

Marquee Michigan Avenue to Add New Elegance to South Michigan Avenue Development Scene

Koenig & Strey GMAC Real Estate The Development Report

June 2005 - 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.

“Sedgwick is known for creating multi-unit residential developments of lasting quality and value in coveted downtown residential neighborhoods,” said Marty Paris, President of Sedgwick Properties Development Corporation. “The 25 story Marquee will offer 215 residences in a wide variety of floor plans, many of which include private balconies with striking lake and city views. There are also seven duplexed Penthouses with larger outdoor terraces.”

The elegant marquee interior will begin with a striking lobby featuring a reception area and desk for the building doorman. The lobby leads to three beautifully appointed, high speed passenger elevators. Common areas will include a green rooftop complete with dog run and offering spectacular city views, as well as an equipped workout facility and a theater room.

Residences will feature designer kitchens with 42’ custom wood cabinets, three-quarter inch thick granite countertops and a complete stainless steel appliance package. Opulent master and guest baths will feature custom vanity cabinets with cultured marble countertops or pedestal sinks as well as imported limestone tiles to be used on the floors, tubs, and shower surrounds. Other features include red oak hardwood floors in the main living areas and optional fireplaces with slate hearths and surrounds. 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 in what 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.”

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 thousands. Deeded parking for multiple spaces is available. Occupancy is slated for summer 2007. The Sales Center, located at 1454 S Michigan Avenue is open by appointment. For 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.