

FLOORPLATE DESIGN + NEW WORKPLACE STANDARDS

Tenant	Previous	New Building RSF	Decrease (RSF%)	Increased Staff	RSF/PP Decrease	Building
Financial Services	750,000	495,000	-34%	10%	-40.0%	Union Station
Financial Services	720,000	497,000	-31%	15%	-36.5%	110 N Wacker
Law Firm	143,755	119,324	-17%	12.5%	-26.3%	110 N Wacker
Law Firm	146,000	97,305	-33%	10%	-40.0%	Union Station
Law Firm	104,000	56,972	-45%	25%	-55.8%	150 N Riverside
Financial Services	375,000	318,000	-15%	20%	-22.5%	150 N Riverside
Corporate	357,000	262,000	-27%	10%	-30.0%	150 N Riverside
Consulting	130,000	111,000	-15%	20%	-18.8%	150 N Riverside
Law Firm	120,000	89,000	-26%	10%	-27.8%	150 N Riverside
Total	3,377,000	2,385,000	-28%	15%	-34.0%	

- Any firm paying >\$40/sf total gross rent is breakeven with an upgrade to +/- \$65/sf gross rent based on above results
- Value proposition to move into new A+ building for same total \$'s as older building
- Reduction in RSF while increasing staff relative to prior footprint
- Law firms have tended to see the highest efficiency benefits of all user types