150 North Riverside
54 Stories
1,239,181 RSF
2017 Completion

110 North Wacker
55 Stories
Bank of America
1,497,211 RSF
2020 Completion
95% Leased
Sold in 2022

320 South Canal
50 Stories
BMO Harris
1,497,211 RSF
2022 Completion
75% Leased (1 year of 3-year lease up)

Denver, CO
30 Stories
700,000 RSF
2024 Q1 Completion

Charlotte, NC
37 Stories
525,000 RSF Office
409 Residential Units
Q4 2025 Completion
The Field Building | A Living Landmark

Evolving Downtown | LaSalle Street Reimagined

The Field Building | Mixed-Use Conversion
Plan Summary

- Central Loop functioning as 9/5 office district
- High concentration of historic but obsolete offices
- Goal to become 24/7 mixed-use neighborhood
- Competitive RFP process
  - 5 Projects selected
  - $1.2 Billion enabled by TIF
- Modernize Loop as more competitive business district to attract and retain leading corporations
Part 1) Office to Residential

- 2.9 million SF office
- 60% of LaSalle vacancy
- Immediate critical mass of apartments
- 2,181 resi units, 228 hotel keys
Part 2) Pedestrian Streetscape & Placemaking
Google kicked off Fulton Market transformation in 2015

Currently 1,800 employees in 2 buildings

Acquired Thompson Center in July 2022

Commencing construction 2023, occupancy 2026

1.2 million SF for 6,000 employees

20-year track record as a neighborhood maker
“The Field Building dedicates itself to the Future of LaSalle Street and Chicago”

– Marshal Field III, 1933 Leasing Brochure
15,000-25,000 fresh market grocer concept across multiple levels, enabled by significant on-site parking and new vertical transportation.
Level 2 offers 16’ ceiling heights, a 7,000 square foot column-free zone, potential for grand new openings and sightlines into 2-level art-deco landmark “Main Arcade”
PHASE 1 - 430 Units
- L2-LL1: +80,000 SF Retail & Event Activation
- L3-L4: 180 Parking Stalls
- L5-L15: ~430 residential units (30% affordable)
- L43-L4z4: 20,000 SF historic space for amenity/events
- 40,000 Square Feet of Private Amenity Space (L5, 25)
- 4 outdoor sky terraces on Level 25

FUTURE TBD
- L16-24: 350 residential units
- L26-42: Currently 210,000 RSF office, 60% leased
- Excellent views, light and air
- Boutique Hotel
- Office
- Residential

BUILDING KEY
- Office
- Interior Amenity
- Outdoor Amenity
- Retail
- Parking
- Hotel
- 24-hour attended lobby
- Lobby Lounge with Fireplace
- 40,000 Square Feet of Private Amenity Space (L5, 25)
- 4 outdoor sky terraces on Level 25
- Pool, Cabanas
- Outdoor Kitchen & Grilling Areas
- Fire pits
- F&B Concept Designed by Revival Food Hall
- Club Room with Billiards
- On-site Co-working
- Private Dining Room
- Easily Accessible Storage on Resident Floors
- Full-Service Bike room
- On Site Dry Cleaning
- Fitness Center with Spin & Yoga Room
- Dog Run, Pet-Friendly
- On-Site Parking & EV Charging Stations
- Green Globes Certification
4 x 3,800 Square Foot New Outdoor Amenity Terraces on L25 with Features Including Pool and Outdoor Kitchens
Level 25 Terrace with Views of the Lake and Landmark Towers in All Directions
Corner Unit with Expansive Windows, Light & Air and New Luxury Interior Finishes

- 10' finished ceiling
- 5' windows
• U.S. central business districts to become more like mixed-use neighborhoods
• Primary role of downtown remains to attract and retain corporate businesses
• Residential conversion and eventually new construction
• Must have new retail amenities
• Reposition and create new public spaces
• Cities must be proactive and approach downtown as a public private partnership
Zoning & Code
- Operable windows required by residential code
- Outdoor space required by residential code
- Parking
- Density / Use Allowances

Planning
- Floor plate dimension (corridor to window depth less than 40')
- Demise uses in the tower by the elevator bank
- Create a separate ground-level experiences
- Large window line with light and air preferred
- Creation of amenities that can be shared or separate
- Split lobby

Feasibility
- Large block of contiguous vacancy
- Rent justifies cost of conversion
- Eligibility for Federal, State, and/or Local incentives
- Location justifies substantial re-investment
- Basis reset and debt restructure