

OVER 75% SOLD



## CONSTRUCTION UPDATE

Construction continues to move ahead at a swift pace at Ten East Delaware. With the building more than 75 percent sold and deliveries scheduled to begin this December, the coming months will yield many construction milestones. In the first two months of 2009 alone, interior construction has continued and window installation is underway. Currently, construction has reached the 25th floor, and an average of three to four additional floors will be poured each month. At this time, buyers also are in the process of selecting interior finishes. Looking forward to the summer, the building will celebrate its topping off as construction reaches the last residential floor. And in November, finishing and decorating of the on-site model residence will begin.

On the commercial front, the build-out of the first-floor retail space will begin this fall. Acclaimed Bice Ristorante already has leased space for its new upscale restaurant concept, which is slated to open in 2010 and will provide residents with around-the-clock dining and catering services.

Here's a season-by-season snapshot of what's to come in 2009. For more photos and construction updates throughout the year, visit [WWW.TENEASTDELAWARE.COM](http://WWW.TENEASTDELAWARE.COM).



# TEN

EAST DELAWARE

SPRING 2009  
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VOLUME 1 : ISSUE 2

### INSIDE:



### OLD-WORLD IS NEW AGAIN

By Michael Reschke, Chairman and CEO of The Prime Group, Inc.





OLD-WORLD IS NEW AGAIN IN THE GOLD COAST

By Michael Reschke, Chairman and CEO of The Prime Group, Inc.

In the last issue of TEN, architect Lucien Lagrange shared his thoughts on how Ten East Delaware captures the essence and sophistication of European living right here in Chicago. And it's true. Lucien has instilled this building with a graceful, old-world style that perfectly complements the traditional architecture you so often see in the Gold Coast. I also believe the building's one-of-a-kind living experience can be credited to the smart layout of each residence. The same attention to detail that is evident in the project's Beaux Arts-style exterior is just as apparent in the design of the interior.

For example, the floor plans were designed with the living quarters located in the center of the home and the master suite in its own private 'wing'. Not only is this layout typical of luxury European flats, but it's reminiscent of a single-family home. It's important to us that buyers have the ability to grow into their home, as well as have enough space to host guests. In addition, the layout of the residences ensures easy entertaining as homes feature formal entry foyers for greeting company, while separate living and dining rooms allow guests to mingle in one room and gather for dinner in another.



We also recognize that buyers, while drawn to the building's Renaissance-style architecture, want modern interiors that complement their lifestyle. This is why each residence includes Poggenpohl cabinetry and granite and marble countertops in the kitchen and bath; Franke, Wolf, Miele, and Sub-Zero kitchen appliances; a Kohler soaking tub in the master bath; and hardwood flooring in the living areas. But beyond these standard finishes and features, buyers also can choose from a wide selection of contemporary upgrades with the help of Ten East Delaware's design team.

As a result of its unique design – both inside and out – Ten East Delaware has attracted a sophisticated group of buyers who look forward to calling the Gold Coast home. In fact, despite the challenging market, the development is one of only three new-construction downtown projects that will deliver in 2009. And with less than a quarter of its residences remaining for sale, Ten East Delaware continues to prove that smart design and attention to detail are the pillars of a strong development.

I hope you too can find yourself at home here.

Michael Reschke  
Chairman and CEO of The Prime Group, Inc.



TEN BUZZ

Ten East Delaware is making news and noise in the Chicago area. Here is a look at recent articles featuring the building. For complete stories and more, please visit [WWW.TENEASTDELAWARE.COM](http://WWW.TENEASTDELAWARE.COM).

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CHICAGO MAGAZINE

*Tower Offers Perks from Nearby Talbott Hotel - November 2008*

"At Ten East Delaware, a 35-story condominium tower now under construction at Sate Street and Delaware Place, residents will have all the services of a hotel at their disposal: For a fee, the neighboring Talbott Hotel will provide condo owners with catering and housekeeping."

Dennis Rodkin, Chicago Magazine contributing editor

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PIONEER PRESS

*Final Penthouse Offered at Ten East Delaware in the Gold Coast - October 17, 2008*

"Located on the northeast corner of State and Delaware, Ten East Delaware features old-world European charm and sophisticated finishes that blend seamlessly with the architecture and upscale surroundings of the Gold Coast."

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CHICAGO SUN-TIMES

*City Strollers: These Properties Meet Buyer Demand for Walkability - October 31, 2008*

"With a walk score of 100 – also dubbed a 'walker's paradise' – Ten East Delaware, in the heart of the Gold Coast neighborhood, is footsteps away from the designer boutiques of Oak Street and the shops along Michigan Avenue, as well as the dining and nightlife of Rush Street."

Today's New Homes staff writers

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DEAL ESTATE: THE BLOG

*Housing Bulletin: The Upside of 13 Canceled Condo Projects - January 7, 2009*

"But the heat is off: In 2010, Lissner reports, just 656 condos will be delivered downtown, in three projects: Ten East Delaware, the Ritz-Carlton Residences at 625 N. Michigan Avenue, and Walton on the Park at I W. Walton Street."

Dennis Rodkin, ChicagoMag.com contributing editor

## GOLD COAST GOURMET: BICE MARE

Whether noshing on Chef Art Smith's Southern-inspired entrees at Table Fifty-Two or nestling into a spot on Il Mulino's romantic twinkle-lighted patio, food aficionados have much to savor when visiting any one of the Gold Coast's A-list restaurants. And with the grand opening of a new Bice Mare at Ten East Delaware just around the corner, the area will soon add one more world-renowned restaurant to its roster. Here, Raffaele Ruggeri, president of Bice Group, dishes about his new Italian dining spot:

### WHY DID YOU SELECT TEN EAST DELAWARE AND THE TALBOTT HOTEL AS THE LOCATION FOR YOUR RESTAURANT?

I have a wonderful relationship with the Talbott Hotel, which has been home to Bice Bistro for many years, and I also have a great appreciation for the world-class dining options available in the Gold Coast neighborhood. So when I saw the plans for Ten East Delaware, I realized the new Bice Mare concept would complement it perfectly as both offer European-inspired service and style in a sophisticated environment. It's rare that all of the pieces fall into place so easily and I'm honored to continue the area's tradition of fine dining.

### WHAT WILL RESIDENTS ENJOY MOST ABOUT THE NEW BICE?

Bice truly is all about food. As a family-owned restaurant group, we've built our reputation on providing excellent food and service. Our menu offers cuisine you can enjoy all the time. And while the menu offers weekly changes and specials, it always delivers a variety of authentic, homemade Italian dishes. It will be no different at Bice Mare, where guests will enjoy a blend of Italian flavors and seafood classics. In addition, your dining experience will be personalized to meet your needs, which is why we have so many repeat guests. Whether it's knowing where you like to sit or having your favorite wine at the ready, we pride ourselves on creating a memorable dining experience every time you visit.

### WHAT EXCLUSIVE SERVICES WILL TEN EAST DELAWARE RESIDENTS ENJOY?

Ten East Delaware residents will enjoy around-the-clock room service and priority seating at the restaurant. We also hope to make a private phone line available to residents so they can simply call downstairs to request a table or place a room-service order. In addition, residents will appreciate having on-site catering staff to help coordinate and execute special events in their homes, at Bice Mare or at The Ten Club – whether it's a poolside luncheon or four-course dinner in the private dining room.



## SPOTLIGHT ON DESIGN

*Nonna Knapp, Optimum Options*

With pre-concrete/pre-drywall selections wrapping up, the design consultancy team at Ten East Delaware is delving into the second phase of the selection process. Led by Nonna Knapp, founder and principal of Chicago-based Optimum Options, the design consultants are meeting one-on-one with buyers as they select interior finishes, including flooring, tile, counter tops, plumbing fixtures and tile backsplashes. And with one of the most extensive arrays of selections and finishes of any high-end project in Chicago, buyers are pleased with the flexibility they have in designing their home. In fact, while the architecture of Ten East Delaware is reminiscent of old-world Parisian design, buyers have the ability to create as modern – or traditional – of an interior as they wish.

Here, Knapp provides an update on the selection process at Ten East Delaware, as well as offers insight about designing a modern interior to fit your lifestyle:

### WHICH INTERIOR FINISHES HAVE BEEN POPULAR WITH BUYERS?

Many buyers have been particularly interested in exotic woods for both flooring and cabinetry. Wenge and morado hardwood flooring have been popular choices for main living areas,

while walnut and cherry cabinetry have been in high demand for kitchens and baths. A lot of buyers also like the look of honed limestone, especially for bathroom counter tops, flooring and shower surrounds.



### ARE YOU NOTICING THAT TEN EAST DELAWARE BUYERS PREFER A CERTAIN DESIGN STYLE?

Thus far, buyers have been leaning toward a transitional style – blending contemporary elements with the traditional elegance of the building's old-world architecture. That's what makes the finish options at Ten East Delaware so unique. With such a wide selection to choose from, buyers can truly create the interior of their dreams. For some, this might mean a sophisticated and modern look; while for others it could be a classic, more traditional design. But regardless of the design direction buyers select, we ensure that their residence will be a comfortable, pleasing environment.

### HOW DO YOU APPROACH DESIGNING A VERY MODERN INTERIOR?

Like any design style, a contemporary design is achieved by combining a variety of elements, as well as evaluating the texture, color and structure of possible features and finishes. For example, a bathroom with a glossy glass tile backsplash, clean polished quartz counter top, and Cubanit HG door style will have a very modern feel. Buyers who prefer this modern style have been excited to find that Ten East Delaware offers many contemporary finishes to select from.



## DEVELOPER NOTES

### COMMERCIAL SPACE AVAILABLE

In addition to finely-appointed residences, Ten East Delaware also features 1,956 square feet of divisible first-floor retail space. Nestled among the Gold Coast's high-end boutiques and cafes, this is the perfect spot to set up shop. If interested in learning more about available retail space, please contact Allen Joffe with Baum Realty Group.

Allen Joffe  
Baum Realty Group  
(312) 275-3120 / allen@baumrealty.com

### CONSTRUCTION CORNER

The northeast corner of State Street and Delaware Place is a flurry of construction activity. Be sure to visit [www.teneastedelaware.com](http://www.teneastedelaware.com) often for up-to-date photos of the building throughout the construction process.

### FINANCING

Although the face of financing is changing, Ten East Delaware's knowledgeable sales team can provide insight about new lending programs, as well as point you in the direction of various preferred lenders. To learn more about financing your future home at Ten East Delaware, please contact Genna Hill with @properties.

Genna Hill  
@properties  
Real Estate Consultant  
(312) 397-1010 / genna@atproperties.com

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[WWW.TENEASTDELAWARE.COM](http://WWW.TENEASTDELAWARE.COM) 312.397.1010

## GOLD COAST SPRING/SUMMER 2009 EVENTS CALENDAR

### EVERY FIRST FRIDAY OF THE MONTH

*First Fridays at the Museum of Contemporary Art*  
Monthly party coincides with the opening of the 12x12 New Artists/New Work exhibition and includes a DJ, Wolfgang Puck appetizers and a cash bar. From 6 p.m. to 10 p.m.  
\$7 to \$15 per person. (312) 397-4010. [WWW.MCACHICAGO.ORG](http://WWW.MCACHICAGO.ORG)

### RUNNING THROUGH SUNDAY, MAY 3, 2009

*"Xanadu" at Drury Lane Theater at Water Tower Place*  
The Drama Desk Award-winning musical comedy about nine magical muse daughters of Zeus who came to Earth in 1980 to discover the meaning of the universe's greatest secret. Tuesday, Wednesday, Thursday and Sunday at 7:30 p.m.; Wednesday, Saturday and Sunday at 2 p.m.; Friday and Saturday at 8 p.m.  
\$25 to \$87.50 per person. (312) 902-1400.  
[WWW.DRURYLANEWATERTOWER.COM](http://WWW.DRURYLANEWATERTOWER.COM)

### BEGINS WEDNESDAY, MAY 20, 2009

*"The Arabian Nights" at Lookingglass Theater in the Water Tower Water Works*  
Tony Award-winning Ensemble Member Mary Zimmerman returns to the Water Tower Water Works, with her Lookingglass Original adaptation of one of the world's most enduring works of literature. Wednesday, Thursday, Friday, Saturday and Sunday at 7:30 p.m.; Thursday, Saturday and Sunday at 3 p.m. \$30 to \$60 per person. (312) 337-0665. [WWW.LOOKINGGLASSTHEATRE.ORG](http://WWW.LOOKINGGLASSTHEATRE.ORG)

### RUNNING THROUGH SUNDAY, JULY 26, 2009

*Chic Chicago: Couture Treasures from the Chicago History Museum*  
View more than 50 items from the museum's couture collection, including gilded age gowns by Worth, Pingat, Chanel, Versace and others, ranging from 1861 to 1996. Open seven days a week; call (312) 642-4600 for times. Free with general admission of \$12 to \$14 per person; Monday is free. [WWW.CHICAGOHistory.ORG](http://WWW.CHICAGOHistory.ORG)

### SATURDAY, APRIL 25, 2009; SATURDAY, JUNE 13, 2009

*Gold Coast Walking Tour by the Chicago Architecture Foundation*  
Discover the architectural treasures of the Gold Coast. Departs from Clark St. and North Ave. by the Lincoln statue behind the Chicago History Museum. From 10 a.m. to 12 p.m. \$15 per person; CAF members free (312) 922-3432.  
[WWW.ARCHITECTURE.ORG](http://WWW.ARCHITECTURE.ORG)

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