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

FL		Vacant	Leased	Occupied	BOMA	Area
22	#2200 Clune Construction Company, L.P. 4/30/30 18,932 RSF - 19,023 ALSF #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 - 1,117 ALSF	0	37,499	37,499	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 KemperLesnik Commu 5/31/21 2,063 RSF	1,023	36,468	36,468	36,510	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 Strategic Leasing Law Group, 7/31/21 5,679 RSF - 5,832 ALSF #1831 Vacant 466 RSF #1832 Vacant 672 RSF #1844/1845 KemperLesnik Communications, Inc. 2/29/24 8,672 RSF - 8,766 ALSF	18,349	19,430	19,430	19,183	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. 11/30/21 8,055 RSF - 7,944 ALSF #1520 Adage Technologies, In 11/30/21 3,214 RSF - 3,268 ALSF #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	0	36,540	36,540	36,554	36,554
14	#1400/1430/1434 Vestor Capital, LLC 6/30/25 7,189 RSF - 7,045 ALSF #1450 Stewart Title Guaranty Company 12/31/21 10,631 RSF - 10,586 ALSF #1460 Bulley & Andrews 1,205 RSF - 0 ALSF #1465/1470 Superior Graphite Company 9/30/22 14,610 RSF - 14,657 ALSF #1475 Microdesk, Inc. 6/30/22 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 Michael A. Giamma 10/31/21 463 RSF - 599 ALSF	5,655	20,515	20,515	27,197	32,852
	Totals	28,002	672,843	672,843	681,002	709,004
		4%	94%	94%	96%	

Occupied SF	672,843	Building SF	709,004	BOMA Leased SF	681,002
Leased SF	672,843	AS Leased SF	672,843	Occupied Leased SF	672,843
Variance	0	Variance	36,161	Variance	8,159

	2021	2022	2023	2024	2025	2026	2027	2028	>2028	MTM	Vacant	Future	Temp
Sqft	30,105	50,902	157,256	44,105	104,827	146,425	19,177	45,777	81,223	1,205	28,002	0	0
Sqft %	4.25%	7.18%	22.18%	6.22%	14.79%	20.65%	2.70%	6.46%	11.46%	0.17%	3.95%	0.00%	0.00%

Prepared on April 16, 2021

ACCURATE SPACE BUILDING MEASUREMENT SERVICES