

REAL ESTATE

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DEVELOPMENT PROFILE



Mandarin Oriental Tower, Chicago

Where the "Fortunate 500" Call Home

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Where the "Fortunate 500" Call Home

By Donna Kozik

Mandarin Oriental has long been regarded as the finest hotel group in the world. The group's rich Oriental heritage influences its superior services and amenities, such as signature restaurants and spas, which have become hallmarks of these legendary hotels. Now, the Mandarin Oriental will offer a select group the opportunity to call it home.

Opening in 2009, the Mandarin Oriental Tower, Chicago, will offer the ultimate lifestyle for those looking for a primary residence, a second home or a pied-a-terre. Located in the epicenter of Chicago on Stetson Avenue and Lake Street, Mandarin Oriental Tower is the first-ever luxury residential property of its kind in the Midwest offering three ownership options: Mandarin Oriental Tower Condominiums; The Residences at Mandarin Oriental, Chicago; and The Guestrooms at Mandarin Oriental, Chicago. Amenities will include a spectacular spa, five-star dining, pedway connectivity, the MOBar Lounge and

the world-renowned Mandarin Oriental Cake Shop.

The Mandarin Oriental brand has properties in major cities around the world, including Bermuda, Miami, New York, San Francisco, Washington, DC, Riviera Maya, Mexico (2007), Geneva, London, Munich, Prague (2007), Bangkok, Chiang Mai, Hong Kong, Jakarta, Kuala Lumpur, Macau, Manila, Singapore, Surabaya, Tokyo and Hainan Island (2007).

Gerald M. Kenny is President, Chief Operating Officer and partner of Palladian Development, the project's developer, which is based in Chicago and has luxury hotel condominium and residential projects under way in the United States and Europe.

"Chicago is an ideal location for this property, which is unlike any other in the Midwest," said Kenny. "The city draws many affluent residents and visitors, making it an attractive market for buyers of condo hotel rooms."

A Chicago resident, Kenny started in the construction business 35





years ago when he started working alongside his father at Kenny Construction Company. He served as Executive Vice President and COO of Kenny from 1972 to 1990, and then as President until 2005, when he stepped down to pursue other passions, including coaching his daughter's basketball team and real estate development. He's currently the President of Kenny Partners, a real estate development company, and Chief Operating Officer of Palladian, which focuses on five-star mixed-use developments around the world.

"The Mandarin Oriental brand and its location near Millennium Park are the most exciting aspects of this project for me," said Kenny, noting that it brings together a well-known and respected hotel brand set in one of Chicago's most desirable locations. With pedway connectivity to Michigan Avenue, Mandarin Oriental Tower, Chicago will be just steps away from some of the city's foremost attractions, including Millennium Park and the Magnificent Mile, Chicago's upscale shopping mecca. It will also be close by to Chicago's Cultural Mile, which encompasses the Art Institute, Field Museum and Grant Park, the Theater District and the Loop area.

"Lastly, it is close to the business district for those who work and play in the city," added Kenny. "Having built my life and career here in Chicago, I am excited to bring a world-renowned brand to the city I have made my home. I hope the property attracts more people to Chicago and inspires others to call the Windy City home, as well."

Mandarin Oriental Tower, Chicago residents will experience some of the utmost conveniences. It features three distinct ownership options in one downtown luxury address to suit any lifestyle: condominiums, residences and hotel condominiums.

MANDARIN ORIENTAL TOWER CONDOMINIUMS

Top of the Tower and top of the line, 150 Mandarin Oriental Tower Condominiums offer spacious condominiums with spectacular views. Mandarin Hotel concierge services are available to meet owners' requests.







“The condominiums comprise the top floors of the tower and are an ideal living option for someone looking for a personalized, private lifestyle in a hotel environment,” said Kenny. “The Tower Condominiums will have a separate entrance to ensure privacy, but residents will have access to a private Mandarin concierge team.”

Features in the one- to four-bedroom homes include:

- Breathtaking views from floors 55-74 soaring from 566 to 784 feet.
- Preferred access to exclusive lifestyle amenities, including health club membership, pet spa, housekeeping and plant care.
- Dedicated private concierge providing 24-hour service.
- The option of decorating units privately or turning to a list of famous designers.
- Approximate size range from 770 to 13,000 square feet.
- Pricing from \$650,000 to \$21 million.

THE RESIDENCES AT MANDARIN ORIENTAL, CHICAGO

The Residences are set in the middle of the tower and offer buyers access to full Mandarin Oriental services, including daily housekeeping and 24-hour room service.

“It’s as if these owners are permanent hotel guests — they will not have to lift a finger or think about any of the chores and hassles normally associated with everyday life,” said Kenny. “Imagine if you never needed to grocery shop, change a lightbulb, pick up your dry cleaning or figure out a computer problem again.”

Amenities and features of the designer-furnished, one- to three-bedroom homes include:

- Separate entrance from a private lobby located on South Water Street.
- Elevations from 393 to 543 feet with spectacular views.
- Access to complete lifestyle amenities, including 24-hour room service, daily housecleaning service, valet, private chef availability, in-residence massage, IT concierge and pet care.
- Option for Signature Mandarin Oriental Tower, Chicago interior design and detailing by Todd-Avery Lenahan.
- Preferred status at Mandarin Oriental Hotels worldwide and preferred access to all facilities of the hotel, including the restaurants, spa and the MOBar.
- Sizes range from 844 to 6,200 square feet on floors 41 to 53.
- Priced from \$1.1 million and up.

Among the Residences will sit the Jewel Box, the most exclusive residence in Chicago, totaling 6,200 square feet with private elevator to the 41st floor, 20-foot ceilings and spectacular views of Lake Michigan to the southeast and the Chicago skyline to the west.

THE GUESTROOMS AT MANDARIN ORIENTAL, CHICAGO

“The guest rooms offer individuals the chance to purchase an elegant, exquisitely furnished room or suite in a five-star hotel in the heart of Chicago,” said Kenny.

The 250 guest rooms available for purchase come fully furnished and

supported with Mandarin Oriental services. Operating as a hotel, but with the legal and financial structure of a condominium, guest room owners may choose to have the hotel rent their suites when they are not residing in them.

Sizes range from one to two bedrooms and include the following amenities and services:

- Access through Mandarin Oriental Hotel, Chicago main ground floor entrance — where guests are taken up to the Sky Lobby located on the 26th floor.
- When owners are in residence, they are treated to hotel services and amenities, including spa services, five-star dining, pedway connectivity, MOBar lounge and Mandarin Oriental Cake Shop, as well as 24-hour room service and daily housecleaning service. Whether in residence or not, owners will have access to the health club, preferred reservations and Mandarin concierge services.
- Located on floors 28-40 with picturesque lake, river and city views.
- Fully furnished and decorated by interior designer Todd-Avery Lenahan.
- Approximate size ranges from 552 to 3,600 square feet.
- Prices range from \$600,000 to \$7 million.

SIGNATURE LUXURY OFFERINGS

The Mandarin Oriental Tower, Chicago has other high-quality service and dining aspects, too, including:

The Spa — The Spa at Mandarin Oriental, Chicago promises to be one of the largest (totaling more than 29,000 square feet) and most advanced spas in the city. The spas found at other Mandarin Oriental Hotels have received awards and accolades throughout the world, and the Mandarin Oriental Hotel Group was voted “Best Spa Hotel Group” in the annual



European Spa Awards 2006.

MOBar — Having enjoyed great success in other markets, including New York, MOBar will no doubt become a hub of Chicago nightlife, too.

The Cake Shop — The Mandarin Cake Shop, with its famous heritage in the first Mandarin Oriental in Hong Kong, is one of the most unique confectioners in the world, and Chicago will be home to one of the only shops of its kind.

Fine Dining — Two restaurants will complete the environment at Mandarin Oriental, Chicago with notable cuisine at the height of fine dining. The property will include a signature Mandarin Oriental restaurant, as well as a five-star restaurant with a notable chef, all under one roof.

“Service and luxury — that’s what Mandarin is all about,” said Paulette Rodriguez, Director of Sales and the Managing Broker of Mandarin Oriental Tower, Chicago. “It’s going to be the premier building in Chicago, which has arrived as one of the nation’s most livable cities.”

The sales suite, soon to offer a full hotel model with vignettes and design center, was created by Chicago designer Frank Perry. “When you walk in, you get the feel of what it’s like to live in the Mandarin,” said Rodriguez. “The partners have allowed us to create a real image of what we’re trying to sell — we tell you and we show you.”

“Mandarin Oriental is all about service and advanced design. This is truly a 2010 building with the finest hotel operator in the world,” said Kenny. “We welcome brokers to give their clients the opportunity to experience a singularly different luxury brand at Mandarin Oriental Tower, Chicago.”

More information can be found at www.mandarinorientaltower.com and by contacting the sales center at (312) 540-1515. ■

