

# BUILDING BEYOND

OPUS NORTH – Chicago, Cincinnati, Columbus, Indianapolis, Milwaukee

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## Message from Mark



Mark Rauenhorst  
Chairman & CEO  
The Opus Group

To many people in our industry, sustainability is a major issue. In both the private and public sectors, sustainability is the new standard for architecture and development now and into the future.

At Opus, we've embraced this standard, recognizing that sustainable development provides a positive impact on the environment and a business' reputation among its people, investors and the overall community. According to the U.S. Green Building Council (USGBC):

- Buildings with flexible design features have a 90 percent reduction in employee relocation costs
- Cutting a building's energy use by 30 percent saves tenants 50 cents per square foot per year
- Leadership in Energy & Environmental Design (LEED®) buildings produce a 20 percent savings in operation and maintenance costs during their lifespan
- Increased lighting control results in a 7 percent increase in employee productivity

Recognizing these advantages, our goal is to provide clients a sustainable development experience and expertise to understand how sustainability can best work for them. Leveraging our design-build approach, we can evaluate and incorporate sustainable elements from project concept to completion. That's why nearly 50 of our staff in all segments of our business – construction, design, engineering, real estate development and property management – have become LEED-accredited by the USGBC.

With nearly a decade of experience, Opus has a proven track record in sustainable development. Our American Honda building in Gresham, Ore., completed in 2000, was the first industrial building to receive a LEED Gold certification. Today, we have more than 9 million square feet of sustainable property complete, in planning or under development. This vast experience allows us to combine learned lessons with our design-build approach to incorporate sustainable practices at any stage of the development process.

Sustainable development is great real estate and a smart investment. That's why Opus is committed to expanding our efforts and making it a standard practice across our company.

# National Project Spotlight



Excelsior Crossings  
Hopkins, Minn.



Excelsior Crossings  
Hopkins, Minn.

Excelsior Crossings, a three-building, 700,000-square-foot office complex located in suburban Minneapolis, is a prime example of what today's corporate tenants are looking for – location, amenities and sustainable elements.

Cargill is leasing the first two buildings and has a purchase agreement to buy the third, making the project an all-Cargill campus. The first building will be a seven-story, 250,000-square-foot complex with a ground-level skyway connecting it to the second five-story, 200,000-square-foot building. The buildings are slated for completion in summer of 2008 and 2010.

As the company grew, Cargill employees were spread throughout several small buildings across the Twin Cities. Now, it is important to Cargill to bring employees together in an atmosphere that encourages interaction. The projected 1,700 employees who will occupy the first two buildings have responded positively to the new site as it solves nagging space issues and offers new amenities while remaining in a convenient location to all employees.

As a member of the Chicago Climate Exchange, dedicated to improving greenhouse gases, a player in the ethanol market and as a company that produces sustainable and reusable products to help customers meet their own environmental

goals, sustainable features in Cargill's offices are a priority to the company. Having design components that align with the company's overall sustainability goals and practices was important.

"We wanted to exceed expectations of sustainable features in our buildings and worked with Opus to seek the highest sustainable certification we could practically justify," said John McCabe, vice president for Cargill Office Services. "We are proud to seek LEED® Gold certification as it aligns with our own business practices and corporate philosophy."

To reach this level, Opus is incorporating many sustainable components. Developed on an old warehouse site, the work started with contamination clean-up in order to reuse the area and start the sustainable efforts. Selected construction materials are being brought in from no more than 500 miles away. And, to maximize lighting efficiency, more than 90 percent of occupants will have views to the exterior.

"Throughout the process, Opus has provided helpful information and ideas for us to make intelligent decisions," McCabe said. "We appreciate the partnership we have with Opus and feel that they have a strong understanding of how we make decisions allowing them to deliver on our goals."

# NORTH

## The Latest

Opus North's theme in the first half of 2007 has been one of steady development and on-track projects in all product types. With substantial retail, residential and office condominium commitments secured for Burr Ridge Village Center, this exciting project is on target for an October retail grand opening. Our design-build approach is in full force with projects such as Opus Gateway at the Glen in Glenview, Ill. Another exciting example of the design-build approach is our office build-to-suit for Wheaton Property Partners in downtown Wheaton, Ill. Tenant demand for industrial space is strong, which bodes well for projects such as the Opus Business Center at Rickenbacker in Columbus. Overall, Opus North is pleased with progress and poised for a fruitful second half of 2007.



Jim Heller  
President & CEO  
Opus North Corporation



## Opus News

**New Employees** – Chicago: **Amy Rzepka**, real estate representative; **Jillian Hayes**, associate project manager; **Jason Pammler**, associate project manager; and **Gary Sproule**, superintendent. Opus North Management Corporation: **Michael Kenney**, senior property manager who transferred from Opus West; **Shauna Scott**, assistant property manager; and **Raymond Bongiorno**, building engineer. Indianapolis: **Richard White**, superintendent.

**Promotions** – Chicago: **Terry Helland** to director of architecture for Opus Architects & Engineers from the corporate office in Minneapolis; **John Dunneback** to senior project manager; **Laura Pruss** to associate project manager; and **Joe Reesman** to senior operations manager for Opus North Management. Columbus: **Mike McBrayer** to senior project manager. Indianapolis: **Jason Rusk** to project manager.

**Rebuilding Together in Metro Chicago** – In late April, 35 Opus North employees repaired two homes in Chicago's Englewood neighborhood as part of Rebuilding Together's National Rebuilding Day. With the generous support from four of our subcontractors, Opus was able to provide the homeowners with the help they needed to continue to live in warmth, safety and comfort.



Terry Helland  
Director of Architecture  
Opus Architects & Engineers



Opus North employees during  
National Rebuilding Day

# Industry News

## New Urbanism in the Chicago Suburbs

With the recent proliferation and success of “lifestyle” retail developments in suburbs across the country, most landowners, developers and communities embrace this open-air retail concept. In the Chicago suburb of Burr Ridge, Ill., however, retail development alone would not address the town’s desire to create its first and only central gathering place. In close collaboration with village officials and staff, Opus North Corp. created the Burr Ridge Village Center, a 20-acre mixed-use development that integrates retail, residential, office and public space.

Opus called upon new urbanism principles focusing on human-scale design and pedestrian orientation, which include having everything located within a five-minute walk, variation in design themes, strong architectural elements, a defined street grid, inclusion of public art, creating welcoming outdoor spaces and screened but easily accessible parking and service areas.

Coordination of timing and vertical stacking of uses (first-floor retail and second-floor residential) were two significant challenges in the development of Burr Ridge Village Center. However, Opus’ design-build approach and in-house capabilities made it easy to address early stage conflicts with structural, mechanical, and architectural issues, and provide feasible solutions from both a marketing and construction perspective.

Opus sees mixed-use development as a true growth opportunity and believes that focusing on thoughtful urban design principles and creating a proactive partnership with the community will add value to retail, residential or office development opportunities.

For more information, visit [www.BurrRidgeVillageCenter.com](http://www.BurrRidgeVillageCenter.com).

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Burr Ridge Village Center  
Burr Ridge, Ill.

## Profile: Bob Galante

Bob Galante joined Opus North in October 2003 and is vice president and chief financial officer at Opus North headquarters in Rosemont, Ill. He manages Opus North’s accounting, financial reporting, risk management, human resource, information systems, treasury and cash management activities. Bob is also Opus North’s primary liaison with banks, insurance companies, sureties and external auditors.

Bob lives in Chicago with his wife and twin daughters and earned a Bachelor of Science in accountancy from the University of Illinois. He is a member of the Illinois CPA Society, the American Institute of Certified Public Accountants, the National Association of Real Estate Investment Trusts and the National Association of Industrial and Office Properties.



Bob Galante  
Vice President &  
Chief Financial Officer  
Opus North Corporation

## Local Projects

**Wheaton Property Partners** – Opus North will develop a 153,262-square-foot build-to-suit office/retail building with executive indoor basement parking, in downtown Wheaton, Ill., a western Chicago suburb. Wheaton Property Partners will own the property and First Trust Portfolios will be the anchor tenant on the third, fourth and fifth floors of the five-story building.

The site totals 1.64 acres and will include a four-story parking garage, totaling 140,646 square feet. The first floor of the building is intended as retail space. Construction began in May and is slated for completion by September 2008.

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**Opus Business Center at Rickenbacker – Building 7** – Building 7 is a state-of-the-art facility that will total 496,156 square feet, feature 36-foot clear height and flow-through design. Construction on Rickenbacker 7 began in April and is slated for completion in the fourth quarter of 2007.

Opus North has developed more than 3 million square feet of industrial space at the Opus Business Center at Rickenbacker, in addition to Building 7. Current tenants in the business park include Yokohama Tire Corp., Medline, Xerox and Exel, Inc.

Opus Contact: Joe Williams at 614.540.4444 or [joe.williams@opusnorth.com](mailto:joe.williams@opusnorth.com)

**Opus 2 at Big Run** – Opus 2 at Big Run will total 401,350 square feet on 22 acres, and will offer a state-of-the-art flow-through design, 32-foot clear ceiling height and plentiful truck parking and loading areas. Construction began in April and will be completed in the fourth quarter of 2007.

McKesson Medical-Surgical Inc. currently leases 242,000 square feet at Opus 1 at Big Run and Opus 2 will be Opus North's second and final project in the Big Run Industrial Park.

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Wheaton Property Partners  
Wheaton, Ill.



Opus Business Center at Rickenbacker – Building 7  
Groveport, Ohio



Opus 2 at Big Run  
Urbancrest, Ohio

# Local Projects

**Corporate Express, Inc.** – Opus recently completed this state-of-the-art industrial building for Corporate Express, Inc., which features 33-foot clear ceiling height and is situated on 28 acres of land in Oak Creek, Wis. Corporate Express, Inc. is one of the world’s largest business-to-business suppliers of essential office and computer products and services.

The building is broken down into 25,854 square feet of office space, 13,760 square feet of a 6-inch depressed slab with a work shop and a control room for chemicals, and 241,214 square feet of warehouse space.

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Corporate Express, Inc.  
Oak Creek, Wis.

**Opus Gateway at The Glen** – This Class A 130,000-square-foot, multi-tenant office facility will be strategically located on more than 8 acres at the corner of Willow Road and Patriot Boulevard in The Glen, a 1,200-acre office, retail and residential redevelopment area near Chicago’s North Shore in Glenview, Ill.

Each floor is approximately 32,500 square feet, providing efficiency to large- and medium-size users. The parking ratio is 4.1/1,000, accommodating 532 spaces, and the site is completely landscaped with an underground lawn sprinkler system. The building was designed by Opus Architects & Engineers and is being built by Opus North. Construction started in June 2007 and is slated for completion in May 2008.

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Opus Gateway at The Glen  
Glenview, Ill.

# Project Spotlight



## AIG American General Springfield, Illinois

At the end of March, Opus North broke ground on this corporate office facility for AIG American General in Springfield, Ill., at Southwest Plaza. AIG American General includes insurer American General Life Insurance Company, a member company of American International Group, Inc.

AIG's new service center is located at the intersection of Hollis Drive and Robbins Road on the west side of Springfield. The building will be three stories tall with 496 parking spaces and will include 115,000 square feet of office space on approximately 7.5 acres.

The groundbreaking ceremony featured remarks by AIG American General executives Rick Hollar and Dale Sachtleben; Mayor Tim Davlin; Warren Ribley,

director of operations for the Illinois Department of Commerce and Economic Opportunity; and Jim Heller, president and CEO of Opus North, developer of the project. Attendees also included city and state officials and a group of AIG American General employees and officers.

The facility was designed by Opus Architects & Engineers and is being built by Opus North. The architectural firm of Hellmuth, Obata and Kassabaum is the architect and designer of the interior spaces. Completion is expected in spring of 2008.

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