

LASALLE STREET REIMAGINED



30 N. LASALLE ST.

GOLUB

corebridge
financial



CONFLUENCE



Project Summary

30 N LaSalle is uniquely positioned to:

- **Address Chicago's affordable housing shortage**
 - Convert 432,000 SF of office to 432 apartments
 - 130 affordable units (30% of total) at 60% of AMI
- **Reinvigorate the LaSalle Street Corridor**
 - Addition of multifamily residents promotes a live, work, play neighborhood
 - Vibrant greenspace and seating will allow the public to experience the building in a new way

Property Summary

General

Name	30 N LaSalle
Year Built	1974
Stories	44
Walk Score	100
Transit Score	100
Bike Score	81

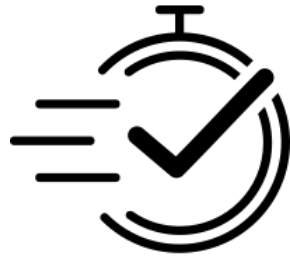
SF

Retail	12,780
Office	935,063
Total	<hr/> 947,843

Occupancy

Full Building	46%
Floors 22 and Lower	23%

Project Summary



Speed to Market and Timeline

- Unmatched speed to market given
 - 12 floors of contiguous vacancy
 - Non-landmarked status
- Demolition of office space could start immediately upon selection
- Units available for move in as early as Q1-25



Streetscape Improvements and Retail:

- Updated public plaza, new landscaping, hardscaping, and public art
- A new residential entrance will be installed on Washington Street
- With the new lobby, the retail will be fully occupied by Amalgamated Bank Chicago, Einstein Bagels, and Starbucks



Open Space and Outdoor Amenities (14,500 SF)

- 9,000 SF (public plaza areas, planters, resident dog run)
- 5,500 SF (Level 11 outdoor amenity terrace)

Indoor Amenities (10,600 SF)

- 5,100 SF (Level 2 lounge, co-working area, media lounge/private party room)
- 5,500 SF (Level 11 fitness, lounges, private party room w/terrace)

Project Team



Golub & Company: Developer

Widely recognized as one of the most dynamic and successful family businesses, Golub & Company (“GoCo”) and its affiliates are leaders in real estate development, acquisitions, investment financing, asset and property management, leasing and real estate advisory services.

Since its founding over 60 years ago, with three generations of professionals working in the business, GoCo has built a strong reputation as a trusted co-investor and developer with its many institutional and private capital partners. It’s a reputation based on track record; GoCo and its affiliates have owned, leased or managed more than 50 million square feet of commercial, mixed-use and multifamily real estate properties, including 45,000 residential units, valued in excess of \$10 billion located across the United States and internationally.



Corebridge: Existing Lender

Corebridge Real Estate Investors (formerly AIG Global Real Estate) has been helping AIG, its affiliate insurance companies, and other institutional investors capitalize on the dynamic real estate markets since 1987. This includes sourcing, investing, and managing a diversified real estate portfolio, with expertise in multifamily, industrial, retail, office, hospitality, senior housing, and student housing sectors. With over 50 million square foot of real estate managed globally, Corebridge Real Estate Investors has a reputation of being a trusted partner. Corebridge Real Estate Investors actively invests in both value-add and core equity strategies in the US and Europe.



SCB: Architect

SCB is an architecture, interior design, and planning firm that practices nationally from offices in Chicago, San Francisco, Boston, and Seattle. Since 1931, SCB has made a lasting impact on the nation’s skyline, campuses, and neighborhoods, helping our clients across the country achieve their goals, serve their constituencies, and make their mark.



Confluence: Landscape Architect

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 75+ includes 40 licensed landscape architects and AICP certified planners—and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in 27 states including Illinois.

Project Team Experience



We believe the team we have put together will allow 30 N LaSalle to be the most well executed redevelopment in the LaSalle St Corridor.

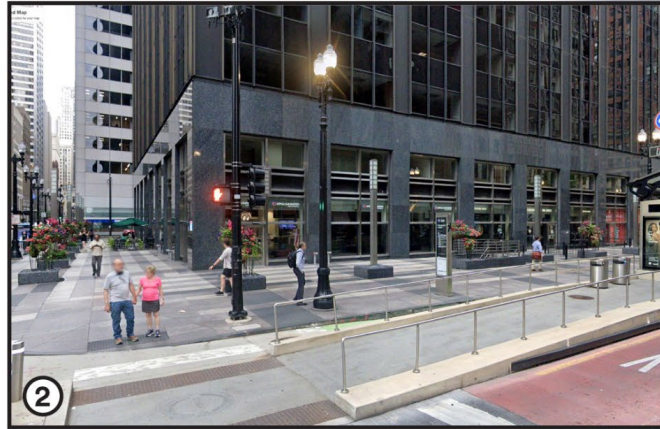


An office to residential conversion is complex and requires a wide range of skills.

Golub and SCB have a long history of projects that exemplify the ability to redevelop a project the size of 30 N LaSalle.

Including:

- Tribune Tower
- Century Tower
- 100 Van Ness (San Francisco)



AREA SUMMARY

Site Area	36,520
Gross Area	1,093,840
FAR Area	1,038,090
FAR	28.4
Base FAR	28.5
FAR Remaining	0.1
Height (ft)	554
Floors	44

Office

Office GSF	591,480
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Residential

Residential GSF	438,730
Units	432
NSF	313,200
Average NSF / Unit	725
Efficiency	71%

Open Space

Required @ 36 sf / unit	15,552
Available	14,500

Amenity

GSF	10,600
GSF / Unit	25

Retail

GSF	11,590
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Parking

GSF	0
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Shared Services

Central Mech	39,790
Loading	38,790
	1,000

Residential Unit Mix

Type	AVG SF	Unit Count	Market	Affordable*
Studio	586	252	176	76
1 Bed	810	126	88	38
2 Bed	1,177	54	38	16
Total	725	432	302	130

* 60% of AMI

OFFICE

L44 STORAGE / MECH

L34 THRU L43
- 10 FLOORS
- 25,020 GSF/FLOOR

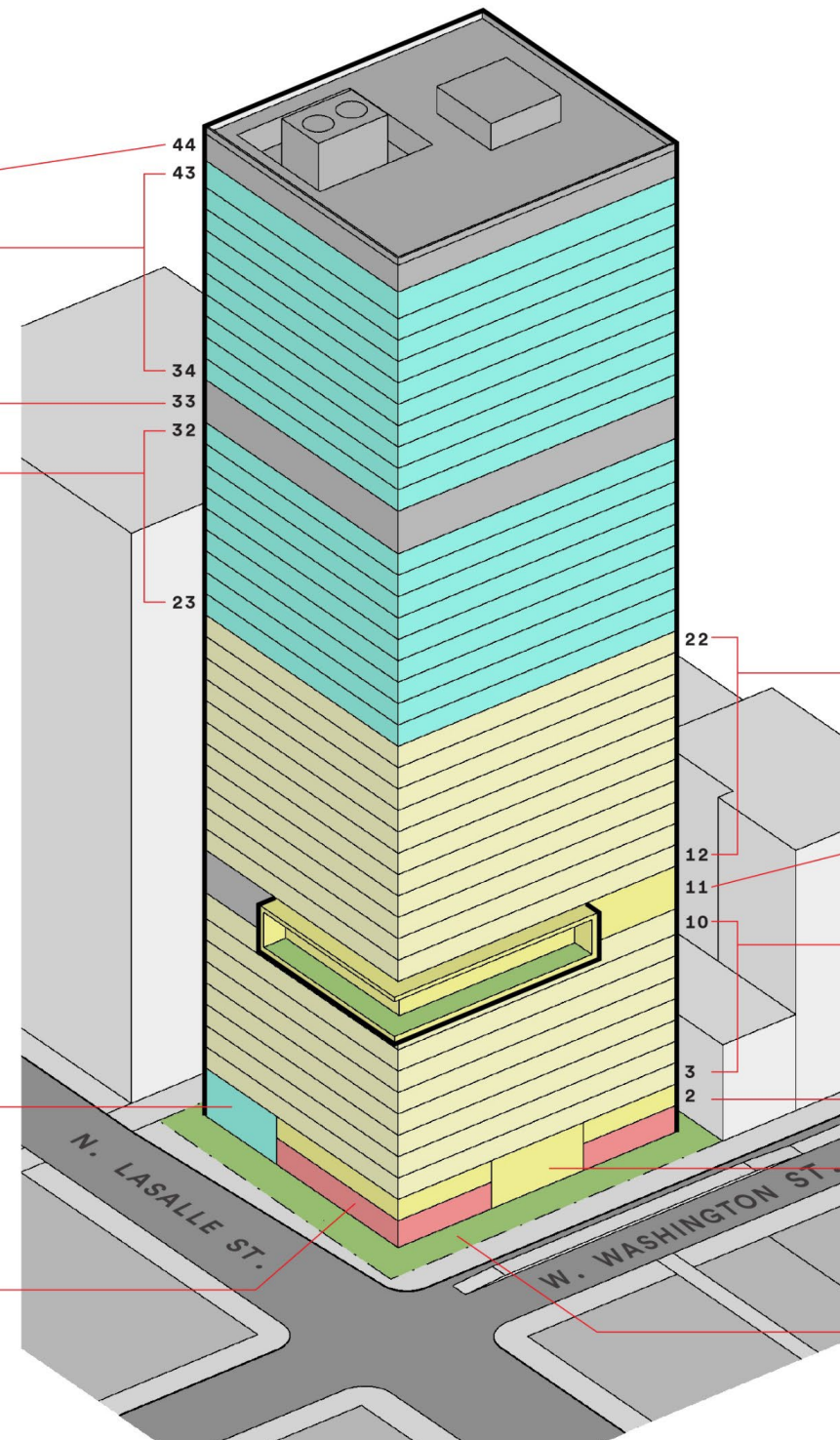
L33 STORAGE / HIGH RISE MECH

L23 THRU L32
- 10 FLOORS
- 25,020 GSF/FLOOR

OFFICE LOBBY ON LASALLE ST.

RETAIL

- STREET LEVEL 6,590 GSF
- LOWER LEVEL 5,000 GSF STORAGE



- 420,000 SF OFFICE SPACE CONVERTED TO RESIDENTIAL
- EXISTING OFFICE PROGRAM TO REMAIN ON LEVELS 23-43
- MAJORITY OF RETAIL PROGRAM TO REMAIN AT STREET LEVEL

APARTMENT

L12 THRU L22 (NO L13)
- 10 FLOORS
- 240 UNITS
- 25,020 GSF/FLOOR
- 22,530 RESI GSF/FLOOR
- 17,400 NSF/FLOOR

L11 AMENITY / TERRACE / LOW RISE MECH
- 5,500 SF AMENITY
- 5,500 SF OPEN SPACE

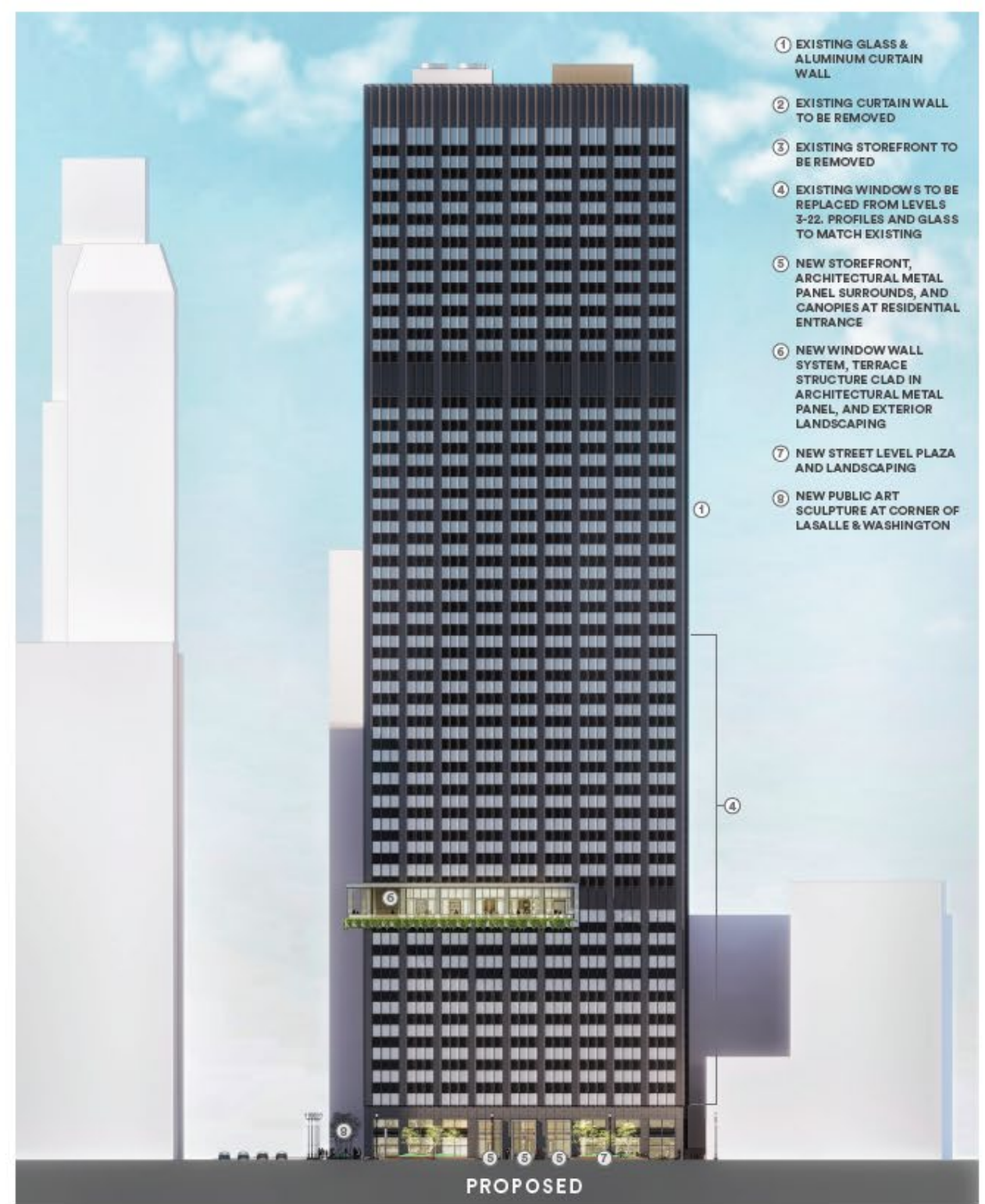
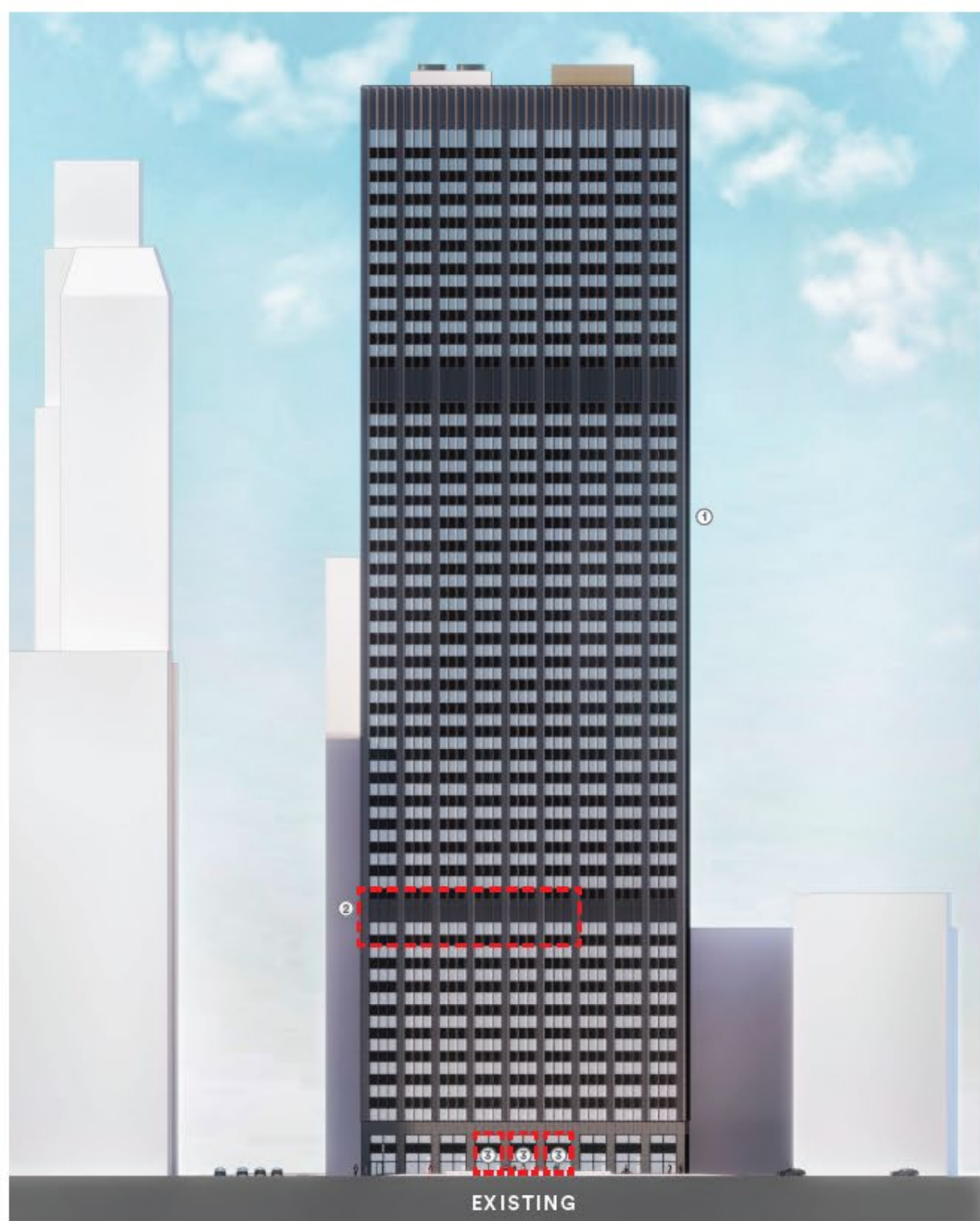
L3 THRU L10
- 8 FLOORS
- 192 UNITS
- 25,020 GSF/FLOOR
- 22,530 RESI GSF/FLOOR
- 17,400 NSF/FLOOR

L2 AMENITY / LEASING & MANAGEMENT / MECH

RESIDENTIAL LOBBY ON WASHINGTON ST.

LANDSCAPED PLAZA
- 9,000 SF OPEN SPACE

PROGRAM STACKING SUMMARY



- ① EXISTING GLASS & ALUMINUM CURTAIN WALL
- ② EXISTING CURTAIN WALL TO BE REMOVED
- ③ EXISTING STOREFRONT TO BE REMOVED
- ④ EXISTING WINDOWS TO BE REPLACED FROM LEVELS 3-22. PROFILES AND GLASS TO MATCH EXISTING
- ⑤ NEW STOREFRONT, ARCHITECTURAL METAL PANEL SURROUNDS, AND CANOPIES AT RESIDENTIAL ENTRANCE
- ⑥ NEW WINDOW WALL SYSTEM, TERRACE STRUCTURE CLAD IN ARCHITECTURAL METAL PANEL, AND EXTERIOR LANDSCAPING
- ⑦ NEW STREET LEVEL PLAZA AND LANDSCAPING
- ⑧ NEW PUBLIC ART SCULPTURE AT CORNER OF LASALLE & WASHINGTON

EXISTING

PROPOSED

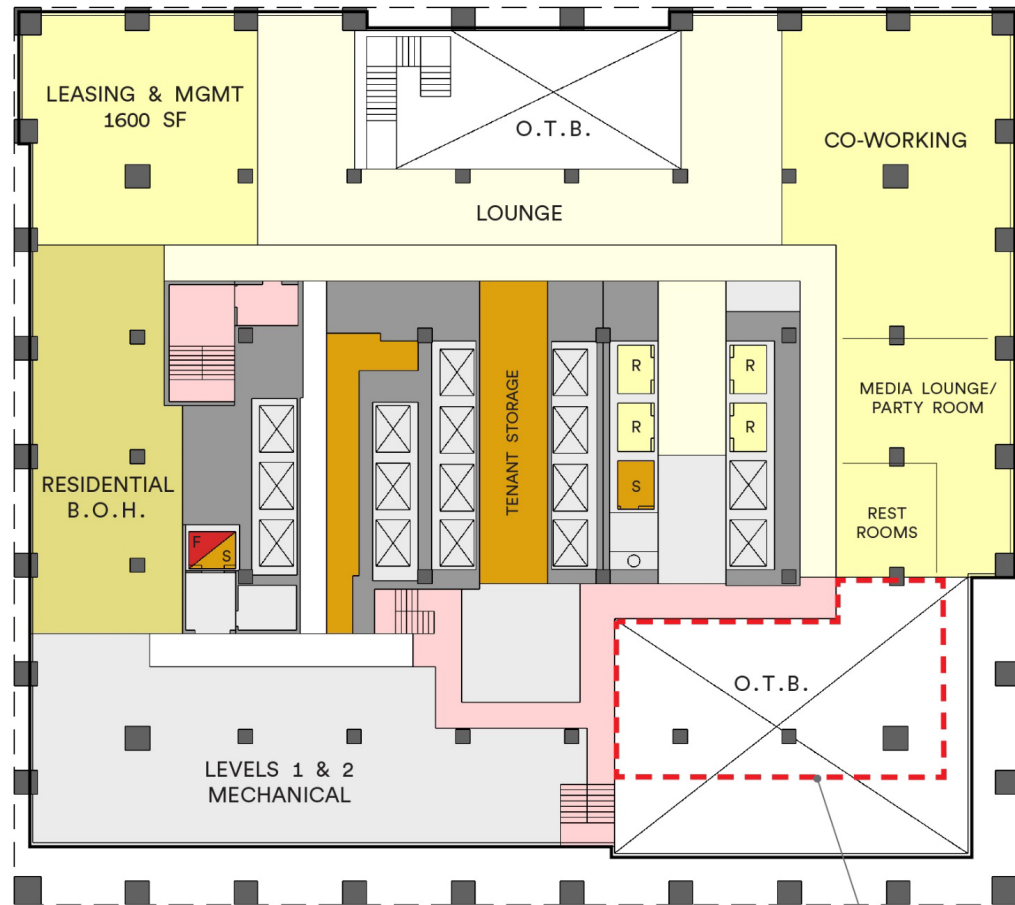


EXISTING



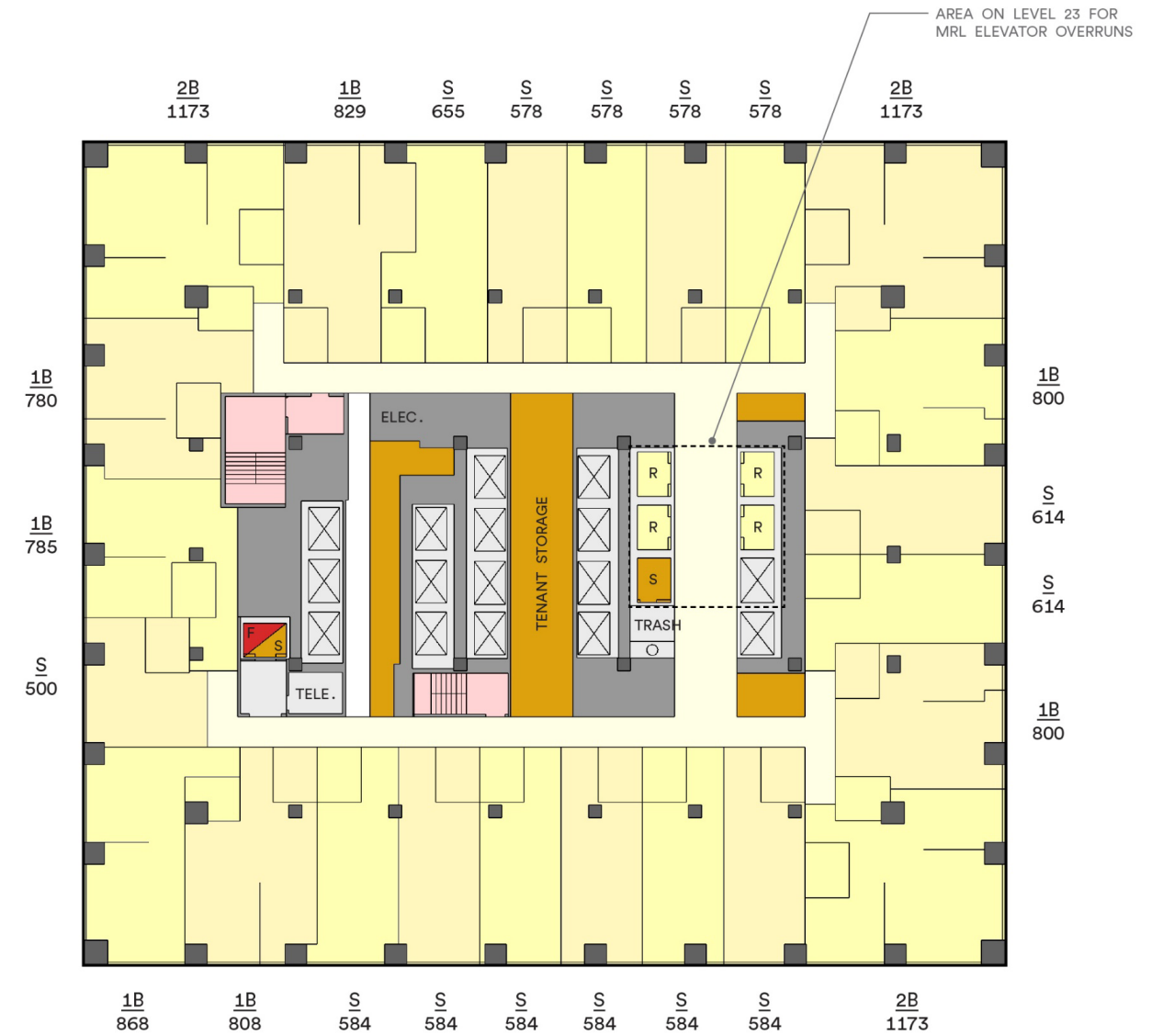
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LEVEL 2

18,760 GSF | 13,730 RESIDENTIAL GSF | 5,100 SF AMENITY



LEVELS 3-10, 12, 14-22

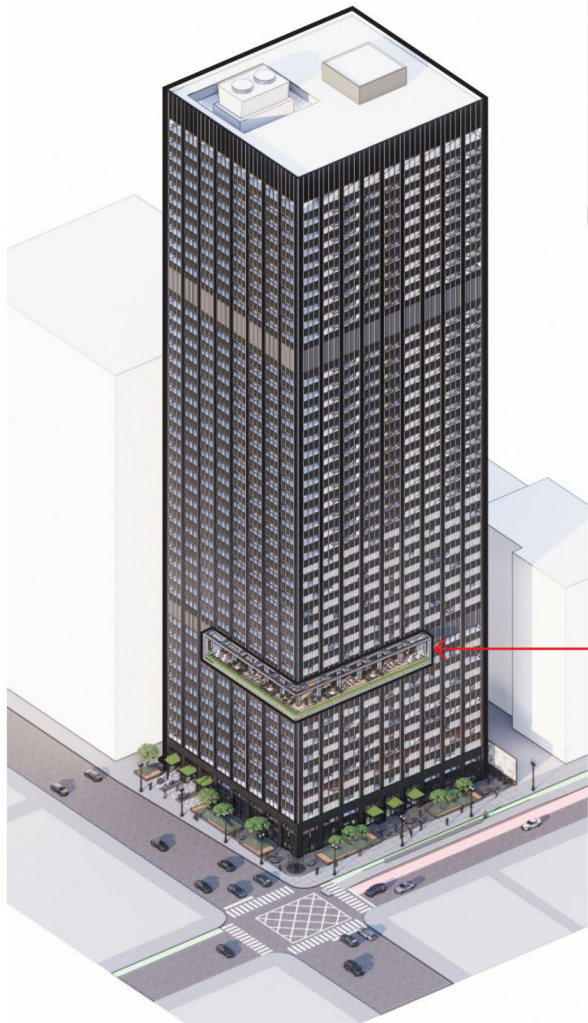
25,020 GSF | 22,530 RESIDENTIAL GSF | 17,400 NSF | 24 UNITS

ELEVATOR LEGEND

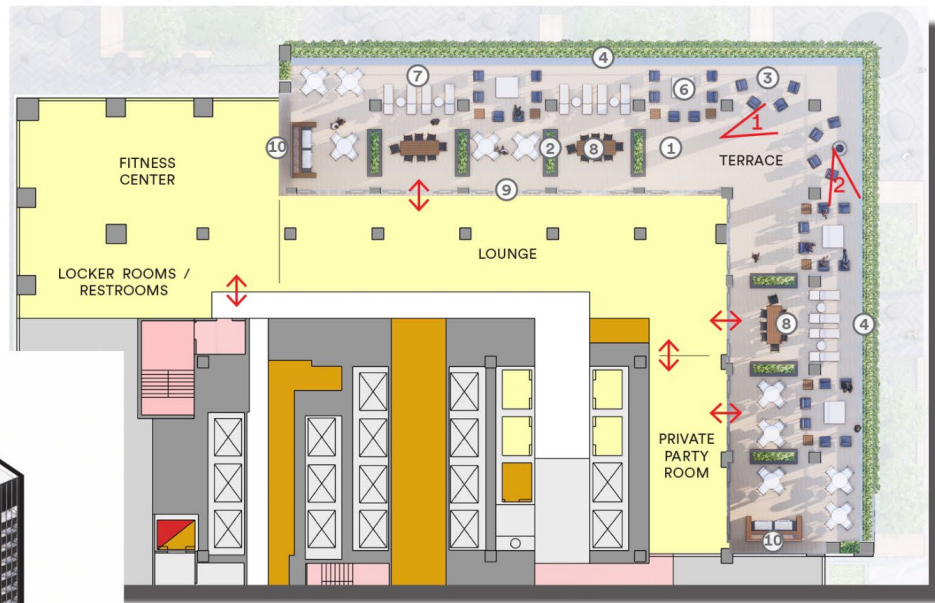
- R RESIDENTIAL
- O OFFICE
- S SERVICE
- F/S FIREMAN/SERVICE



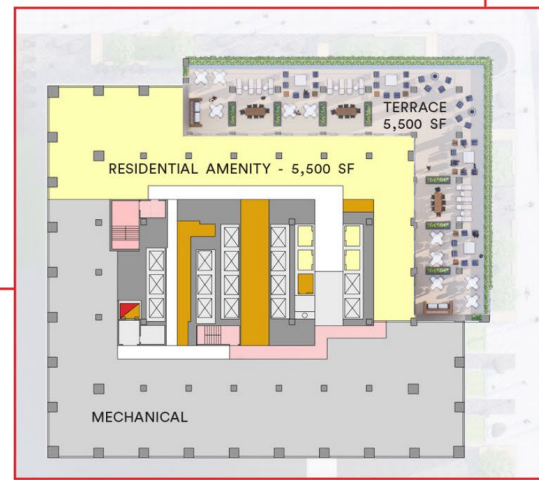
AERIAL VIEW LOOKING SOUTHWEST



OVERALL VIEW LOOKING SOUTHWEST



OUTDOOR TERRACE PLAN CONCEPT



LEVEL 11 AMENITY PLAN DIAGRAM

- ① OUTDOOR TERRACE
- ② RAISED PLANTERS
- ③ FIRE PIT
- ④ GLASS GUARDRAIL
- ⑤ TRELLIS
- ⑥ SEATING AREAS
- ⑦ LOUNGE AREAS
- ⑧ DINING AREAS
- ⑨ SLIDING WALL PANELS
- ⑩ GRILLING AREAS



1) VIEW LOOKING EAST DOWN WASHINGTON STREET



2) VIEW LOOKING SOUTH DOWN LASALLE STREET



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- ⑥ NEW PUBLIC ART SCULPTURE AT CORNER OF LASALLE & WASHINGTON
- ⑦ BACKLIT DECORATIVE METAL SCREEN TO ILLUMINATE OUTDOOR SEATING AREA AND DOG RUN AREA IN ALLEY



23,200 TOTAL GSF
 6,000 RESIDENTIAL GSF
 9,610 OFFICE GSF
 6,590 RETAIL GSF
 1,000 LOADING GSF

- ① PUBLIC ART SCULPTURE
 - ② RETAIL OUTDOOR DINING
 - ③ RAISED PLANTERS WITH INTEGRAL BENCHES
 - ④ ILLUMINATED SEATING STONES
 - ⑤ BACKLIT DECORATIVE METAL SCREEN
 - ⑥ EGRESS STAIR TO BE REMOVED
 - ⑦ REMOVED
 - ⑧ NEW RESIDENTIAL SERVICE ELEVATOR SERVING LEVELS LL-L1
- RESIDENTIAL SERVICE

ELEVATOR LEGEND

- R RESIDENTIAL
- O OFFICE
- S SERVICE
- F/S FIREMAN/SERVICE





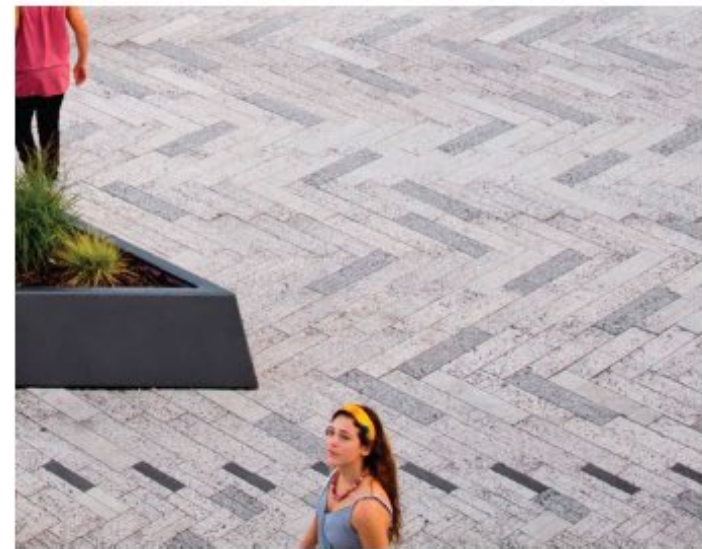
STREET VIEW LOOKING SOUTHWEST



URBAN TERRACE



PUBLIC ART



PAVING



RAISED PLANTERS



DOG RUN

SEATING



Public Benefits



Affirmative Action Plan:

- Committed to exceed city requirements
- Of total project cost, we commit to directing at least:
 - 30% to Minority-Owned Business Enterprises
 - 10% to Woman-Owned Business Enterprises



Sustainability Plan

Areas of Focus:

- Exceeding Energy Code
- Reducing Water Usage
- Planting Trees and Other Plaza Landscaping
- Creating Bike Parking
- Utilizing Public Transport Network for Multifamily and Office Tenants
- Incorporating Bird-Friendly Glazing at Base of Building



Employment Plan:

Temporary Jobs:

- 350 construction jobs

Permanent Jobs:

- Retain current onsite staff of 14
- Create 10 new jobs to operate the multifamily building

Work Study Program:

- Golub participates in the Southeast Side Experience Incubator's St. Francis de Sales High School Work Study Program.
- Expand to include 30 N LaSalle

Project Budget and Sources & Uses

DEVELOPMENT BUDGET	AMOUNT	/ RSF	/ Unit
LAND / ACQUISITION COSTS	\$18,273,933	\$58.35	\$42,301
HARD COSTS	\$129,883,399	\$414.70	\$300,656
DESIGN & ENGINEERING	\$4,395,000	\$14.03	\$10,174
OTHER SOFT COSTS	\$12,442,323	\$39.73	\$28,802
FINANCING COSTS	\$7,953,550	\$25.39	\$18,411
TOTAL SOFT COSTS	\$24,790,873	\$79.15	\$57,386
TOTAL DEVELOPMENT COSTS	\$172,948,205	\$552.20	\$400,343

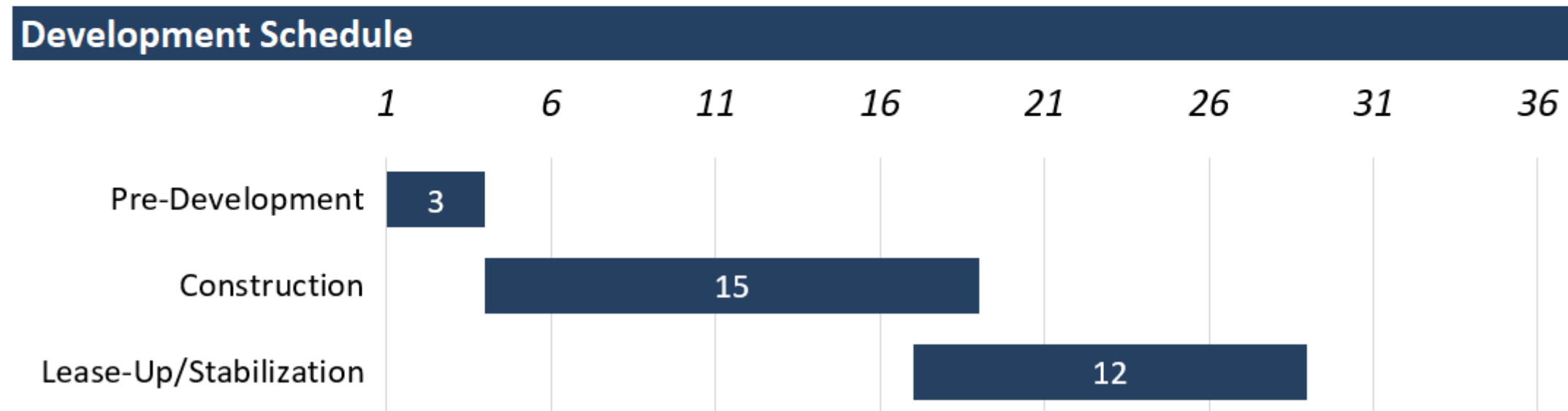
SOURCES & USES	Pre TIF Funding	Post TIF Funding
SOURCES		
Equity	\$53,613,944	\$53,613,944
Debt	\$119,334,261	\$44,334,261
TIF Funding at Completion	\$0	\$75,000,000
Total Sources	\$172,948,205	\$172,948,205
USES		
Land / Acquisition Costs	\$18,273,933	\$18,273,933
Hard Costs	\$129,883,399	\$129,883,399
Soft Costs	\$24,790,873	\$24,790,873
Total Uses	\$172,948,205	\$172,948,205

Project Timeline

Unmatched Delivery Timeline:

- First units could be delivered as soon as Q1-25
- The only proposal without landmark status, the property would be exempt from landmark requirements
- With contiguous vacancy from floors 2-12, demolition could start upon selection
- Compared to alternative proposals, no building can deliver units faster

Critical Dates	Start Month	Start Date	Duration	End Month	End Date
Pre-Development	1	Sep-23	3	3	Nov-23
Construction	4	Dec-23	15	18	Feb-25
Lease-Up/Stabilization	17	Jan-25	12	28	Dec-25



An aerial night view of a modern skyscraper with a glass facade. The building features a prominent rooftop garden with people and plants. Below the building is a courtyard with trees, a fountain, and a bus stop. The scene is illuminated by city lights and the building's interior lights.

THANK YOU
FOR YOUR
CONSIDERATION!