

10 South Riverside Plaza - Chicago, Illinois 60606
BOMA 2010 Method A - Current Leasing - Expiration By Year

										Vacant	Leased	Occupied	BOMA	Area			
22	#2200 Clune Construction Company, L.P. 4/30/30 18,932 RSF				#2225 Resilience Enterprises L 5/31/23 3,181 RSF - 3,143 ALSF	#2250 Aetna Health Management, LLC 10/31/23 14,281 RSF - 14,216 ALSF				#2290 Clune Construction Co 4/30/30 1,138 RSF	0	37,429	37,429	37,532	37,532		
21	#2100 Belvedere Infrastructure LLC 10/31/29 37,533 RSF - 37,510 ALSF										0	37,510	37,510	37,533	37,533		
20	#2000 Belvedere Infrastructure LLC 10/31/29 13,151 RSF - 13,210 ALSF			#2010 Vacant 1,023 RSF	#2020 Belvedere Infrastructure LLC 10/31/29 7,650 RSF		#2050 Hines 6/30/22 13,646 RSF - 13,545 ALSF			#2060 Vacant 2,063 RSF	3,086	34,405	34,405	34,447	37,533		
19	#1900 Pure Insurance 6/30/27 12,476 RSF - 12,517 ALSF			#1925 Rusin & Maciorowski LTD 4/30/25 18,221 RSF - 18,578 ALSF				#1930 Comcast 6/04/23 484 RSF	#1935 Vacant 657 RSF	#1950 Vacant 2,019 RSF	#1960 Pure Insurance 6/30/27 3,676 RSF	2,676	35,255	35,255	34,857	37,533	
18	#1800 Vacant 9,317 RSF		#1810 Vacant 7,157 RSF		#1815 Dell Marketing L.P. 10/31/25 4,832 RSF	#1820 Vacant 737 RSF	#1830 Vacant 5,679 RSF		#1831 Vacant 466 RSF	#1832 Vacant 672 RSF	#1844/1845 KemperLesnik Communications, Inc. 2/29/24 8,672 RSF - 8,766 ALSF		24,028	13,598	13,598	13,504	37,532
17	#1700/1700A National Equity Fund, Inc. 6/30/25 29,666 RSF - 29,584 ALSF									#1770 Gimbel Abrams + Singer 7/31/23 7,866 RSF - 7,836 ALSF		0	37,420	37,420	37,532	37,532	
16	#1600 Zacks Investment Research 5/31/25 37,533 RSF										0	37,533	37,533	37,533	37,533		
15	#1500 Adage Technologies, Inc. 6/30/27 8,050 RSF		#1520 Vacant 3,219 RSF		#1530 Aetna Health Management, LLC 10/31/23 20,552 RSF - 20,595 ALSF				#1550 Sedgwick Claims Managem 10/31/25 4,620 RSF		#1590 Verizon Wireless 8/13/24 113 RSF		3,219	33,378	33,378	33,335	36,554
14	#1400/1430/1434 Vestor Capital, LLC 6/30/25 7,189 RSF - 7,045 ALSF		#1450 Stewart Title Guaranty Company 12/31/22 10,631 RSF - 10,586 ALSF			#1460 Bulley & Andrews 12/31/25 1,205 RSF - 0 ALSF	#1465/1470 Superior Graphite Company 9/30/22 14,610 RSF - 14,657 ALSF			#1475 Microdesk, Inc. 12/31/27 2,806 RSF - 2,884 AL	#1480 Superior Graphite C 9/30/22 280 RSF - 576 ALSF	#1490 Superior Graphite C 9/30/22 280 RSF - 0 ALSF	0	35,748	35,748	37,001	37,001
12	#1200/1275 Aetna Health Management, LLC 10/31/23 22,136 RSF - 22,095 ALSF						#1210 Aetna Health Management, LLC 10/31/23 5,988 RSF - 5,923 ALSF		#1250 Aetna Health Management, LLC 10/31/23 8,890 RSF - 8,794 ALSF			0	36,812	36,812	37,014	37,014	
11	#1100/1150 Aetna Health Management, LLC 10/31/23 37,040 RSF - 36,811 ALSF										0	36,811	36,811	37,040	37,040		
10	#1000 Plante & Moran PLLC 6/30/26 36,838 RSF - 36,811 ALSF										0	36,811	36,811	36,838	36,838		
9	#900 Plante & Moran PLLC 6/30/26 36,838 RSF - 36,808 ALSF										0	36,808	36,808	36,838	36,838		
8	#800 Association Forum Of Chicagoland 2/29/28 8,939 RSF - 8,816 ALSF		#820 Barrett Trade & Financ 9/30/22 1,201 RSF - 1,217 ALSF	#840 Conference Room 12/31/24 1,786 RSF - 1,804 ALSF	#850 Management Office 12/31/24 4,124 RSF - 4,146 ALSF	#875/875A Regus 6/30/24 20,787 RSF - 20,826 ALSF				0	36,809	36,809	36,837	36,837			
7	#700 HFR Asset Management 8/31/22 8,535 RSF - 8,659 ALSF		#701 Vacant 299 RSF		#750 Plante & Moran PLLC 6/30/26 18,460 RSF - 18,445 ALSF				#770 E*Trade Financial Corporation 10/24/22 9,544 RSF - 9,584 ALSF			299	36,688	36,688	36,539	36,838	
6	#600 American Institute For Research In The Behavioral Sciences 10/31/26 36,838 RSF - 36,812 ALSF										0	36,812	36,812	36,838	36,838		
5	#500 E*Trade Financial Corporation 9/30/28 36,838 RSF - 36,812 ALSF										0	36,812	36,812	36,838	36,838		
4	#400 Parsons Transportation Group, Inc. 5/31/23 36,838 RSF - 36,812 ALSF										0	36,812	36,812	36,838	36,838		
3	#300 Tenant Lounge 12/31/24 1,407 RSF - 1,392 ALSF			#320 Management Storage 12/31/24 576 RSF - 571 ALSF			#330 Fitness Center 12/31/24 5,967 RSF - 5,787 ALSF				0	7,750	7,750	7,950	7,950		
1	#100/100M Plante & Moran PLLC 6/30/26 17,451 RSF - 11,957 ALSF				#117A Building Security 12/31/24 352 RSF - 332 ALSF	#117B Storage - Building 12/31/24 321 RSF - 310 ALSF	#124 Just Salad 9/30/31 2,819 RSF - 1,805 AL	#140 Starbucks Corporati 6/30/25 2,766 RSF - 2,730 AL	#141 Roti 2/28/27 3,025 RSF - 2,782 AL	#142/142M Vacant 5,655 RSF		#162 Vacant 463 RSF	6,118	19,916	19,916	26,734	32,852
Totals											39,426	661,117	661,117	669,578	709,004		
											6%	93%	93%	94%			
Occupied SF	661,117	Building SF	709,004	BOMA Leased SF	669,578												
Leased SF	661,117	AS Leased SF	661,117	Occupied Leased SF	661,117												
Variance	0	Variance	47,887	Variance	8,461												

Sqft	2022	2023	2024	2025	2026	2027	2028	2029	>2029	MTM	Vacant	Future	Temp
Sqft %	58,727 8.28%	157,256 22.18%	44,105 6.22%	104,827 14.79%	146,425 20.65%	30,033 4.24%	45,777 6.46%	58,334 8.23%	22,889 3.23%	1,205 0.17%	39,426 5.56%	0 0.00%	0 0.00%