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AmTrust RE Signs Skyline Construction to 9,630 SF Lease at One East Wacker in Chicago

Construction company relocating to 560,000-square-foot tower, where it is currently leading a large-scale capital improvements campaign

CHICAGO, Ill. (Apr. 15, 2024) – **AmTrust RE** ("AmTrust"), a national real estate owner-developer with a portfolio of commercial, mixed-use and residential properties across the Northeast, Midwest and Sunbelt, today announced the completion of a 9,630-square-foot office lease transaction with Skyline Construction ("Skyline") at One East Wacker, AmTrust's 41-story, 560,000-square-foot office tower overlooking the Chicago Riverwalk and River North. Jon Milonas and Kyle Kamin of CBRE represented the tenant in the transaction.

Skyline Construction – a leading commercial general contractor in the Chicago market with offices throughout the United States – works on a wide range of projects, from full commercial space renovations to ground-up construction. Their new Chicago office, which will be nearly three times larger than Skyline's current space, correlates to Skyline's ethos of creating highly functional, innovative environments for businesses to grow and thrive.

"In the past five years, our team has experienced rapid and intentional growth with lofty goals for further expansion," said **Jim Smiley, Project Executive with Skyline**. "Moving to One East Wacker will allow us to expand into a larger physical footprint to help facilitate productivity and collaboration while also providing a centralized location near many of our valued clients and business partners."

In 2023, AmTrust selected Skyline to lead a major capital improvements program for the trophy office tower, upgrading the building's exterior and conducting comprehensive interior renovations throughout the property, including:

- A completely redeveloped hospitality-grade lobby with modern finishings, a ground-floor tenant lounge, and a residential-style mailroom-package area
- Upgraded building entrances and other exterior improvements
- A new, full-floor expansive amenity space with a top-tier fitness experience, double-height event space, work areas, lounge space, a bar area, and various conferencing alternatives — all overlooking the Chicago River
- Enhanced top-floor lounge and 360-degree observation deck with modern furnishings and high-quality fixtures which will offer a more private lounge alternative for tenants

"Skyline's decision to relocate to One East Wacker is the latest example of the 'flight to quality,' where leading employers are increasingly committed to providing their employees with an energized office environment, from a work, social and wellness perspective," said **Patrick Kearney, AmTrust's Managing Director**. "With Skyline Construction overseeing the renovation process, its team has an intimate

knowledge of our vision for the building. Skyline's long-term commitment to the property is a testament to our well-conceived improvement program. The first phase of the new lobby will be open shortly, and we expect the full renovation to be complete when Skyline moves into the building this fall. Other upgrades to the building, including new food & beverage options, are also in the works, taking advantage of the prime frontage on the corner of State Street and Wacker Drive."

Skyline Construction's relocation continues the trend of significant leasing activity at One East Wacker, following the expansion and long-term commitment of the building's largest tenant, Shore Capital.

"We are eager to join the impressive tenant roster at One East Wacker and look forward to utilizing the many wonderful amenities recently added to the building, while strengthening our relationship with AmTrust," said **Andrew MacGregor, President of Skyline**. "The fact that we are relocating to a building where we have constructed many of its public-facing spaces and tenant amenities is a chance to showcase our capabilities as a general contractor, as well as to appreciate the craft of construction."

About AmTrust RE
Founded in 1993, AmTrust RE is a vertically integrated owner, operator and developer focused on iconic placemaking within mixed-use, commercial and residential properties. AmTrust controls a diverse portfolio across several prominent US markets, with significant concentration in Chicago and New York City. The firm is known for its successful development and creative repositioning of its assets, as well as its commitment to tenants. For more information, visit amtrustre.com.

About Skyline Construction
Skyline Construction is on a mission to deliver the highest quality construction projects on-time and under budget, while serving as an ally, partner and advisor for clients and business partners. A general contractor with offices in Chicago, the San Francisco Bay Area, San Diego and Seattle, Skyline specializes in a wide array of project types – such as commercial interior buildouts, historic building renovations, ground-up construction – throughout a myriad of industries, with significant experience throughout Chicago's tech and financial scene. For more information, visit skylineconstruction.build.

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