CREDA CHICAGO'S 39TH ANNUAL AWARDS for EXCELLENCE

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39th Annual Awards for Excellence Finalists

Broker Transaction of the Year | Suburban Office

AbbVie at 1615-1675 Lakeside Drive

- **Address:** 1615-1675 Lakeside Drive, Waukegan, IL
- **Square Footage:** 197,976
- **Landlord/Seller's Brokers:** Sarah Walker, Jason Wurtz, *NAI Hiffman*
- **Property Description:**
  Lakeside Point is a two-building office campus at 1615-1675 Lakeside Drive in Waukegan's Amhurst Lake Business Park. The property offers convenient access to I-94 and Highway 41, abundant parking, large floorplates, and on-site cafeteria and conference facilities. NAI Hiffman Executive Vice President Jason Wurtz and Associate Broker Sarah Walker represented the landlord, SNH Medical Office Properties, in a lease with AbbVie. The project architect, general contractor, and developer were not disclosed.

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Crate & Barrel at 1250 Techny Road

- **Address:** 1250 Techny Road, Northbrook
- **Square Footage:** 167,843
- **Landlord/Seller's Brokers:** Michael Siegel, *BLDG Management Co., Inc.*
- **Tenant/Buyer's Brokers:** Matthew Carolan, Evan Christiansen, Amy Craig, Andrew Cvengros, Matthew Greaney, Dan McCarthy, Meredith O'Connor, Steven Spinell, *JLL*
- **Property Description:**
  Crate & Barrel's corporate headquarters at 1250 Techny Road in Northbrook was completed in 2001 under founder Gordon Segal. The glass-and-steel building, designed by Skidmore, Owings & Merrill, mirrors the brand's retail stores - making it unmistakably Crate & Barrel. Beyond traditional corporate office space, the property includes mock-up store showrooms, an employee cafeteria, an 8.7-acre park and grounds and a planned onsite daycare center.

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Tate & Lyle at 5450 Prairie Stone Parkway

- **Address:** 5450 Prairie Stone Parkway, Hoffman Estates, IL
- **Square Footage:** 115,000
- **Landlord/Seller's Brokers:** Jonathon Connor, David Florent, Francis Prock & Darryl Silverman, *Colliers*
- **Tenant/Buyer's Brokers:** Paul Diederich, Todd Lippman, Brad Serot & Bill Sheehy, *CBRE*
- **Property Description:**
  After the lender took back Tate & Lyle's single-tenant building at 5450 Prairie Stone Parkway, CBRE's Todd Lippman, Paul Diederich, Brad Serot and Bill Sheehy represented Tate & Lyle in restructuring its 115,000 S.F. lease, then priced above market with three years remaining. The team reduced Tate & Lyle's rent and secured significant upfront concessions, negotiating opposite the landlord's Steve Kling and Darryl Silverman. The restructured lease gave the lender-controlled ownership the long-term tenancy needed to market and sell the property, turning a distressed single-tenant vacancy into a sellable asset and marking a win for both parties.