

one south wacker

a newsletter for the tenants of One South Wacker

winter 2005

Meet you at One South Wacker

Capital Renovations

Keeping pace with the re-invigoration of our corporate neighborhood, Jones Lang LaSalle is now midway through sweeping capital renovations of One South Wacker, which include the outdoor plaza, lobby, elevators, common areas and amenities.

Outdoor Plaza Renovation Complete!

Completed in August, the \$1.6 million outdoor plaza renovation expands the influence of the building onto Wacker Drive and sets the tone for the crossroads of "Main & Main." Originally designed by internationally renowned architect Helmut Jahn, the building is already an architectural icon. Designers from OWPP, therefore, worked to maintain the integrity of the original design, while reinvigorating and integrating it into its cosmopolitan surroundings.

The bold new monument clock on the corner grabs your attention and directs your eye to the plaza and building behind, whether you need to check the time or arrange the perfect landmark meeting place. As you approach the building, the granite pavers, sleek polished granite walls and stainless steel accents throughout the plaza complement the building's original design while

adding a softer, elegant signature to the building's curb appeal. The addition of new garden seating and landscaping welcome tenants and guests alike as they transition from sidewalk to foyer and provide a comfortable, friendly green space in which to greet visitors, await a business rendezvous or relax during work breaks.



The Stats:

Designer:
OWP/P

Builder:
Pepper Construction

Completed:
August, 2005

Cost:
\$1.6 million

Features:
Granite Pavers
Polished Granite Walls
Stainless Steel
Monument Clock
Garden Seating

One South Wacker: Chicago's New Main & Main

Once upon a time, State Street & Madison Avenue were considered the main streets of downtown Chicago. But for location, ease of transport, business, dining and entertainment, the intersection of Madison & Wacker defines the professional heart of the loop where "Main St." meets "Main St." Jones Lang LaSalle is committed to re-invigorating One South Wacker as the cornerstone of the junction of Chicago's new "Main & Main."



Fire/Life Safety

Upgraded Fire Detection System

In concert with the amenities and aesthetic upgrades to One South Wacker, the building is always vigilant regarding building safety. We are just completing a major upgrade of the fire detection system, which was installed by Convergent Technologies and overseen by RJA Consulting. "I suppose the most visible emblem of the upgrade is the new panel in the lobby," says the building's Assistant General Manager Greg McGovern, but most of the upgrades are not easily visible to tenants, and they are extensive. The new Edwards Systems Technology 3 Fire Detection System (EST-3) is a state-of-the-art system, which utilizes the most advanced fire detection technology available today. Equally important, as we look ahead, this system offers vast expansion capabilities as fire detection technologies advance in the future.

Fire Drills

The office of the building would like to extend enthusiastic thanks to all office managers who attended the Fire/Life Safety seminar in November, conducted by Firefighter Wally Schroeder of the Chicago Fire Department. No fire detection system is complete without a building emergency plan and people to assist in that plan. The Fire Department was extremely happy with the participation and results of the November seminar. We are already planning the next seminar in 2006. Thank you for making safety a priority at One South Wacker!

CALM Program

In addition to the Fire/Life Safety seminars, the Office of the Building would like to stress to all tenants and employees that building safety relies on each and every one of us and remind everyone of the Life Safety Guidelines for Commercial High-Rise Buildings -- particularly the CALM program.

When an emergency strikes, people tend to panic. Keeping calm in an emergency will help lead you to safety because it allows you to think clearly and take action. To help you remember important steps that need to be taken in a high-rise fire situation, the CFD developed the acronym CALM: Call, Alert, Listen, Move.

CALL 911 first

ALERT building management or security

LISTEN for instructions from the public address system

MOVE to safety and evacuate if you are in danger

The Fire/Life Safety seminars focus on many more details of building safety. If you are interested, anyone can gain more information by calling the office of the building or visiting the Chicago Fire Department's Public Education Unit at: www.cityofchicago.org/fire.



For longer breaks, Lloyd's is the perfect place to meet on the plaza for business or pleasure. Once again integrating with the sleek, elegant style of the building and plaza, Lloyd's sophisticated deco sign identifies it at once as a stylish, classic Chicago dining spot, while the outdoor plaza seating offers a lively summer al fresco setting for food or drinks. Originally located at 200 W. Madison, Lloyd's already had a loyal following, and it is quickly becoming a favorite as well for One South Wacker tenants and our neighbors, who enjoy the Frank Lloyd Wright-inspired decor and extensive fine dining menu for lunch or dinner. Lloyd's also offers the more casual "Lloyd's Express" menu for breakfast, lunch or carryout. The restaurant can accommodate business meetings, private functions and receptions with groups of up to 150 guests and offers a full catering menu to meet all your personal and professional food service needs. Don't miss Lloyd's happy hour – it's a real hot spot from 4-7 p.m.

Going Up



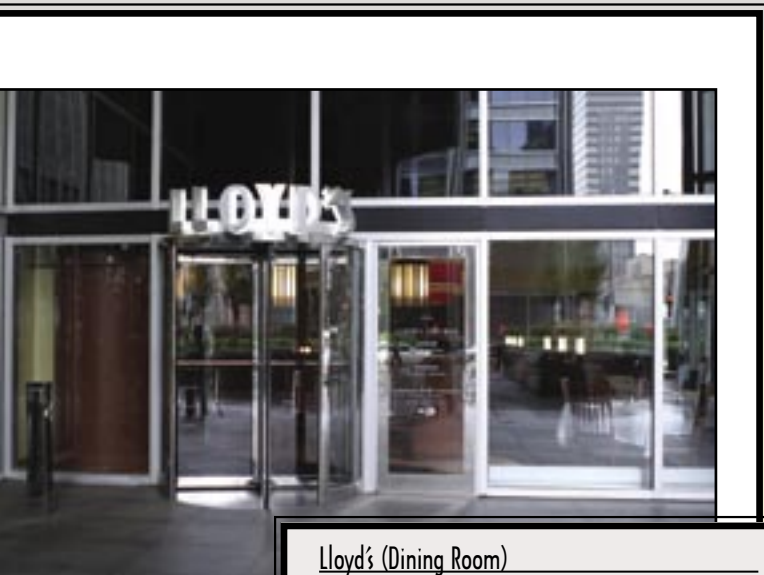
Elevator Cab Remodeling

We are excited to announce the next phase of the Building Renovation Program: the \$1.4 million dollar remodeling of the elevator cabs. Once again, OWPP is assisting in integrating a stylish updated elegance with the original design of the building's classic interior. On the exterior of the elevators, we will be replacing the front return panels with stainless steel, push buttons and floor

position indicator lights for a brighter, sleeker look, while the cabs themselves will feature marble and stainless steel interiors to provide a subtle upscale sophistication as you glide silently to your destination.

The project has begun starting with the parking garage and high rise elevator cars. The first complete high-rise elevator car was returned to service on November 10. The entire project is anticipated to be completed by April 2006.

If you have any special needs during this renovation, please contact the management office at 312.845.2262.



Lloyd's (Dining Room)

Tel 312-407-6900

Fax 312-407-6906

Lunch Monday - Friday 11.30 am to 3.00 pm

Dinner Monday - Friday 5.00 pm to 9.00 pm

Bar Monday - Friday 11.30 am to 9:00 pm

Sunday dining room closed, banquet facility available

Lloyd's Express (Carryout & Delivery)

Tel 312-407-6902

Fax 312-407-6906

Breakfast Monday thru Friday 7:00 am to 10:00 am

Lunch Monday thru Friday 10:00 am to 3.30 pm

For more information

www.lloydschicago.com

The Good Life

Fitness Center Grand Opening

If you haven't visited the new fitness center yet, you will want to check out Suite 380 on the 3rd Floor. Now it's easier than ever to make working out part of your workday in One South Wacker's brand new, 5,200-square foot fitness center, available for use by all tenants for the low annual fee of \$120. The club is equipped with state-of-the-art Matrix Fitness equipment, full circuit training, as well as the latest functional trainer, free weights and stretching area. Four strategically located TVs are all equipped with broadcast vision transmitters, so they do not disturb those who prefer to

FITNESS EQUIPMENT:

- (1) Paramount Functional Trainer
- (5) T3Vx Treadmills
- (4) Vx Ellipticals
- (2) Vx Recumbents
- (2) Vx Uprights
- (1) Leg Press
- (1) Leg Extension
- (1) Seated Leg Curl
- (1) Chest Press
- (1) Seated Row
- (1) Shoulder Press
- (1) Lat Pull
- (1) Arm Curl
- (1) Seated Dip

"sweat in silence" by broadcasting aloud. Instead, they can be easily accessed by plugging in your own headset and tuning to whichever TV you choose. The facility is unmanned, but equipped with full security surveillance camera coverage and "panic buttons" immediately connecting you to the security staff at all times. Separate showers, changing rooms and day lockers are provided for men and women, so all you need to bring is your own towel!

Speaking of parking...

Parking Garage Availabilities

Seheed Oladippo, Garage Manager at One South Wacker, has notified the office of the building that there are still some monthly parking spaces available in the garage (in addition to the daily parking) as we move towards colder, wetter, snowier weather! The garage is managed by Standard Parking and offers two levels of parking for the building. Monthly parkers may also take advantage of Standard's premier services, such as books on tape and umbrella loans, windshield services, tire inflation and battery charging; and Midas offers pick up and delivery to the garage with any service. For more information, contact Seheed Oladippo at (312) 263-7130.

Stay Tuned

Upcoming Capital Improvements

...and that's not all! There are other improvements ongoing and scheduled for the months to come. We will continue to update you about further renovations as they happen!

Events

Social Events:

Thank you for joining us on October 31st! The day included a wicked witch and delicious taffy apples. It was a goulsh good time with hundreds of tenants and employees taking a break to join in the Halloween fun.

Upcoming Events:

Our holiday event on 12/15 will feature hors d'oeuvres to get you in the holiday spirit! And don't forget to look for sweet treats on Valentine's Day. We are happy to provide these tokens of appreciation, but truly it is the tenants who make One South Wacker such a vibrant workplace.

Blood Drives:

Thank you to the tenants and employees of One South Wacker, who made the blood drive in June the most successful drive ever. The nurses said it was the best turn-out they had seen since 9/11! The most recent drive on Sept. 29 also was a tremendous success and another testament to the great giving spirit of our tenants!

This newsletter is published by the Office of the Building leasing and management team, Jones Lang LaSalle, for the tenants of the building. Comments are encouraged and should be mailed or faxed to the address below.

Office of the Building

1 South Wacker Drive, Ste. 2285
Chicago, IL 60606
312.578.0804
312.578.8586 Fax

Office Hours

Monday through Friday
8:30 a.m. to 5:00 p.m.

Tenant Safety Number

In case of an emergency call 911 first, then the tenant safety number at 312.845.4325

Wheelchair Access

Wheelchair access is available through the Wacker Drive entrance located at 1 South Wacker Drive.

Lobby Hours

24 hours a day
7 days a week

After Hours

After hours, please use the Wacker Drive entrance and present your building identification card to the security guard on duty.



Meet the Office of the Building

Depending on your involvement with the management office, you may have noticed some new team members over the past year or so. Upon embarking on the process of capital renovations, Jones Lang LaSalle has also assembled a fresh new management team, comprised of seasoned professionals able to manage the sweeping re-invention of One South Wacker as well as to serve all your ongoing tenant needs. We'd like to officially introduce four of them to you in this newsletter:



Richard Cooke, General Manager

Richard Cooke came to One South Wacker in October of 2004, following five years working for Jones Lang LaSalle at 190 South LaSalle. He is a member of BOMA as well as several other real estate organizations and maintains his real estate brokers license. With a finance degree from DePaul University and over 17 years real estate leasing and management experience, Rich was especially excited to move to this location to lead the current renovation and re-emergence of One South Wacker as a real Class A Building.



Greg McGovern, C.P.M., C.C.I.M., Assistant General Manager

Greg McGovern joined the management team at One South Wacker in January, 2004. He has an M.B.A. in management from Dominican University, followed by extensive and varied experience in property management to date, most recently at Blackstone Property Management. Greg was eager to join One South Wacker in order to work with Jones Lang LaSalle at such a landmark Helmut Jahn property, and enjoys working with the One South Wacker tenants in the building as well as his Jones Lang LaSalle co-workers.



Cari Woods, Property Accountant

Cari Woods has her accounting degree from Northern Illinois University. She has worked for Jones Lang LaSalle in Westmont for five years, and joined the team at One South Wacker on December 1, 2004. Cari moved to the city from Naperville and is thrilled to be living in Chicago and working in such a fast-paced, vibrant location. If you need assistance with rent statements or escalation reconciliations, Cari is the person to contact. Cari is an avid sports fan (Go Packers!) so although she is perhaps less visible, behind her spreadsheets, than some of the other management team during the day, look for Cari in the new fitness center on her breaks!



Elena Tronco, Tenant Services Coordinator

"Good morning, Jones Lang LaSalle." It is Elena Tronco's cheerful voice that greets you when you call the office of the building, but her job as Tenant Services Coordinator encompasses much, much more. If you have any questions about building rules, regulations or policies, or any service issues, she is ready to assist you, or direct you to the person who can most effectively and efficiently meet your needs. Elena received her degree in Communications from DePaul University in 2003 and has worked for Zurich North America tracking workflow and corporate efficiency while assisting sales, staff and client interfacing.

Welcome New Tenants

Jones Lang LaSalle is pleased to welcome One South Wacker's newest tenants: Tetra Tech, SKTY II and Legacy Partners, as well as officially recognizing First Analysis, Neutral Tandem and Invenergy, who were welcomed into the building in 2004.

We are also excited to announce that Pretzel & Stouffer and Factiva have recently renewed their leases, while Dow Jones has expanded its space on the 22nd Floor to house its newest division: Market Watch.