10 South Riverside Plaza - Chicago, Illinois 60606
ANSI/BOMA Z65.1-2024 Method A - Current Leasing - Expiration By Year

FL		Vacant	Leased	Occupied	BOMA	Area
23	Mechanical	0	0	0	0	0
22	#2200 Clune Construction Company, L.P. 4/30/30 19,178 RSF - 18,932 ALSF; #2225 Nextera Medicine 8/31/28 3,187 RSF - 3,225 ALSF; #2250 Vacant 14,525 RSF; #2290 Clune Construction Co 4/30/30 1,152 RSF - 1,138 ALSF	14,525	23,295	23,295	23,517	38,042
21	#2100 Belvedere Infrastructure LLC 10/31/29 38,042 RSF - 37,510 ALSF	0	37,510	37,510	38,042	38,042
20	#2000 Belvedere Infrastructure LLC 10/31/29 13,323 RSF - 13,210 ALSF; #2010 Vacant 1,036 RSF; #2020 Belvedere Infrastructure LLC 10/31/29 7,758 RSF - 7,650 ALSF; #2050 Robert Half Inc. 2/29/36 13,855 RSF - 13,646 ALSF; #2060 Vacant 2,070 RSF	3,106	34,506	34,506	34,936	38,042
19	#1900 Pure Insurance 6/30/27 12,669 RSF - 12,517 ALSF; #1925 Vacant 18,469 RSF; #1930 Comcast 6/04/28 490 RSF - 484 ALSF; #1935 Vacant 665 RSF; #1950 Vacant 2,044 RSF; #1960 Pure Insurance 6/30/27 3,705 RSF - 3,676 AL	21,178	16,677	16,677	16,864	38,042
18	#1800 Vacant 9,448 RSF; #1810 Syska Hennessy Group, Inc. 2/28/35 13,818 RSF - 13,573 ALSF; #1815 Dell Marketing L.P. 10/31/25 4,904 RSF - 4,832 ALSF; #1831 Vacant 472 RSF; #1832 Vacant 680 RSF; #1845 Vacant 8,720 RSF	19,320	18,405	18,405	18,722	38,042
17	#1700 Vacant Interactive Brokers LLC 3/01/27 24,193 RSF; #1750 Vacant 5,707 RSF; #1770 Gimbel Abrams + Singer 8/31/28 8,142 RSF - 7,866 ALSF	29,900	32,059	7,866	8,142	38,042
16	#1600 Vacant Interactive Brokers LLC 3/01/27 38,042 RSF	38,042	38,042	0	0	38,042
15	#1500 Adage Technologies, Inc. 6/30/27 8,203 RSF - 8,050 ALSF; #1520 Kingsway America Inc 2/29/28 3,255 RSF - 3,219 ALSF; #1530 Molex Real Estate Holdings, LLC 7/31/36 11,266 RSF - 11,101 ALSF; #1540 Vacant 9,552 RSF; #1550 Sedgwick Claims Managem 2/29/28 4,660 RSF - 4,620 ALSF; #1590 Verizon Wireless 8/13/29 115 RSF - 113 ALSF	9,552	27,103	27,103	27,499	37,051
14	#1400/1430/1434 Vestor Capital, LLC 6/30/27 7,374 RSF - 7,045 ALSF; #1450 Stewart Title Guaranty Company 1/31/34 10,966 RSF - 10,631 ALSF; #1470 Vacant 16,283 RSF; #1475 Microdesk, Inc. 12/31/27 2,881 RSF - 2,884 ALSF	16,283	20,560	20,560	21,221	37,504
12	#1200 Vacant 22,433 RSF; #1210 Vacant 6,027 RSF; #1250 Vacant 9,057 RSF	37,517	0	0	0	37,517
11	#1100 Attorney's Liability Assurance Society, LTD 10/31/36 37,543 RSF - 37,040 ALSF	0	37,040	37,040	37,543	37,543
10	#1000 Plante & Moran PLLC 6/30/36 37,338 RSF - 36,811 ALSF	0	36,811	36,811	37,338	37,338
9	#900 Plante & Moran PLLC 6/30/36 37,338 RSF - 36,808 ALSF	0	36,808	36,808	37,338	37,338
8	#800 Association Forum Of Chicagoland 2/29/28 9,063 RSF - 8,816 ALSF; #820 Vacant 1,217 RSF; #840 Conference Room 1,812 RSF; #850 Management Office 4,189 RSF; #875/875A Regus 21,057 RSF - 20,826 ALSF	1,217	35,643	35,643	36,121	37,338
7	#700 Asset Allocation & Management Company LLC 1/31/36 8,652 RSF - 8,535 ALSF; #701 Asset Allocation & Man 1/31/36 303 RSF - 299 ALSF; #750 Plante & Moran PLLC 6/30/36 18,705 RSF - 18,445 ALSF; #770 Morgan Stanley Services Group 9/30/28 9,678 RSF - 9,584 ALSF	0	36,863	36,863	37,338	37,338
6	#600 American Institute For Research In The Behavioral Sciences 10/31/26 37,338 RSF - 36,812 ALSF	0	36,812	36,812	37,338	37,338
5	#500 Morgan Stanley Services Group Inc. 9/30/28 37,338 RSF - 36,812 ALSF	0	36,812	36,812	37,338	37,338
4	#400 Vacant 37,338 RSF	37,338	0	0	0	37,338
3	#300 Vacant 6,028 RSF; #310 Vacant 1,449 RSF	7,477	0	0	0	7,477
2	Mechanical	0	0	0	0	0
1	#100 Plante & Moran PLLC 6/30/36 11,745 RSF - 11,957 ALSF; #100M Plante & Moran PLLC 6/30/36 2,407 RSF - 0 ALSF; #110 Vacant 1,840 RSF; #120 Tenant Lounge 2,115 RSF; #130 Fitness Center 7,126 RSF	1,840	21,198	21,198	23,393	25,233
	Totals	237,295	526,144	463,909	472,690	709,985
		33%	74%	65%	67%	

Occupied SF	463,909	Building SF	709,985	BOMA Leased SF	472,690
Leased SF	526,144	AS Leased SF	526,144	Occupied Leased SF	463,909
Variance	62,235	Variance	246,076	Variance	8,781

	2025	2026	2027	2028	2029	2030	2031	2032	>2032	MTM	Vacant	Future	Temp
Sqft	4,904	37,338	34,832	75,813	59,238	20,330	0	0	203,936	36,299	175,060	62,235	0
Sqft %	0.69%	5.26%	4.91%	10.68%	8.34%	2.86%	0.00%	0.00%	28.72%	5.11%	24.66%	8.77%	0.00%

Prepared on August 14, 2025

ACCURATE SPACE BUILDING MEASUREMENT SERVICES