

33 N LaSalle Street Chicago, Illinois

- *Private Equity Partnership*
- *Tax-Efficient Recapitalization*
- *Central Loop High-Rise*
- *38 Floors, 402,010 SF*
- *Constructed in 1929 and renovated in 1999*
- *Acquired in 2004*

33 N LaSalle occupies a high profile location in Chicago's LaSalle Street financial district. This prominent location offers tenants all the benefits of a LaSalle Street address coupled with convenient proximity to all of the Chicago Loop landmarks.

33 N LaSalle is adjacent to major government buildings including Chicago's City Hall, the Daley Center and the State of Illinois Building. This prestigious address is well-suited to the image of Chicago's finest law firms and financial institutions. Bank of America, ABN Amro, The Northern Trust Company, Harris Bank, American National Bank, Accenture, the Federal Reserve, and the Chicago Board of Trade are all located within blocks of 33 N LaSalle.

33 N LaSalle allows direct access to all of Chicago's transportation options:

- *Adjacent streets serve as feeders to the Kennedy, Dan Ryan, Edens, Eisenhower and Stevenson expressways, providing direct access to 33 N LaSalle from the entire Chicago Metropolitan area, including Indiana and Wisconsin*
- *One block to the west is the Washington/Wells elevated rail station, which connects to every major elevated and subway train in Chicago*
- *The property is a short walk from each of Chicago's five commuter rail stations*

33 N LaSalle was acquired by German investment partners with a transaction structure implemented by the CEO of Connexion Asset Group. The City of Chicago is the major tenant, adding stability and security for our investors, thus enhancing the asset's ability to generate positive returns.



CONNEXION
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