

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



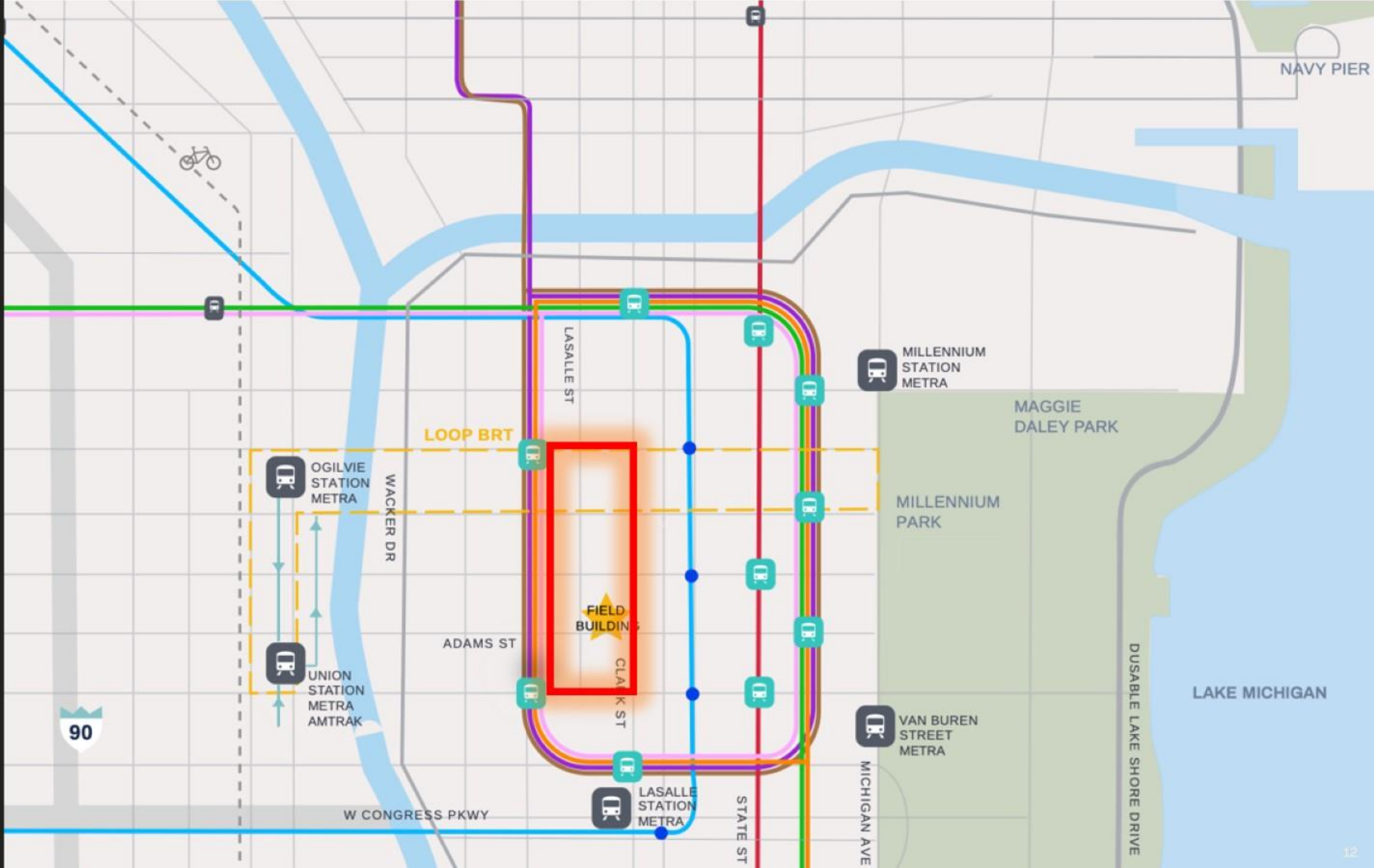
# LASALLE STREET REIMAGINED

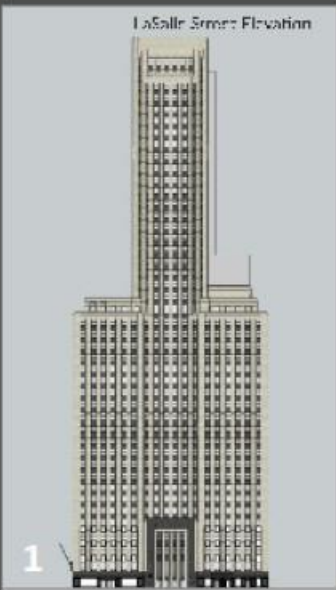
@ THE INTERSECTION OF HISTORY, INNOVATION, AND EQUITY

INVITATION FOR PROPOSALS  
SEPTEMBER 26, 2022

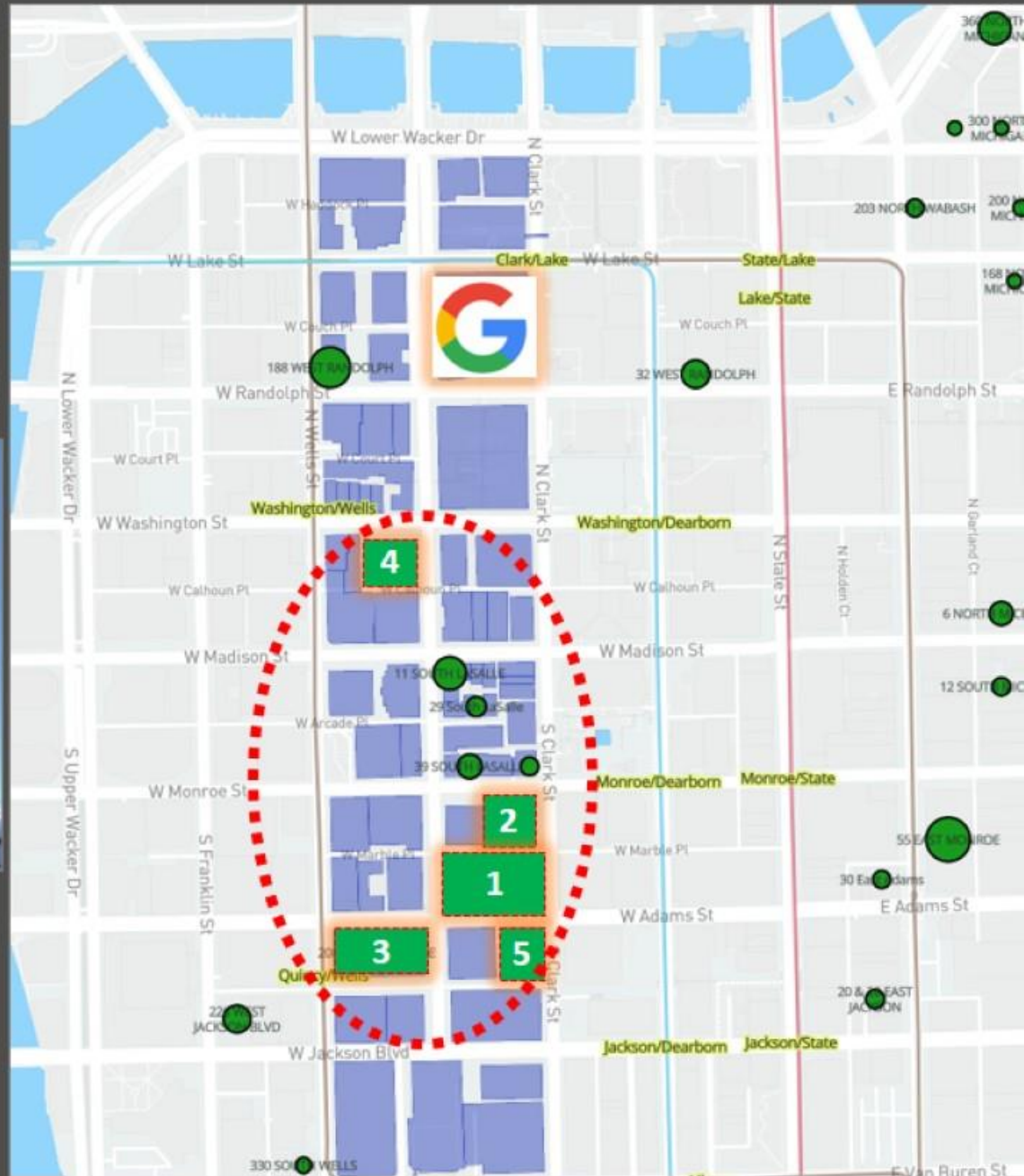


LaSalle Focus Area





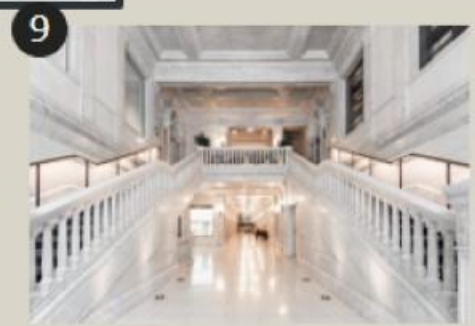
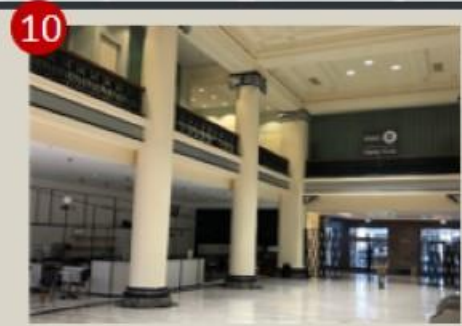
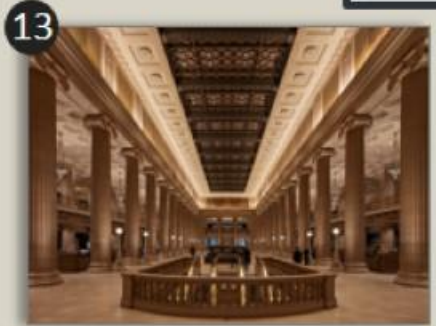
- 2.9 million SF office
- 60% of LaSalle vacancy
- Immediate critical mass of apartments
- 2,181 resi units, 228 hotel keys




Part 2) Pedestrian Streetscape & Placemaking



Part 3) Cultural & Retail Opportunities



 = Project Selected for LaSalle Reimagined Program ~1,800 New Apartments

## “Getting in on the ground floor of the Loop Revitalization” – July 2022

Karen Sauder

Google Chicago Site Lead and Global Clients and Agency Solution President

- 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 | **A Living Landmark**

FIELD BUILDING RESIDENCES

135

Architect | Graham, Anderson and Probst



# “The Field Building dedicates itself to the Future of LaSalle Street and Chicago”

– Marshal Field III, 1933 Leasing Brochure





# BLUE STAR PROPERTIES (16' on Center)



Thalia Hall | Pilsen | 2014



Revival Food Hall | The Loop | 2017



The Salt Shed | Goose Island | 2017





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

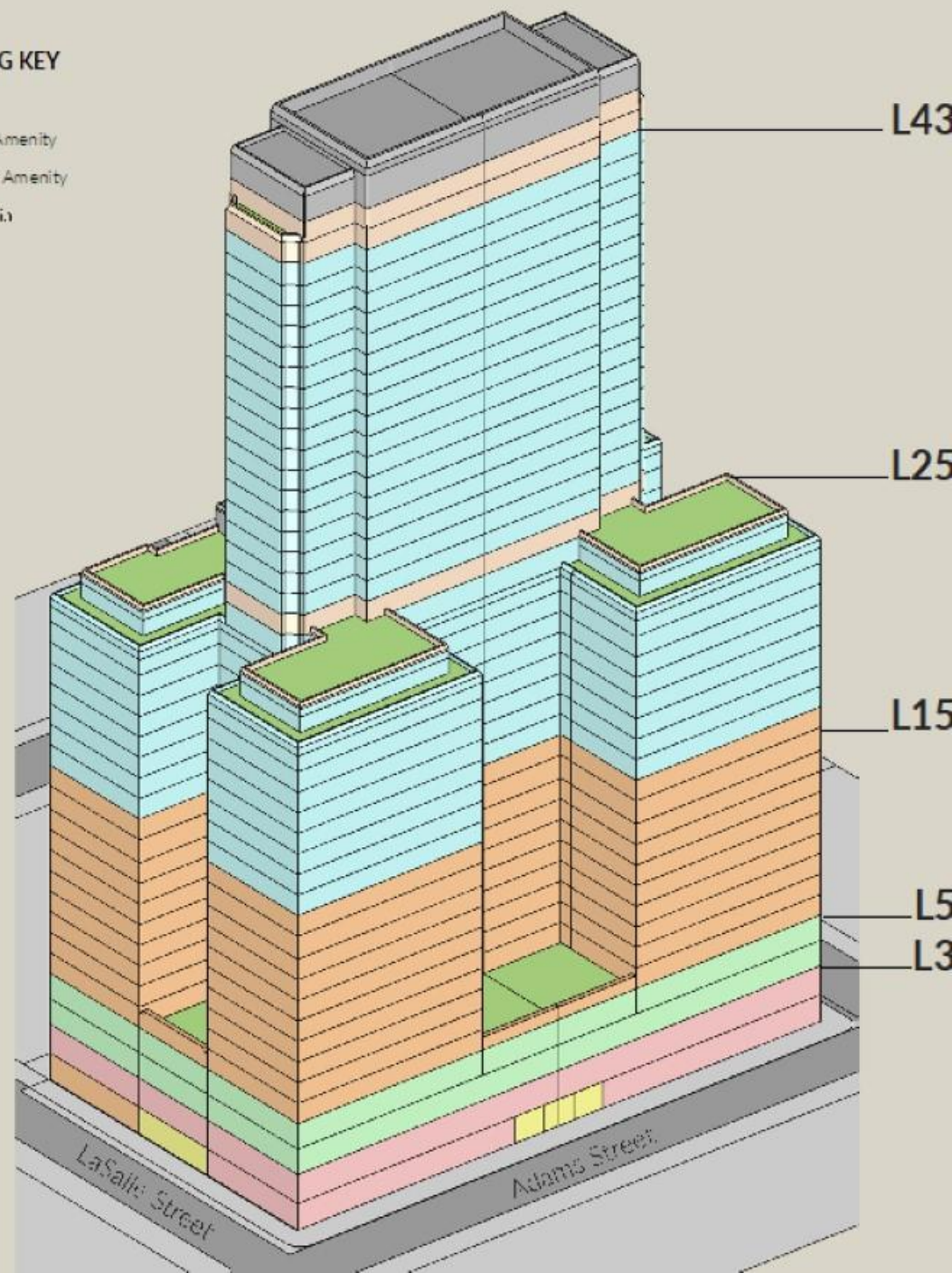
- L2-LL1: +80,000 SF Retail & Event Activation
- L3-L4: 180 Parking Stalls
- L5-L15: ~430 residential units (30% affordable)
- L43-L4z4: 20,000 SF historic space for amenity/events
- 40,000 Square Feet of Private Amenity Space (L5, 25)
- 4 outdoor sky terraces on Level 25

## 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
- Residential
- Parking
- Retail



- 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



THANK YOU | The Field Building



## 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

