SPONSORSHIP OVERVIEW

The Developer is Peoria Green Owner, LLC an entity controlled by the founders of U.S. Equities Realty (merged with CBRE in 2014), Robert Wislow and Camille Julmy, with a single high net worth investor.

In 1978, Robert Wislow (Chairman) and Camille Julmy (Vice Chairman) founded U.S. Equities Realty, an international commercial real estate firm providing a full range of services to property owners, government, lenders and tenants with a strong reputation in the Chicago market. The Chicago-based firm’s offerings included: agency leasing, property and facilities management, tenant representation, investment sales, development and project management, owner’s representation, sustainability consulting and advisory services. U.S. Equities was responsible for some of Chicago’s most iconic projects including the development, renovation, repositioning, management and/or leasing of buildings such as the Willis Tower, the John Hancock Center, Harold Washington Library, One Financial Place, John Stroger Jr. Hospital, Comer Children’s Hospital, University of Chicago Hospital (7 buildings totaling over 1.8 million square feet) and Millennium Park (specifically the Bean, Pritzker Pavilion Bridge and Crown Fountain).

ROBERT WISLOW

Bob Wislow has participated in real estate transactions valued at more than $5.0 billion, including more than five million square feet of office leases and more than eight million square feet of developments. He was the Chairman and CEO of U.S. Equities Realty, a prominent commercial real estate company that he co-founded with Camille Julmy in 1978, and which merged with CBRE in July 2014. Prior to U.S. Equities Realty, Mr. Wislow was one of the seven original founders of LaSalle Partners, which would go on to become JLL.

CAMILLE JULMY

Camille Julmy has been directly involved in over $5.0 billion dollars of office, retail and multi-family residential transactions, financings and developments including more than 1 million square feet of major urban retail leases.

Mr. Julmy was Vice-Chairman of U.S. Equities Realty, a prominent commercial real estate company that he co-founded with Robert Wislow in 1978.
retail
5,025 sf

ComEd

water pump
em.gen.

ramp
to/from
parking

IDF
storage

office lobby

FULTON EAST

N PEORIA STREET

GROUND FLOOR

appr. 65'

appr. 66'

service

215 N PEORIA ST CHICAGO, IL 60607

1/16" = 1'-0"
The following are the basic building specifications for 215 N Peoria Street, Chicago, Illinois. These specifications are based on the “Design Development” stage of design and are therefore subject to change at any time without notice.

LEED-CS Certified Certification
The project will seek LEED certification by the U.S. Green Building Council’s Leadership in Energy & Environmental Design for sustainability, efficiency, and innovation.

Construction Type
The office tower is composed of a Type 1-A concrete frame.

Exterior
The office tower is clad in a high-performance glass window wall system with both structurally silicone glazed facades and expressed aluminum frames. Floor-to-ceiling vision glass offers spectacular views throughout the city while allowing optimal day lighting to the building’s interior tenant spaces. The west wall of the first two levels of parking will be clad in a matching panelized system. The north, west and south grade level walls is masonry clad. The retail street façade is full-height glass storefront.

Building Area
The office tower is clad in a high-performance glass window wall system with both structurally silicone glazed facades and expressed aluminum frames. Floor-to-ceiling vision glass offers spectacular views throughout the city while allowing optimal day lighting to the building’s interior tenant spaces. The west wall of the first two levels of parking will be clad in a matching panelized system. The north, west and south grade level walls is masonry clad. The retail street façade is full-height glass storefront.

Building Area
Ground level: approximately 5,000 sf of rentable retail square feet of along with the office tenant lobby, MEP, service, loading and the garage access ramp.
Levels 2-4: Parking levels housing 54 cars in total.
Level 5-12: approximately 10,605 of net rentable square feet per tenant floor.
Roof: approximately 3,200 sf of amenity terrace area, approximately 3,540 sf of green roof and 1,200 sf of enclosed area for circulation, lobby, single stall bathroom and associated enclosed mechanical spaces.

Typical Floor Dimensions
Office Floors: typical 8” post-tensioned floor with columns on 21’ 2” centers in the east/west axis and approximately 30’-6” to 31’-6” column centers on the north/south axis.
Parking Floors: typical 8” post-tensioned floor with columns on similar east/west column spacing to the office floors and approximately 20’ to 40’ column spacing in the north/south axis.

Floor Loading
The parking slabs are designed to an unreducible live load of 50 pounds per square foot (psf) and 10 psf miscellaneous superimposed dead load. A typical floor is designed to a reducible load of 50 pounds per square foot (psf), plus 20 psf for partitions, and 15 psf miscellaneous superimposed dead load within the office space, while the core areas allow for reducible 100 psf live load and 15 psf miscellaneous superimposed dead load, and balconies allow for 100 psf reducible live load and 5 psf miscellaneous superimposed dead load. The roof/amenity area is designed for an unreducible live load of 100 psf and miscellaneous superimposed dead load of minimum 50 psf to account for green roofing material.

Elevators
Two passenger elevators rated at 4,000 lbs and 500 fpm support the buildings floors. Both elevators can also serve as service cars for deliveries and freight.

HVAC Systems
Variable-air-volume rooftop units with pre- and final-filters, natural gas heat, DX cooling coils and VFDs shall provide heating and cooling. VAV and FPB units with and without reheat coils shall provide space conditioning. Toilet and general exhaust fans shall relieve the building. Exhaust fans tied to a louver with motorized damper and controlled via thermostat shall be provided for water service entrance and electrical service entrance rooms. Electric heaters shall also be provided in the entrance rooms and storage areas. All mechanical equipment shall be connected to and controlled by a central building automation system. Electrical metering, domestic water booster pumps, sump pumps and domestic water heaters shall also be connected.

Plumbing Systems
Plumbing system includes domestic hot- and cold-water systems, sanitary sewer systems, roof and area drainage systems. Domestic hot water heaters shall be natural gas-fired with a storage tank. Flush valves and faucets shall be automatic. Wet columns will be provided for Tenant kitchen and private washroom needs.

Building Electrical Service:
• One (1) 480/277V, 3-phase, 4-wire metered electrical service (estimated at 2500A) for Mechanical, Vertical Transportation and base building core/amenity loads.
• One (1) 208/120, 3-phase, 4-wire unmetered electrical service (Estimated at 1200A) for commercial tenant unit loads. See Commercial Tenant Electrical Services below.
• One (1) 480V, 3-phase, 3-wire Fire Pump Service (Normal Feed).
• One (1) 480V, 3-phase, 3-wire electrical service (Estimated at 100A) for emergency lighting loads

Emergency Service:
One 200 kw emergency diesel generator shall be provided for emergency loads.

Security/Control Systems
Computer-based expandable card access system using proximity-type access cards and card readers will be provided for building entrances, all elevator cabs, and the parking structure. The parking garage is equipped with automated traffic control gates for security.

Fire/Life Safety Systems
The building will possess an integrated sprinkler system in accordance with code requirements. Life-safety devices will include AFA-approved, fire alarm audible speakers and visual strobes, smoke detectors, pull stations, waterflow switches, tamper switches, and duct smoke detectors connected to a centralized system. Two-way fire department communication system will be provided at elevators, lobbies, and stairway vestibules where required by code. A fire department central control station will be located on the ground floor.