

## AT&T Corporate Center/USG Building Chicago, Illinois

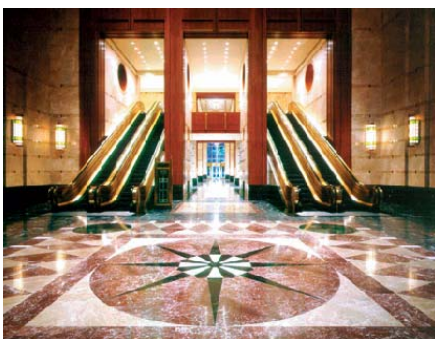


**A**T&T chose Stein & Company (now Mesirow Stein) as its partner to develop a signature central region headquarters building, relying on the firm's program management services for planning, regulatory compliance, design and construction administration, affirmative action direction and asset management consulting. USG Corporation also chose the firm to develop, for its new corporate office headquarters location, a 35-story tower connected to AT&T Corporate Center.

Designed as a block-long, two-building complex, features of the granite-clad building include a grand arcade connecting through a 16-story atrium which is shared by the two buildings. The AT&T building boasts two dramatic public lobbies, and a mezzanine-level lobby, all richly patterned in marble with bronze, gold-leaf and oak wood trim. Amenities include a multi-function 60th Floor Conference Center, 650-seat restaurant on the lobby level, 23,000 square feet of retail space, and 24-hour parking for 170 cars on two lower levels.

The USG Building includes 12,000 square feet of retail, below-grade parking for 160 cars and two lobbies finished in Italian marble with accents of gold leaf, satin bronze and oak wood trim. Interior access is provided to the 650-seat restaurant on the second level. USG occupies approximately 25 percent of the building's 920,000 rentable square feet and is served by private elevators.

The firm's aggressive, focused marketing program brought the AT&T office tower to 86 percent lease-up less than a year after opening, and its leasing and management role continued to July 1996. Marketing materials created for the complex garnered a National First Place Award from the Institute of Real Estate Management. The complex was named Best New Building of 1992 by the Chicago civic group Friends of Downtown.



**CLIENT:**  
AT&T/Stein Partnership

**ASSIGNMENT:**  
Development  
Asset Management -  
Leasing and Marketing -  
1.6 million sf  
60-story office building, and a  
35-story office building

**DURATION:**  
Development and construction:  
September 1986 –  
April 1989;  
Leasing and management:  
April 1989 to July 1996

**AWARDS:**  
1998 Prix d'Excellence, Office  
Properties Worldwide,  
FIABCI International

Award of Excellence for Urban  
Developments –  
1990 (NAIOP Chicago  
Chapter)

Best New Building (AT&T  
Corporate Center/USG Building  
complex)  
of 1992 (Chicago civic group  
Friends of Downtown)

1997 MVP [Most Valuable  
Property] National Top Ten -  
AT&T Corporate Center/USG  
Building complex (Wall Street  
Journal)

