

Oxford

Capital Group, LLC



IBM Building at 330 North Wabash

OXFORD CAPITAL GROUP, LLC LED VENTURE ACQUIRED PART OF HISTORIC IBM PLAZA FOR PLANNED LIFESTYLE HOTEL

An Oxford Capital Group, LLC lead venture has acquired a portion of the landmark 52-story IBM Building located at 330 N. Wabash Avenue in downtown Chicago, Illinois for \$46.0 million. The venture acquired from Prime Group Realty Trust (“Prime”) floors 2 through 13 and a portion of the first floor (representing approximately 375,000 square feet) and plans to convert the existing vacant floors to a luxury lifestyle hotel. The venture, Modern Magic, LLC, is a venture between Oxford OG Hospitality Chicago and LaSalle Hotel Properties. Oxford’s managing and majority member is John W. Rutledge, the founder, President and CEO of Oxford Capital Group, LLC, and other senior principal is Roger G. Hill, founder and CEO of The Gettys Group, Inc.

The building, designed by world-renowned architect Mies van der Rohe, was recently designated a historic landmark. The hotel will be created on the purchased floors, with exclusive elevators and a separate entrance on the ground floor. The upper floors, owned by Prime, an unrelated entity, will remain high-quality office space. The development plans have not yet been finalized, but the hotel is expected to house up to 335 rooms. The standard guestroom will be approximately 525 square feet, one of the largest in the city, and is expected to feature large 5-fixture bathrooms. Guestrooms will have 9.5 foot ceilings with floor to ceiling windows providing dramatic views of the Chicago River, Lake Michigan and the Chicago skyline. Approximately 20% of the rooms will be suites, ranging in size from 775 to 2,350 square feet. The hotel will offer 17,000 square feet of state-of-the-art facilities for meetings and social affairs, including a 5,000 square foot ballroom with beautiful river views. A 9,000 square foot distinguished chef-driven restaurant will also be featured, as well as a lobby bar, wine room, fitness center, indoor pool and destination spa. The hotel is being designed by The Gettys Group, Inc. (“Gettys”), a global hospitality design and development firm based in Chicago. The joint venture is striving to achieve LEED certification for the hotel, through both “green” design and operations. The joint venture is currently in discussions with both independent and branded operators, and a selection will be made later this year. It is expected that the completed hotel will be open between 2012-2014 depending on the ultimate timing and velocity of the projected economic recovery.

The new hotel will enjoy an outstanding location directly on the north bank of the Chicago River, in the Michigan Avenue Corridor, one block west of Michigan Avenue proper and at the new epicenter for luxury hotels along the bank of the Chicago River just west of the new Trump International Hotel-Chicago. The building’s world-famous minimalist modern architecture represents the last, largest and arguably one of the greatest design by famed architect Mies van der Rohe, the father of the Modernist movement. It is one of the most iconic, distinctive and architecturally significant buildings in Chicago and is an ideal structure within which to develop a sleek and progressive super luxury hotel. As a mixed-use development, the office space above will be one of the most desired office locations in downtown Chicago.