hyperlocal, block-by-block expertise to help get deals done.



STEVE HORVATH
CONLON COMMERCIAL

In 2021 Steve Horvath was successful in executing over 50 transactions despite the remnants of Covid shutdowns on the economy. The completed transactions include office, industrial, retail, net lease sale investments and development sites in commercial real estate throughout the Chicagoland area. Notable transactions include an office lease at 191 N Wacker Drive, River North Restaurant space to Boka, Fulton Market restaurant space on Randolph to Parker Restaurant Group, a

Luxury apartment development with Wildwood Investments in West Lakeview, sale of 1417 N Milwaukee in Wicker Park, and many others.

EXECUTIVE OF THE YEAR



AARON GALVIN,
LUXURY LIVING CHICAGO REALTY

Aaron Galvin is the CEO and Founder of Luxury Living Chicago Realty (LLCR), an award-winning multifamily consulting, marketing, branding, and strategy real estate brokerage based in downtown Chicago. Over the last 14+ years, the firm has captured 35% of all new construction apartment leasing in downtown Chicago and has expanded to offer its leasing services throughout the Chicago suburbs. Last year, LLCR leased over 2,500 luxury apartment units in Chicago. In total, LLCR

has leased 18,000+ apartments and generated \$5+ billion in value for multifamily developers and owners. LLCR is Chicago’s leading multifamily marketing and leasing company, having executed 50 exclusive leasing assignments for Chicago’s most prominent developers and capital partners. Day-to-day, Aaron oversees a talented team of marketing professionals, creative strategists and leasing and operations experts.



JOHN REDMOND, REDMOND

John Redmond is the Founder & CEO of Redmond, a Chicago-based Commercial General Contractor, specializing in tenant improvement and landlord redevelopment projects. John started Redmond in 2013 with \$10,000 in capital and a few promising commercial leads, and has since grown the firm to focus on complex commercial tenant and landlord projects. John’s leadership style and company culture are well-aligned with Chicago’s entrepreneurial world, and building genuine relationships with

clients is at the core of the business. John personally developed relationships and won contracts with some of Chicago’s most notable and fastest-growing tech companies like Pinterest, G2, Squarespace, Jellyvision, DocuSign, and Codeverse as well as global commercial real estate firms like JLL, Cushman & Wakefield, and CBRE. Redmond has seen steady growth since founding in 2013



EXECUTIVE OF THE YEAR

RESTAURANT INTERIOR DESIGN



GARY ROSE, CLEAR HEIGHT PROPERTIES

In 2021, three years after joining Clear Height Properties (CHP), Gary Rose was promoted to Chief Operations Officer and President. His elevation is part of CHP 's long-term strategic plan to: expand the team, double assets under management by December 2022 while strengthening relationships with the brokerage community broaden CHP 's investor base CHP 's strategic growth plan calls for quadrupling assets under management by December 2027.



DENGEO'S RESTAURANT

Substantial remodel and re-imaging for a new hospitality brand. 120 seat, casual cuisine family restaurant with drive-up and carry out support.

Developer: Dengeo's Restaurants

Contractor: self-performed by ownership

Lead Architect: douglasDesign+associates inc, Douglas Hammen
NCARB, IIDA



RYAN

DEVELOPMENT
ARCHITECTURE + ENGINEERING
CONSTRUCTION
REAL ESTATE MANAGEMENT
CAPITAL MARKETS



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WPD MANAGEMENT

WPD Management LLC takes a proactive, hands-on, and comprehensive approach to property management. We are dedicated to providing the highest level of service and personally oversee all renovation projects and leasing activities, as well as facilitate ongoing management responsibilities. Our deep experience in the industry has led WPD Management to become one of the most trusted property management companies on Chicago’s South Side. Learn more at www.WPDManagement.com.

ZELLER

Zeller is a vertically integrated commercial real estate investment and development firm that has offered investors exceptional expertise, innovation, and insight to value for over 30 years. Zeller strategically selects properties for value creation, repositioning and reintroduction to their markets, while maximizing efficiency by providing a full spectrum of real estate services, including development, leasing, management, and construction. Headquartered in Chicago, Illinois, Zeller owns and operates assets in Colorado, Georgia, Illinois, Indiana, Minneapolis, Ohio, Oregon, South Carolina, Texas, and Wisconsin. Currently, Zeller owns and operates a portfolio of nearly 9.8 million square feet valued at \$2.7 billion.



HIFFMAN NATIONAL

Based in the Chicago area, with over 270 employees nationally and an additional five regional hubs and 27 satellite offices, Hiffman National provides superior property management, project services, and accounting services to a diverse portfolio, including office, medical office, retail, and industrial properties nationally. The firm’s comprehensive property management platform and attentive approach to service contribute to client NOI and have helped the firm to more than double in size in five years. For more information, visit hiffman.com.





Sterling Bay supports Illinois REjournal Real Estate Awards

We're proud to be finalists for Developer of the Year.

Congratulations to our finalists Dr. Suzet McKinney, Woman of the Year and Keiana Barrett, Champion of Diversity.



sterlingbay.com



INDUSTRIAL BROKER OF THE YEAR



FRED REGNERY, COLLIERS

Colliers' Chicago Fred Regnery completed 12 million square feet of transactions valued at half a billion dollars across the U.S. in 2021. His most notable transaction in Illinois was on behalf a multinational Fortune 500 company that had an immediate need for overflow space. From assignment to close, it took him only 30 days to secure a 650,494-square-foot warehouse/distribution lease. The property, 1450 Remington Blvd. in Bolingbrook, is situated in one of the most competitive industrial submarkets in

Chicago and was the last bulk, vacant building in the I-55 corridor at the time. Regnery leveraged an existing landlord relationship to lock down the full building. The requirement required zero office pace which not only sped up the deal, but also speaks to the current trend across the U.S. whereby large, industrial occupiers need



KELLY DISSER, NAI HIFFMAN

In 2021, Kelly Disser completed 46 transactions, which exceeded \$142 million in transaction value. The transaction roster was diverse in terms of the types of transactions (transaction quantity/value amount respectively), including ten land sales exceeding 120 acres, building sale, tenant representation -both new deals and renewals -investment sales, speculative development, landlord representation leasing and notably five new construction build-to-suits and one speculative development site. The

aggregate value of these developments exceeded well over \$155 million



ANDREW MALETICH, CAWLEY CHICAGO

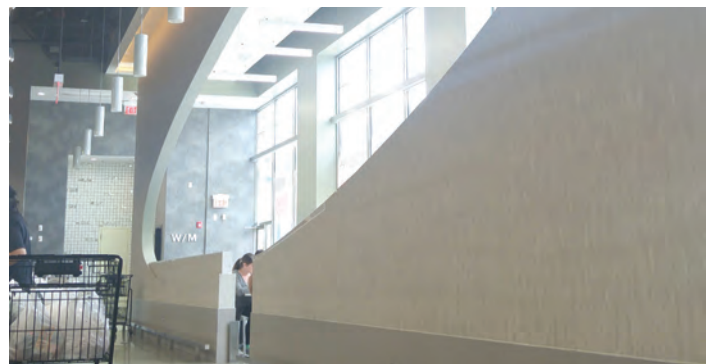
Did over \$100,000,000 in deals in 2021 which included the largest known assemblage with 107 residential houses (an entire residential neighborhood) that were converted to 4 - 300,000 SF industrial buildings in Bensenville, IL.

RETAIL/RESTAURANT



FARMER'S BEST MARKET

Developer: self-performed, ownership
Contractor: K&B Contracting
Lead Architect: douglasDesign+associates inc, Douglas Hammen
NCARB, IIDA



CERMAK FRESH MARKET

Developer: Cermak Fresh Markets
Contractor: K&B Contracting
Lead Architect: douglasDesign+associates inc, Douglas Hammen
NCARB, IIDA





BUILDING SERVICE COMPANY OF THE YEAR



BEE LINE SUPPORT

Bee Line Support is a privately held, Women-Owned Commercial cleaning company headquartered in Chicago, Illinois. We are one of the only Certified, Medical-Grade Cleaning companies in the region, and bring that same rigor to every sector we clean, including corporate, healthcare, industrial, educational, manufacturing, and much more. We provide the most efficient cleaning services, cutting-edge technology, well trained teams, project services, and immediate customer service available.

CONSTRUCTION CLEANING COMPANY

We specialize in providing full cleaning services and union labor to construction sites and beyond, from small renovations to major construction projects. We work with general contractors, private owners, developers, and whoever is in need of general labor. WBE certified. -Interior and Exterior window wash (any height) -Furniture, wall and fixture dusting -Carpet cleaning and stain removal -Kitchen and bathroom cleaning -Balcony cleaning -Utility and storage facility cleaning -Floor cleaning -Carpet cleaning -Power washing -Utility, mechanical, and all BOH area cleaning -Inaccessible, isolated, or hard to reach area cleaning -Green cleaning



USA FIRE PROTECTION USAFP

For USAFP, safety starts with our employees. It is an important part of our company and culture every day. The continued excellence of USAFP's safety and loss prevention program has reached 8 million hours without a lost time incident, this was achieved through management commitment, safety awareness, continued training, and a team that chooses to be safe. This safety excellence is constantly recognized through awards from various associations. The value translates directly to the customer, resulting in cost savings in project productivity and delivery. While also positively impacting the community with fire protection systems that significantly increase the chance of suppressing fires and saving property.



SINGLE FAMILY/TOWNHOME FOR SALE



3D VIRTUAL TOUR HOME BUYING | 1760 WASHINGTON

1760 Washington utilizes a design/build process that is unlike any other. Our team has harnessed state-of-the-art 3D Virtual Tour Technology to empower homeowners to design every facet of their new home down to the last doorknob - all before breaking ground. 3D tours aren't anything new, but our team has taken the typical process and flipped it on its head - utilizing our proprietary 3D Virtual Tour Technology to entice a buyer, replacing the model home approach that has been traditionally used by developers.

Developer: Emily Mackie

Contractor: JTI Construction | Ivan Jovanovic

Lead Architect: Martin Kim



PRIVATE RESIDENCE, CHICAGO HISTORIC LANDMARK RESTORATION

Developer: self-performed, ownership

Contractor: Lead Architect: douglasDesign+associates inc, Douglas Hammen NCARB, IIDA

VOLUNTEER OF THE YEAR



ALBA COLAVITTI, CRG

Alba G. Colavitti, INTERNATIONAL ASSOC. AIA has been recognized in Industrial Architecture Design as a Pinnacle Lifetime Achiever, acknowledging her role as Senior Design Associate and Capital Partner at CRG. Alba has over 20 years of experience serving global and Fortune 1000 companies in the industrial and commercial markets. As an expert in the field, she is involved in all project phases, from the best real estate development solutions, full-service design, and architecture, thru

construction administration to turnkey full-service buildings. Her projects span between 10,000- and 1.3 million square feet in the United States and Mexico.



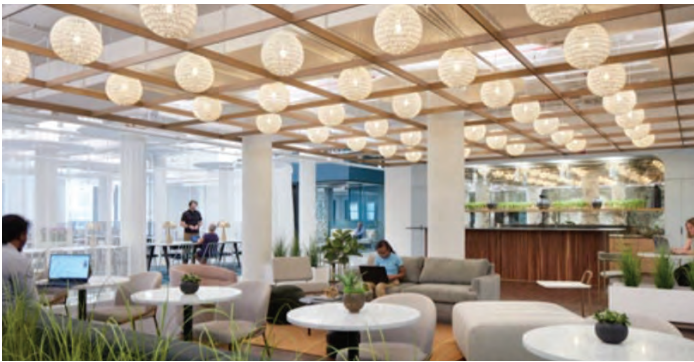
ALISSA ADLER, COLLIERS

My career is in real estate but my heart and passion is in animal rescue. I have spent over 3,000 hours volunteering at Save a Pet since 2005 and there is nothing that makes me happier than helping an animal in need. I hope that my passion is contagious and encourages others to give back their time regardless of the cause. Thank you to everyone that has sponsored or participated in the Real Estate to the Rescue Golf Outing, your support and caring makes a huge difference in saving lives.





GENERAL CONTRACTOR OF THE YEAR - OFFICE



REDMOND

Redmond was founded as a commercial interiors firm focused on tenant improvement and landlord redevelopment projects. Redmond has completed projects in Chicago's most notable buildings and has a client roster that includes fast-growing companies like Pinterest, G2, Squarespace, and DocuSign, as well as global commercial real estate firms like JLL, Cushman & Wakefield, and CBRE. Redmond's award-winning portfolio and exceptional team have consistently grown, positioning the firm as a go-to partner for Chicago's top technology and emerging growth companies. Redmond is a leader in DEI across Chicago's AEC industry, with a 40% female project team and 33% female leadership team.



SKENDER

Skender is a full-service building contractor and one of the nation's top 100 construction firms. Headquartered in Chicago with an office in Indianapolis, Skender serves its clients in the Interiors, Healthcare, Multifamily, Hospitality, Office, Lab Sciences, Higher Education, Retail, Senior Living and Affordable Housing sectors. Skender's streamlined approach, focused on collaboration, transparency and efficiency, includes a full range of core competencies and capabilities, including preconstruction and planning, target value design, last planner system, design-build, virtual modeling, project management, safety & quality, sustainability and technology. Through a trademarked SkenderLean® approach and comprehensive project management, Skender delivers unmatched results and exceptional value.



EXECUTIVE CONSTRUCTION INC.

Executive Construction is a general contractor in the Chicagoland area whose work is underscored by a highly principled approach to business. At the core of each Executive Construction project is an unwavering integrity that champions clear process, operational excellence, and collaborative teams committed to shared success. Team members lead construction on projects sized from \$50,000 to \$100M within the new construction, interiors, and mission critical markets. Over the past 48 years, we have established ourselves as a trusted partner to nationally-recognized architects and engineers, creating unique spaces for notable clients and Fortune 500 companies.



PEPPER FAMILY WILDLIFE CENTER AT LINCOLN PARK ZOO

The historic lion house at Lincoln Park Zoo was recently renovated and expanded to become Pepper Family Wildlife Center. Visitors can now experience nose-to-nose close-up, naturalistic views of the lions. Designed from behavioral data, the expansion of the habitat includes intricate rockwork, climate-controlled features, ziplines and pulley feeders for species-specific enrichment. It also offers outdoor viewing shelters. The historical Great Hall renovation includes new animal care facilities, meeting and event space and a Lion Loop that allows animals to be viewed from the center of the habitat.

Pepper Family Wildlife Center at Lincoln Park Zoo

Developer: Contractor: Pepper Construction

Lead Architect: Goettsch Partners



PULLMAN NATIONAL MONUMENT VISITOR CENTER AND STATE OF ILLINOIS HISTORIC FACTORY GROUNDS

The result of decades of community advocacy and determination, the \$35 million restoration and redevelopment project transformed the iconic but long-abandoned foot Pullman Clock Tower and surrounding 12-acres, eponymously named for George Pullman, where rail cars were once produced, into the new 27,000 square foot Pullman National Monument Visitor Center and State of Illinois Historic Factory Grounds.

Developer: Chicago Neighborhood Initiatives

Contractor: GMA Construction Group

Lead Architect: Bauer Latoza Studio and Adrian Smith + Gordon Gill Architecture



WILLIS TOWER SKYDECK RENOVATIONS

The Willis Tower Skydeck features a renovated observation deck celebrating the tower's sweeping views and an interactive exhibit area showcasing Chicago's rich history, architecture, and culture. Observation deck interior upgrades to security screening, ticketing areas, lighting, and building technology were designed to enhance the visitor experience. The tower's original elevators, used to whisk visitors to the 103rd-floor observation deck, were also modernized with critical safety upgrades. The Skydeck, one of Chicago's busiest attractions, is now ready to welcome the next generation of visitors to its iconic space.

Developer: Contractor: Clark Construction

Lead Architect: SOM



RAVENSWOOD SENIOR LIVING

Ravenswood Senior Living is an \$81 million, 10-story development that converted the former Ravenswood Hospital, built in 1974 and vacant since 2002, into much-needed affordable senior housing. Located at 1922 W. Sunnyside Ave. and 4515 N. Winchester Ave. The community has 74 one-bedroom independent living apartments for Chicago Housing Authority (CHA) residents and 119 units for participants in the Illinois Supportive Living Program, an alternative to nursing home care administered by the Illinois Department of Healthcare and Family Services.

Developer: Evergreen Real Estate Group, Synergy Construction Group and the Chicago Housing Authority

Contractor: Leopardo Companies

Lead Architect: WJW Architects





2022 PEOPLE'S CHOICE AWARD - PERSON

**SCAN QR CODE TO VOTE
WINNER ANNOUNCED AT END OF PROGRAM**

Keiana Barrett, Sterling Bay	p. 42
Dr. Suzet McKinney, Sterling Bay	p. 65
Colleen Needham< Draper and Kramer	p. 14
Bradley Borowiec, Zeller	p. 42
Fred Regnery, Colliers	p. 48



BROKER TEAM OF THE YEAR - INVESTMENT SALES



DANNY SPITZ, JASON ST. JOHN, PAUL TESDAL, AND BREWSTER HAGUE, GREENSTONE PARTNERS

The team of Danny Spitz, Jason St. John, Paul Tesdal, and Brewster Hague at Greenstone Partners posted a banner year of commercial real estate investment sales despite pandemic challenges. Together, they completed 34 transactions across numerous product types, totaling \$186M in volume. In addition to multiple neighborhood mixed-use and retail sales, the team also closed marquee deals in flex, industrial, office, and development deals. One notable sale includes a three-building, 103,000SF office portfolio. It was sold during the height of the pandemic in January.



RANDY BLANKSTEIN, JIMMY GOODMAN AND JOHN FEENEY, THE BOULDER GROUP

The Boulder Group net lease investment sales team consisting of Randy Blankstein, Jimmy Goodman and John Feeney transacted on more than \$650 million of single tenant properties in 2021.



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**ILLINOIS REAL
ESTATE JOURNAL
2ND ANNUAL
BAG TOSS
TOURNAMENT**

**August 3, 2022
2pm - 5:30 pm CST**

BOS Headquarters





BROKER TEAM OF THE YEAR - INVESTMENT SALES



NOAH BIRK & AARON SKLAR, KISER GROUP

Noah Birk and Aaron Sklar hit a record-breaking 73 transactions together in 2021. The two set Chicago 's new record for number of commercial properties sold in one year by any individual or team across all asset types. The Birk | Sklar team specializes in Chicago 's South Side including popular neighborhoods Marquette Park, South Shore, and Bronzeville. In 2021, the Birk | Sklar team saw a trend in high cap rates and low interest rates, making it a great opportunity for multifamily investors to expand their portfolio in their market. Due to their level of success and the rate at which that success grows, the team has taken on additional associates to support them in their transactions.



MATT HALPER AND DANNY MANTIS, KISER GROUP

Matt Halper and Danny Mantis brokered the sale of the second largest multifamily transaction in Chicago in 2021. Along with managing broker Lee Kiser, the team completed this \$117 million, 752-unit deal in December of 2021. The team specializes in Chicago 's collar suburbs throughout Cook, Lake, and DuPage counties and are skilled in their analysis of multifamily properties. Halper and Mantis saw immense success in 2021, and have expanded their team with additional advisors and associates to support and work alongside them. Aside from this deal, the team was responsible for \$256 million in transaction volume for all of 2021.



PAT KENNELLY AND PAUL WATERLOO, INTERRA REALTY

Friends since high school, the Interra Realty team of Pat Kennelly and Paul Waterloo had the best year of their career in 2021, posting 22 transactions comprising 514 units worth \$92.225 million. Kennelly is a managing partner and brought Waterloo, a director formerly with ADP, on board in 2017. David Goss and Jon Morgan, co-founders and managing principals of Interra, have watched Kennelly and Waterloo develop from new brokers to a mature, innovative dealmaking duo who consistently put the client first and are creative in structuring deals. Kennelly and Waterloo also have significantly expanded their territory in recent years.



BELL WORKS CHICAGOLAND

Bell Works Chicagoland is the nation's newest 'metroburb'—a self-contained metropolis in suburbia. Previously home to the AT&T corporate campus, Somerset Development is in the midst of transforming the 1.6-million square foot underutilized space into a central destination complete with offices, ground-floor retail, dining, residences, community gathering space, and more—turning a massively underutilized property into a thriving 'Main Street' that serves Hoffman Estates and the surrounding communities. Ultimately, the project is expected to return thousands of jobs to the once-thriving AT&T campus through its innovative adaptive reuse strategy.

Developer: Somerset Development

Contractor: ML Group

Lead Architect: Wight & Company



1100 W FULTON, HERMAN MILLER

This was a fast-track re/development process to give Herman Miller a custom Fulton Market office building in 12 months. The team delivered the build-to-suit ahead of schedule, under budget and during a global pandemic. Herman Miller is one of the world's most iconic brands in design and furnishings. So, when the company decided to move its Chicago showroom from the Merchandise Mart, where it had been for more than eight decades, a standard-fit office and retail space would not meet its needs. The team: developer Fulton St. Companies, architect Hartshorne Plunkard Architecture, owner's rep CBRE, project manager ConopCo, contractor Skender.

Developer: Fulton St. Companies

Contractor: Skender

Lead Architect: Hartshorne Plunkard Architecture



JCFS CHICAGO SEIGLE CAMPUS

One of the longest-running and most impactful organizations in the region, JCFS Chicago provides a range of social services: mental health counseling, assistance for those with developmental disabilities, special education, career and employment guidance, and child welfare and community wellness for people of all ages and backgrounds. To accommodate these services within a safe and welcoming environment, the design of the new Seigle Campus implements security without feeling institutional.

Developer: FacCorp

Contractor: Landmark Construction Systems, Inc.

Lead Architect: Perkins Eastman



2022 PEOPLE'S CHOICE AWARD - PROJECT

**SCAN QR CODE TO VOTE
WINNER ANNOUNCED AT END OF PROGRAM**

320 South Canal	p. 31
The Grand Logan Lodge.....	p. 24
One Chicago.....	p. 24
Verandah.....	p. 27
Sable Hotel at Navy Pier	p. 26
Pepper Family Wildlife Center	p. 52





BROKER TEAM OF THE YEAR - OFFICE OR INDUSTRIAL



JOE LEARNER AND ROBERT SEVIM, SAVILLS

The brokerage team led by Savills Vice Chairmen Joe Learner and Robert Sevim have tackled their share of market disruptions. 2021 brought a new challenger that throughout the pandemic became a rather formidable opponent -the home office. The main challenge for the Learner and Sevim brokerage team in 2021 was helping clients deliver environments that drive engagement, enhance collaboration, and most importantly, provide a compelling atmosphere that entices employees to go into the office and offers resources they can't get at home. Over the year, the team successfully assisted a multitude of companies across various industries who were investing in their office space to better meet the needs of employees and stakeholders.



DAN LEAHY AND ADAM ROTH, NAI HIFFMAN

The COVID pandemic continued to impact the U.S. and global supply chain in 2021 resulting in significant labor shortages, shipping delays, port congestion, truck driver capacity issues, and lack of supplies and equipment. Surging e-commerce demand also led to record-breaking warehouse and distribution space absorption leaving limited inventory in many of the major national industrial markets. Even so, the industrial logistics and supply chain team of Dan Leahy and Adam Roth of NAI Hiffman were able to successfully complete 47 industrial transactions throughout the Chicago MSA in 2021. Their deals accounted for an extraordinary 6,479,159 square feet of leased/sold space and is valued at \$255,966,828. The duo's career deal-making efforts continue to illustrate how dynamic they are as a team, completing over 630 transactions valued at more than \$5.9 billion to date.



JASON WEST, SIOR, AND SEAN HENRICK, SIOR, CCIM, CUSHMAN & WAKEFIELD

Jason West, SIOR, and Sean Henrick, SIOR, CCIM, have been top producers at Cushman & Wakefield for the past 13 years. The dynamic duo leads the firm's highest-performing industrial brokerage team both locally and nationally. The team includes Michael Magliano, Doug Pilcher and Ryan Klink. This team is vital for driving Cushman & Wakefield's industrial brokerage revenue year after year with exceptional performance in 2021 with individuals ranking #1, #2, and #4 amongst all C&W brokerage professionals in Chicago for the year. With nearly 80 years of combined experience, the team delivers full industrial real estate transaction and advisory services to clients in Chicago's dynamic industrial market, specifically in the I-55, I-88, I-80 and Northeast DuPage submarkets.



PETER KELLY, BRETT RATAY AND MATT HICKEY, LINCOLN PROPERTY COMPANY

Peter Kelly, Brett Ratay and Matt Hickey work exclusively as a team throughout suburban Chicago. The trio leverages a tremendous leasing skill set driven by a comprehensive command of market information, diverse transactional backgrounds, and deep professional networks. Their leasing portfolio totals over 3.8 million square feet with a client roster that includes Blackstone/Link Logistics, Barings Real Estate Advisors, Opal Holdings, Apollo Global Management, Vanderbilt Office Properties, Teachers' Retirement System of the State of Illinois, as well as private investors. Approximately 80% of Lincoln's 2021 leasing portfolio consisted of third-party leasing services, with a full focus on landlord representation



NATIONAL NET LEASE

summit

july 28, 2022



UNIVERSITY CLUB OF CHICAGO, CHICAGO, IL
HYBRID EVENT

8:00 AM TO 3:15 PM

7:30 AM REGISTRATION & NETWORKING

8TH
annual

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Don't miss your chance to network
with the top names in Net Lease



REPUBLIC NATIONAL DISTRIBUTING COMPANY - ROMEOVILLE

On February 22, 2022, Republic National Distributing Company (RNDC) announced the signing of a lease as the single tenant for a 351,000 square foot facility located in Romeoville. The facility was constructed by IDI Logistics with a host of energy efficient features. Located only three miles from I-55 and I-355, RNDC, one of the largest national distributors of premium wine and spirits, decided to make it their first Chicagoland distribution facility.



WAYFAIR

The Wayfair BTS is a 1,200,240SF industrial building developed/constructed by Duke Realty & designed by Ware Malcomb. Duke broke ground on this 80-acre development in April 2021. The site is located in Romeoville in the I-55 submarket where land sites of this size are scarce. Wayfair initially toured 12 different sites in the Chicago area. They chose Duke's site due to its access to labor along with nearby amenities. In late February 2021, Duke signed a 10-year deal to develop a 1,200,240sf industrial facility for Wayfair. Duke will develop a 318-space trailer lot on 19.54-acres adjacent to their facility.



CBRE - BRIDGE POINT NORTH BUILDING 9

CBRE's Whit Heitman, Sam Badger, and Jared Paff represented client Bridge Industrial in the lease transaction for Amazon at Bridge Point North Building 9. Amazon signed a long-term lease for the entirety of Building 9 at Bridge Point North Phase III totaling 501,109 square feet in late June of 2021 with a commencement date of June 30, 2021. The lease serves as a testament to the developments ability to draw top-tier logistics, distribution and e-commerce users, as well as a large number of jobs, to its ideal location in Lake County.



HOME DEPOT

Home Depot U.S.A. build-to-suit is a dual rail-served 655,200 square foot distribution center located on 59.6 acres Bedford Park with access to six Class I railroads. The LEED™-certified building meets Home Depots need for an infill site close to the city with access to short line railroads. Duke Realty worked with Chris Gray at NAI Hiffman as the listing broker and Tony Kepano and Matt Mulvihill at CBRE with the tenant.



MULTINATIONAL FORTUNE 500

Colliers' Chicago's Fred Regnery represented a multinational Fortune 500 company in its 650,494-square-foot warehouse/distribution lease for overflow space at 1450 Remington Blvd. in Bolingbrook. The deal, from assignment to close, took 30 days.



PROFESSIONAL SERVICE COMPANY OF THE YEAR



BEE LINE SUPPORT

Bee Line Support is a privately held, Women-Owned Commercial cleaning company headquartered in Chicago, Illinois. We are one of the only Certified, Medical-Grade Cleaning companies in the region, and bring that same rigor to every sector we clean, including corporate, healthcare, industrial, educational, manufacturing, and much more. We provide the most efficient cleaning services, cutting-edge technology, well trained teams, project services, and immediate customer service available.

LUXURY --- LIVING

CHICAGO REALTY

LUXURY LIVING CHICAGO REALTY

Founded in 2007, Luxury Living Chicago Realty has unparalleled experience marketing and leasing luxury multifamily properties in Chicago. Our team provides best-in-class customer service with a seamless showing and leasing process. With our extensive knowledge of the Chicago real estate market, our leasing professionals provide invaluable insight. We are able to understand the renter's needs and priorities and are happy and fulfilled in helping to find the perfect new home. Our passion is to empower people to live their best life. To learn more about Luxury Living Chicago Realty, visit <http://www.luxurylivingchicago.com>.



LEVEL-1

Level-1 Global Solutions designs, builds, operates, and maintains technology infrastructures of all types to enable safe, efficient, sustainable structures and neighborhoods, as well as a better quality of life for the communities of the future. Our minority-led team, together with a network of integrated partners, are seasoned at integrating, selecting, and managing some of the largest technology infrastructures to date in the city of Chicago. From VoIP, 5G networks, and building automation, to safety and security, low-voltage power, and the design that empowers smart technology infrastructure planning, Level-1 has over 20 years of experience in integrated IT Infrastructure.



STRADA REAL ESTATE SERVICES, INC

Strada is the only company locally or nationally that has a primary business model that delivers property maintenance and repair services that are self performed by Strada's in-house technicians. Our premiere managed multi-maintenance services include general plumbing, electric, light carpentry and more to provide our customers the freedom to address other facility issues.



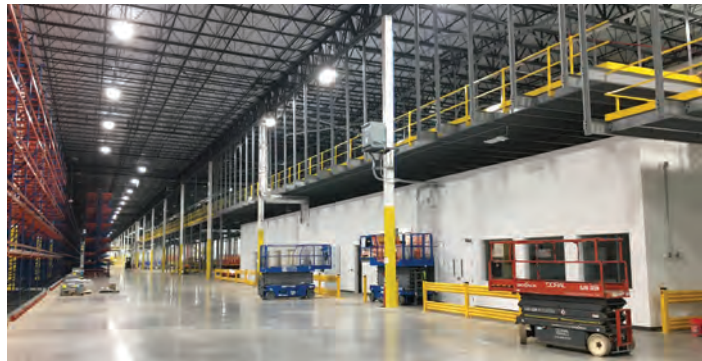
BREWSTER CREEK COMMERCE CENTER

Brewster Creek Commerce Center is a 436,500-square-foot speculative industrial facility in Bartlett, Illinois. Positioned on a 25-acre site, the development offers direct access to IL-390, I-90 and I-88 as well as a quality labor force of more than 1.1 million people. The cross-dock building features 52' x 52' bay spacing, a 36' clear height, 54 truck docks, four drive-in doors and generous parking with 125 trailer stalls. The facility is fully leased to Colony Display, a designer, manufacturer and installer of highly customized consumer environments. Colony display will use the facility for light manufacturing and warehouse/distribution space.

Developer: Conor Commercial Real Estate

Contractor: McShane Construction Company

Lead Architect: Harris Architects



HARBOR FREIGHT TOOLS CHICAGO BUILD-TO-SUIT

The 1.6MM square-foot build-to-suit warehouse sits on 126-acre site occupied by Harbor Freight Tools as a distribution hub for their retail stores. Inside the warehouse, there is over 35,000-SF of office space, and over 500,000-SF of Racking, Pick Modules and Conveyors. 171 Dock Positions are used to receive and ship product. Outside there is an on-site Fueling Station, over 400 Car Stalls and 1,200 Trailer Stalls. Full back-up generation installed, and Pump House servicing the pressurized EFSR Fire Suppression System. The entire space is climate controlled, and the site includes four (4) transformers.

Developer: CenterPoint Properties

Contractor: Clayco

Lead Architect: Cornerstone Architects, Ltd.



PROJECT CONDOR

USAA Real Estate (Owner) / Venture One Real Estate (Developer) With a substantial completion of March 30, 2021, this 1,100,000-square-foot distribution and warehouse center for a confidential retailer included an additional 35,000-square-feet of office space and a 252,000-square-foot mezzanine. The project duration was eleven months from groundbreaking to temporary certificate of occupancy / substantial completion.

Developer: USAA Real Estate (Owner) / Venture One Real Estate (Developer)

Contractor: Clayco

Lead Architect: Ware Malcomb



BRIDGE POINT NORTH PHASE III

Completed in 2021, Bridge Point North Phase III (BPN Phase III) is a four-building, 919,279-square-foot Class A industrial project in Waukegan, Illinois - representing the final phase of the 225-acre, master-planned Bridge Point North campus that Bridge has been developing since 2014. Phase III buildings range in size, from 100,314 to 501,109 square feet, and cater to e-commerce/distribution, manufacturing, and warehousing users of all sizes. Now 88 percent leased, its top-tier tenant roster includes Amazon, Visual Pak, Jelly Belly, Go Chara, Hub Dub. and Paul Davis Restoration

Developer: Bridge Industrial

Contractor: Premier Design & Build Group

Lead Architect: Cornerstone



4300 N. BRANDON RD., JOLIET, IL

In July '21, CenterPoint announced the construction commencement of two 1+ MSF facilities on 120 acres adjacent to the UP Intermodal in Joliet. Construction commenced on the first of these facilities, 4300 N. Brandon Rd., weeks later. In Q1 '22, it was pre-leased long-term to an e-commerce giant, is undergoing upgrades to the new tenant's unique specifications. The building will be LEED-certified, lead to the creation of thousands of jobs over the duration of the lease, and promises to be one of the finest facilities of its kind in the Midwest when the tenant takes occupancy in Q2'22.

Developer: CenterPoint Properties

Contractor: FCL

Lead Architect: Cornerstone



RIVIAN AUTOMOTIVE INC.

Rivian is headquartered in Irvine, California with its location focusing on vehicle engineering and design, propulsion and battery system development, and commercial functions. Rivian's sole production factory in Normal, Illinois, manufactures vehicle components, such as battery packs. The 3.3-million-square-foot plant has a paint shop, robotics, stamping machines, and other production equipment, such as injection molding. By end of the year 2020, it had 750 employees working at the plant. By end of the year 2021, Rivian employed 4200 at their Normal, IL manufacturing plant.

Developer: Rivian Automotive Inc.

Contractor: Various

Lead Architect: Various



CLARIUS PARK JOLIET BUILDING 2

This 906,517 SF speculative industrial building was built by Meridian Design Build for developer Clarius Partners, LLC in Joliet, IL. The new facility is located on a 45.45 acre site within Clarius Park Joliet. The building has easy access to I55 and I80 Interchanges. Architectural services were provided by Heitman Architects. Civil engineering work was completed by Spaceco, Inc. The building was leased during construction to a full building manufacturing user. JLL marketed the building for Clarius Partners, LLC.

Developer: Clarius Partners, LLC

Contractor: Meridian Design Build

Lead Architect: Heitman Architects



3501 NORTH BRANDON RD., CENTERPOINT INTERMODAL CENTER-JOLIET, IL

Construction was completed in April '21 on the spec at 3501 Brandon Rd. in Joliet, IL. It was pre-leased to a major retailer. The facility is 1.1 MSF on 72.5 acres. It's state-of-the-art in every way, with a 40' clear height, 120 docks and four drive-in doors, and an ESFR system. The property can accommodate parking for 776 trailers and 246 cars. The CenterPoint Intermodal Center-Joliet, IL., was ideal for the tenant's needs with direct access to I-55 and I-80 along with the UIP Joliet Intermodal Terminal and the BSNF Logistic Park Chicago allowing for tremendous efficiency in transportation.

Developer: CenterPoint Properties

Contractor: FCL Builders

Lead Architect: Cornerstone, Ltd.



WAYFAIR

Wayfair BTS e-commerce fulfillment center, 1,200,240sf industrial building developed/constructed by Duke Realty and designed by Ware Malcomb. As of the 1st Qtr. 2022, this is the largest active construction project in the Chicago industrial market. Duke broke ground on this 80-acre development in April 2021. It will be LEEDâ™ certified and will be completed in May 2022. The project is considered a new prototype for Wayfair with heavy focus on employee engagement and satisfaction featuring several outdoor areas, a training academy, an exercise area, large break rooms with built-in recreation space in addition to e-commerce fulfillment operations in the warehouse.

Developer: Duke Realty

Contractor: Duke Realty

Lead Architect: Ware Malcomb



HOME DEPOT

The Home Depot U.S.A. build-to-suit is a dual rail-served 655,200SF distribution center developed/constructed by Duke Realty and designed by Macgregor Associates Architects. In December 2020, the 20-year lease was executed, and construction started in March 2021. The infill site is in Bedford Park. The LEEDâ™-certified building was designed to meet Home Depot's needs for a modern, state-of-the-art distribution facility with access to six railroads, 650' of rail spur inside the building, 1,550' of outside rail spur with dual access loading/unloading, proximity to the city, 32' clear height, 60' speed bay, 110' drive-thru bay, 293 trailer and 205 car parking spaces.

Developer: Duke Realty

Contractor: Duke Realty

Lead Architect: Macgregor Associates Architects



LION ELECTRIC

Lion Electric company, an innovative manufacturer of zero-emission vehicles headquartered in Canada, announced the development of a 900,000 production facility in Joliet's Clarius Park. The Will County facility will be Lion's first U.S.- based location. The project will bring end-to-end OEM manufacturing of vehicles back to Joliet creating jobs for local trades during construction, and more than 1,400 permanent jobs within five years.

Developer: Clarius Partners

Contractor: Meridian Design Build

Lead Architect: Heitman Architects, Inc.



PROJECT CONDOR

With a substantial completion of March 30, 2021, this 1,100,000-square-foot distribution and warehouse center for a confidential retailer included an additional 35,000-square-foot of office space and a 252,000-square-foot mezzanine. The project duration was eleven months from groundbreaking to temporary certificate of occupancy / substantial completion. The project averaged 175 construction workers onsite per day for the duration of the project, and there were 15 phased early access dates for the tenant of the building.

Developer: Venture One Real Estate

Contractor: Clayco

Lead Architect: Ware Malcomb



WOMAN OF THE YEAR



JAMIE HENRY, BEE LINE SUPPORT

Jamie established Bee Line in 1997 and hasn't looked back since! She is originally from Chicago, but lived in Florida for 10 years, and claims that she is a "displaced New Yorker" despite never living there. In her free time, you can find Jamie walking her pup, Moose, around the city, and learning new hobbies, like learning to golf and piloting planes! Her favorite part of leading Bee Line is working with her team to grow the company and cultivate a positive and thriving culture. Jamie won a 19th Annual Enterprising Women of the

Year Award, one of the most prestigious recognition programs for women business owners in the U.S. and globally!



DR. SUZET MCKINNEY, STERLING BAY

Dr. Suzet McKinney is a nationally recognized public health expert who brings decades of experience and qualified medical expertise to Sterling Bay. As Principal and Director of Life Sciences, Dr. McKinney oversees the firm's relationships with the scientific, academic, corporate, tech, and governmental sectors involved in the life sciences ecosystem. In her role, Dr. McKinney leads Sterling Bay's strategy to expand its footprint in life sciences

nationwide, as well as in pursuing grant programs for laboratory incubation and graduation spaces and advancing the work of various Sterling Bay life sciences initiatives including Prysm Institute.



ANNE DEMPSEY, COLLIERS

Anne Dempsey's business takes her all over the world negotiating deals on behalf of some of the world's most recognizable names. In 2021 she completed 94 transactions valued at \$100 million plus. 21 of the transactions were for new business client Farmers Business Network. Her work in the challenging year earned her membership to Colliers' prestigious Everest Club which recognizes the firm's top 10% of producers. In addition, she ranked as the second most prolific land sales broker at the company in 2021. Her

two most notable deals here in the Chicago market were on behalf of the U.S. Marshal Service.



ALBA COLAVITTI, CRG

Alba G. Colavitti, INTERNATIONAL ASSOC. AIA has been recognized in Industrial Architecture Design as a Pinnacle Lifetime Achiever, acknowledging her role as Senior Design Associate and Capital Partner at CRG. Alba has over 20 years of experience serving global and Fortune 1000 companies in the industrial and commercial markets. As an expert in the field, she is involved in all project phases, from the best real estate development solutions, full-service design, and architecture, thru

construction administration to turnkey full-service buildings. Her projects span between 10,000- and 1.3 million square feet in the United States and Mexico.



DARCY RUTZEN, M & J WILKOW

Darcy Kennelly Rutzen is Senior Vice President of Property Management for M & J Wilkow where she oversees strategic initiatives and marketing management for M & J Wilkow’s retail and office properties throughout the United States and is responsible for the oversight of the M & J Wilkow brand. Darcy has 20 years of experience in Real Estate in both property management and marketing with companies including Simon Property Group, Westfield and Prime Retail.



JAMIE REDMOND, REDMOND

Jamie Redmond is a Partner and Operations Executive at Redmond, a Chicago-based Commercial General Contractor specializing in tenant improvement and landlord redevelopment projects. Jamie has been critical to scaling and managing Redmond’s corporate operations and strategic partnerships since joining in 2017. Under her leadership, the firm’s revenue has grown from \$2.5 million to \$33 million in 2021, with headcount growing from six to 38.



SUSAN BERGDOLL, DUKE REALTY

Susan Bergdoll is currently Duke Realty’s senior vice president and regional leader for Chicago, Minneapolis and Indianapolis — overseeing the management of more than 36 million square feet of space in 99 properties and responsible for more than \$3.5 billion in revenue for the company. She manages a team of 21 people across three states and manages the centralized operational functions including the asset management and maintenance group, real estate tax department and legal support. Susan is the 2022 president

of NAIOP Chicago chapter, member of CREW Chicago and AIRE (Association of Industrial Real Estate) Brokers



GENERAL CONTRACTOR OF THE YEAR - INDUSTRIAL



ALSTON CONSTRUCTION COMPANY

For 35 years, Alston Construction offers general contracting, construction management and design-build experience of industrial, commercial, healthcare, education, retail and government projects. Alston currently has 22 locations in the U.S. giving our team a competitive edge in fostering relationships. We are proud to perform work for owners with whom we have developed lasting relationships, deriving roughly 80% of our work from repeat clients. Alston has worked on projects ranging from \$250,000 to more than \$100 million. Alston Construction's success begins and ends with our approach to planning, scheduling and choosing the right team along with an open and collaborative approach.

RYAN COMPANIES US, INC

Founded in 1938, Ryan Companies offers comprehensive commercial real estate services as a national developer, designer, builder, capital markets advisor and real estate manager with a focus on creating places for people to thrive. Ryan's work spans a wide range of sectors and product types including healthcare, hospitality, industrial, mixed-use, multifamily, office, retail, and senior living. Built on the foundation of integrity, honesty and community, Ryan has grown to more than 1,800 team members in 17 offices and has completed projects in nearly every state.



CLAYCO

Clayco is one of the nation's largest full-service, turnkey real estate development, master planning, architecture, engineering, and construction firms that safely delivers clients across North America the highest quality solutions on time, on budget, and above and beyond expectations. With \$4.9 billion in revenue for 2021, Clayco specializes in the art and science of building, providing fast track, efficient solutions for industrial, commercial, institutional, and residential-related building projects.

KEELEY CONSTRUCTION

Keeley Construction has been a premier General Contractor in the Chicagoland area for over 40 years. Keeley specializes in Industrial New Construction, Cold Storage, Institutional Food, Redevelopments and Renovations of existing buildings, and commercial buildings. Keeley provides a service as a Design-Builder that is able to provide immeasurable value at the front end in order to make real estate deals successful and provide the best service for the tenants and our clients.



MERIDIAN DESIGN BUILD

Meridian Design Build is a privately held, Chicago-based, full-service construction/general contracting firm with extensive experience coordinating the design and construction of warehouse/distribution, cold storage manufacturing, food processing, office, and hospitality facilities. With a team of experienced in-house professional project managers, we offer a wide range of construction planning and management services, from design coordination, scheduling, and budget development through to project completion and facility turnover. Our key personnel have worked together as a team for over 25 years and have completed more than 375 facilities together.



PREMIER DESIGN + BUILD GROUP

At PREMIER Design + Build Group, we help each client realize their vision by serving as the single point of communication for planning, design, and construction. After earning a reputation as a leading contractor for industrial construction, our team expanded its capabilities into many other building types. Our portfolio now includes adaptive reuse projects, retail complexes, office buildings, commercial interiors, multifamily residential developments, and medical and fitness/recreation facilities. Founded in Chicago's northwest suburbs in 2004, PREMIER has built a national presence with regional offices serving clients in the Midwest, Northeast, Southeast, and Southwest. For more information about PREMIER, please visit pdbgroup.com.



PEPPER CONSTRUCTION

Pepper Construction is a full-service construction management firm with specialists in environmental technologies, high performance, sustainability, MEP coordination, preconstruction, virtual construction and self-perform work. We believe building performance impacts human performance and that the future of construction is sustainable, resilient and high-performing buildings. This belief drives us to explore new technologies and methods that support the visions of our clients and positively impact the communities in which we live, work and play. That means finding ways to build smarter and cleaner and encouraging the use of healthy materials and efficient systems - so through our work today we see tomorrow transformed.



PEAK CONSTRUCTION CORPORATION

Peak Construction Corporation is a privately held, well-capitalized design-build firm, headquartered in Rosemont, IL. For 25 years, Peak has provided clients with award-winning projects spanning multiple market segments %Ū industrial/manufacturing, office, healthcare, hospitality, multi-family, construction management, land entitlement/development and specialty construction. With a network of alliances, Peak brings in experts and partners from a wide spectrum of fields and roles, subsequently establishing long-term relationships rooted in service. Ultimately, Peak helps clients navigate the big and small decisions that turn their businesses' needs and goals into tangible results by providing measurable analytics and project solutions designed and constructed for maximum long-term value.



GENERAL CONTRACTOR OF THE YEAR - INDUSTRIAL



MORGAN / HARBOUR
CONSTRUCTION

MORGAN HARBOUR CONSTRUCTION

Morgan Harbour Construction has provided design-build construction solutions to our clients for over 20 years. We have built our company on the foundation of quality, service and professional accountability as we expertly navigate each project from conceptual design to completion. Based in Willowbrook, Illinois with offices in Kenosha, Wisconsin and Hamilton Township, NJ, our clients span the nation from the Midwest to the mid-Atlantic. Our project teams are proficient in addressing the unique needs of our evolving client base across the U.S. We pride ourselves in partnering with our clients in industrial, logistics/distribution, fulfillment, office, medical and business aviation markets.



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LENLEASE

Lendlease is a leading global real estate group with operations in Australia, Asia, Europe and the Americas that strives to create value through places where communities thrive. The firm’s capabilities are reflected in its development, construction and investment operating segments – the combination of which allows for innovative integrated solutions. The Americas region offers core capabilities in property and communities’ development, construction and investment management. Lendlease’s expertise covers multiple sectors including arts & culture, aviation, commercial, education, energy, government, healthcare, hotels & resorts, industrial, life science, military communities, mixed-use, multi-site, residential, senior living, transportation and urban regeneration.



RYAN COMPANIES US, INC.

Founded in 1938, Ryan Companies offers comprehensive commercial real estate services as a national developer, designer, builder, capital markets advisor and real estate manager with a focus on creating places for people to thrive. Ryan’s work spans a wide range of sectors and product types including healthcare, hospitality, industrial, mixed-use, multifamily, office, retail, and senior living. Built on the foundation of integrity, honesty and community, Ryan has grown to more than 1,800 team members in 17 offices and has completed projects in nearly every state.



CONOR COMMERCIAL REAL ESTATE

Conor Commercial Real Estate is an active national developer headquartered in Chicagoland that has provided customized speculative and turnkey build-to-suit development services for over 30 years. Innovation through sustainability and technology has always been a hallmark of Conor’s approach, and the firm is committed to developing modern facilities that meet the demands of today’s users while keeping future needs in mind. The firm also continues its emphasis on providing attractive Class A commercial real estate properties for investment. Maximizing the advantages of its national platform, Conor operates in a variety of high-growth submarkets while working with several institutional equity partners.



STERLING BAY

Sterling Bay is an experience-driven real estate company that places people at the center of design. Known for creating innovative, connected, and collaborative spaces for world-class companies, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities, and strengthen a company’s culture and brand. For over thirty years, Sterling Bay has demonstrated success in executing strategic developments and investments throughout multiple economic cycles. We have earned the trust of lenders, brokers, and tenants alike who have placed their confidence in Sterling Bay’s ability to deliver unprecedented projects.





DEVELOPER OF THE YEAR



CENTERPOINT PROPERTIES

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems - the delicate, the complex, the seemingly impossible - we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information about CenterPoint Properties, visit centerpoint.com and follow us on LinkedIn.



BRIDGE INDUSTRIAL

Bridge Industrial is a privately-owned, vertically integrated real estate operating company and investment manager that focuses on the acquisition and development of Class A industrial real estate in the supply-constrained core industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London. Since 2000, Bridge has acquired and developed over 67 million square feet of industrial buildings/projects valued at over \$12.1 billion. Bridge applies decades of expertise to meet the demand for modern, last-mile industrial facilities; attract world-class tenants including Amazon; and manage investment vehicles across the risk/return spectrum, targeting industrial real estate in supply-constrained core markets.



RIVERSIDE INVESTMENT & DEVELOPMENT

Riverside Investment and Development is a real estate investment firm headquartered in Chicago. With expansion occurring in Denver and Charlotte. Riverside is dedicated to creating value for our investors and delivering advanced, tenant-focused buildings. Riverside delivers a differentiated investment approach through our development expertise, leasing relationships, and asset management experience. Our team targets opportunities that are strategically positioned to capitalize on future growth based on market needs. Riverside prioritizes quality, efficiency, occupant health and safety, and amenities to create a sense of space and enhance the tenant experience.



CRG

CRG is a privately held national real estate development and investment firm that has developed more than 10,000 acres of land and delivered over 210 million square feet of commercial, industrial, institutional and multifamily assets exceeding \$13 billion in value. CRG leverages a powerful North American platform with local market expertise and offices in Atlanta, Chicago, Seattle, Southern California, St. Louis, Philadelphia and Phoenix. CRG's philosophy of developing for the future and anticipating the enhanced needs of next-generation users led to the creation of its industrial brand, The Cubes, and its multifamily brand, Chapter.

COMPANY PROFILES



INSPIRED BY SOMERSET DEVELOPMENT

Inspired, by Somerset Development is a leading real estate developer focusing on large-scale transit oriented and brownfield redevelopment projects, led by a team of principals with more than 40 years of development experience. The company has positioned itself as one of the nation's foremost real estate firms specializing in innovative mixed use and adaptive reuse projects, including the planning and development of Traditional Neighborhood Design communities that evoke a strong sense of place and reflect a distinctive character. With several high profile, large-scale redevelopment and development projects under construction or in the planning stages, Inspired has earned a quality reputation for its unwavering commitment to excellence through responsible development practices.

team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. CenterPoint owns and manages 328 buildings consisting of 67.2 million square feet of industrial space coast-to-coast.



THE ART & SCIENCE OF BUILDING

CLAYCO

Founded in 1984 by Executive Chairman & Founder Bob Clark, Clayco is a full-service, turnkey real estate development, master planning, architecture, engineering, and construction firm that safely and sustainably delivers the highest quality solutions to clients across North America on time, on budget, and above and beyond expectations. The firm has grown from a small St. Louis office 37 years ago to a national powerhouse with six affiliate companies and over 2,800 employees.



CENTERPOINT PROPERTIES

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems — the delicate, the complex, the seemingly impossible — we relish most. Because with an agile



CLEAR HEIGHT PROPERTIES

Clear Height Properties is a real estate investment and management company headquartered in Oak Brook, Illinois, specializing in industrial properties. Clear Height has acquired and transacted in over \$500m worth of



COMPANY PROFILES

assets since 2010. At Clear Height, our commitment to our investment partners, brokers, tenants, and team members is what drives us. We are dedicated to making the most of every opportunity and paying that success forward.



COLLIERS

Colliers is a leading diversified professional services and investment management company. With operations in 62 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.3 billion and \$65 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.



FINISHING CHICAGO

PAINTING (Commercial and Industrial), WALLCOVERING, DRYWALL FINISHING, GLASS SYSTEMS and SIGNAGE. Top GC's and Property Managers rely on Finishing Chicago's contractors

for the latest techniques and professional results on Chicago's most demanding high-profile projects: museums, stadiums, hospitality and iconic office suites. We have the industry's best trained finishing contractors in: Commercial and Industrial Painting, Wallcovering, Drywall Finishing, Glass Systems, Signage and Wood, Metal and Marble Finishing. FinishingChicago.com is your FREE resource to the most safety-focused finishing contractors.



INTERRA REALTY

Founded in 2010, Interra Realty is a Chicago-based commercial real estate services firm that delivers integrated, tailored solutions through its boutique, client-focused approach and team of experienced professionals. Since its inception, the firm has closed thousands of transactions valued in excess of \$2 billion spanning the multifamily, office and retail sectors, as well as loan sales. Interra's clients range from private investors and high-net-worth individuals to large financial institutions, private equity groups and hedge funds.



M & J WILKOW

Headquartered in downtown Chicago, Illinois, M & J Wilkowitz is a full-service real estate operating and investment company that has been at the forefront

COMPANY PROFILES

of real estate ownership and management for over 80 years. Founded in 1939 by Robert Mendel and Joseph Wilkow, the company portfolio comprises 85 properties – office buildings and retail properties – consisting of 13.9 million total square feet. While its long history of success in the real estate industry speaks well for the ability to produce tangible results, the company is decidedly forward-looking. The competitive edge offered by M & J Wilkow is its ability to tailor and implement an asset-specific strategic plan for value enhancement by drawing from the expertise, experience, and energy of our multidisciplinary team of specialists. With over 140 professionals in asset management, property management, marketing, construction management and accounting, the company maintains a strategy-driven approach to every real estate asset in the portfolio. Each plan contains a combination of value-driven objectives and the means for achieving them, and the entire process is guided by a collaborative effort across the teams.



RIVERSIDE INVESTMENT AND DEVELOPMENT COMPANY

Riverside Investment and Development Company is a multi-faceted real estate firm based in Chicago, Illinois. Founded in 2010 by John O'Donnell, a longtime Chicago real estate veteran, Riverside focuses on the pursuit of complex development and redevelopment opportunities in urban environments. Riverside delivers a differentiated investment approach through our development expertise, leasing relationships, and asset management experience. Our team targets

opportunities that are strategically positioned to capitalize on future growth based on market needs. Riverside recruits experts with the ability to perform in cross-functional capacities and deploys resources in a manner that allows the firm to remain flexible and entrepreneurial.



RYAN COMPANIES US, INC

At Ryan, we believe in the value of the buildings we design, develop, manage and construct. Not just for their dollar value, but the value they bring to the people who use them and the communities that surround them. For more than 80 years, this belief has driven us to take a holistic approach to every project, focusing first on the “why” behind a client’s needs so we can achieve a better outcome in the end. Three generations of Ryans have led our business, carrying on the principles we were built upon—integrity, honesty, civic pride and a sincere regard for people—while honing our skills and capabilities to stay ahead of today’s fast-paced world. We specialize in development, architecture & engineering, construction, real estate management and capital markets, collaborating at every step of the process to streamline operations and applying our experience to gain important insights into client needs. And because we plan, design, build, own and sell buildings, we have a profound understanding of the intricate balance between beauty, function and cost.



COMPANY PROFILES



STERLING BAY

Sterling Bay is an experience-driven real estate company that places people at the center of design. Known for creating innovative, connected, and collaborative spaces for world-class companies, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities, and strengthen a company's culture and brand. For over thirty years, Sterling Bay has demonstrated success in executing strategic developments and investments throughout multiple economic cycles. We have earned the trust of lenders, brokers, and tenants alike who have placed their confidence in Sterling Bay's ability to deliver unprecedented projects. Sterling Bay prides itself on developing properties that transform the way our tenants work and redefine the way our neighbors live. By creating job opportunities, curating new retail experiences, and constructing new open spaces, our projects enhance the communities we work within. Together with our employees, partners, and neighbors, we strive for innovation in everything we do.



WIPFLI

Perspective changes everything.

Wipfli brings the curiosity needed to uncover what's been overlooked. Our ingenuity helps create unexpected results. Our team of more than 3,000 associates works together to bring integrated solutions to turn data into insights, to optimize workflows, to increase margins and to transform through digital innovation.

Others see problems. We see possibilities.

Build a better future with Wipfli.

Leaders of construction or real estate organizations are accustomed to operating in the fast paced, dynamic environment that defines your industry. You know the challenges and risks each new day brings, and you know the adrenaline rush that comes with the successful completion of a high-profile project. Our approach is to take the time to understand specific challenges and then work passionately to address them.

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