

1209 S. University Ave

DESIGN REVIEW BOARD PRESENTATION

July 10, 2024



Lamar Johnson
Collaborative 

CRG At A Glance



Established in 1993

More than 31 years of experience.



Award-Winning National Developer

Acclaimed for innovative design and development in projects, earning recognition from NAIOP, SIOR, and leading national trade publications.



\$14 Billion in Project Value

Including more than 12,500 acres and 220 million square feet of developments.



Industrial Influencer

Named an industry leader by GlobeSt.com and Real Estate Form in 2020 - 2023.



60+ Valued Employees

Recruiting the industry's best and brightest.

Integrated Development Services

Investment Management

- + Property Acquisitions
- + Investor Relations
- + Fund Operations
- + Risk Management
- + Portfolio Optimization
- + Property Dispositions

Asset Management

- + Accounting and Financial Reporting
- + Tenant Occupancy and Coordination
- + Contractor and Vendor Maintenance
- + Property Management

Acquisitions

- + Site Selection
- + Property Acquisition and Negotiation
- + Feasibility and Economic Analysis
- + Site Planning and Cost Analysis
- + Public Engagement and Entitlements

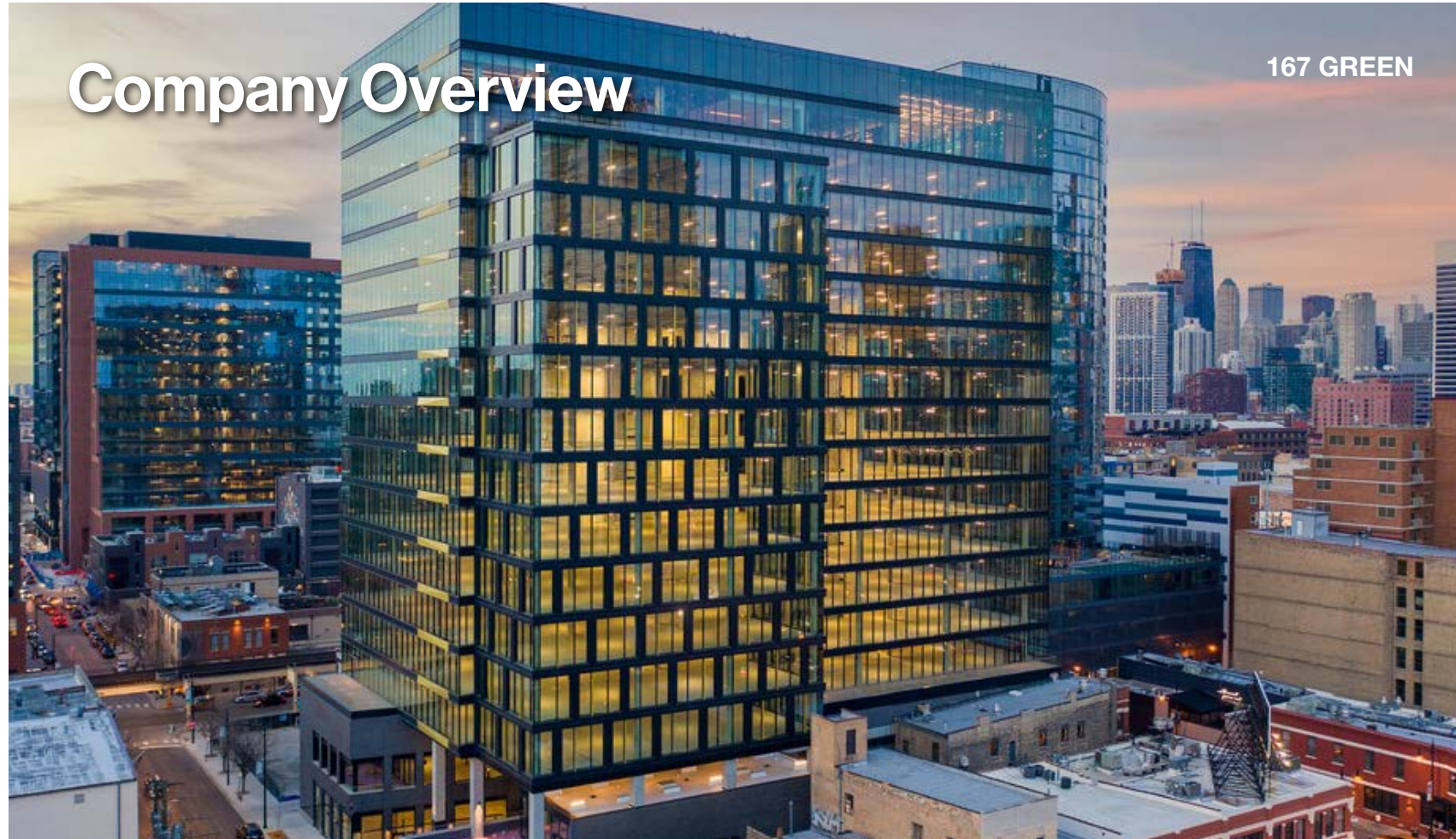
Development

- + Planning, Design and Development Management
- + Project Financing
- + Incentive Procurement and Negotiation
- + Leasing



Company Overview

167 GREEN



Shapack is a Fulton Market based real estate development company that acquires, repositions, develops and invests in properties throughout Chicago. With an expertise in acquisition, design, leasing and development, Shapack focuses on multiple asset classes including office, residential, hospitality, retail and restaurants.

Shapack was a leader in creating Chicago's Fulton Market District with projects including 167 N. Green (a 750,000 SF best-in-class office space delivered in January 2021 bringing global headquarters of CCC Intelligent Solutions, MoLo Solutions/ArcBest, Jet Support Services Inc., Foxtrot, and other innovative Chicago companies), Soho House Chicago, WeWork Fulton Market, The Parker Fulton Market, Shake Shack, The Hoxton Hotel (a 182-key hotel) and 811 Fulton (an office building anchored by Knoll, Inc.).

Shapack Highlights



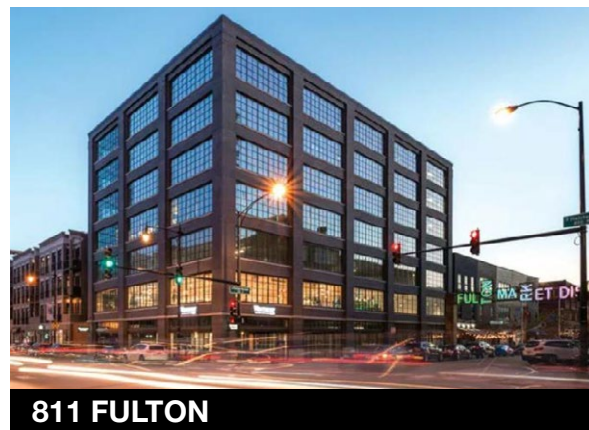
3.4M SF properties developed or under development



465K+ SF of land developed or under development in Fulton Market



\$1.7B of assets developed or under development in Fulton Market



811 FULTON



THE PARKER FULTON MARKET



SOHO HOUSE CHICAGO



THE HOXTON



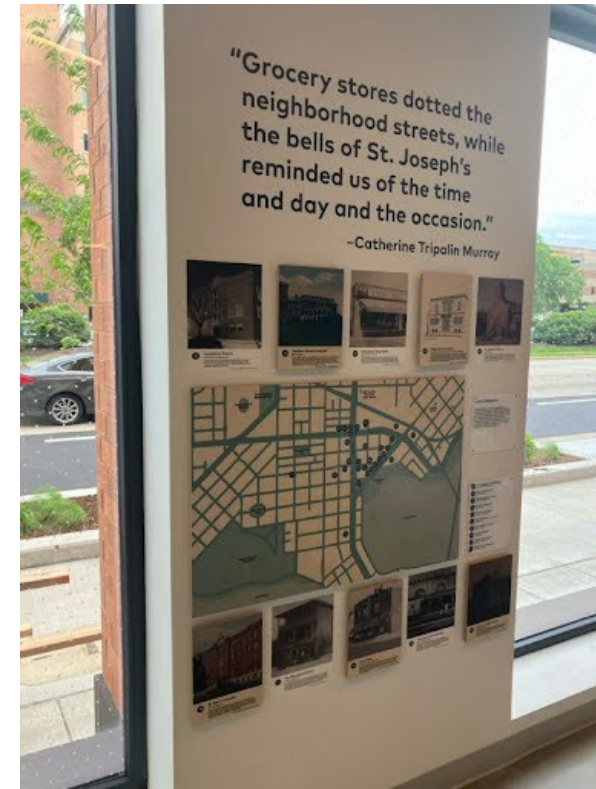
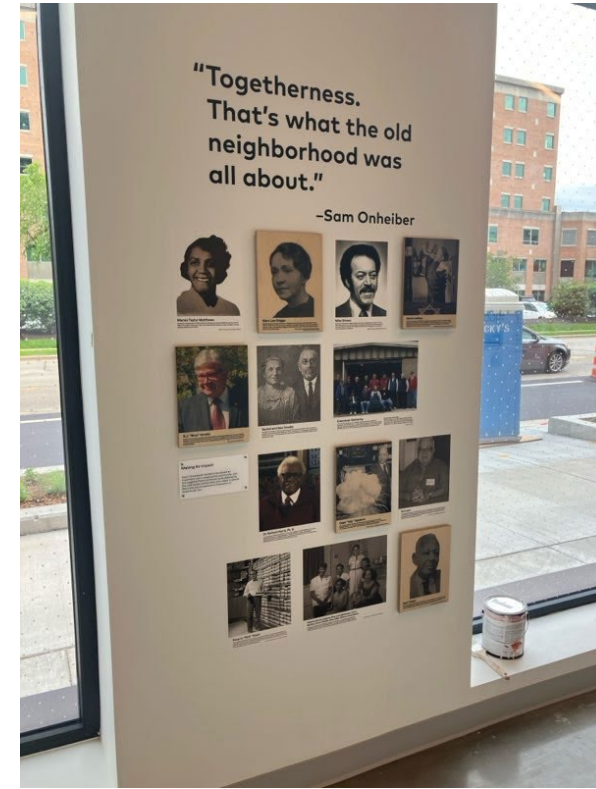
WEWORK FULTON MARKET



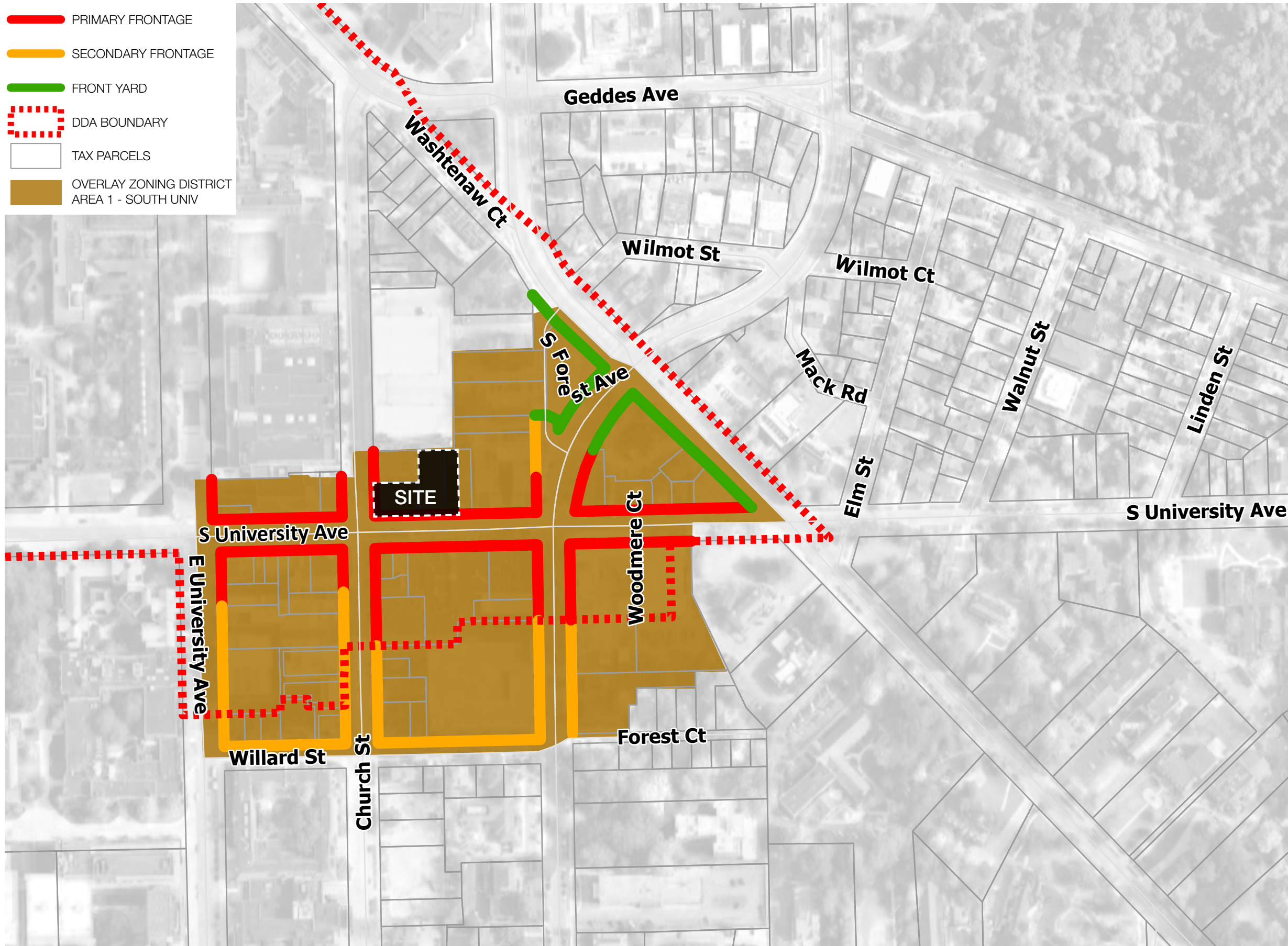
THE DEAN RENO



CHAPTER AT MADISON



- ▬ PRIMARY FRONTAGE
- ▬ SECONDARY FRONTAGE
- ▬ FRONT YARD
- DDA BOUNDARY
- TAX PARCELS
- OVERLAY ZONING DISTRICT AREA 1 - SOUTH UNIV



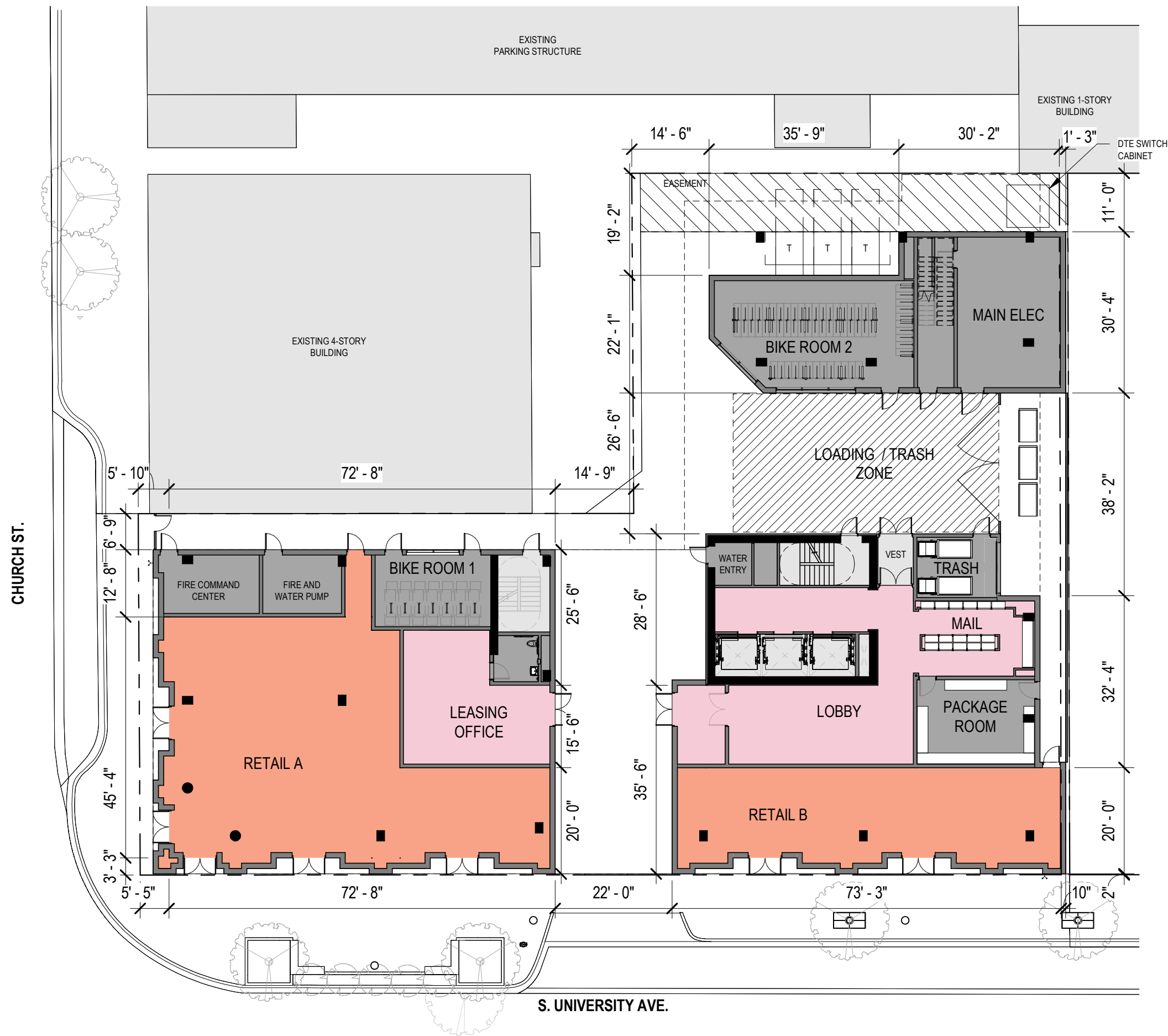
BUILDING DATA

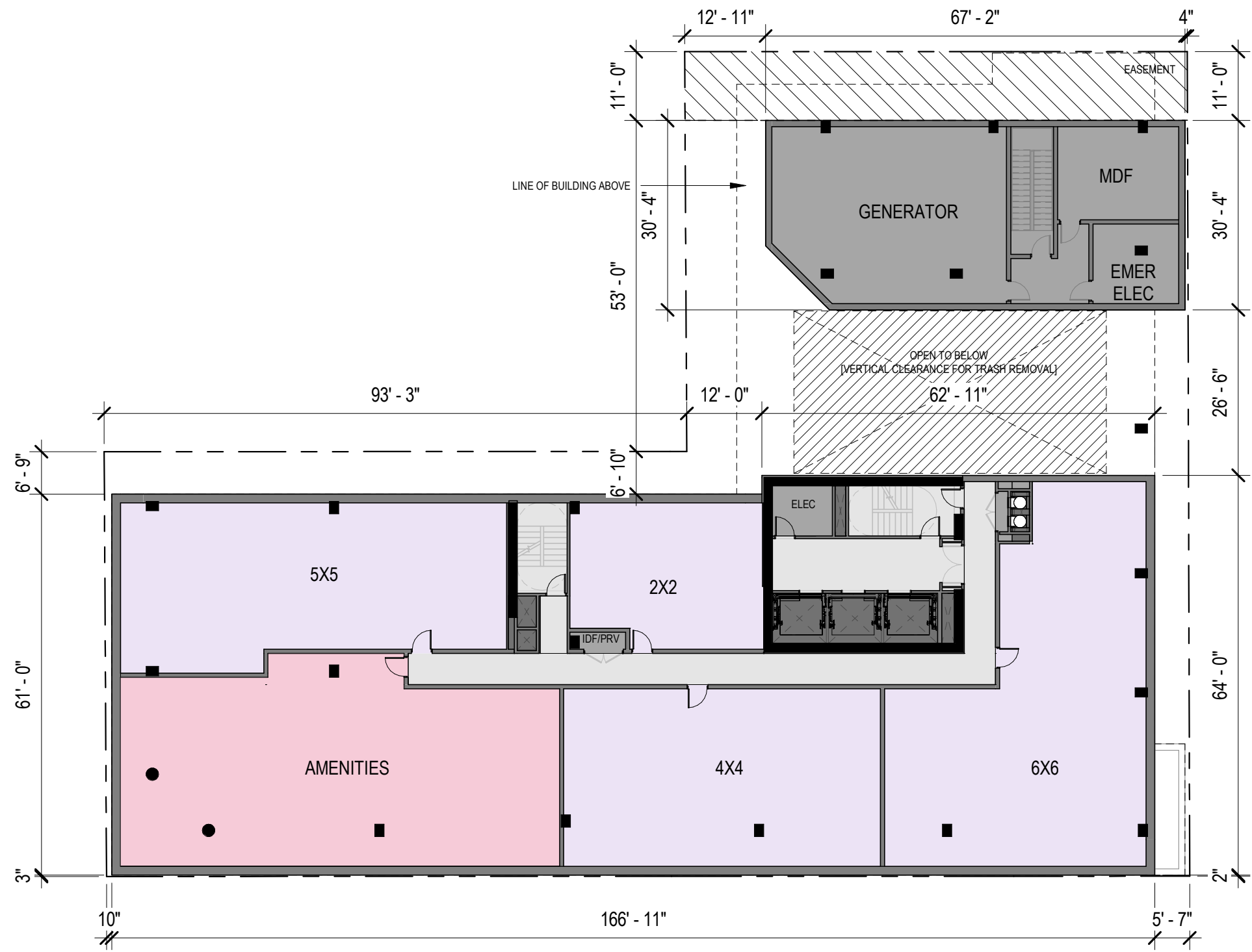
UNITS SUMMARY

TYPE	COUNT
2X2	33
4X2	16
4X4	49
5X5	33
6X6	17
TOTAL	148

AREA SUMMARY

LEVEL	AREA (GSF)
19	9,701
18	13,625
17	13,625
16	13,625
15	13,625
14	13,625
13	13,625
12	13,625
11	13,625
10	13,625
9	13,625
8	13,625
7	13,625
6	13,625
5	13,625
4	13,625
3	13,625
2	10,346
1	8,858
TOTAL	246,905





- LEGEND:**
- LOBBY + AMENITY
 - RETAIL
 - CIRCULATION
 - MEP/BOH
 - SHAFT
 - RESIDENTIAL

FLOOR PLAN - LEVEL 2

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07.10.2024



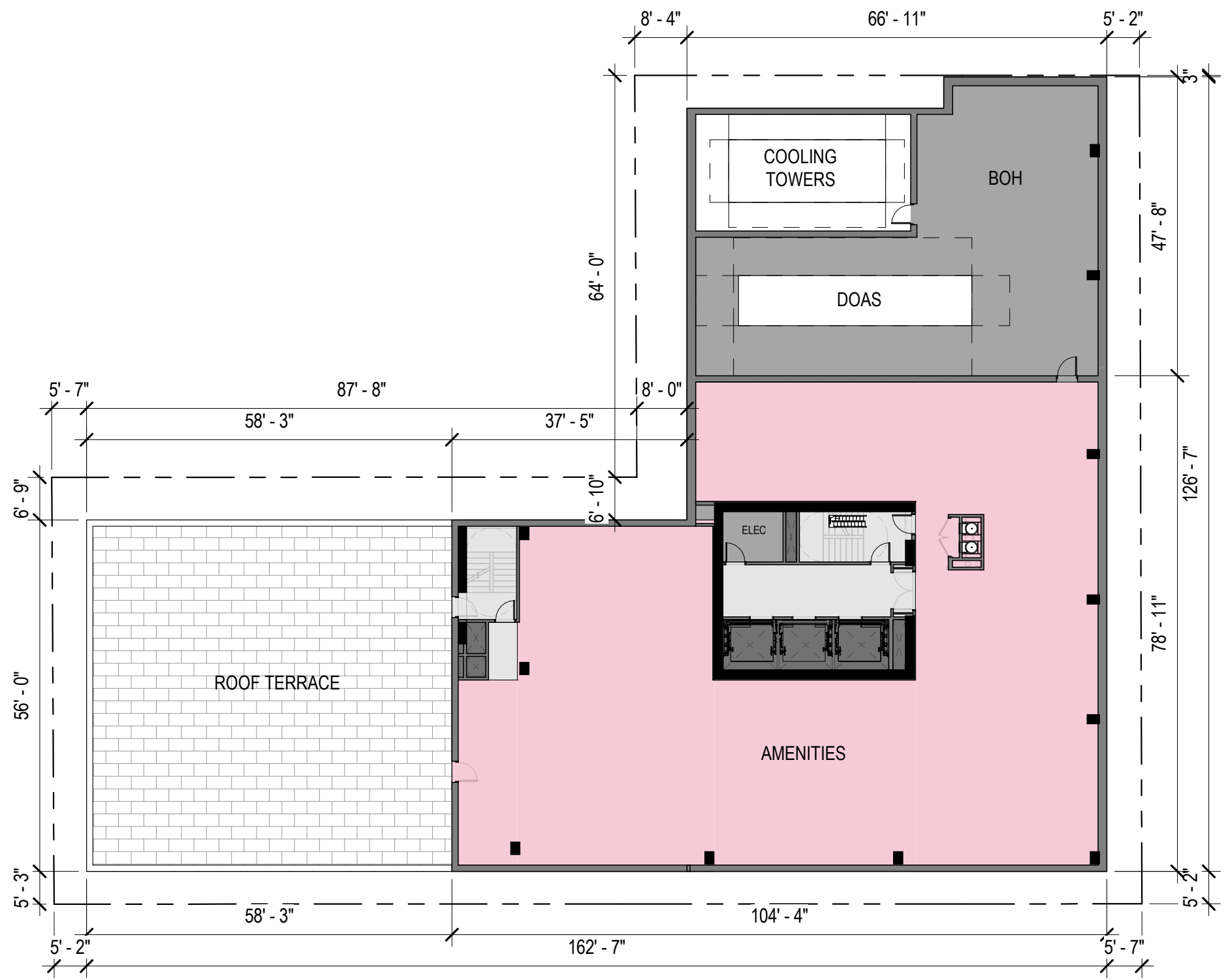


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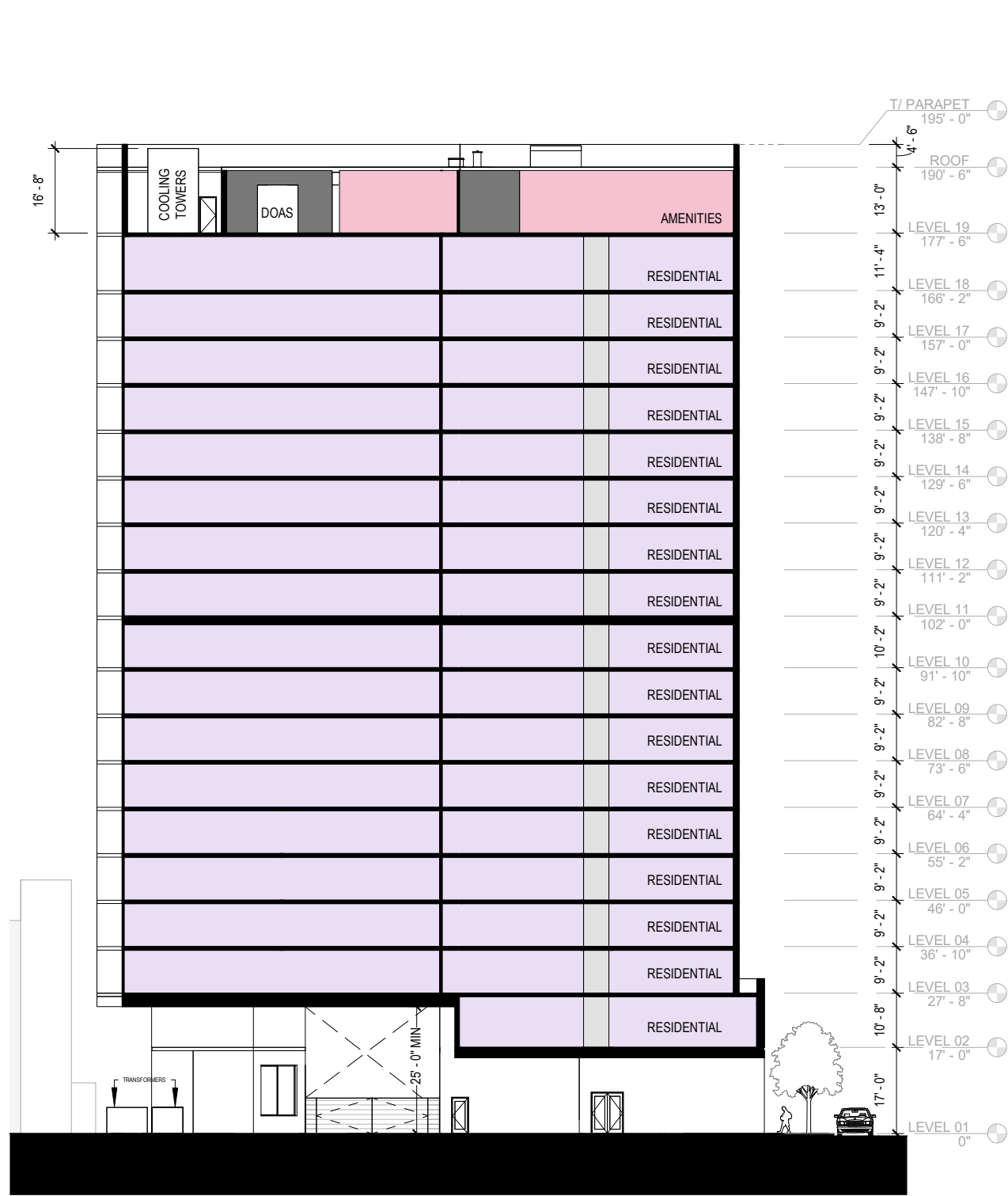
TYPICAL FLOOR PLAN - LEVELS 3-18

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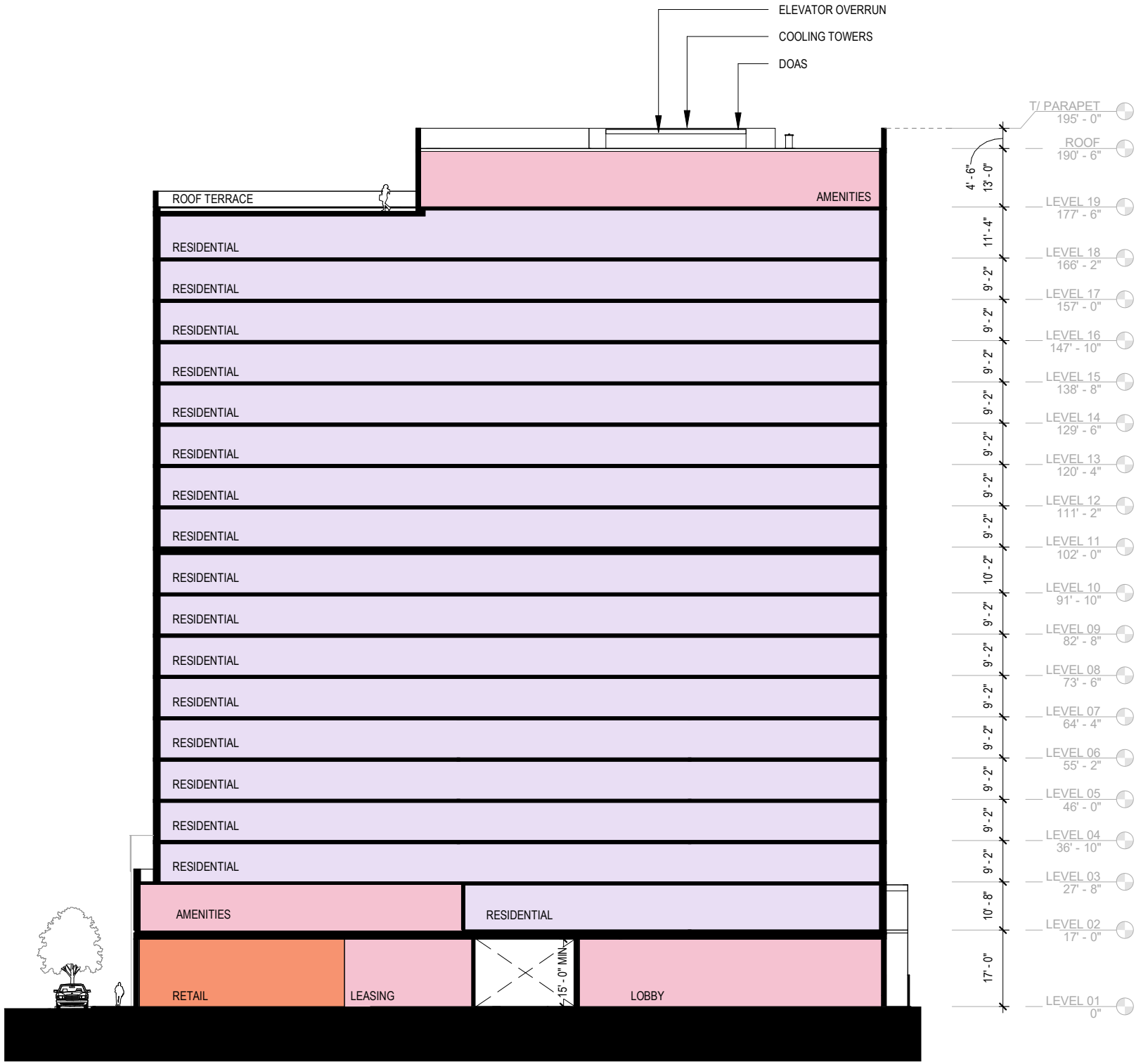
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SECTION N/S
1" = 30'-0"



SECTION E/W
1" = 30'-0"

- LEGEND:**
- LOBBY + AMENITY
 - RETAIL
 - CIRCULATION
 - MEP/BOH
 - SHAFT
 - RESIDENTIAL



PERSPECTIVE - S. UNIVERSITY AVE & CHURCH ST.

1209 S UNIVERSITY AVE, ANN ARBOR, MI

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PERSPECTIVE - S. UNIVERSITY AVE

1209 S UNIVERSITY AVE, ANN ARBOR, MI

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THE MEWS



- BRICK - 02 (SOLDIER COURSING)
- BRICK - 01 (NORMAN RUNNING BOND)
- METAL PANEL (C - PROFILE)
- PUNCHED WINDOW - 6" RECESS
- METAL PANEL - 3" RECESS

ENLARGED TOWER ELEVATION PERSPECTIVE

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PERSPECTIVE - CHURCH ST.

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