



430 ACRES IN CHICAGO, IL LOCATED ON LAKE MICHIGAN





QUICK STATS

430
Lakefront Acres

3+
Miles Of Shoreline

10
Miles To Downtown Chicago

2X
The Size Of Chicago's Loop

EXECUTIVE SUMMARY

Cushman & Wakefield's Capital Markets Group has been retained by Ownership as its exclusive advisor in the sale of the 8080 Lakeshore. The offering consists of 430 acres in Chicago, IL situated directly on Lake Michigan with Lakeshore Drive access.

Located just 10 miles south of Downtown Chicago, 8080 Lakeshore is one of the largest contiguous infill, waterfront parcels currently available for sale in the United States. Formerly U.S. Steel's South Works Mill, 8080 Lakeshore offers 430 acres of land nestled on over three (3) miles of pristine Lake Michigan shoreline.

The property's diverse terrain offers unparalleled views of downtown Chicago, easy access to the I-90 and I-94 expressways as well as public transportation. In addition, the construction of a new four-lane extension of Lakeshore Drive was completed in late 2013. This extension runs through the site, providing two miles of highway frontage.

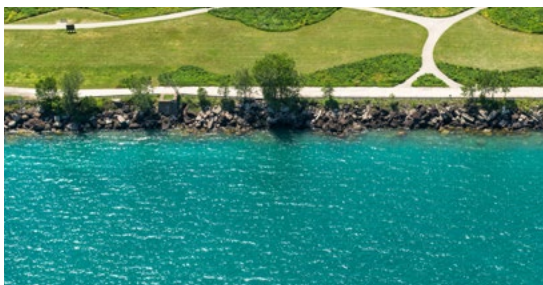
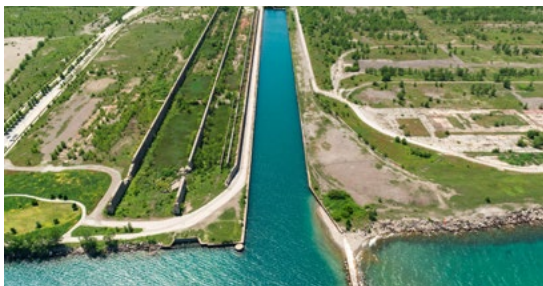
8080 Lakeshore's proximity to the prestigious Hyde Park and historic Pullman neighborhoods, world class institutions (University of Chicago, Future Obama Presidential Library) and state-of-the-art industry (Ford Supplier Park, Method Home Products, future CTA car production facility) enables a wide variety of potential uses including, but not limited to:

- Industrial
- Research park
- Entertainment
- Residential and/or mixed uses





SITE PHOTOS



INVESTMENT HIGHLIGHTS

Generational Opportunity: The offering of 8080 Lakeshore provides investors with a truly rare opportunity to acquire a 430-acre urban infill development site within a global city.

Accessible Location: In addition to being located within 15-minutes of Chicago's Loop, 8080 Lakeshore is walking distance to four (4) Metra stops, the 79th Street bus terminal and is minutes from the Chicago Skyway, I-90, I-94, I-57, I-55 and I-290. The site also boasts direct barge and boat access.

Lakeshore Drive Extension: The property benefits tremendously from the recent U.S. Highway Route 41 - South Lake Shore Drive \$64 million, two (2) mile extension including a landscaped boulevard and shared bicycle lanes. This modern extension can accommodate an additional 27,000 vehicles per day.

Existing Infrastructure: There is active rail freight service on-site via the Canadian National rail line and an existing 2,600' barge slip for ship access.

Vast Lake Michigan Shoreline: With over three (3) miles of pristine Lake Michigan Shoreline, 8080 Lakeshore provides a once-in-a-lifetime opportunity to acquire a large, visible, world-class site within a global gateway market with uninterrupted views and access to Chicago's urban core.

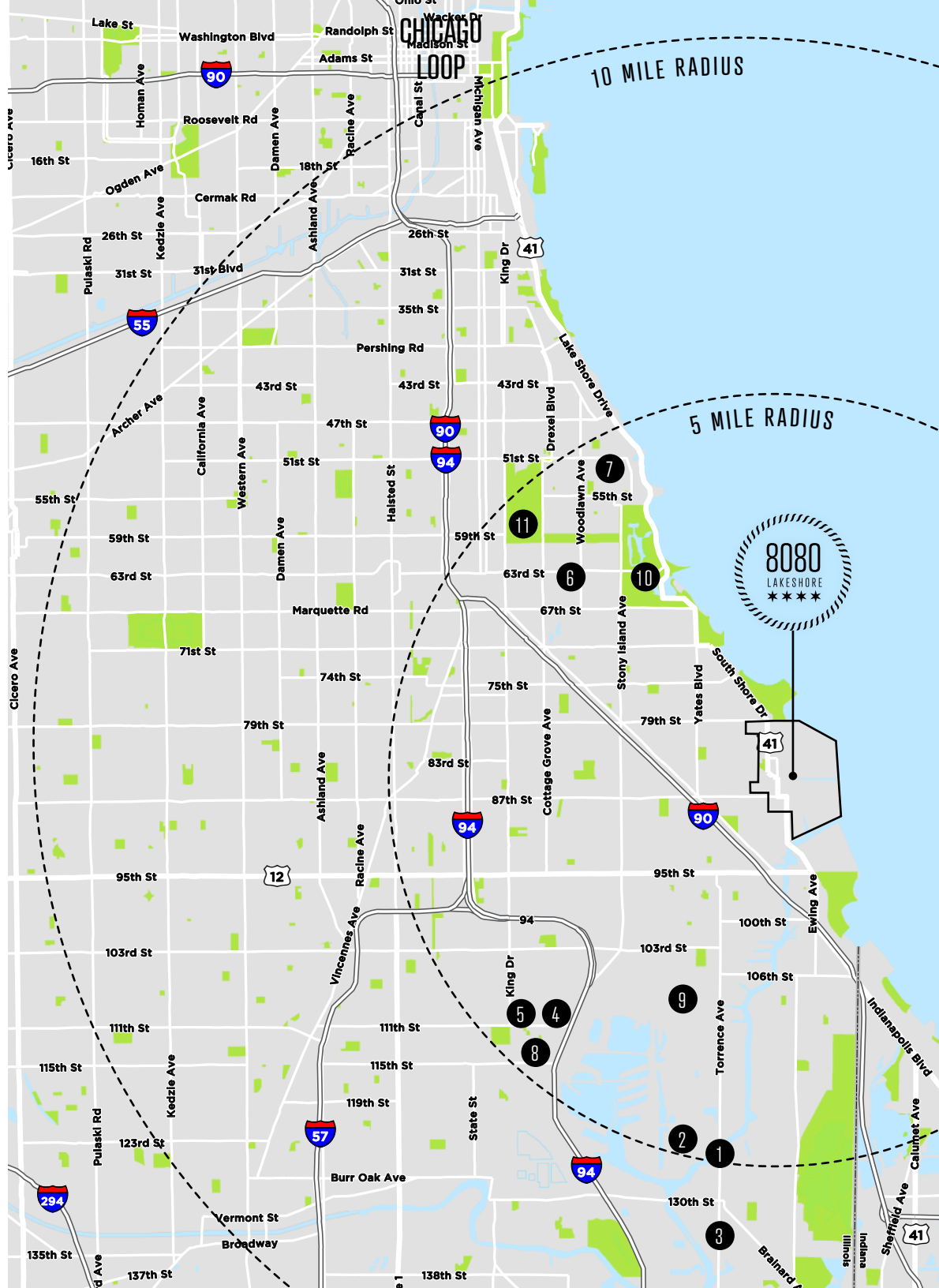
Unlimited Potential: The site is well-suited for a wide variety of uses including: industrial warehouse or manufacturing, research and technology park, entertainment district, corporate campus, residential and/or mixed use development.

Steelworkers Park: The Chicago Park District transformed 16.5 acres of pristine Lake Michigan lakefront adjacent to the property into a family-friendly, public landscape with natural areas, walking and biking paths with unmatched views of Chicago's downtown skyline.



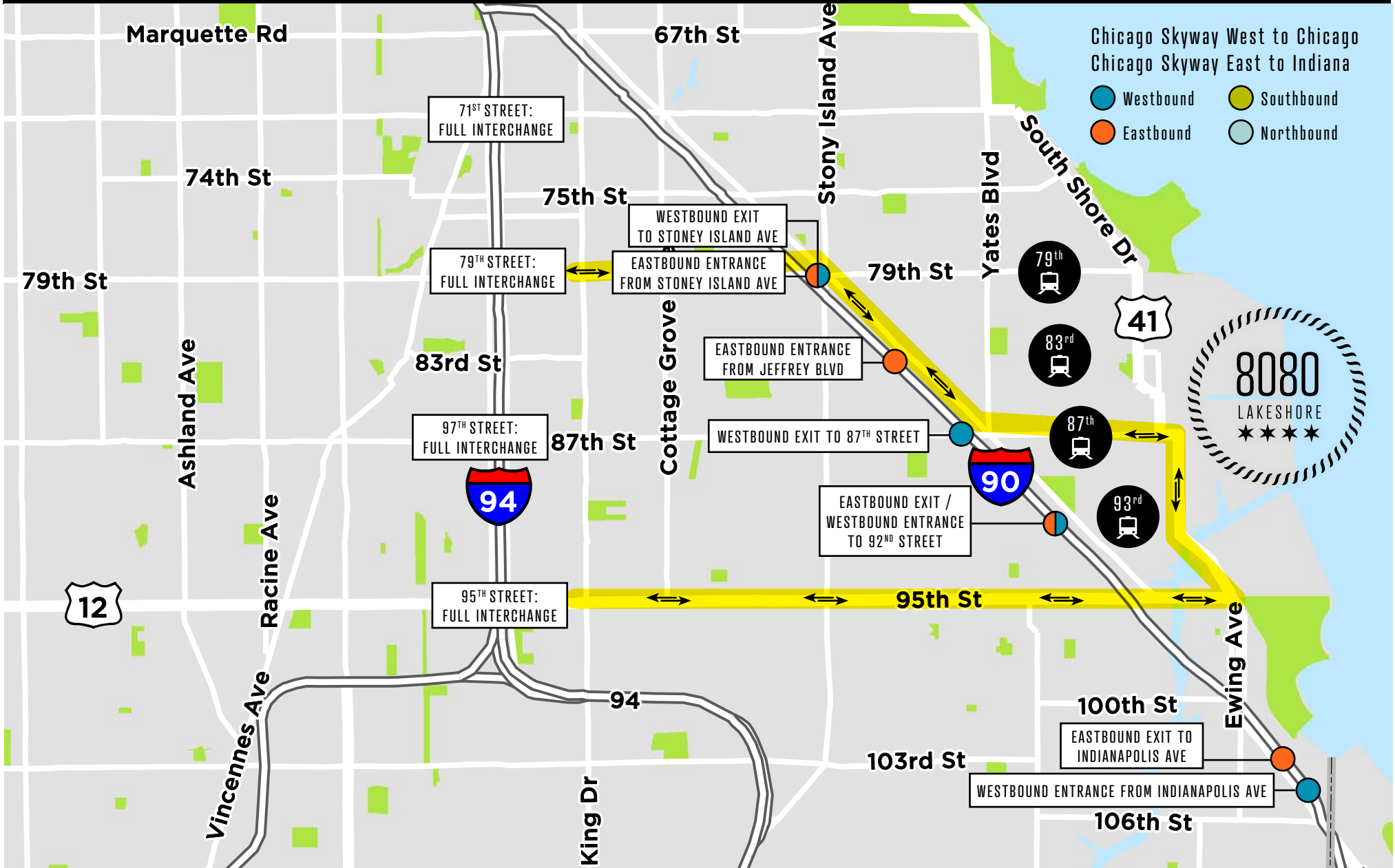
NOTABLE PROJECTS/FACILITIES IN THE IMMEDIATE AREA

- 1 Ford Assembly Plant**
Ford Motor Company's oldest continually-operated automobile manufacturing plant employing over 4,000 workers
- 2 Ford Supplier Park**
155-acre industrial park that is home to over 10 suppliers to the Ford Assembly Plant
- 3 CTA Car Production Facility**
The CTA will spend \$1.3B to purchase hundreds of new rail cars which will be assembled in the Pullman neighborhood
- 4 Method Home Products Plant**
Built in 2015, it is one of only two Leed Platinum processing facilities in the U.S.
- 5 Whole Foods Midwest Distribution**
The new 140,000 SF facility will be delivered early 2018 and will employ 150 people
- 6 University of Chicago Hospital**
Consistently ranked amongst the best in the country
- 7 Hyde Park**
Prominent Chicago neighborhood and home to the University of Chicago
- 8 Pullman National Monument**
Named a National Monument on February 19, 2015, making it a component of the National Park System
- 9 Harborside International Golf Course**
Ranked as "Best Courses You Can Play in Illinois" by Golfweek
- 10 Jackson Park**
500-acre park home to the Museum of Science & Industry and potential future home of the Obama Presidential Library
- 11 Washington Park**
372-acre park is listed on the National Register of Historic Places and potential future home of the Obama Presidential Library



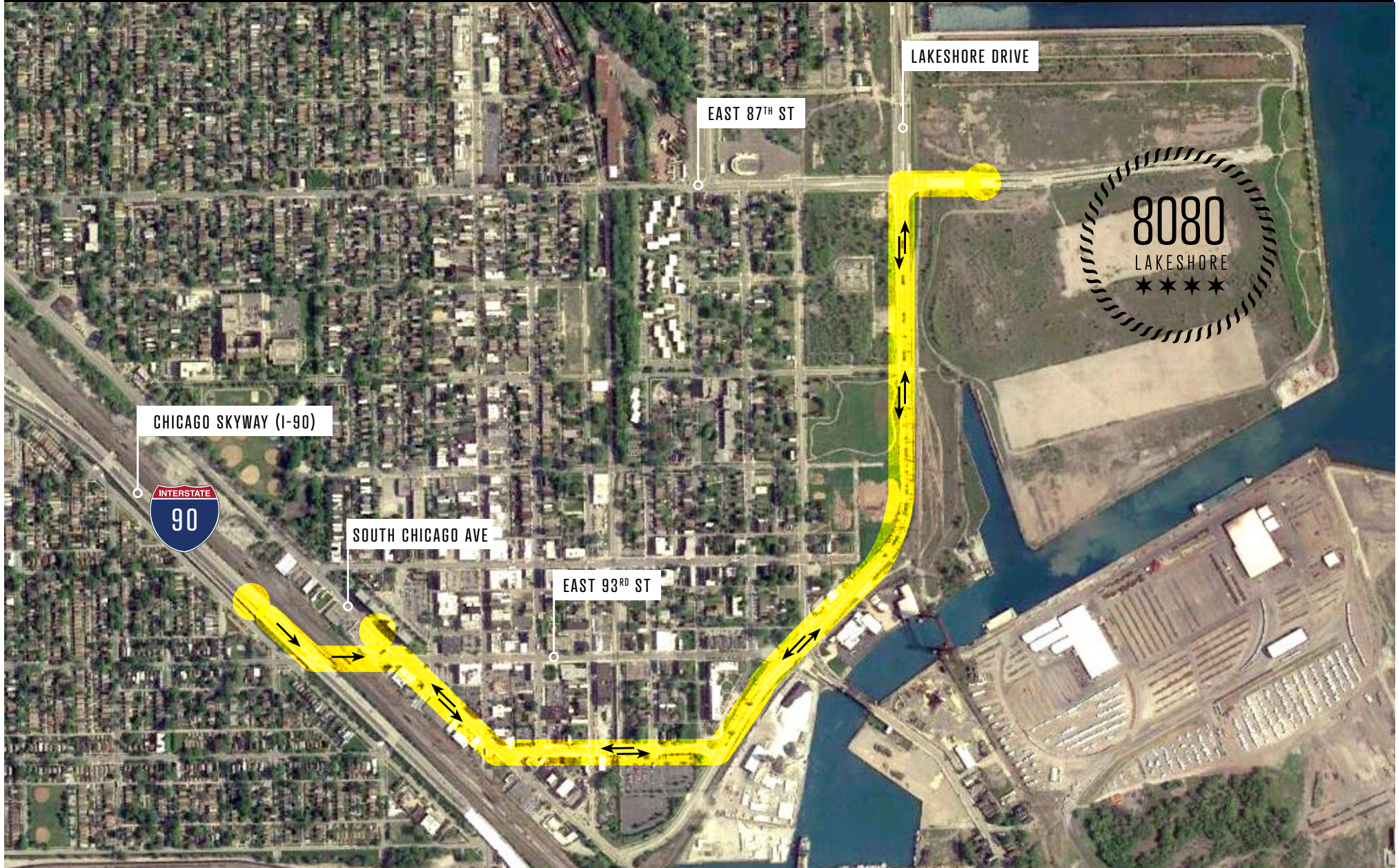


ACCESS





LOCAL ACCESS



CHICAGO SKYWAY (I-90)



SOUTH CHICAGO AVE

EAST 93RD ST

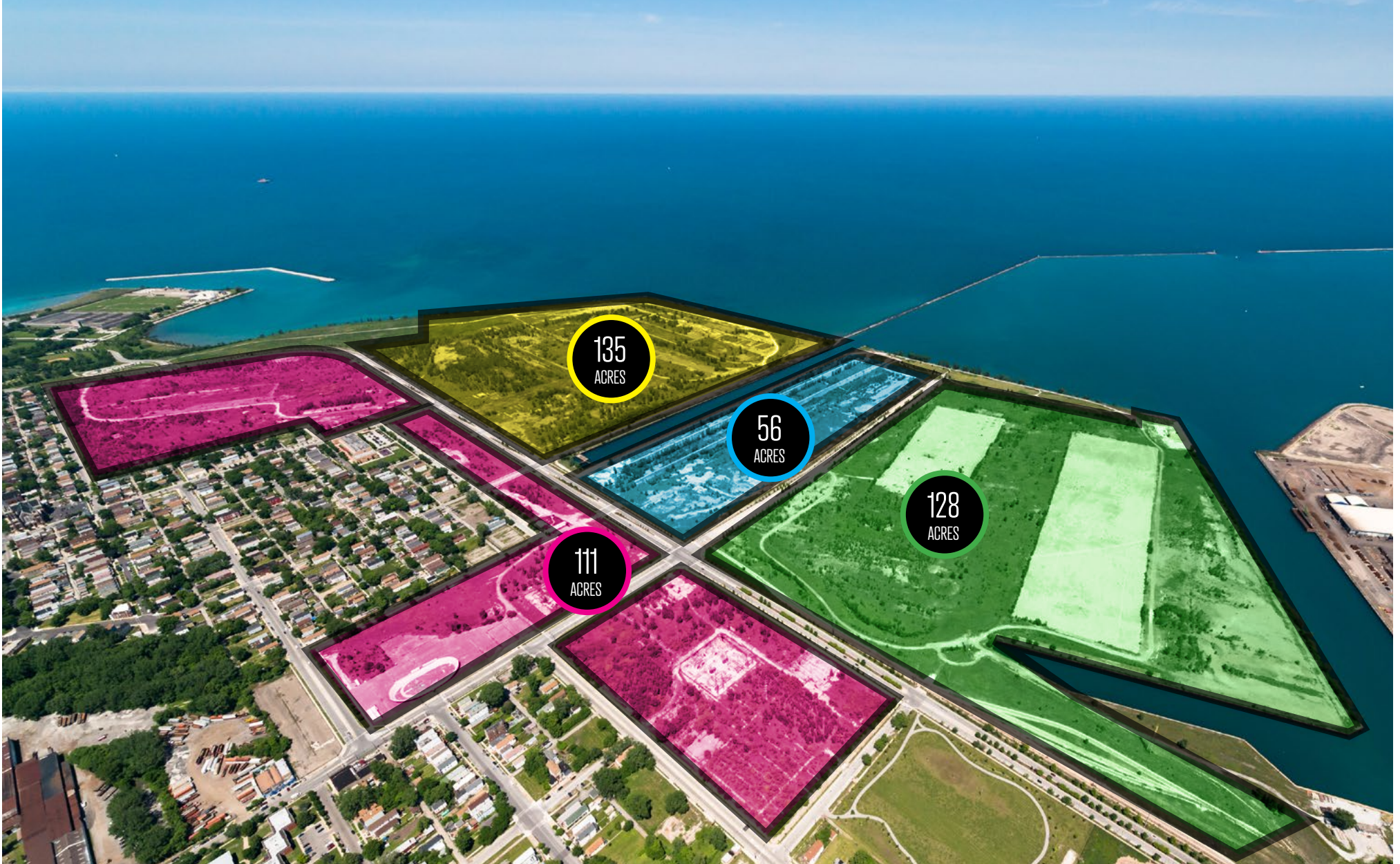
EAST 87TH ST

LAKESHORE DRIVE





PARCELS





 METRA TRAIN STATION

 HOSPITAL



WASHINGTON PARK

SOUTH SHORE HOSPITAL

H

SOUTH SHORE

LAKE SHORE DRIVE

UNIVERSITY OF CHICAGO

SOUTH SHORE CULTURAL CENTER & GOLF COURSE

RAINBOW BEACH

JACKSON PARK & GOLF COURSE

MUSEUM OF SCIENCE & INDUSTRY

DOWNTOWN CHICAGO (10 MILES)

LA RABIDA CHILDREN'S HOSPITAL

H

SOUTH CHICAGO

INTERSTATE 90

LAKE MICHIGAN

STEELWORKERS PARK

NORTH SLIP

GALUMET RIVER



METRA TRAIN STATION

HARBORSIDE INTERNATIONAL GOLF CENTER

CALUMET WEST SHORE & GULL ISLAND

INDIANA HARBOR

HORSESHOE HAMMOND CASINO

WOLF LAKE

INDIANA BORDER

CHICAGO SKYWAY

CALUMET PARK

ILLINOIS INTERNATIONAL PORT

STEELWORKERS PARK

NORTH SLIP

CALUMET RIVER



SOUTH CHICAGO



LAKESHORE DRIVE

79TH ST & LAKESHORE DRIVE BUS STATION

LAKE MICHIGAN





Contact

Please do not attempt to contact the Owner or property management staff. Questions regarding the offering should be directed to the following:

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OFFER PROCESS + DEADLINE

8080 Lakeshore is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with Cushman & Wakefield on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds. The Owner reserves the right to accept an offer prior to this date or to remove the Property from the market at any time.

Recipient represents that no broker or agent represents or will represent them in any possible transactions involving the Property unless disclosed in writing to Cushman & Wakefield prior to the receipt of the Evaluation Material and fully agrees to compensate their broker or agent. Neither Cushman & Wakefield nor the Owner are responsible for any compensation to be paid to Recipient's broker or agent.

Inspections

Property tours must be scheduled through one of the Cushman & Wakefield team members. All potential purchasers must be accompanied by a Cushman & Wakefield team member while on site.

Offer Structure

In addition to highlighting your company's recent acquisition activities, operations and capabilities, please include in your offer information address the following specifics:

1. **Bid Date** - An official bid date has not been set. Registered investors will be notified once a date has been identified.
2. **Buying Entity** - Please specify all buyer partners (if any)
3. **Purchase Price** - Please specify purchase price on an all cash basis
4. **Capital Sources** - If an advisor to an institutional fund, please specify the client
5. **Debt** - Please provide structure of acquisition debt financing including identification of any lender and their amount required to review
6. **Capital Items** - Please provide detail related to any capital expenditures in your underwriting
7. **Approval Process** - Please summarize approval process in terms of timing and identification of any decision makers that may still need to tour (both equity and debt)
8. **Earnest Money** - Please identify the amount and time/conditions at which it becomes non-refundable
9. **Due Diligence** - Please specify when it is to commence and when it will end
10. **Closing** - Please specify the amount of time required to close the transaction after completion of due diligence
11. **Other** - Please specify any other terms and/or conditions necessary in order to close the transaction including committee approvals and specific due diligence items required to close the transaction

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