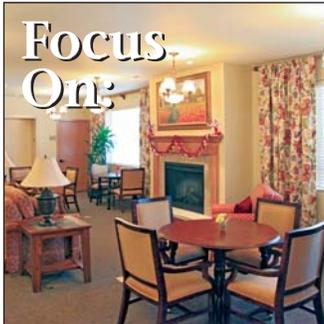




Volume 17
Issue 3



Senior Living

We're not getting older, we're getting better! For those who constitute the Baby Boomer generation, this mantra is holding firm. We're living longer and healthier, and the changing needs of today's and tomorrow's seniors continue to shape the future of senior housing. The next generation of seniors will possess more diverse backgrounds, higher levels of education, enjoy a greater amount of disposable income and will expect to be given choices regarding their living environment and care.

By 2030, over 132 million Americans will be age 50 or older, and 20% of that number will be 65 or older. In response to this growing demographic, real estate developers are gearing up construction, particularly in assisted-living and memory care properties, to match the

Common Goals

I just returned from a visit to Uganda to assess programs sponsored by Concern Worldwide, an international humanitarian organization dedicated to the ultimate elimination of extreme poverty in the world's poorest countries. As we enter this typical season of thanks here in the U.S., I share a unique perspective of how little it takes to make a change in the lives of those around us.



Jim McShane, CEO
The McShane Companies

I cite the continued generosity of the members of our company. **McShane Construction** and partner, Ware Malcomb, contributed 4,285 canned goods in their first effort in support of 'Canstruction Chicago' benefiting the Greater Chicago Food Depository. The team earned a 'Best Use of Labels' award for their ingenious interpretation of the Crown Fountain at Millennium Park in Chicago.

Cadence McShane also took up the charge and hosted an ALS Ice Bucket Challenge in each of its offices yielding a sizable donation for this charity while engaging the participation of many members of our company. The firm also participates in numerous fundraising activities throughout the year supporting food pantries, children in need and medical research efforts.

Conor Commercial actively participated in the J.P. Morgan/Chase Corporate Challenge benefiting Get IN Chicago, an organization dedicated to programs that reduce violence within the City of Chicago.

As a company, we also give back to our employees acknowledging their achievements and performance. Congratulations to McShane Construction's **Milt Elmer** who was recently promoted to Director of Field

Operations - Southwest Region; **John Schmidt** of Cadence McShane for his promotion to Vice President - Health, Safety and Environmental; and to **Molly McShane** of Conor Commercial Real Estate who assumed the position of Chief Investment Officer for the firm.

We have also been shortlisted as finalists in the NAIOP Chicago Chapter's Award of Excellence competition. McShane Construction Company is slated to compete within the 'Contractor of the Year' category while Conor Commercial Real Estate is currently a finalist in the 'Developer of the Year' competition. We wish a successful outcome in both categories and thank the members of each company for making this recognition possible.

I close this article and this year with a greater sense of appreciation for the blessings that we enjoy and with my best wishes for a safe, healthy and enjoyable holiday season and a successful New Year. □

rising demand for senior living residences as the U.S. senior population nearly doubles in the next 35 years.

The National Investment Center (NIC)'s most recently published *Senior Housing Construction Trends Report 2013*, noted that **31,462 senior**

housing units/beds were under construction. The inventory of senior living units reached its largest volume last year since Fourth Quarter 2005. Even though rents rose 2% in 2014, occupancies are at

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International Furniture Manufacturer to Acquire 1,013,460 S.F. Redlands Logistics Center in Redlands, California

Co-developers, Conor Commercial Real Estate and MetLife Real Estate Investors, are pleased to announce the commencement of development at the 1,013,460 square foot, LEED-Silver Redlands Logistics Center. The facility was initiated as a speculative single- or multi-tenant industrial building. Prior to groundbreaking, an international furniture manufacturer expressed interest in acquiring this planned Class A property. The design and construction of the facility will incorporate a layout that suits the requirements of the firm purchasing the property upon its completion in October 2015. Redlands Logistics Center is strategically positioned on a 50.54-acre site at 2250 West Lugonia Avenue in Redlands, California, offering convenient access to transportation corridors within the Inland Empire. McShane Construction and HPA, Inc. are providing the design/build construction services for the project. Peter McWilliams, Michael McCrary, SIOR, Ruben Goodsell and Nicole Welch of the Los Angeles office of JLL will represent Conor Commercial / MetLife Real Estate in the transaction. Aaron Hodgdon of Hodgdon Group Realty, Inc. and Rick John of DAUM Commercial are representing the interests of the purchaser. □



Project Profile

McShane Completes 165,230 S.F. BTS for Golden State Foods

McShane Construction recently completed the design/build construction of the new 165,230 square foot LEED-Gold Regional Headquarters and Logistics Center for Golden State Foods. As one of the largest diversified suppliers to the foodservice industry, Golden State Foods has a client base spanning 100+ customers and 125,000 restaurants including McDonald's, whom it has been serving for over 60 years. The firm has completed its transition into the new facility at 8901 W. 47th Street in McCook, Illinois, within Chicago's west suburbs. Features of the build-to-suit include a 135,120 square foot, cross-dock warehouse/distribution area offering a 40' clear height, 52 external docks, 54,000 square feet of dry storage space and a two-story, 32,340 square foot corporate office. The building also incorporates a sophisticated freezer/cooler component utilizing a CO₂ cascade refrigeration system maintaining cooler storage and dock staging at 34°F and freezer storage at -10°F. McShane utilized a shrinkage-compensating concrete floor, poured in 25,000 square foot segments, that eliminated many control joints particularly in the sizable freezer/cooler area where subzero temperatures can adversely affect concrete floors. Also constructed was a separate on-site maintenance facility together with the completion of sitework, landscaping and generous surface parking. Ware Malcomb served as project architect for this notable build-to-suit assignment. □



The design/build construction of the new 165,230 square foot LEED-Gold Regional Headquarters for Golden State Foods, featuring a sophisticated CO₂ cascade refrigeration system, was recently completed by McShane Construction and Ware Malcomb in McCook, Illinois.

Trammell Crow Selects McShane for Park 205 Luxury Apartment Assignment

McShane Construction was selected by High Street Residential, the residential subsidiary of Trammell Crow Company, and joint venture partner of The Carlyle Group, for the construction of Park 205 in Park Ridge, Illinois. The luxury 115-unit multifamily apartment residence is located on a 3.6-acre infill site at 205 Touhy Avenue, just five

miles from O'Hare International Airport and within minutes of major expressways. McShane will complete the project to meet LEED for Homes certification representing the first development of its kind in the City of Park Ridge. The three-story Park 205 will be constructed utilizing a blend of brick, metal panels and Hardie Panels accented by pre-finished aluminum balconies. Each unit will feature quartz countertops, stainless steel Energy Star appliances and in-unit washers and dryers. Resident parking will be offered within a secure and heated below-grade garage providing 164



High Street Residential, the residential subsidiary of Trammell Crow Company, and joint venture partner of The Carlyle Group, has selected McShane Construction to complete the 115-unit, three-story Park 205 luxury apartment residence in Park Ridge, Illinois.

spaces with additional surface parking available. The community clubhouse will incorporate a fitness center, business center, Wi-Fi coffee lounge, dog spa and bike storage. An outdoor swimming pool and sun deck will be complemented by seating, cabanas and a fire pit. Elness Swenson Graham Architects is providing the architectural services for the assignment. □

McShane Completes New Gourmet Airline Food Service Facility

On behalf of DO & CO Chicago Catering, Inc., McShane Construction recently completed the comprehensive renovation services for the firm's 112,000 square foot food preparation facility. Headquartered in Vienna, Austria, DO & CO is one of the world's leading catering companies active in airline, train and international event catering. Situated at 2150 Frontage Road in Des Plaines, Illinois, the new facility provides convenience to the growing international airline business at Chicago's O'Hare International Airport, located just minutes away. McShane Construction enhanced the overall shell of the existing building to support new refrigeration components, kitchen equipment and upgraded building and safety systems. The facility's office, warehouse and production areas were modernized with contemporary features to optimize operational efficiencies. Near the conclusion of the construction process, DO & CO Chicago was in operation utilizing temporary kitchens and equipment requiring McShane Construction to facilitate detailed coordination and scheduling to accommodate the on-going food service operations. The

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fast-track construction schedule began in late May and was completed in September 2014. Harris Architects, Inc. provided the architectural services for the project. □

Bainbridge Selects McShane for 524-Bed Student Housing Development

The Bainbridge Companies selected McShane Construction to complete Campus Circle - Urbana, a new off-campus student housing project at 1010 West University Avenue in Urbana, Illinois, adjacent to the University of Illinois at Urbana-Champaign. The 276,000 square foot, five-story, 524-bed complex is underway and slated for completion in April 2016. Campus Circle - Urbana will feature a modern design utilizing a blend of brick, cement siding and exterior panels. With 181 apartments in one-, two- and four-bedroom configurations, the units will include a mix of contemporary fixtures and finishes. The assignment also incorporates 2,000 square feet of retail space on the ground floor and an



McShane Construction has been selected by The Bainbridge Companies to complete Campus Circle - Urbana, a new 524-bed, off-campus student housing project adjacent to the University of Illinois at Urbana-Champaign.

adjacent five-story, 101,000 square foot, parking garage accommodating 291 vehicles. McShane will construct the on-site leasing office and 13,500 square feet of student amenities including a gym, yoga studio, game room, media center, tanning bed areas and communal kitchen. The rooftop of the development will serve as a sizable patio while an outdoor swimming pool and kitchen within the property's courtyard will offer additional entertainment space. Charlan Brock & Associates, Inc. is providing the architectural services for this fully-featured student housing assignment. □

McShane Constructing 224-Unit Complex for Continental Properties in Oklahoma City

Long-standing and valued client, Continental Properties Company, Inc., recently selected McShane Construction for its tenth assignment at its Springs at Memorial development in Oklahoma City, Oklahoma. The new 224-unit luxury apartment complex will be constructed on a 12.5-acre infill parcel at 13331 North MacArthur

Boulevard. Construction began in August with completion slated for Third Quarter 2015. The high-end rental development will be comprised of 10 residential buildings, with six buildings incorporating attached parking garages. The garden style complex will offer well-appointed residences with granite countertops in the kitchens and bathrooms, modern appliances and in-unit washers and dryers. A fully-featured community clubhouse will include an outdoor swimming pool with seating and entertainment areas, a leash-free dog park and a car care center. Exterior finishes of the residential buildings will incorporate high-efficiency siding while the clubhouse will feature an artful blend of both siding and stone accents. As part of the assignment, McShane Construction will also complete the development's sitework including sidewalks, landscaping and generous on-site parking for 367 vehicles. Phillips Partnership is providing the architectural services for this multi-family assignment. □



On behalf of Cabot Properties and Quadrangle Development Company, McShane Construction and JRA Architecture, Inc. are serving as design/builder for 650 Commerce, a 470,000 square foot speculative facility situated along I-65 in Greenwood, Indiana, near the Indianapolis International Airport.

McShane to Construct 470,000 S.F. for Cabot Properties/Quadrangle Development Company

Cabot Properties and Quadrangle Development Company have selected McShane Construction and JRA Architecture, Inc. as design/builder for 650 Commerce, a 470,000 square foot speculative facility, just 14 miles from downtown Indianapolis in the business-friendly community of Greenwood, Indiana. The speculative industrial development is situated within the Precedent South Industrial Park at 650 Commerce Parkway East Drive, strategically positioned along the Interstate 65 corridor and just 20 miles from the Indianapolis International Airport and the FedEx sorting hub. The single- or multi-tenant cross-dock facility is being constructed of precast panels offering a 36' clear height, 48 loading docks (expandable), two drive-in doors (expandable), 50' x 50' column spacing with 50' x 60' staging bays, T5 lighting and an ESFR sprinkler system. Tenants will benefit from four points of property access, on-site parking for 280 vehicles and 51 trailers, and site fencing and gates offering additional security. Construction of the new industrial building is underway with tenant occupancy slated for First Quarter 2015. □

192,232 S.F. Build-to-Suit Completed for Rich Products Corporation

Cadence McShane recently completed the construction of a new 192,232 square foot food processing facility for Rich Products Corporation located on a 20-acre site in Missouri City, Texas. Since 1945, Rich's has been a leading supplier and solutions provider to the foodservice, in-store bakery and retail marketplaces. The firm's new single-load office and warehouse facility was designed and constructed to streamline the production and distribution of frozen desserts. With an accelerated timeline and comprehensive food safety guidelines, tilt-up concrete construction was used for a quick shell delivery. Cadence McShane utilized casting beds to form, place and erect the shell simultaneously allowing for the completion and interior build-out process to begin within three months after breaking ground. The warehouse is comprised of eight distinct areas: baking, mixing, ingredients, packaging, dry storage, washing, blast freezer and a freezer warehouse. Each section features specific temperatures ranging from over 110°F to -10°F requiring a variety of insulation thicknesses. The build-to-suit also includes seven dock doors, a two-story, 16,232 square foot office and future expansion options. The exterior façade was artfully clad utilizing concrete, metal and red aluminum elements for a contemporary aesthetic that complements the Rich's brand. Seeberger Architecture provided the architectural services for the assignment. □



Situated on a 20-acre site in Missouri City, Texas, the new 192,232 square foot Rich Products Corporation food processing facility was recently completed by Cadence McShane and supports the firm's wide range of temperature requirements from 110°F to -10°F.

Fast-Track Construction Underway at Airtex Commerce Center in Houston, Texas

Molto Properties and Generational Commercial Properties have selected Cadence McShane to provide the construction services for Phase I of the co-developers' 166,250 square foot Airtex Commerce Center. The Class A speculative industrial facility is being constructed on a 19-acre site located at 431 East Airtex Drive in Houston, near Inter-

state 45 with convenient access to George Bush Intercontinental Airport. The facility features a tiltwall panel exterior with a floor plan that supports both single- or multi-tenant configurations from 40,000 square feet. The building will feature an efficient rear-load design with a 30' clear height, 60' staging bays, 52' x 47' column spacing, 40 external truck doors, four drive-in doors, a 130' truck court, 2,500 amp 277/480 volt electrical service and an ESFR sprinkler system. Cadence McShane will also complete an expansive parking lot with flexible access to the



Cadence McShane was selected by Molto Properties and Generational Commercial Properties to provide the comprehensive construction services for Phase I of the co-developers' Class A, 166,250 square foot Airtex Commerce Center in Houston, Texas.

facility via five separate curb cuts, on-site trailer storage and attractive landscaping. Powers Brown Architecture is serving as project architect for the speculative development. □

Cadence McShane Completes 13-School Assignment for Richardson ISD

Cadence McShane, serving as Construction Manager at-Risk, recently completed another portion of the Richardson Independent School District's 2011 Bond Program. The assignment involved various upgrades, renovations, repurposing and expansions at 13 schools throughout the District, working in concert with various notable architectural firms. With Perkins + Will, renovations at Brentfield Elementary School and additions and renovations at White Rock and Richland Elementary Schools were completed. With architect, PBK, renovations to Big Springs Elementary and an addition and improvements to Wallace Elementary School have concluded. Cadence McShane and Corgan Associates completed renovations at Berkner and J.J. Pearce High Schools, and additions and renovations at Forest Meadow Junior High and Dover, Merriman Park and Mohawk Elementary Schools. With Reed, Wells, Benson & Co., MEP upgrades to Richardson Heights, Northrich and Dover Elementary Schools were completed. The majority of construction for the multi-school assignment occurred in Summer 2014 in preparation for the new school year. Prior to this recent award by Richardson ISD, Cadence McShane completed a multi-school project assignment at 13 additional educational facilities throughout the District. □

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Dana Holding Corporation Facility Completed in Austin

Cadence McShane was retained by developer, TIG Real Estate Services, Inc., to customize the recently completed Scottsdale Crossing Building One to suit the needs of the facility's full-building tenant, Dana Holding Corporation. Dana Holding Corporation is a world leader in the supply of drivetrain, sealing and thermal-management products, as well as genuine service parts. Dana Holding selected the 27,500 square foot facility, previously completed by Cadence McShane, with additional customization to suit its specific size and building requirements. The property is situated at 5900 Highway 183-A within TIG's multi-building Scottsdale Crossing Commerce Park in Cedar Park, Texas. Cadence McShane's assignment transformed this original speculative building into a comprehensive research and testing laboratory for vehicles and transmissions. A 15,000 square foot, two-story office addition comprised of matching tiltwall



Developer, TIG Real Estate Services, Inc., selected Cadence McShane to complete the expansion and tenant improvements to support the needs of Dana Holding Corporation, the property's full-building tenant at the Scottsdale Crossing Building One (shown above) in Cedar Park, Texas.

panels accented with an expansive window line component was completed. Cadence McShane also constructed additional parking to accommodate 130 vehicles, a service driveway and sidewalks. Pape-Dawson Engineers, Inc., Program Solutions Group, LLC and MDA Engineering, Inc. participated in the Dana Holding Corporation assignment while Studio 8 Architects provided the architectural services for the shell building. □

Cadence McShane Completes Two-School Assignment for Plano ISD

Cadence McShane has completed the renovations and new construction assignments at Brinker and J.M. Daffron Elementary Schools for Plano Independent School District (Plano

ISD). Both projects were completed on occupied school campuses with fast-track construction schedules. Brinker Elementary School was updated and modernized with 67,676 square feet of renovations and 21,048 square feet of new construction. The school features new classrooms, larger administration areas and numerous renovated spaces including the library, kitchen, cafeteria and gym. J.M. Daffron was enhanced with 67,676 square feet of renovations and the addition of 17,000 square feet. The school underwent the reconstruction of its main entryway including a larger entrance canopy and administrative area. Greater flexibility and efficiency is supported with larger classrooms and updates to the kitchen, cafeteria, library and gym. At both elementary schools, Cadence McShane completed exterior improvements to the existing façade together with all associated sitework. PBK provided the architectural services for the Brinker elementary assignment while Perkins + Will served as architect for the Daffron school project. □



Originally completed by Cadence McShane in 2008, the success of the Frisco Independent School District's award-winning Career and Technical Education Center in Frisco, Texas (shown above), has prompted the selection of the firm to complete a sizable 44,090 square foot addition to be completed in June 2015.

Frisco ISD Awards Career and Tech Education Center Expansion to Cadence McShane

Frisco Independent School District (Frisco ISD) recently selected Cadence McShane for the new construction and renovation assignment at its award-winning high school, the Career and Technical Education Center. Located at 9889 Wade Boulevard in Frisco, Texas, Cadence McShane originally completed this high school facility in 2008 but the District's successful programs have necessitated the school's expansion and upgrades. Cadence McShane began the assignment in August with a scheduled completion in June 2015. The firm will complete 44,090 square feet of new construction providing additional multi-purpose classrooms and teacher workrooms, in addition to the expansion of the geothermal well fields to accommodate the upgraded HVAC system within the building. The exterior finishes of the addition will seamlessly integrate with the existing structure that utilized a blend of brick and composite aluminum panels. SHW Group, now Stantec, is providing the architectural services for the assignment. Cadence McShane has enjoyed a long-standing relationship with Frisco ISD providing a variety of construction services including new construction, expansions and renovations at elementary, middle and high school facilities. □

Conor Commercial Leases 135,213 S.F. to Kellogg's at Union Pointe Building Three

Conor Commercial Real Estate and Gallagher and Henry recently launched the third phase of development at Union Pointe, a highly-successful 80-acre industrial business park at the northeast quadrant of I-355 and I-55 in Woodridge, Illinois. Ground has been broken for Building Three, a 256,880 square foot, multi-tenant facility located at 9020 Murphy Road offering prominent visibility along I-355. A 135,213 square foot tenant space has been leased by Kellogg Company with a fast-track construction schedule providing tenant occupancy on April 1, 2015. The facility features a 32' clear height, 34 dock doors (expandable), two drive-in doors, T5 lighting, 800 amp electrical service, an ESFR sprinkler system and parking for 255 vehicles and 41 trailers. Kellogg Company's customized suite will include a 130,077 square foot warehouse/distribution area, 20 dock doors, 41 on-site trailer parking spots and a 5,136 square foot office. McShane Construction and Ware Malcomb are providing the design/build services for the building and tenant improvements. Mark Barbato of Nicolson Porter & List, Inc. and Michael Nelligan of JLL represented Kellogg Company in the lease transaction while exclusive marketing agents, Brian Carroll and Jim Cummings of Newmark Grubb Knight Frank, represented ownership. For additional information about lease or build-to-suit opportunities at Union Pointe, please visit www.union-pointe.com. □



A 135,213 square foot tenant space has been leased by Kellogg Company at the 256,880 square foot Union Pointe Building Three under development by Conor Commercial Real Estate in Woodridge, Illinois, with a fast-track construction schedule providing tenant occupancy on April 1, 2015.

Woodview Apartments Progress Visible Along I-94 in Deerfield, IL

Conor Commercial Real Estate and co-developer, Ravine Park Partners, are pleased to announce that construction of its luxury multi-family development, Woodview Apartments, is progressing on schedule with initial tenant occupancy slated for Spring 2015. Located at Deerfield Road and Interstate 94 in Deerfield, Illinois, the 248-unit, fully-featured apartment complex will provide an upscale, 'urban-style' residence

incorporating numerous amenities and recreational options. The concrete structured parking deck that serves as the central core of this four-story, 432,000 square foot wrap design property has been completed, while the construction of the wood frame residential units surrounding the core is swiftly underway. Window and roof construction and the installation of the building's MEP and life safety systems is ongoing. The complex will offer high-end studio, one-, two- and three-bedroom units and a two-story amenity-rich clubhouse. Outdoor features include a resort-style swim-



Construction of Woodview Apartments, a 248-unit luxury multi-family residence under development by Conor Commercial Real Estate and Ravine Park Partners in Deerfield, Illinois, is making significant progress towards initial tenant occupancy in Spring 2015.

ming pool, hot tub spa, dining and sporting areas, outside kitchen and fire pits, landscaped courtyards, pedestrian walkways and a dog park. McShane Construction and HPA Architecture are providing the design and construction for the project. Leasing applications will be accepted beginning in January 2015. For more information, please visit www.woodviewdeerfield.com. □

Fortune 500 Company to Occupy 70% of Canal Crossing in Phoenix

With construction underway at Canal Crossing Logistics Center, venture partners Conor Commercial Real Estate and Globe Corporation have announced that a 109,060 square foot suite has been leased to LKQ Corporation. This Fortune 500 firm will occupy nearly 70% of the 155,114 square foot facility when completed in First Quarter 2015. Located at 5670 South 32nd Street in Phoenix, Arizona, within one mile of the interchange at Interstate 10 and 32nd Street, the facility will serve as LKQ's new Southwest regional hub. LKQ Corporation is a leading international provider of aftermarket replacement systems, components, equipment and parts for automobiles, trucks, recreational and performance vehicles. The suite will feature 97,000 square feet of warehouse and 12,000 square feet of office. McShane Construction and Butler Design Group are constructing the shell building and tenant improvements. Wells Fargo & Company is providing the construction loan financing. Mike Parker and Evan Koplan of CBRE Phoenix and Jacob Bobek of Avison Young's downtown Los Angeles office represented LKQ Corporation in the lease transaction.

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Exclusive marketing agents, Allen Lowe and Jeff Conrad of Lee & Associates Arizona, represented the co-developers. For information on the remaining 46,054 square feet available at the property, please visit www.canalcrossinglogistics.com. □



The LEED-Silver 575,000 square foot Cherry Logistics Center in Newark, California, situated within the premier East Bay industrial submarket, has been recently leased and fully-configured for a large e-commerce retailer and subsequently sold by Conor Commercial and venture partner, American Realty Advisors.

575,000 S.F. Single Tenant Suite Completed in Newark, California

Conor Commercial and venture partner, American Realty Advisors, have announced the completion of the full-building tenant improvement assignment at Cherry Logistics Center in Newark, California. The 575,000 square foot, Class A industrial facility is situated at 38811 Cherry Street, within the premier East Bay industrial submarket. The LEED-Silver speculative building was fully-leased to a single tenant at shell completion prompting comprehensive tenant improvements to customize the facility to suit the user's needs and has been subsequently sold. The design/build team

of McShane Construction and HPA, Inc. implemented a fast-track construction program (including shell and tenant improvements) that began in May and completed in early September. Cherry Logistics Center represents the largest industrial/warehouse lease in the East Bay in more than 10 years and the largest in the Bay Area in over five years. Jeff Starkovich, SIOR, Jay Hagglund, SIOR, and Sam Higgins, SIOR from Cassidy Turley's Oakland office, and Scott Borgia and Mark Dowling of its

San Jose and Pleasanton offices, represented ownership in the lease and sale transactions. Cushman & Wakefield represented the tenant. □

Premier 78-Acre Site Available for BTS in Aurora, Illinois

Deerpath Commerce Center, a premier 78-acre land parcel situated within the business-

friendly community of Aurora, Illinois, was recently announced as a development opportunity by Conor Commercial Real Estate. Located just 40 miles west of the City of Chicago, Deerpath Commerce Center is a development-ready site that can accommodate build-to-suit for sale or lease opportunities up to 600,000 square feet. Positioned along Interstate 88 with direct access via Orchard Road, Deerpath Commerce Center is the ideal site for a variety of business operations that wish to remain close to the City of Chicago yet benefit from enhanced efficiency and convenience. With flexible zoning and strategic site configuration options, this development opportunity can accommodate a variety of tenants and building requirements to support warehouse and distribution, transportation and retail sales facilities. For information about build-to-suit opportunities at the Deerpath Commerce Center, contact Conor Commercial's exclusive marketing agents, Brian Kling (847.698.8223) or Reed Adler (847.384.2810) with the Rosemont, Illinois office of Colliers International. □



A 136,972 square foot lease with Illinois Tool Works Inc. (ITW) was recently executed at the Conor Commercial / Globe Corporation Northwest Pointe industrial property in Elgin, Illinois, with a fast-track construction schedule providing completion in late December 2014.

Illinois Tool Works Leases 136,972 S.F. at the Conor Commercial / Globe Corporation Northwest Pointe Development in Elgin, Illinois

Joint venture partners, Conor Commercial Real Estate and Globe Corporation, recently announced a 136,972 square foot lease with Illinois Tool Works Inc. (ITW) at the venture's 342,620 square foot Northwest Pointe speculative industrial building at 2501 Galvin Road within the Northwest Corporate Park in Elgin, Illinois. ITW is an international producer of engineered fasteners and components, equipment and consumable systems and specialty products. The suite features 32' clear warehouse ceilings and a cross-dock distribution design with 24 dock doors and two drive-in doors. A 6,314 square foot office will also be constructed. McShane Construction and Ware Malcomb completed the design/build construction of the shell building and are currently fast-tracking the tenant improvements for completion in late December 2014. Ryan Bain and Mike Sedjo of CBRE represented ITW in the lease transaction while exclusive marketing agents, Ken Franzese and John Cassidy, SIOR, of Lee & Associates of Illinois represented ownership. Contact Franzese or Cassidy at 773.355.3000 or visit the property's web site at www.northwestpointe.com for more information on the 205,648 square feet that remains available at Northwest Pointe. □

Recently Completed Projects



THE DEN (STUDENT HOUSING) – COLUMBIA, MO



RIATA VISTA PHASE I – AUSTIN, TX



SPRINGS AT CORPUS CHRISTI – CORPUS CHRISTI, TX



BRINKER ELEMENTARY SCHOOL – PLANO, TX

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NATIONAL FOOD PROCESSOR – FORT WORTH, TX



ORBUS EXHIBIT & DISPLAY GROUP – WOODRIDGE, IL



LEGACY AT FALCON POINT – KATY, TX



GROVE APARTMENTS – OAK PARK, IL

CONTINUED FROM FRONT PAGE Senior Living

89.8%, its highest level since 2008. NIC also cited that although the harsh winter slowed down construction in the first quarter of the year, new units delivered in 2014 have already increased by 3%.

Assisted-living properties, including freestanding memory care facilities, experienced the largest jump, up 51% from the previous year. This growing assisted-living segment made up 11,681 of the total

senior units under construction, which includes more than 4,000 memory care units underway. The fundamental theme in the senior living market today is “choice”, allowing a continuum of care to be provided at one location – from independent to assisted-living to memory and skilled nursing care, if needed.

The growth in the senior living sector follows a similar pattern as other commercial real estate markets that are responding to an improving economic climate, buoyant

capital market interest, and continuing strengthening of the employment market.

The construction professionals at McShane Construction and Cadence McShane are highly active within the senior living market and have recently delivered projects such as The Lodge of Northbrook independent living community in Northbrook, Illinois, and Legacy at Falcon Point, an independent and assisted-living development in Katy, Texas, among others. Contact our experienced construction pro-

fessionals who can provide pre-construction expertise that adds value to your next senior living project. □

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