



Ameritech Center Lakewood

Hoffman Estates, Illinois

Services to Ameritech, the Midwest regional communications provider, include development of a new 290,000-square-foot building at the client's headquarters campus. Mesirow Stein performed feasibility analysis for the programming phase, including planning to meet existing zoning parameters, and is development manager, overseeing design, cost, schedule and quality issues, and providing contracting strategies and construction administration.

CLIENT
Ameritech

ASSIGNMENT
Development Management
290,000 sf high-tech office building

Campus expansion is expected to increase efficiency, improve synergy and help the client improve customer service. Approximately 1,700 employees from several Ameritech units will occupy the new building, bringing savings in future leasing costs. Its design complements campus facilities, which include the 1.3 million-square-foot Ameritech Center and one-story Ameritech Institute, on a landscaped site encircled by a 3.5-mile jogging and walking path. New on-grade parking is provided for 1,200 vehicles.

Having planned for and incorporated a new state-of-the-art workstation design that allows virtually unlimited cabling capacities, each workstation has the multiple cabling needed for Ameritech's operations – with no floor cores and no power poles. Inventive conference areas in varying capacities have been strategically located throughout the building, including "coliseum" spaces with riser seating similar to Greek amphitheaters.

An innovative deal structure gave the contractor timing flexibility for optimal trade buyouts to achieve a high quality structure at less cost. The new facility will be linked harmoniously (and physically, via enclosed walkway) to a building of considerably higher cost. At less than \$100 per square foot (including all sitework and parking, building core and shell, tenant work and finishes), this exemplifies the benefits of a thoughtful teaming strategy and collaborative development process.

