

COMMUNITY
PRESENTATION

LASALLE STREET REIMAGINED

THE FIELD BUILDING
135 SOUTH LASALLE

Presented By:

Riverside Investment & Development with
AmTrustRE

March 2, 2023



RIVERSIDE INVESTMENT & DEVELOPMENT

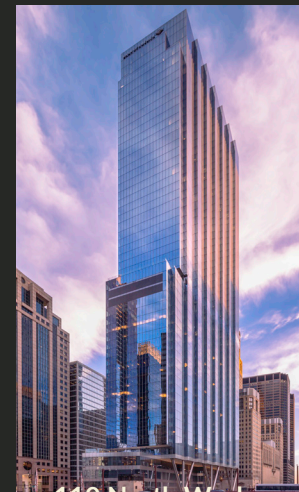
- 5 million square feet of award-winning projects
- \$6 billion in capitalized transaction value
- Large scale, mixed-use projects with complex construction
- Long-term perspective on project quality
- Launch projects in challenging economic environments
- Assemble qualified teams that fit project requirements
- Active in residential, office and retail markets



The Main | Evanston



150 North Riverside



110 North Wacker

AMTRUST RE

- 12 million+ square feet of commercial and residential projects across multiple markets
- Vertically integrated firm with deep experience in large-scale renovations
- Significant Downtown Chicago portfolio with seasoned local team



320 South Canal



1900 Lawrence | Denver



1111 S. Tryon | Charlotte

DEVELOPMENT TEAM

RIVERSIDE INVESTMENT & DEVELOPMENT
AND AMTRUSTRE

ARCHITECT

Lead
SCB

Historic
Vinci Hamp

GENERAL
CONTRACTOR

TBD

RETAIL
PROGRAM

Blue Star
Properties
(16' on Center)

RESIDENTIAL

Development
Riverside
AmTrustRe

Management
Atlantic Realty

CAPITAL
MARKETS

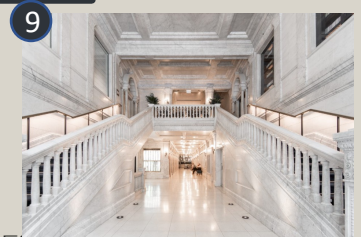
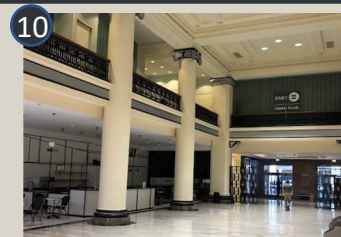
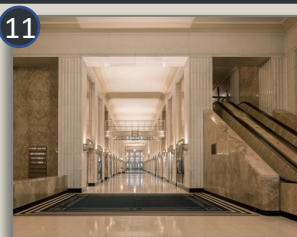
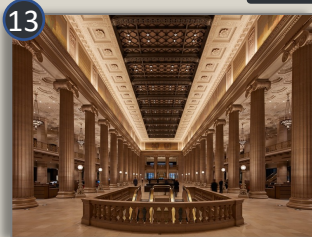
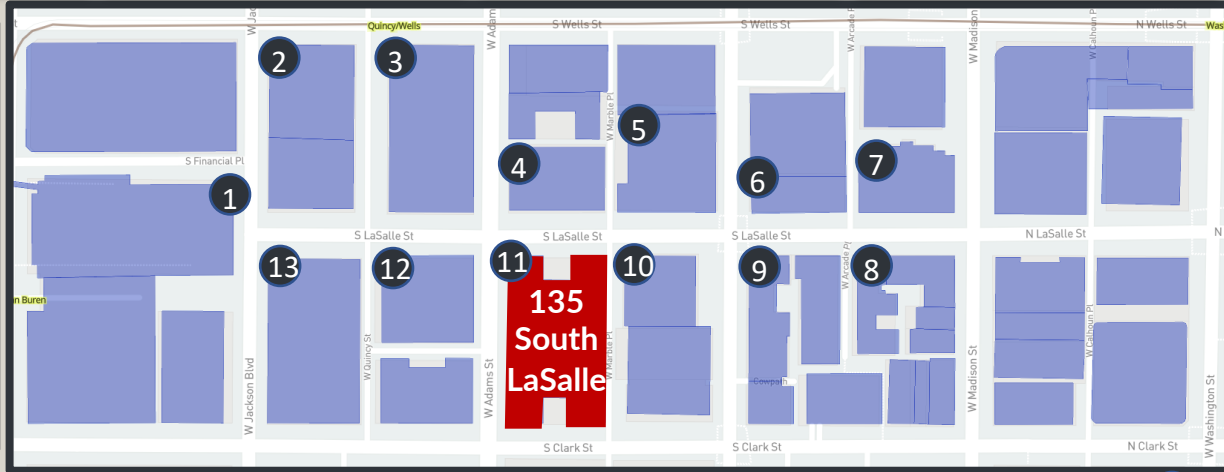
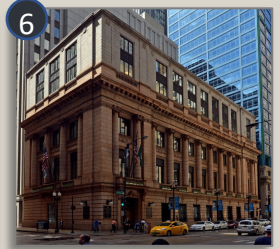
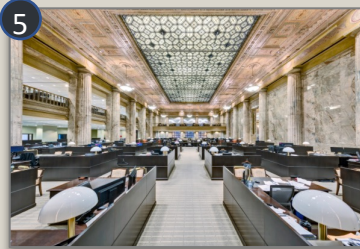
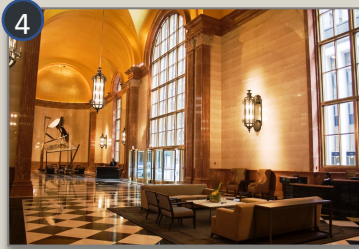
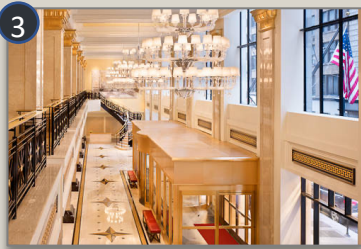
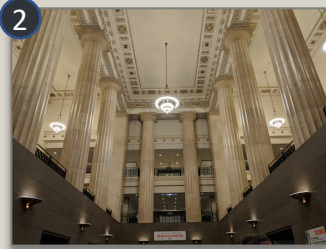
Riverside

HTC
CONSULTANT

Ryan

MANAGEMENT

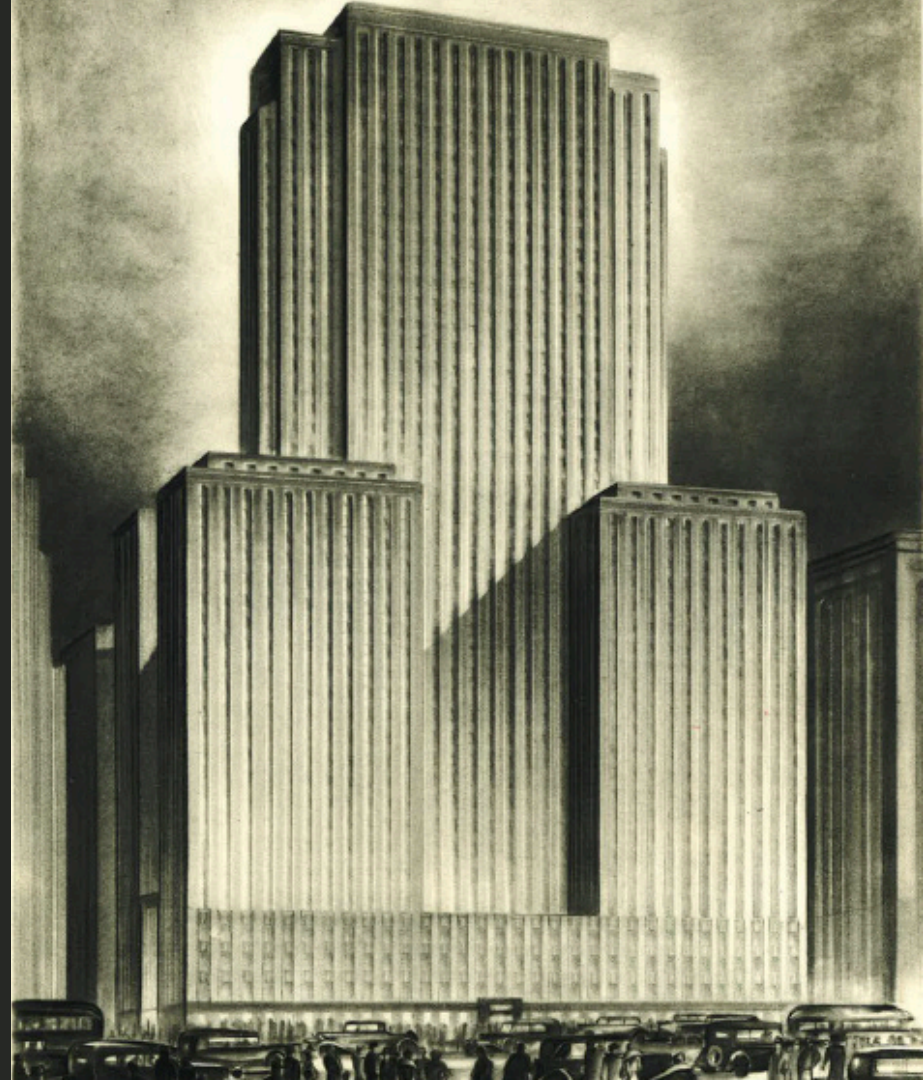
AmTrustRe



The Field Building

A Living Landmark

- Built by Marshall Field III starting in The Great Recession (1934)
- Dedicated to “the Future of LaSalle Street and Chicago”
- Graham, Anderson and Probst
- First Art Deco building in the Loop
- 45 stories encompassing 1.2 million RSF
- City of Chicago Landmark (1994)
- West-Loop LaSalle-Street Historic District (contributing building)
- Bank of America vacated 900,000 SF of in 2020 across 20 floors

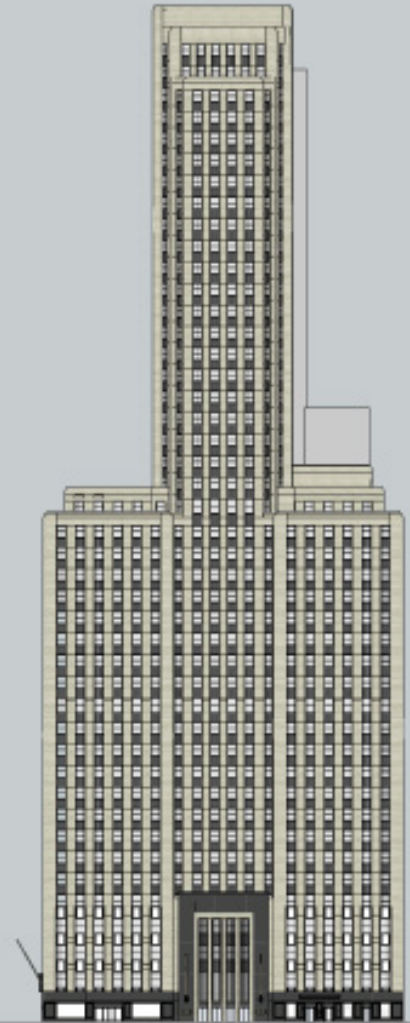


The Field Building

A Living Landmark

- Launch LaSalle's transition to a vibrant, mixed-use 24-7 neighborhood
- Create LaSalle's largest retail footprint into an anchor destination
- Dynamic 3-level F&B retail hub, featuring social and cultural entertainment draws
- Restore historically significant exterior & interior art deco architecture to former glory

LaSalle Street Elevation



The Field Building

A Living Landmark

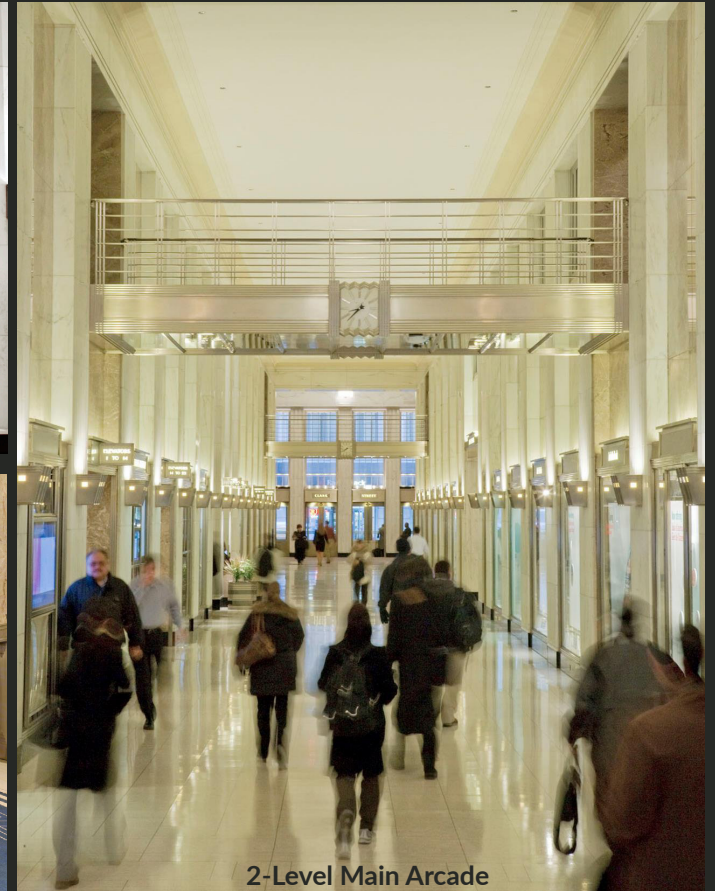
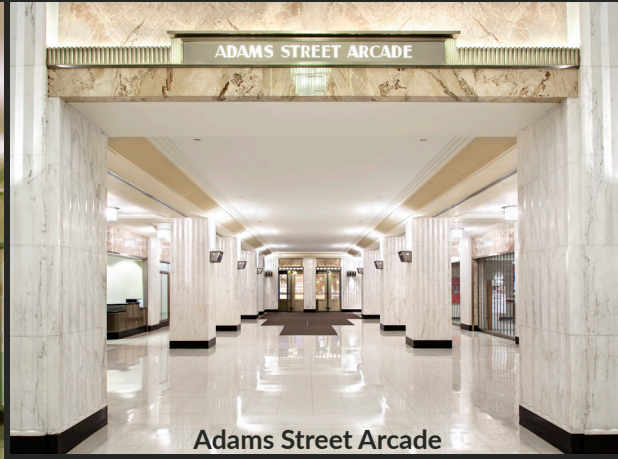
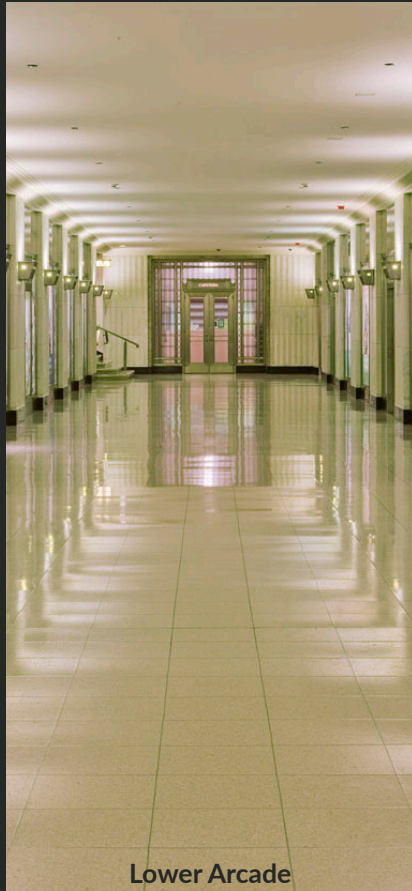
- Workforce housing proximate to jobs will attract both employers and professionals
- Eliminates 750,000 SF vacancy – 15.6% of 4.8M sf vacancy within the LaSalle St. corridor
- Large scale catalyst that will stimulate nearby office, retail, residential and hotel uses
- Shovel ready project with no leasing encumbrances and experienced development team



SAMPLES of LANDMARK EXTERIOR ARCHITECTURE



SAMPLE of HISTORIC INTERIORS at GRADE





New Multi-Level Retail Activation Along Adams Street, Exterior Lighting, Tenant Signage & Pedestrian Sidewalks

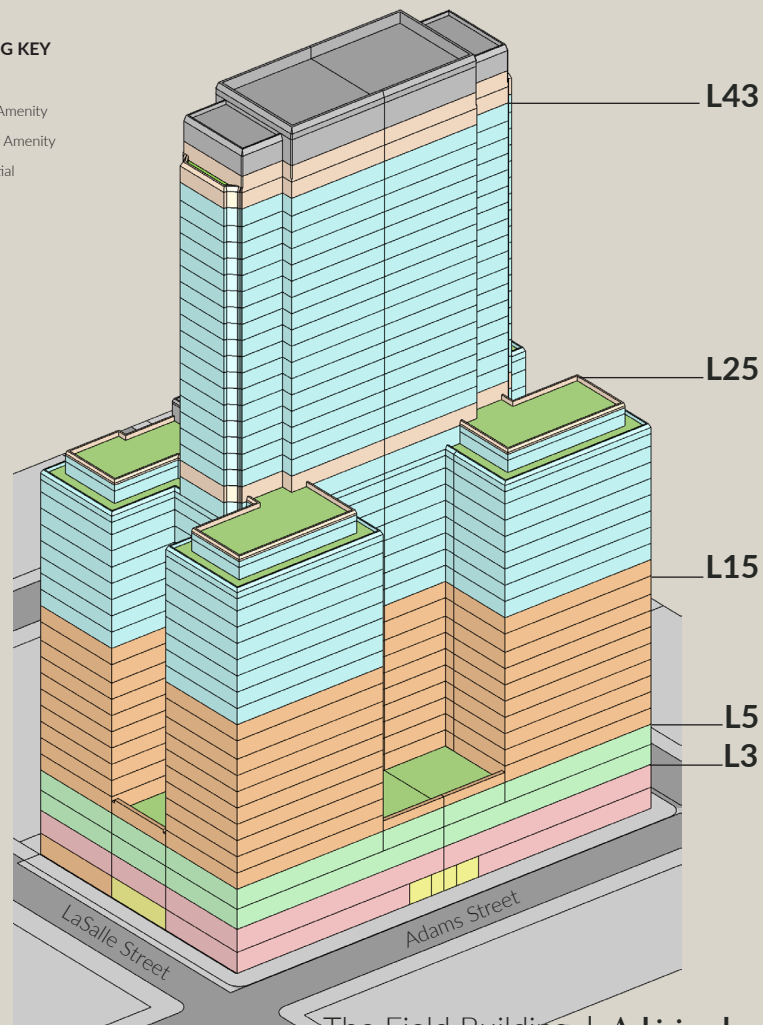
New Residential Entrance at LaSalle Street with Expanded Windows, Exterior Lighting & Pedestrian Sidewalks



- **L43-L44:** 22,000 RSF “Field Apartment”
- **L27-L42:** 210,000 RSF office with 60% leasing
- **L25-L26:** 20,000 SF indoor + 16,000 SF outdoor amenity
- **L16-L24:** Mostly vacant office (former BofA space)
- **L5-L15:** ~430 residential units
- **L3-L4:** 180 Parking Stalls
- **L2-Lower Level:** +80,000 SF Retail & Event Activation

BUILDING KEY

- Office
- Interior Amenity
- Outdoor Amenity
- Residential
- Parking
- Retail



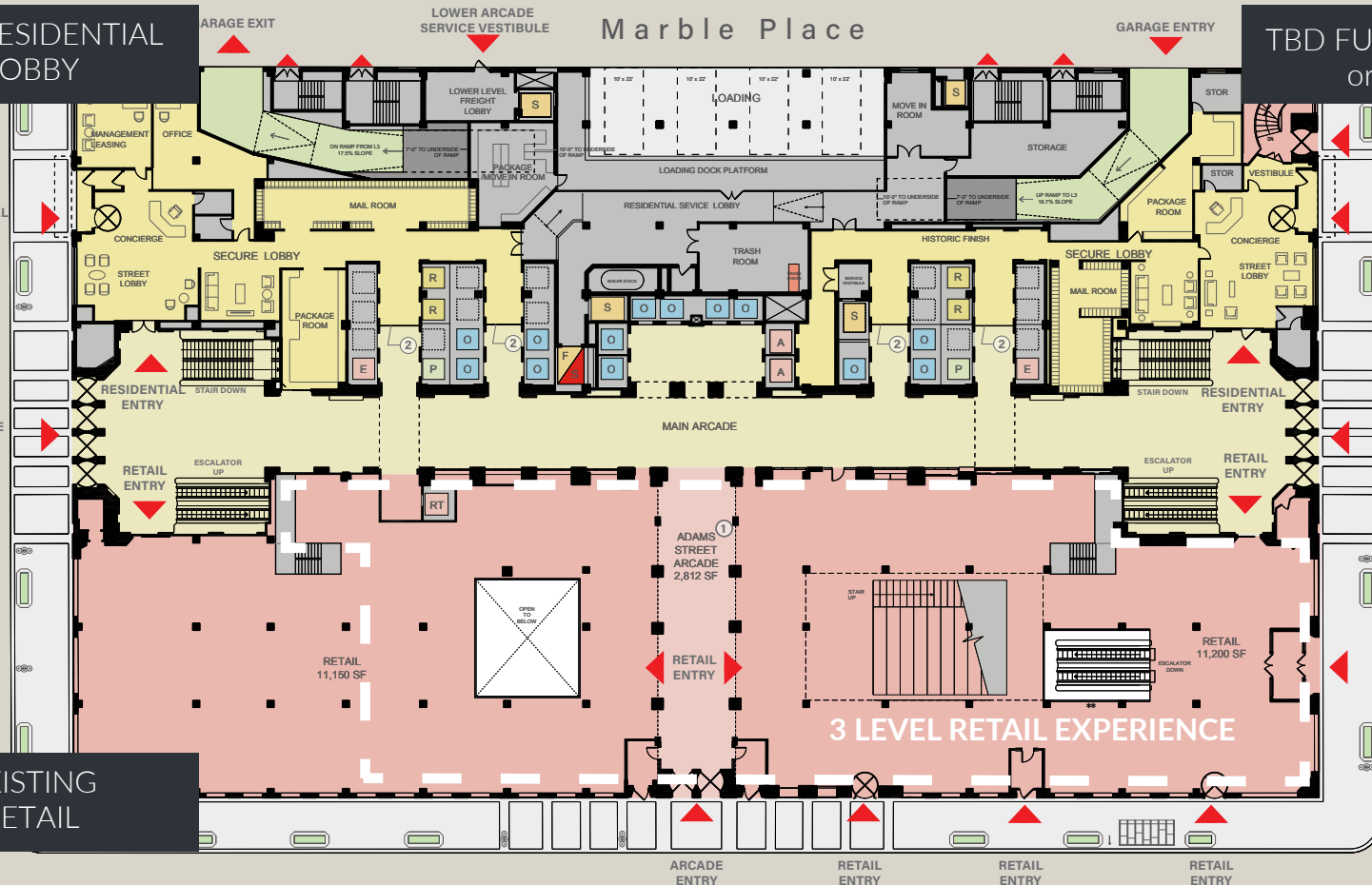
NEW RESIDENTIAL LOBBY

TBD FUTURE LOBBY or RETAIL

LaSalle Street

Clark Street

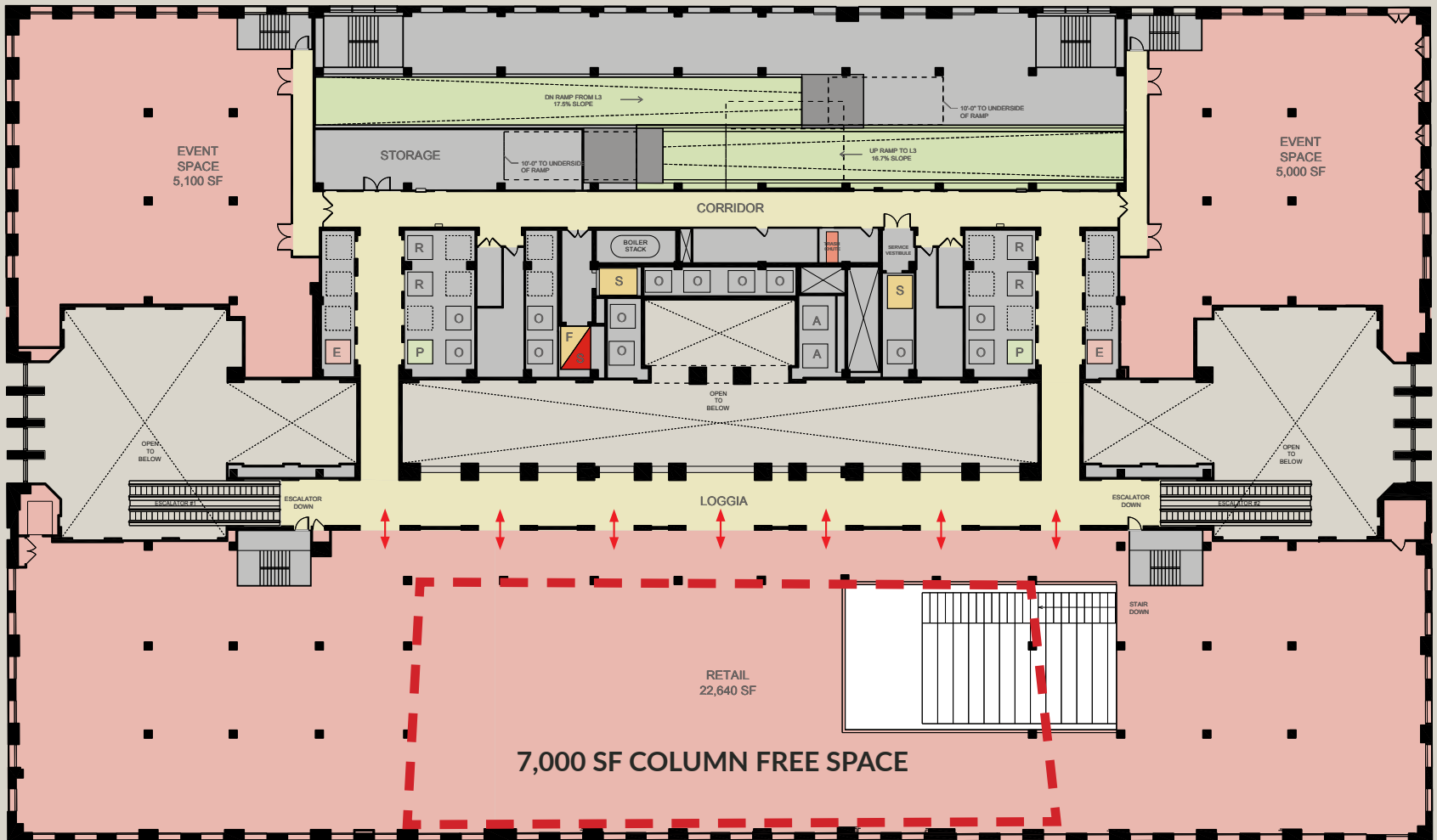
EXISTING RETAIL



Adams Street
GROUND FLOOR PLAN

Project is targeting a 15,000-25,000 fresh market grocer concept across multiple levels, enabled by significant on-site parking and new vertical transportation





LEVEL 2 PLAN

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"



TYPICAL RESIDENTIAL PLAN & UNIT MIX



Unit Type	% Units	Average SF	# Market Units	# Affordable Units	Total Units
EFF	59%	585	178	76	254
1 BR	27%	801	81	35	116
2 BR	14%	1,147	42	18	60
Total/Average	100%	722	301	129	430

PROJECT COSTS AND TIMELINE

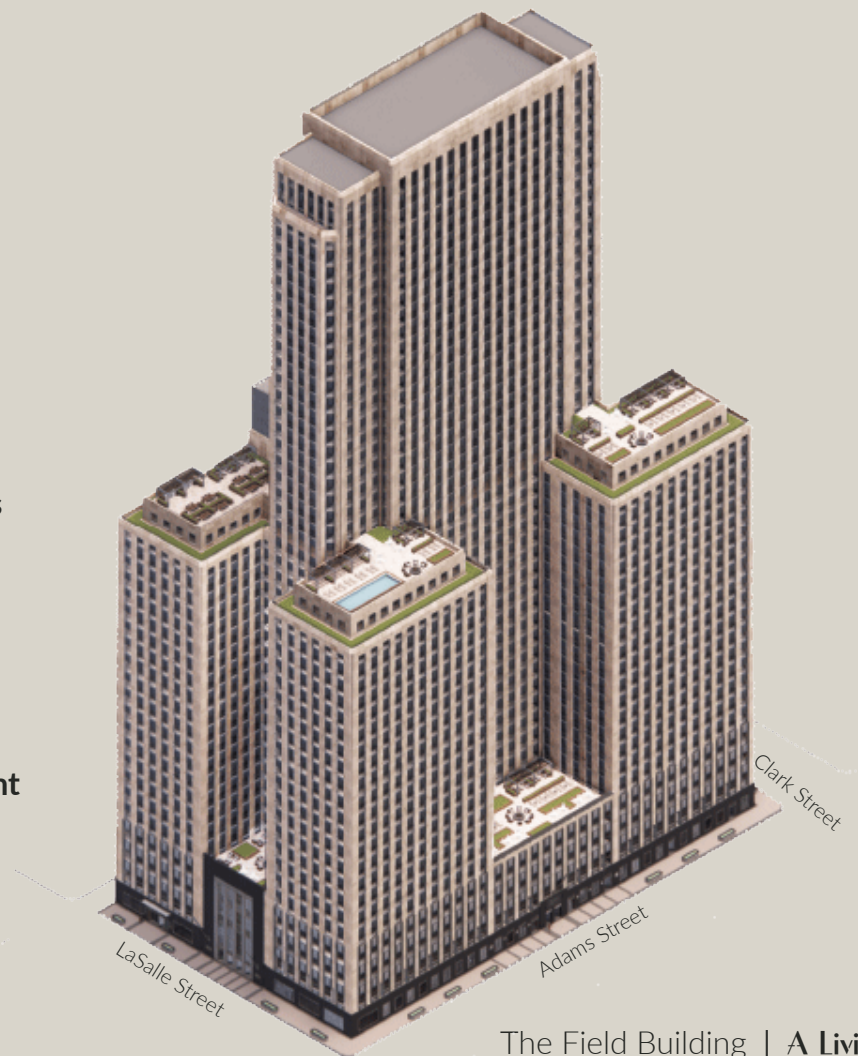
SOURCE/USE	%	\$	\$/Unit
Debt	30%	\$78,773,997	\$183,195
Sponsor / 3 rd Party	12%	\$30,543,810	\$71,032
HTC	13%	\$34,163,703	\$79,450
TIF	44%	\$115,000,000	\$267,442
TOTAL SOURCES	100%	\$258,481,510	\$601,120
Land	12%	\$32,103,500	\$74,659
Hard Cost	78%	\$200,383,740	\$466,009
Soft Cost, Finance & Shortfall	10.0%	\$25,994,270	\$60,452
TOTAL USES	100%	\$258,481,510	\$601,120

TIMELINE

- Project is Shovel Ready, no leasing encumbrances
- Design 9-12 months
- Construction 12 months
- Building open 1Q 2025

PUBLIC BENEFITS

- **Temporary Jobs** – Approximate New Total Jobs: 993
- **Permanent Jobs** – Approximate New Total Jobs: 192
- **Existing Office Tower** – 200,000 SF = 1,000 jobs
- **Vacant Office Mid Rise** – 400,000 SF = 2,000 jobs
- **Green Globes certification to achieve the Chicago Sustainable Development Policy**
- **City of Chicago and LaSalle Street Re-Imagined goals for MBE/WBE, diversity, and equity**
- **30% (129) Affordable Apartment Units at 60% AMI**
- **Restoration of a Chicago Landmark Building and Public Interior Landmark Spaces**
- **80,000 SF of new public retail, grocery, entertainment and cultural space**
- **Replacement and beautification of LaSalle, Adams and Clark Street sidewalk adjacent to building**





CONCLUSION