



FOR IMMEDIATE RELEASE

May 9, 2016

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FCA PARTNERS ANNOUNCES LEASE EXTENSION, EXPANSION FOR U.S. CELLULAR HEADQUARTERS

Transaction represents Suburban Chicago's Largest Office Lease since 2014

CHICAGO — Charlotte, NC-based [FCA Partners](#), LLC announces the extension and expansion of the largest tenant at [U.S. Cellular Plaza](#). In a transaction effective April 1, [U.S. Cellular Corporation](#) renewed and expanded its existing lease at 8410 - 8420 Bryn Mawr Avenue increasing its headquarters to 331,797 square feet. [Francis R. Prock](#) and [Jason M. Simon](#), both principals with Colliers International's Chicago-based Office Advisory Group, represented FCA Partners in the transaction.

Founded in 1983, U.S. Cellular is the fifth-largest full-service wireless carrier in the United States. The company has more than 6,500 associates nationwide and reported 2015 revenues of \$3.99 billion.

"U.S. Cellular has been a vital component of this office complex and the O'Hare office market for almost three decades," explained Edward M. Cherry, managing director at FCA Partners. "We are proud of our collaboration with U.S. Cellular that has made U.S. Cellular Plaza such a solid office asset and a prime example of the type of investment we seek.

"This transaction is the largest lease to be signed in the entire suburban Chicago area in the past two years," continued Cherry. U.S. Cellular was represented by Bob Chodos and Steve Levitas of Newmark Grubb Knight Frank and Michael Adams of Colliers International.

"As part of the new lease with U.S. Cellular, FCA is implementing extensive exterior and interior renovations including landscaping, parking upgrades, improved common areas and lobby renovations among other improvements," said Prock. "These capital improvements along with the in-place amenities, supreme location at a CTA Blue Line stop and a four-way interchange at Cumberland Avenue were key factors in U.S. Cellular's decision to remain and expand at its namesake property," he added.

Constructed in 1981, U.S. Cellular Plaza is a three-building, 637,484-square-foot Class A office complex located in the heart of Chicago's vibrant O'Hare office market at I-90 and Cumberland Avenue.

U.S. Cellular signed its original lease at 8410 Bryn Mawr in 1988 for just under 10,000 square feet. Prior to this most recent lease signing, U.S. Cellular was occupying the entire 212,428-square-foot 8410 building and will now be expanding into an additional 119,369 square feet in the 8420 building on a long-term basis.

(cont.)

According to Colliers International's first quarter 2016 Research and Forecast Report, the O'Hare market, where the property resides, currently boasts a 13.7% vacancy rate for Class A properties. The O'Hare market currently has the lowest overall vacancy rate of all five suburban markets.

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ABOUT FCA PARTNERS

Charlotte, NC-based, FCA Partners LLC has invested over \$600 million in equity on behalf of institutional capital since its mid-1990s inception. The employee-owned real estate investment management company currently manages a \$1 billion portfolio of 26 retail, office and multi-family assets. More information is at fcapartners.com.

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