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June 29, 2009

The Deal Sheet

Lease Transactions

Roy's Furniture is relocating from Pilsen to 2701 S. Western Ave. The furniture company will take 36k-SF within the 136k SF facility. Paine/Wetzel-ONCOR International's **Edward C. Wabick, Michael D. Nelson** and **Mark A. Nelson** represented landlord **Wrightwood Capital** in the transaction. Cushman & Wakefield's **Sally Macoicz** repped Roy's Furniture.

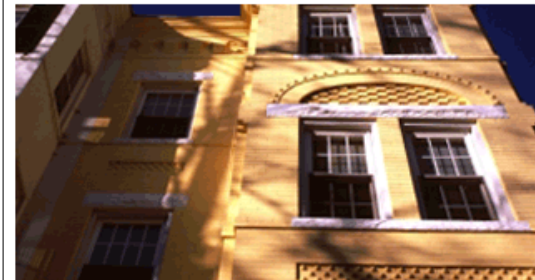
Hillside Industries, Inc. is expanding into 4k-SF of office at 645 Blackhawk Drive in Westmont. Paine/Wetzel-ONCOR International's **Brandon R. Wright** and **Gerald F. Sullivan** repped the landlord, a private investor, while the tenant was self-represented.

Champion Realty Advisors, LLC completed a lease for **Ozburn Hessey Logistics** for 163k-SF at 2 Gateway Court in Bolingbrook. Champion's **J.D. Salazar** represented Ozburn Hessey Logistics. The building owner, **Duke Realty Corporation**, was represented by NAI Hiffman's **Mark Moran**.

Bear Paddle Swim School & Clubhouse, a new retail concept specializing in swimming lessons for children, as well as fitness and creative activities, will debut in Yorkshire Plaza with an 8k-SF retail space. The swim school is scheduled to open in July. CB Richard Ellis' **Jim Sakanich** represented the retailer.

Grubb & Ellis' **Matthew Mulvihill** represented **KTR Capital Partners** in the lease of O'Hare East Business Center's North Building to R&M Trucking, a freight forwarding company. Interstate Realty Inc.'s **Thomas Barbera** represented R&M Trucking. The freight company will relocate its freight forwarding operations from 600 Thomas Drive in Bensenville into the 195k-SF facility located at 3720 River Road in Franklin Park.

American Diagnostics Medicine, Inc. has leased 18k-SF at 512 Kingsland Drive in Batavia. Colliers Bennett & Kahnweiler's **Brian W. Kling** and **Tyler R. Lenczuk** repped American Diagnostics. CBRE's **Kirk Armour** and **David Prell** represented the landlord **Liberty**

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Sales Transactions

Paine/Wetzel · ONCOR International's **Whit R. Heitman** and **Samuel C. Badger, Jr.** have completed an industrial sale transaction on behalf of Earth Friendly Products for a 100k-SF facility at 111 S. Rohlwing Road in Addison. Earth Friendly Products will relocate this summer from Wood Dale. Entre Commercial Realty's **John Gazzola** repped the seller, **Minuteman International**.

Construction

Morgan / Harbour Construction Company has completed an interior office build-out at the new headquarter facility for **Sarotoga Food Specialties** located at 771 W. Crossroads Parkway in Bolingbrook. The interior construction project includes the build-out of 20k-SF of corporate offices, research and development space, a common culinary area, and locker-room facilities. Morgan / Harbour was selected by developer **Corum Real Estate Group** for the project. Morgan / Harbour's **Ben Warriner** led the project management for the team and **Jay Mumm** was the project superintendent. **Harris Architects** provided the architectural services.

Portfolio Management

Colliers Bennett & Kahnweiler Inc. was named transaction management services provider for **Allstate Corporation's** Western United States region. The assignment encompasses over 150 leased and owned locations in 29 states totaling approximately 6.7 million square feet. CBK's **William M. Fausone** and **David J. Burden** will lead the account team.

New development

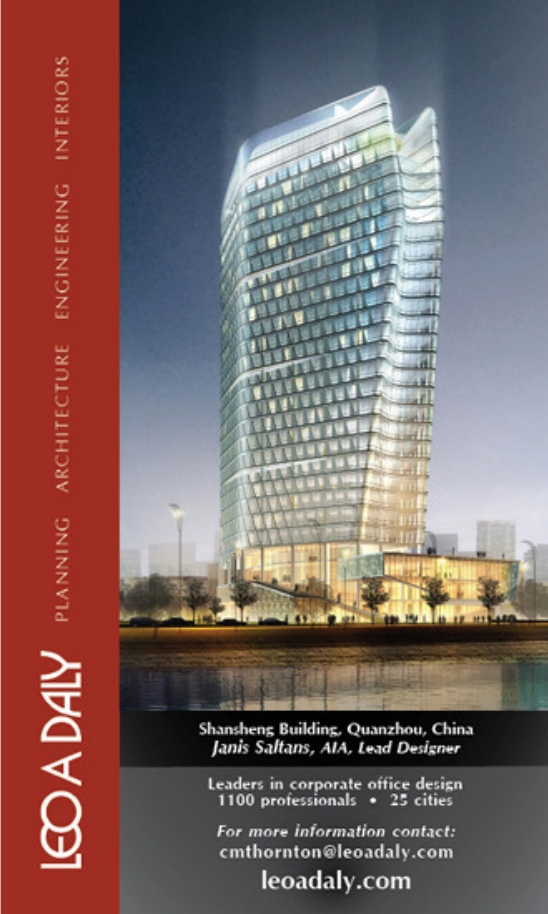
Development firm **Clarius Partners, LLC** announced it is working on a new industrial business park at 9200 W. 55th Street in **McCook**. The \$28 million development will consist of two Class-A industrial facilities totaling 368,841 SF. Clarius Partners is managing the development on behalf of an **institutional capital partner** and has scheduled completion at the end of the year. Nicolson Porter & List, Inc.'s **Adam Stokes**, and **Mark Barbato** will provide brokerage services for the property.

Acquisition

Chicago real estate firm **@properties** acquired Chicago property management company **Venterra Management Corp.** Venterra, which was active in Chicago property management for more than 30 years, will be **renamed** @properties Property Management. @properties co-founders **Michael Golden** and **Thaddeus Wong** say they will expand the company's management portfolio targeting condominium and apartment communities of 30 units or more, shopping centers, neighborhood strip centers, and office and industrial properties. They have hired **Steve West** as managing director of @properties Property Management.

Finance

Cohen Financial has secured \$4.8M in refinancing on two apartment



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