

MARQUEE MICHIGAN AVENUE
CELEBRATES GRAND OPENING
Distinctive Condominium Building to Add
New Elegance to South Michigan Development Scene

May 6, 2005 – Chicago, IL - Among many new projects slated for South Michigan Avenue, the Marquee Michigan Avenue easily stands out for its classically influenced design and its exceptional amenities and facilities. For this project, Sedgwick Properties Development Corporation has joined with Chris Feurer of the Lincoln Park office of Koenig & Strey GMAC to market Marquee Michigan Avenue.

“This is definitely one of the most exciting projects planned for the South Loop. It features a beautiful design, great views of the lake and city and a prominent Michigan Avenue address,” said Marty Paris, President of Sedgwick Properties Development Corporation. “Our recent Grand Opening drew an excellent response. Prospective buyers visited our Sales Center to view digital renderings, floor plans and samples of the finishes to be used in the Marquee residences.”

Marquee Michigan Avenue is the latest in a series of impressive Chicago projects from Sedgwick Properties Development Corporation. Sedgwick is known for creating multi-unit residential developments of lasting quality and value in coveted downtown residential neighborhoods. The company is involved in every aspect of their projects through their in-house architectural and construction departments. For Marquee Michigan Avenue, architect Mark McKinney of Sedgwick Properties designed a handsome limestone-color facade crowned by a distinctive mansard roof. The 25 story building, slated for summer 2007 occupancy, will offer 215 residences in a wide variety of floor plans, many of which include private balconies with striking views. There are also seven duplexed Penthouses with large outdoor terraces.

The elegant Marquee interior will begin with the ornamental lobby featuring natural stone floors, crown molding and designer appointments. The secured building entry will also feature a reception area and desk for the building doorman. Three high-speed passenger elevators will include handsome wall panels and natural stone flooring.

Owners will enjoy exceptional common areas including a green roof top complete with dog run and offering spectacular city views. Other features include a workout facility and a theater room plus bike and available storage areas.

Individual residences will feature designer kitchens complete with 42" custom wood cabinets with chrome pull knobs and three-quarter inch thick granite countertops with four inch backsplashes and square polished edges. A complete stainless steel appliance package will include a 30" self cleaning free standing cook top and range and microwave with self-venting hood, dishwasher and refrigerator. Stainless steel double bowl sinks will have polished chrome faucets with pull-out sprayer heads. An island with breakfast bar will be featured in the penthouse units and will also be available as an option in standard units. A separate laundry area will have hook-ups in place for a stackable washer and dryer.

Opulent master and guest baths will feature custom vanity cabinets with cultured marble countertops or pedestal sinks. Twelve by twelve inch imported honed limestone tiles will be used for flooring as well as for tub or shower surrounds. Chrome faucets and fixtures plus designer lighting will add further elegance.

Interiors are to be finished with red oak hardwood floors in the main living areas and Berber style carpet in the bedrooms. Units will be pre-wired for cable (Cat-5) phone and high speed internet connections. Options include fireplaces with twelve by twelve inch slate hearth and surround. The building will be served by a state-of-the art intercom entry security system.

“Marquee Michigan Avenue owners will enjoy an outstanding city living experience that promises to quickly become a sought-after location,” said marketing agent Chris Feurer. “The Marquee is an easy walk to many city destinations including the Museum Campus, Millennium Park and Lake Michigan. Restaurants in the area include the Firehouse, Opera and Gioco. Sedgwick Properties has planned a superb building from the striking exterior to the smallest details throughout the residences to give buyers an excellent value,” added Feurer.

Pricing at Marquee Michigan Avenue begins with one bedroom units in the high \$100’s, two bedrooms from the mid \$200’s, three bedrooms from the mid \$300’s and penthouses in the \$600’s. Deeded parking for multiple spaces is available for purchase. Delivery is planned for late summer 2007. The Sales Center, located at 1454 South Michigan Avenue adjacent to the building site, is open by appointment only. For further information, contact Chris Feurer, Norge Clemente or Mike Sato at the Lincoln Park office of Koenig & Strey GMAC Real Estate, 312-642-1400 or visit www.marqueechicago.com.