

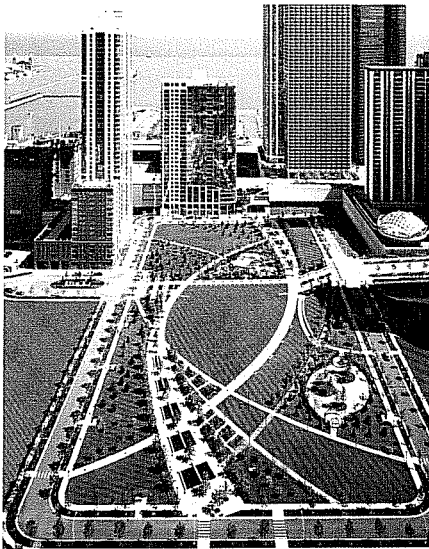
Lakeshore East Paints the Town Aqua

A BEAUTIFUL VILLAGE EMERGES IN THE HEART OF DOWNTOWN CHICAGO

Chicago's first high-rise specifically created to blend condominium residences, luxury rentals, deluxe hotel and retail spaces is coming to Lakeshore East.

Condominium sales for the Aqua, the latest and tallest residential high-rise in downtown Chicago, opened with a splash on April 8 and a month later sales were at the 50 percent mark.

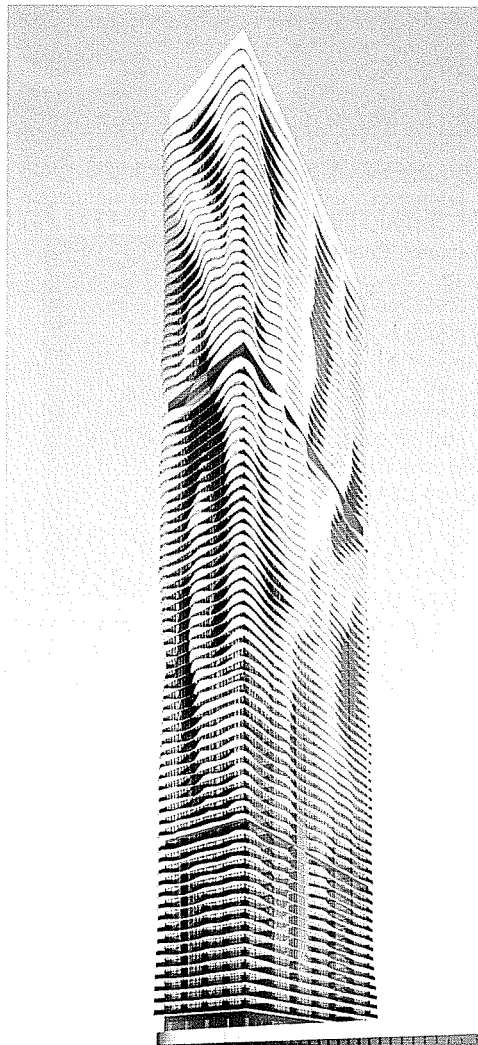
The unique design by award-winning Jeanne Gang of Studio Gang Architects has been praised by one architectural critic as "dazzling" and possibly "Chicago's most sensuous skyscraper" and by another as "a new kind of skyscraper (that) heralds a new kind of Chicago architecture ... Aqua is going to be one of the most striking buildings in the city."



Aqua's studios, convertibles, and one-, two- and three-bedroom residences will command dramatic river, lake, skyline and Millennium Park views. Residences range from 573 to 1,982 square feet. In addition, a limited number of opulent penthouses are planned for several of the top floors of Aqua. The penthouse condominiums will be ultra luxurious featuring unparalleled amenities and one-of-a-kind views.

Aqua combines condominiums starting on the 53rd floor with luxury rental residences on floors 19 through 52, and hotel rooms below with separate entrances and elevators. It is notable that the lowest of the condo floors are actually among the highest in the city; in many cases they are higher than most penthouses in the city. The building also will include more than 36,000 square feet of first and second floor retail that will connect to the underground pedway system.

"Aqua represents a Chicago milestone as the first high-rise specifically created to comprise condominium, rental, hotel and retail spaces," said Joel Carlins, co-chief executive officer of Magellan Development Group. "This addition to Lakeshore East is revolutionary in both design and function."



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Photos Courtesy Lakeshore East

Residents will have access to more diverse amenities than any major city, indoors and out. A distinctive 80,000-square-foot deck will feature luxury gardens, gazebos, pools and cabanas, hot tubs, running track, fire pit and grills. Indoors, 35,000-square-foot amenity floors will provide fitness facilities, indoor lap pool, a spa featuring hot tubs, sauna, steam and massage room, a private party suite with catering kitchen, coffee bar and lounge, wine room, media room, billiards and game area, business center, Internet café, library, skygarden and concierge services.

The dramatic design of Aqua, the seventh high-rise at Lakeshore East, is an amenity in itself, said James Loewenberg, Magellan co-chief executive officer and the principal of Loewenberg Architects, architect of record. "Aqua's outdoor balconies and terraces form unique undulating contours that contrast with the more angular neighboring structures. In developing Lakeshore East, we set out to create an architecturally diverse community. Jeanne Gang's remarkable contribution to our development helps realize that vision."

The six-acre Park at Lakeshore East was dedicated to the City of Chicago on July 16th 2005. Several outstanding features which enhance the award-winning park include a marvelous children's play park, separate dog park, great lawn, substantial varieties of botanical landscaping and gardens, a grand staircase, winding pathways and 10 cascading fountains. The \$4 billion mixed-use development, inspired by traditional Chicago neighborhoods, received the 2002 National Honor Award for excellence in urban design from the American Institute of Architects (AIA) for its master plan, as well as numerous other recent awards.

Aqua's sales center, 375 E. Wacker Drive, is open 11 a.m. to 6 p.m. Monday through Friday, 11 a.m. to 5 p.m. Saturday and 11 a.m. to 4 p.m. Sunday. There is more information at www.LakeshoreEast.com/AQUA or call (312) 540-9891.