

# ABOUT US

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## **FOR IMMEDIATE RELEASE**

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## **TCB DEVELOPMENT BREAKS GROUND FOR OFFICE BUILDING IN CORPORATE CORRIDORS OF MOKENA**

*Zenith Administrators, Inc. to anchor 52,000-square-foot office building with 30,000-square-foot lease*

CHICAGO, Ill. (August 16, 2007) –TCB Development recently broke ground for a new office building within TCB’s Corporate Corridors of Mokena mixed-use development. The 52,000-square-foot facility will be anchored by Zenith Administrators, Inc.

Zenith Administrators is America’s largest third party administrator of employee benefit programs and has 26 offices located throughout the country. “The design of this new office building will help us gain workplace efficiencies, as we will be located on one floor,” explained Joann Kaminski, Executive Vice President and CFO of Zenith , “We believe that Mokena is going to provide many advantages to us as a business and we are looking forward to moving into the TCB building.”

June Simonian of Bradford Allen Realty Services represented Zenith, while Bill Elwood of CB Richard Ellis and Randy Tieman of TCB represented TCB Development in the lease transaction. Elwood is the exclusive leasing agent for the remaining 22,000 square feet available in the building. Marty Lucas from the Mokena Economic Development Corporation assisted in the transaction, and Whitney Design is the interiors architect working with Zenith The facility will be constructed by TCB Design Build, and Arete 3 is the architect for the building.

“Corporate Corridors of Mokena provides a mixed-use environment in which tenants enjoy a high quality business park with a Metra stop, direct access to I-80 and many local conveniences,” according to Randy Tieman, TCB executive vice president, “From a financial standpoint, tenants are able to take advantage of low Will County taxes as well as an abundant workforce.”



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Corporate Corridors of Mokena is a high quality, master planned business park and is divided into 24 lots ranging from two acres to 25 acres. It is the third business park to be developed by TCB in Mokena (and the fifth within a five mile radius). The first two Mokena parks have produced more than 1,000 jobs for the community to-date. Corporate Corridors of Mokena is located between 187<sup>th</sup> Street and 191<sup>st</sup> Street at 88<sup>th</sup> Avenue. The development offers excellent visibility, access to I-80 with full interchanges at Harlem Avenue (Route 43) and LaGrange Road (Route 45), numerous amenities nearby and is served by the Chicago, Rock Island and Pacific Railroad and low Will County property taxes. The park can accommodate approximately 2.5 million square feet of build-to-suit or speculative development.

## **About TCB Development**

TCB Development is an entrepreneurial commercial real estate developer based in suburban Chicago. The firm has developed nearly ten million square feet of real estate, including nearly four million currently under development. Offering more than 1,000 acres of land, TCB is currently developing retail, office, health care, industrial and select residential projects, both speculative and build-to-suit. Its business parks are located throughout the Chicago area and in select markets outside Illinois.

## **About Bradford Allen**

Bradford Allen Realty Services, a Chicago-based commercial real estate firm, makes a full range of services and expertise available to entrepreneurial and corporate business entities, and not-for-profit organizations. The firm provides real estate strategy, advice, marketing, and transaction execution for occupiers, owners and investors of real estate. Please visit our website at [www.bradfordallen.com](http://www.bradfordallen.com)

## **Zenith Administrators, Inc.**

Zenith Administrators, Inc. is a third party administrator of employee benefit plans. Zenith serves as administrator, manager or technology vendor for corporate employers, government entities, trade associations and benefit trust funds through a national network of service centers.

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