McCAFFERY Development

PROJECT PORTFOLIO





T3 RiNo
Denver, CO

WE DEVELOP PEOPLE PLACES

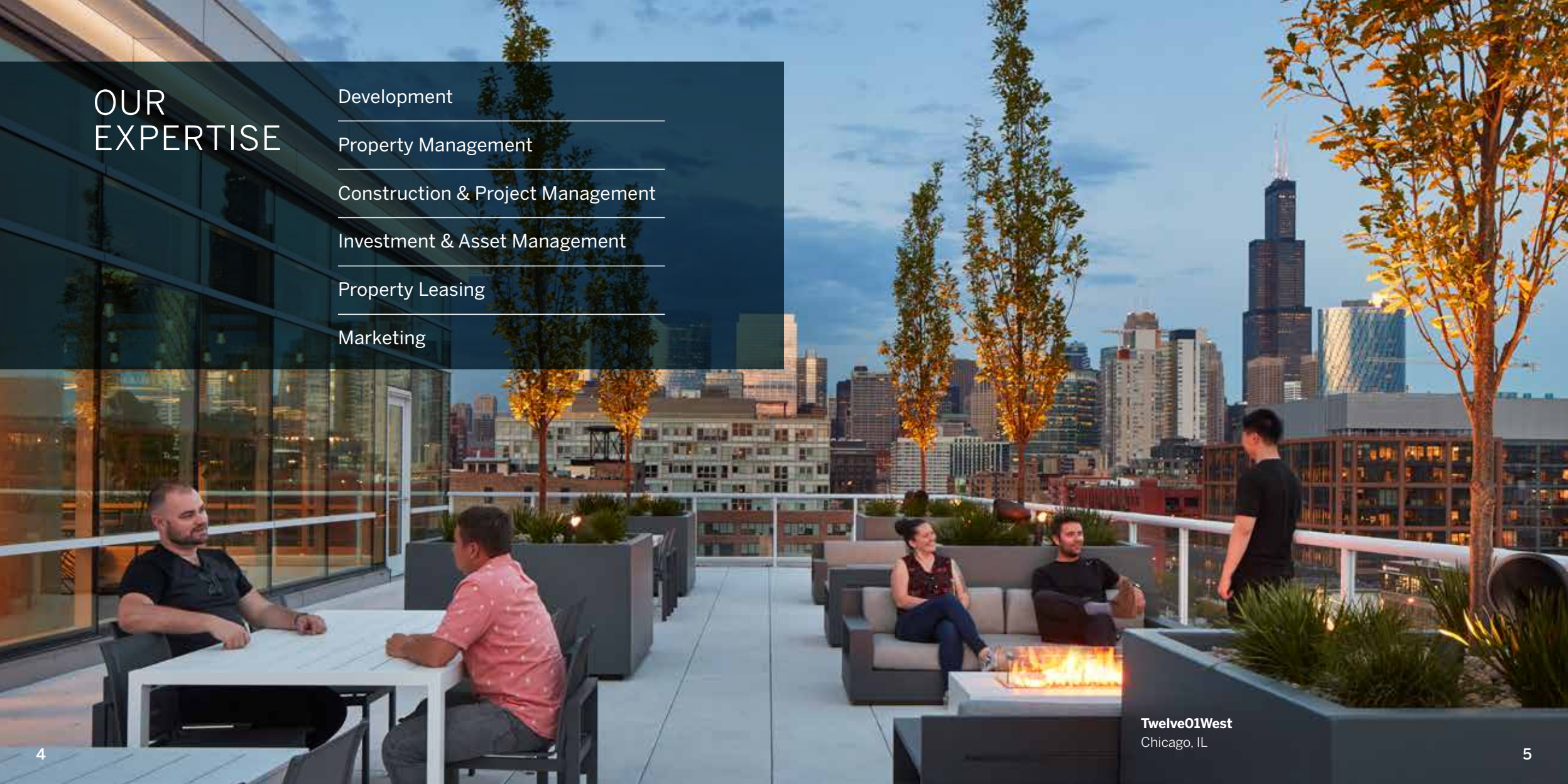
McCaffery is a nationally respected, full-service real estate company with a reputation for approaching business with honesty and tenacity while producing a quality of work that exceeds the industry benchmark.

We have a long legacy of building and transforming properties that become the centerpieces of neighborhoods. Whether developing, managing, leasing, marketing or investing, our approach is always two-fold; create assets that inspire human connection and fuel financial growth. We deliver a return on investment for both stakeholders and the community at large by building places that last.

Our investors and partners return to us time and time again because we have proven our exceptional work ethic and consistently deliver on our promises.

OUR EXPERTISE

- Development
- Property Management
- Construction & Project Management
- Investment & Asset Management
- Property Leasing
- Marketing



Twelve01West
Chicago, IL



OUR WORK



THE TERMINAL

The Strip District | Pittsburgh, PA

- Revitalization and restoration of historic railroad terminal building spanning five city blocks
- 163,500 SF of new retail, restaurants, office, and 277 public parking spaces
- LEED® Silver Certified
- Delivered 2020

NAIOP Pittsburgh
Catalytic Retail Award, 2021

City Paper Pittsburgh
Best of Pittsburgh
Best New Development, 2021

United States Green Building Council
LEED® Silver Certification, 2021



Urban Land Institute
Americas Award for Excellence -Winner, 2024

Urban Land Institute
Americas Award for Excellence - Finalist, 2023

Council on Tall Buildings and Urban Habitats
District/Master Plan Scale Award of Excellence, 2021

Greater Chicago Food Depository Commercial Real Estate Awards
Development of the Year - Finalist, 2020

LINCOLN COMMON

Lincoln Park | Chicago, IL

- $400M master-planned development of former Children's Memorial Hospital site
- 538 multi-family units across two towers, 105,000 SF of street retail, a 5-story office building, 32 condominiums, 850 parking spaces and more than an acre of open space
- LEED® Silver Certified
- Delivered 2019







ENCORE

The Cultural District | Pittsburgh, PA

- 151-unit luxury Class A apartment tower, 4,958 SF of street level retail
- Value-add renovation of amenity spaces, common areas and units
- The largest average unit sizes in Downtown Pittsburgh
- Views of the Allegheny River, PNC Park, Acrisure Stadium and the Cultural District

NAIOP Pittsburgh
Best Multi-Family Renovation, 2026









T3 RiNo

River North Art District | Denver, CO

- 250,000 SF six-story, Class-A office building with 16,000 SF retail space
- Innovative T3 (timber, transit and technology) construction design, utilizing heavy timber and floor-to-ceiling glass
- Targeting LEED® Gold, International WELL Building, WiredScore Platinum and Energy Star certifications
- Delivers 2024





United States Green Building Council
LEED® Gold Certification, 2020

Fitwel
Certification, 2020

Wired Score
Silver Certification, 2019

Kingsley Associates
Excellence Award for Tenant Satisfaction, 2020

TWELVE01WEST

Fulton Market | Chicago, IL

- 7 story floor-to-ceiling glass and exposed concrete structure
- 135,000 SF Class A office & 11,762 SF retail development
- 5 full office floors plus penthouse amenity space and 9,000 SF deck
- 45 interior, heated and lobby-accessible parking stalls





THE ORCHARD

Lincoln Park | Chicago, IL

- 32 ultra-luxury condos located at the northeast corner of Lincoln Common
- Two, three and four-bedroom homes priced from $1.5M - $4.5M
- Delivered 2020
- LEED® Silver Certified







United States Green Building Council
LEED® Silver Certification, 2020

NAIOP Pittsburgh
Speculative Office Project of the Year, 2020

1600 SMALLMAN

The Strip District | Pittsburgh, PA

- Historic redevelopment of 1921 structure
- 140,000 RSF of office and retail
- Energy efficient systems including windows, electrical service, vertical transportation and HVAC
- Attached 178-stall parking facility
- Delivered 2020







1115 W. FULTON

Fulton Market | Chicago, IL

- Adaptive reuse of historic brick and timber structure
- 37,500 SF of office and retail space
- Located in the West Loop, Chicago's most up-and-coming neighborhood
- Currently leased to a flagship Patagonia store
- Delivered 2019







MODENA RESERVE

Kensington, MD

- 135-unit luxury independent, assisted living and memory care community
- Adjacent to historic Kensington train station with direct access to D.C.'s Union Station
- Managed and operated by Solera Senior Living
- Delivered 2021





VERDE POINTE

Courthouse | Arlington, VA

- 2.06-acre redevelopment in partnership with Bergmann's Inc.
- Two buildings consisting of 198 luxury apartments and townhome flats, a 14,000 SF Mom's Organic Market and a three-level parking garage
- Delivered 2015

ArlNow.com
Favorite Apartment Building, 2021

United States Green Building Council
LEED® Gold Certification, 2016

Arlington Magazine
Best Apartment Building - Finalist, 2016





F1RST

Capitol Riverfront | Washington, DC

- 450,000 SF mixed-use community adjacent to Nationals Park baseball stadium
- 25,000 SF of retail space, 325 luxury apartments, a 170-unit hotel and 235 parking stalls
- Delivered 2017
- Features a unique outdoor rooftop theatre with a view of the ballpark

Washington Post
"Best of D.C." 2017
Best New Apartment Building, 3rd Place

Delta Associates
Best Washington/Baltimore Mixed-Use Apartment Community

NAIOP DC | MD "Award of Excellence & Merit 2018"
Best Multifamily Project, and Best Amenity Space: F1RST Rooftop

Multi-Housing News Excellence Awards
Development & Design: Mixed-Use Gold Award, 2018





ARCH SQUARE

Chinatown | Washington, DC

- Preservation and adaptive reuse of three vacant historic buildings into one floorplate
- 57,574 SF of office and retail
- Delivered 2012
- At over $2,000 PSF, the sale of Arch Square set an all-time record in the D.C. market





District of Columbia
Awards for Excellence in Historic Preservation — Design & Construction, 2014



BRITISH INTERNATIONAL SCHOOL OF CHICAGO

South Loop | Chicago, IL

- 98,000 SF state-of-the-art, purpose-built school campus with 9,000 SF gymnasium and full-size outdoor soccer field
- Green rooftop garden is open to the public and features lush landscaping and a dog-run
- Delivered 2015





“This is a wonderful outcome for our school and for education in the City of Chicago for generations to come. Having such a superb facility to teach children and young people in is something that will endure for many years and I am sure you take great pride in its creation.”

— Andrew Fitzmaurice, CEO of Nord Anglia Education



ROOSEVELT COLLECTION

South Loop | Chicago, IL

- Improvements on the 1.3M SF mixed use development include a lush plaza, water features, children's playground, koi pond, fire pits and a life-size chess board
- The center boasts 391,000 SF of retail space, 342 lofts and three levels of parking with 1,500 spaces
- Delivered 2013

Chicagoland Apartment Association
CAMME Award for Curb Appeal Mid-Rise/Hi-Rise, 2015

Chicagoland Apartment Association
CAMME Award for Best Property Marketing, 2012

Splash Chicago
Best Shopping District, 2014







Chicagoland Apartment Association
CAMME Award for Best Floor Plans, 2012

United States Green Building Council
LEED® Silver Certification, 2011

Rogers Park Business Alliance Friend of Rogers Park Award, 2010

THE MORGAN AT LOYOLA STATION

Rogers Park | Chicago, IL

- New construction consisting of 33,000 SF of retail space, 152 luxury apartments and 205 parking stalls
- First LEED®-certified mixed-use residential building in Rogers Park
- Delivered 2009





CORK FACTORY

Strip District | Pittsburgh, PA

- Award-winning restoration and redevelopment of the Armstrong Cork Factory, originally built in 1901
- 45,000 SF of retail space, 297 loft-style apartments and 427 parking stalls
- Delivered 2006
- Listed on the U.S. National Register of Historic Places

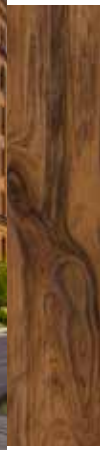
Neighbors in the Strip Economic Development Award, 2011

Urban Land Institute Award for Excellence, 2009

Apartment Association of Metropolitan Pittsburgh Apartment Excellence Award for Overall Community Appeal, 2008

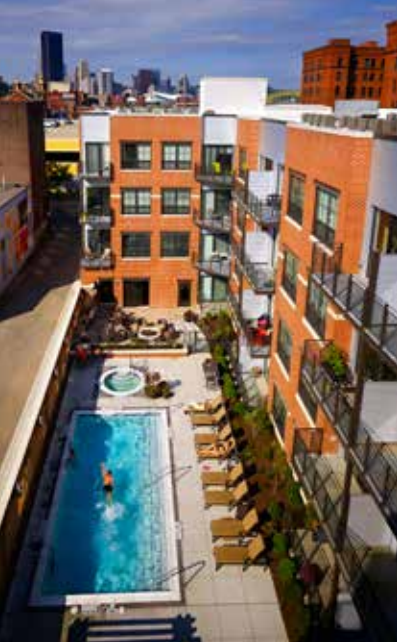
City of Pittsburgh and The Historic Review Commission Historic Preservation Award, 2008











LOT 24

Strip District | Pittsburgh, PA

- Neighboring the Cork Factory, this new construction consists of 96 luxury apartments
- Delivered 2012
- Constructed to LEED® standards
- Fully leased within four months of opening





"Six years ago I partnered with McCaffery to redevelop the **Cork Factory**. I am pleased to build upon that investment to now include **Lot 24**. I am certain it will further contribute to the diversity and excitement of the historic Strip District."

— Chuck Hammel, Strip District entrepreneur and President of Pitt-Ohio

United States Green Building Council
Emerald Award, Intent to Matter: Outstanding Organization, 2014

Sustainia
Community Award, 2012

Brookings Institute
Transformative Investments in the US, 2011

United States Green Building Council
LEED®-CI Silver Certification, 2013

CHICAGO LAKESIDE DEVELOPMENT

South Shore | Chicago, IL

- Proposed construction on the former site of U.S. Steel's Southworks steel mill
- Award-winning master plan for 589 acres included zoning for 13,575 residences, 17,500,000 SF of retail space and 125 acres of park space
- Designed to be Chicago's first smart-connected city, with next-generation energy, water, waste and IT infrastructure models









FLAIR TOWER

River North | Chicago, IL

- Boutique apartment building consisting of 9,500 SF of retail space, 198 luxury apartments and 185 parking stalls
- Utilized ~130 eclectic pieces of art from the private collection of the development's owner, Lee Flaherty
- Delivered 2010
- Achieved LEED® Silver certification





Chicagoland Apartment Association
CAMME Award for Best Floor Plan, 2012

Greater Chicago Food Depository
Commercial Real Estate Awards Finalist for Development of the Year, 2010

“**Flair Tower** is respected by our neighbors and has won architectural and interior design awards. It was perfection all the way to the 26th floor.

McCaffery over-promised and then delivered...because they believe God is in the details.*”

— Lee Flaherty, Founder of Flair Communications

*Ludwig Mies van der Rohe



MARKET COMMON® MYRTLE BEACH

Myrtle Beach, SC

- 100-acre mixed-user master plan on site of former Air Force base
- Delivered 2009
- Features 400,000 SF of retail, 180 residential units, 40,000 SF of office and 3,000 new homes

International Council of Shopping Centers
Silver Winner for Innovative Design and Development of a New Project (Mixed-Use Projects), 2009







MARKET COMMON® CLARENDON

Clarendon | Arlington, VA

- 10-acre mixed use community consisting of 240,000 SF of retail space, 100,000 SF of office space, 300 Class-A apartments, 87 townhomes and 1,200 parking stalls
- Three phases, completed 2003
- 100% leased upon opening, attracting prominent national retailers

International Council of Shopping Centers
Award for Innovative Design and Construction of a New Project, 2004

Urban Land Institute
Awards for Excellence Winner, April 2005

National Association of Homebuilders
Finalist — Best Mixed-Use Community: Pillars Of The Industry Award, 2004



Mayor Richard M. Daley's Green Initiative
Landscaping Award - High Rise, 2007

Chicagoland Apartment Association
CAMME Award for Best Two Bedroom Model, 2008

Chicagoland Apartment Association
CAMME Award for Best Community Amenities, 2006

The Greater North Michigan Avenue Association
Special Recognition Award for Landscape, 2008

THE BERNARDIN

Magnificent Mile | Chicago, IL

- New high-rise construction featuring 20,822 SF of retail space, 171 luxury apartments and 201 parking stalls
- Delivered 2005
- Beautifully landscaped terrace was the recipient of multiple mayoral urban garden awards









“McCaffery and RREEF have worked together on over $500M of value add and development. In all of these situations, one common denominator has been the McCaffery team’s proficiency in execution—from the planning and entitlement phase, through design and construction, and finally in leasing and property management.”

— Michael Nigro, Head of Value Add and Development, Americas, RREEF Property Trust





STREETS OF WOODFIELD

Schaumburg, IL

- Redevelopment and repositioning of a failing two-level indoor mall into successful street-side retail
- 650,000 SF of retail space
- Delivered 1999
- The project featured an appealing tenant mix of urban street-front shops, restaurants, clubs and theaters, each with its own facade



City Business, The Business Journal (Minneapolis)
Best in Real Estate Mixed-Use Development, 2001

Minneapolis Advisory Committee on People with Disabilities
Access Award, 2002

The Minnesota Shopping Center Association
Starr Award for Design and Aesthetics, 2003

BLOCK E

Warehouse District | Minneapolis, MN

- Vibrant entertainment complex consisting of 216,000 SF of retail, theater and restaurant space, a 260-room hotel and 550 parking stalls
- Delivered 2002
- Connected via skyway to the Target Center, home of the Minnesota Timberwolves



HOTEL BURNHAM

The Loop | Chicago, IL

- Restoration and redevelopment of the Daniel Burnham-designed Reliance Building—erected in 1895—now home to Stay Pineapple Hotel
- 79,000 SF 122-room hotel and restaurant
- Delivered 1999





National Trust for Historic Preservation
National Preservation Honor Award, 2001

Urban Land Institute
Award for Excellence Winner, 2002

NAIOP Chicago
Redevelopment of the Year, 2000

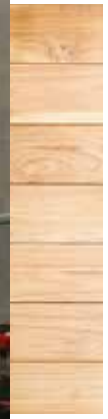
NIKETOWN

Magnificent Mile | Chicago, IL

- Redevelopment of a former single-tenant department store into multiple storefronts, including first Midwestern Niketown and flagship Cole Haan
- 90,000 SF of retail space
- Delivered 1992
- Upon completion, it became the Magnificent Mile's most popular tourist attraction











“Collaborating with McCaffery over the years on development projects has been a pleasure. The experience, integrity and execution provided by their organization is unparalleled.”

— Barry Mansur, Chairman of Mansur & Company

AWARDS & HONORS

Full list available at **mccafferyinc.com/about/awards**

URBAN LAND INSTITUTE
Americas Award for Excellence
2002, 2005, 2009, 2023-finalist, 2024

NAIOP PITTSBURGH
Catalytic Retail Award - The Terminal, 2021
Best Multi-Family Renovation, Encore, 2026

COUNCIL ON TALL BUILDINGS & URBAN HABITATS
Master Plan Award of Excellence - Lincoln Common, 2021

NAIOP PITTSBURGH
Speculative Office Project of the Year - 1600 Smallman, 2020

KINGSLEY ASSOCIATES
Excellence Award for Tenant Satisfaction, 2020

NAIOP PITTSBURGH
Developer of the Year, 2019

LANDMARKS ILLINOIS
Corporate Legendary Landmark Award, 2017

DELTA ASSOCIATES
Best Mixed-Use Apartment Community, 2017

UNIVERSITY OF WISCONSIN
REAL ESTATE ALUMNI ASSOCIATION
Wisconsin Award, 2016

ROOSEVELT UNIVERSITY MARSHALL
BENNETT INSTITUTE OF REAL ESTATE
Lifetime Industry Leadership Award, 2016

ARLINGTON MAGAZINE
Best Apartment Building - Finalist, 2016

FRIENDS OF THE FOREST PRESERVES
OF COOK COUNTY
Crystal Leaf Award, 2014

D.C. PRESERVATION LEAGUE
Excellence in Design & Construction, 2014

U.S. GREEN BUILDING COUNCIL
Emerald Award: Outstanding Organization, 2014

AMERICAN INSTITUTE OF ARCHITECTS
Honor Award 2013

UNITED NATIONS, RIO+20
Sustainia 100 Top Sustainability Initiative,
Best City Solution, 2012

CHICAGOLAND APARTMENT ASSOCIATION
CAMME Award for Corporate Marketing and Advertising, 2011

BROOKINGS INSTITUTE
Transformative Investments in the U.S., 2011

GREATER CHICAGO FOOD DEPOSITORY
Commercial Real Estate Awards - Finalist,
Development of the Year, 2010

AMERICAN INSTITUTE OF ARCHITECTS
Honor Award for Regional & Urban Design, 2009

THE CHICAGO ATHENAEUM MUSEUM OF
ARCHITECTURE & DESIGN
International Architecture Award, 2009

APARTMENT ASSN. OF
METROPOLITAN PITTSBURGH
Apartment Excellence Award for Overall
Community Appeal, 2008, 2010, 2011, 2012

CITY OF PITTSBURGH &
THE HISTORIC REVIEW COMMISSION
Historic Preservation Award, 2007, 2008, 2009

MAYOR RICHARD M. DALEY'S GREEN INITIATIVE
Landscaping Award - High Rise, 2007

INTERNATIONAL COUNCIL OF SHOPPING CENTERS
Design & Development Award for Innovative
Design and Construction of a New Project, 2004

MINNESOTA SHOPPING CENTER ASSOCIATION
Starr Award for Design & Aesthetics, 2003

AMERICAN INSTITUTE OF ARCHITECTS
Honor Award for Architecture, 2001

RICHARD H. DRIEHAUS FOUNDATION
Preservation Project of the Year, 2000

NAIOP CHICAGO
Redevelopment of the Year, 2000

NAIOP CHICAGO
Retail Development of the Year, 1998

WASHINGTON BUSINESS JOURNAL
Best New Development, Retail/Mixed Use, 1997

THE CHICAGO SUN-TIMES
Redevelopment of the Year, 1992, 1999

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McCAFFERY

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