

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 Vacant 13,646 RSF		#2060 Vacant 2,063 RSF	16,732	20,860	20,860	20,801	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 13,573 RSF		#1815 Dell Marketing L.P. 10/31/25 4,832 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 Kingsway America Inc 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	36,597	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 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 Morgan Stanley Services Group 9/30/28 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 Vacant 3,025 RSF	#142/142M Vacant 5,655 RSF	#162 Vacant 463 RSF	9,143	17,134	17,134	23,709	32,852
Totals											56,097	648,009	644,790	652,907	709,004	
											8%	91%	90%	92%		
Occupied SF	644,790		Building SF	709,004		BOMA Leased SF	652,907									
Leased SF	648,009		AS Leased SF	648,009		Occupied Leased SF	644,790									
Variance	3,219		Variance	64,214		Variance	8,117									

Sqft	2022	2023	2024	2025	2026	2027	2028	2029	>2029	MTM	Vacant	Future	Temp
Sqft %	35,537	157,256	44,105	104,827	146,425	27,008	55,321	58,334	22,889	1,205	52,878	3,219	0
	5.01%	22.18%	6.22%	14.79%	20.65%	3.81%	7.80%	8.23%	3.23%	0.17%	7.46%	0.45%	0.00%

