# 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. 4/30/25 18,932 RSF - 19,023 ALSF<br>#2225 Resilience Enterprises LLC 5/31/23 3,181 RSF - 3,143 ALSF<br>#2250 Aetna Health Management, LLC 10/31/23 14,281 RSF - 14,216 ALSF<br>#2290 Clune Construction Company, L. 4/30/25 1,138 RSF - 1,117 ALSF | 0 | 37,499 | 37,499 | 37,532 | 37,532 |
| 21 | #2100 Belvedere Infrastructure LLC 10/31/24 37,533 RSF - 37,510 ALSF | 0 | 37,510 | 37,510 | 37,533 | 37,533 |
| 20 | #2000 Belvedere Infrastructure LLC 10/31/24 13,151 RSF - 13,210 ALSF<br>#2010 Vacant 1,023 RSF<br>#2020 Vacant 7,650 RSF<br>#2050 Callahan Capital Properties LLC 6/30/22 13,646 RSF - 13,545 ALSF<br>#2060 Vacant 2,063 RSF | 10,736 | 26,755 | 26,755 | 26,797 | 37,533 |
| 19 | #1900 Pure Insurance 6/30/27 12,476 RSF - 12,517 ALSF<br>#1925 Rusin & Maciorowski LTD 4/30/25 18,221 RSF - 18,578 ALSF<br>#1930 Comcast 6/04/23 484 RSF<br>#1935 Vacant 657 RSF<br>#1950 Smith Hanley Associates, LL 10/31/19 2,019 RSF - 2,020 ALSF<br>#1960 Vacant 3,676 RSF | 4,333 | 33,599 | 33,599 | 33,200 | 37,533 |
| 18 | #1800 Vacant 9,317 RSF<br>#1810 Premier Print & Services Group, Inc. 9/30/19 7,157 RSF - 7,001 ALSF<br>#1815 Dell Marketing L.P. 4/30/20 4,832 RSF - 4,966 ALSF<br>#1820 Vacant 737 RSF<br>#1830 Strategic Leasing Law Group, LLC 7/31/21 5,679 RSF - 5,832 ALSF<br>#1831 Vacant 466 RSF<br>#1832 Vacant 672 RSF<br>#1844/1845 KemperLesnik Communications, Inc. 2/29/24 8,672 RSF - 8,766 ALSF | 11,192 | 26,565 | 26,565 | 26,340 | 37,532 |
| 17 | #1700/1700A National Equity Fund, Inc. 6/30/25 29,666 RSF - 29,584 ALSF<br>#1770 Gimbel Abrams + Singer 7/31/23 7,866 RSF - 7,836 ALSF | 0 | 37,420 | 37,420 | 37,532 | 37,532 |
| 16 | #1600/1650 Aon Hewitt Investment Consulting, Inc. 12/31/19 37,533 RSF - 36,673 ALSF | 0 | 36,673 | 36,673 | 37,533 | 37,533 |
| 15 | #1500 Adage Technologies, Inc. 11/30/21 8,055 RSF - 7,944 ALSF<br>#1520 Adage Technologies, Inc. 11/30/21 3,214 RSF - 3,268 ALSF Subleased: DragonSpears<br>#1530 Aetna Health Management, LLC 10/31/23 20,552 RSF - 20,595 ALSF<br>#1550 Cunningham Lindsey U.S., Inc. 5/31/19 4,620 RSF - 4,591 ALSF<br>#1590 Vacant 113 RSF | 113 | 36,398 | 36,398 | 36,441 | 36,554 |
| 14 | #1400/1430/1434 Vestor Capital, LLC 6/30/25 7,189 RSF - 7,045 ALSF<br>#1450 Stewart Title Guaranty Company 12/31/21 10,631 RSF - 10,586 ALSF<br>#1460 Vacant 1,205 RSF<br>#1465/1470 Superior Graphite Company 9/30/22 14,610 RSF - 14,657 ALSF<br>#1475 Microdesk, Inc. 6/30/22 2,806 RSF - 2,884 ALSF<br>#1480 Superior Graphite Compan 9/30/22 280 RSF - 576 ALSF<br>#1490 Superior Graphite Compan 9/30/22 280 RSF - 0 ALSF | 1,205 | 35,748 | 35,748 | 35,796 | 37,001 |
| 12 | #1200/1275 Aetna Health Management, LLC 10/31/23 22,136 RSF - 22,095 ALSF<br>#1210 Aetna Health Management, LLC 10/31/23 5,988 RSF - 5,923 ALSF<br>#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<br>#820 R.W. Pressprich & Co., Inc. 4/30/19 1,201 RSF - 1,217 ALSF<br>#840 Conference Room 12/31/24 1,786 RSF - 1,804 ALSF<br>#850 Callahan Management 12/31/24 4,124 RSF - 4,146 ALSF<br>#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<br>#701 Vacant 299 RSF<br>#750 Plante & Moran PLLC 6/30/26 18,460 RSF - 18,445 ALSF<br>#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<br>#320 Building Management Storage 12/31/24 576 RSF - 571 ALSF<br>#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<br>#117A Building Security 12/31/24 352 RSF - 332 ALSF<br>#117B Storage - Building 12/31/24 321 RSF - 310 ALSF<br>#124 Just Salad 9/30/31 2,819 RSF - 1,805 ALSF<br>#140 Starbucks Corporation 6/30/20 2,766 RSF - 2,730 ALSF<br>#141 Roti 2/28/27 3,025 RSF - 2,782 ALSF<br>#142/142M Caffe Baci 2/28/22 5,655 RSF - 4,313 ALSF<br>#162 Michael A. Giammanco 10/31/21 463 RSF - 599 ALSF | 0 | 24,828 | 24,828 | 32,852 | 32,852 |
| | Totals | 27,878 | 671,920 | 671,920 | 681,126 | 709,004 |
| | | 4% | 94% | 94% | 96% | |

| | | | |
|---|---|---|---|
| Occupied SF | 671,920 | BOMA SF | 709,004 |
| Leased SF | 671,920 | AS Leased SF | 671,920 |
| Variance | 0 | Variance | 37,084 |

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | >2025 | MTM | Vacant | Future | Temp |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sqft | 0 | 52,530 | 7,598 | 28,042 | 55,356 | 157,256 | 94,676 | 75,146 | 210,522 | 0 | 27,878 | 0 | 0 |
| Sqft % | 0.00% | 7.41% | 1.07% | 3.96% | 7.81% | 22.18% | 13.35% | 10.60% | 29.69% | 0.00% | 3.93% | 0.00% | 0.00% |

ACCURATE SPACE, INC.
P.O. BOX 33262
PALM BEACH GARDENS, FL 33420

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