

it's eco-friendly  
it's style all around you  
it's emerald



**Emerald**  
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Chicago, Illinois 60607

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Welcome to Emerald in the New Loop where you live in eco-friendly style with Chicago's vibrant nightlife, pulsing business district, hip shopping, top restaurants and art galleries at your doorstep.

Living at Emerald is not only exciting, it feels good. Eight years ago, a handfull of visionaries began drafting plans for a contemporary development with clear, direct views of Chicago's stellar skyline. It would be an urban jewel where an environmentally conscious lifestyle is encouraged.

The dream of these futurists became reality with the recent completion of Emerald. Their environmental savvy reaches a new peak in Emerald's alluring 8,000 square foot totally "green" lobby—Chicago's largest. It was created by internationally acclaimed designer John Robert Wiltgen, a professional member of the International Interior Design Association (IIDA). The glamorous \$4 million setting is anchored by recycled glass terrazzo floors and furnished with classic seating showcasing luxe reclaimed polyester fabric upholstery. State-of-the-art LED lighting generates its own mesmerizing abstract art throughout the lobby.

This spell-binding space links Emerald's twin 12-story towers and provides bonus living, entertaining and home office space for residents of its 212 homes. The Green Room features eco-chic couture furnishings and flat screen TV with surround sound; The Boardroom offers a fireplace, custom-designed conference table and state-of-the-art electronics; Club Emerald is residents hip social setting that rivals the best clubs in downtown Chicago.

#### EMERALD FACTS

Official Development Name: Emerald Chicago  
Address: 123 S. Green St.  
Bordering Street #1: South Green Street  
Bordering Street #2: West Monroe Street  
Zip Code: 60607

Complex Name: Emerald  
Neighborhood: Near West Side / New Loop  
District: Downtown Chicago  
City: Chicago  
State: Illinois  
Country: USA

Developers: Senco Properties, Harlem Irving Companies; New Frontier Companies dba Greektown Residential Properties, LLC  
Partnership Team: William Senne; Michael Marchese, Rick Filler, Don Bailey, Vince Forgione, and William Cellini  
Architect: Pappageorge/Haymes, Ltd.  
Interior Design: John Robert Wiltgen Design, Inc.  
General Contractor: Linn-Mathes, Inc.  
Project Manager: Jim Snyder, Harlem Irving Companies  
Marketing: Property Consultants Realty  
Advertising/Branding: UpShift Creative Group  
Public Relations/Communications: Gerlach Group

#### DEVELOPMENT STATISTICS

Size of site: 63,000 square feet  
Type of Construction: high-rise  
Structural Materials: concrete, glass and steel  
Foundation Type: concrete  
Façade Systems: glass, sheer wall and concrete  
Façade Materials: concrete, glass and steel  
Main Usage: residential  
Square Footage-Residential: 100,000 square feet per tower  
Secondary Usage: commercial  
Square Footage-Commercial: 1,600 square feet  
Estimated Assessed Valuation: \$80 million

#### TECHNICAL DATA

**Emerald North Tower**  
Height: 142 feet  
Floors (Above ground): 12  
Floors (Under ground): Parking only  
Construction Start: December 2006  
Construction End: November 2008  
Elevators: 2  
Parking Spaces: 104  
Units: 106

**Emerald, South Tower**  
Height: 142 feet  
Floors (Above ground): 12  
Floors (Under ground): parking only  
Construction Start: December 2006  
Construction End: November 2008  
Elevators: 2  
Parking Spaces: 104  
Units: 106

#### TARGET MARKET

Emerald meets the expectations of style-conscious, eco-aware buyers in their mid-20s to late-40s seeking a contemporary urban home in close proximity to Chicago's downtown business and financial districts.

#### AWARDS & ACCOLADES

Best Marketing Campaign for Green Built Community  
*2008 National Association Home Builders Silver Award*

Favorite Eco-Friendly Community  
*Chicago Agent Magazine (November, 2007)*

Public Relations/Media Developed PR Concept--City  
*SAMMYs Awards: The Homebuilders Association of Greater Chicagoland (2007)*

