

The MADISON MESSSENGER

CB Richard Ellis' newsletter for the tenants of 303 West Madison ■■■ Winter 2005

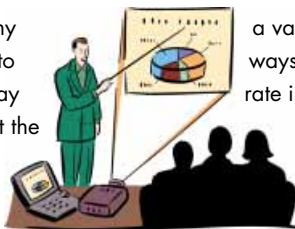
303 West Madison Is Named Among the City's Best

WE ARE BEAMING with pride. In October, 303 West Madison won the 2004-2005 Office Building of the Year award in its category from the Chicago chapter of BOMA (the Building Owners & Managers Association). Better still, in January, we won the North Central Region competition. That means, we go to the national/international competition at BOMA International's 2005 convention in late June. Award criteria include tenant relations programs, community involvement, emergency evacuation procedures, continuing education for building personnel and overall exceptional service.



Our Conference Center Meets Your Meeting Needs

CB Richard Ellis offers many amenities and services to help make our tenants' workday move along more smoothly. At the core of these offerings is 303 West Madison's **Building Conference Center**, on



a variety of ways. The rental rate is \$225/day, \$125/half day.

the 13th floor. If you need a lot of space, the Center's Large Conference Room can accommodate up to 30 people comfortably, with tables configured in

If your requirements are smaller, then the Small Conference Room is just right for up to 8 people. Rental is \$125/day, \$75/half day.

Both rooms are equipped with wireless access. Other equipment, which is part of the rental of the large room, includes: TV, DVD player, white board and telephones. The Small Conference

Room has a computer that visitors can use if not in use for a meeting.

In addition, the Conference Center has a well-equipped kitchen, with a refrigerator, microwave, coffeemaker, and tables and TV. It can be used if you are having your meeting catered, and can serve as a convenient break room. Drinks are available and will be billed separately.



CB Richard Ellis is pleased to announce that 303 West Madison has a new owner: **McMorgan & Company**. An investment advisor to union pension funds, the firm is a subsidiary of New York Life Insurance Co.

Make Your Business Internet-safe

Are your critical documents and data at risk from the Internet? Can your computer network be exploited or destroyed by intruders? Then mark your calendars: **Thursday, February 24, at 11:30 a.m.**, in the Building



Conference Center. That's when technology experts from Holleb Consulting will discuss this very real danger and how you can protect your firm's computers and data assets from a variety of malicious attacks. A box lunch will be provided to all who attend. ■

Pampering Our Tenants Year-Round

Across the calendar, from Valentine's Day to Christmas, CB Richard Ellis shows our appreciation to the tenants of 303 West Madison with big parties, little treats, and many other pleasures to make your workplace friendlier. Here are a few images from throughout the second half of the year.



At the 303 Holiday Tenant Appreciation Party after work on December 9th, tenants were treated to a delicious buffet, scrumptious desserts and an open bar.



How often do you get the chance to have ice cream served by a man in a tuxedo? The opportunity arose at the 303 Summer Tenant Party in late July.



Concierge Unlimited hosted a wine tasting after hours on July 15th in the large conference room on the 13th floor. Here (from left), JENNIFER STEGMAIER of Chittenden Murday & Novotny, her colleague AMIE LAVEN, and Amie's husband, Dan, sample selections.

CB Richard Ellis welcomes the newest tenants at 303 West Madison:

- ❖ Berkley Specialty Underwriting Managers LLC
specialty insurance provider
Suite 910
- ❖ Chicago Growth Partners (formerly William Blair Capital Partners)
private equity investment firm
Suite 1925
- ❖ Crump Insurance Services, Inc.
insurance wholesaler
Suite 700
- ❖ Lighthouse Partners, Inc.
Hedge fund of funds
Suite 1925
- ❖ Magna Carta Companies
property/casualty insurance group
Suite 1725

CB Richard Ellis thanks these tenants for renewing their leases:

- ❖ The Cochlan Group, Inc.
Bank Consulting Group, Inc. executive benefits consulting firms
Suite 2600
- ❖ UHY Advisors, Inc. (formerly Centerprise Advisors, Inc.)
financial & business consultants
Suite 1100
- ❖ Wellington Underwriting Inc
reinsurance intermediary/underwriting manager
Suite 1250

CB Richard Ellis thanks the following tenant for expanding its space:

- ❖ Conway, MacKenzie & Dunleavy
financial & management consultants
Suite 500

Two masked ladies (shhh! they were Property Administrator ALYON TRACHTA (left) and General Manager CATHY KRAPP) handed out taffy apples to two tenants from Tilton, Kelley & Bell on the Friday before Halloween.



CB Richard Ellis publishes *The Madison Messenger* for the tenants at 303 West Madison. To comment about this publication or for information about the property, contact:

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