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We Are The Missner Group

Established in 1945, we provide comprehensive and integrated real estate investment, development, acquisition and construction services throughout the Midwest. We pride ourselves on dedication to client satisfaction and strive to improve the communities in which we build with each project. The structures we create provide our clients with more than just buildings – we deliver environments that help them achieve their goals and meet their evolving business needs.

Construction

We are a recognized leader in construction with the resources to build exceptional projects with innovative processes across every major sector. Our portfolio includes office, retail, automotive, healthcare, and specialty buildings. We have also worked with many industrial clients to build distribution and warehousing properties, manufacturing and processing plants, and cold storage facilities. We pride ourselves on delivering exceptional value to our clients and project partners through turnkey construction services and remain committed to the highest standards of quality in construction.

Development

We provide development solutions to leverage our construction expertise into world-class real estate investments. We have orchestrated the development of various industrial and commercial real estate facilities, including build-to-suits, redevelopments and speculative projects. Our team maintains a reputation for being trustworthy, responsive, and building on time and within budget. Our goal is to develop high-quality infrastructures to enhance and build its surrounding communities.

Acquisition

We are in the business of revitalizing communities, reinventing properties, and realizing opportunities. We purchase high potential, well-located facilities with the right functionality to serve our customers and grow our real estate portfolio. Our team seeks to acquire low and sell high—generating results for our partners and investors in the form of strong, risk-adjusted returns. We create economies of scale by concentrating our efforts in core markets, and obtain fast financing through our long-term relationships with the area's best lenders.







The Missner Group is widely recognized for excellence in industrial construction. Our teams of project managers, project supervisors and superintendents design and build a wide-range of this product-type including big box warehouse and distribution buildings, industrial condominiums, manufacturing plants, and sophisticated processing facilities. We also provide plan and specification services and maintain strategic alliances with many of the area's top architectural and engineering firms. While maintaining an impeccable record for safety, we make providing quality work on time and within budget our primary goal.

We have served:

AMB
Aries Capital, LLC
CBRE
Coaster Company
Cobalt Capital Partners
Colliers International
Dallas Trucking
Diageo

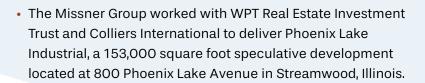
Dunkin' Donuts Midwest
Distribution Center
Excel Logistics
Forward Air
First Industrial REIT
Ideal Box Company
KTR Capital Partners

Maxell Corporation of America Panalpina World Transport Ltd. Principal Financial Group Prologis, Inc. Vanco, Inc.

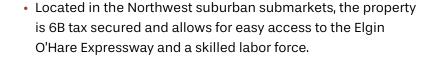








- The development features office to-suit, 32' clear heights, 22 exterior docks, 52' X 55' bay spacing, 2 drive-in doors and an ESFR fire-sprinkler system.
- Additionally, the property offers 181 parking spaces and 3,000 square feet of flex office space. The property is divisible to 60,000 square feet.





88 ORCHARD INDUSTRIAL

Aurora, IL

- The Missner Group and First Industrial developed 88 Orchard, a 173,000 square foot industrial development in Aurora, Illinois. This newly constructed facility is located on a 9.7– acre site at 1998 Melissa Lane, along Dancer Drive.
- The development, located on the far west side of the Orchard Road Corridor, was designed to accommodate up to three tenants. The building features office to-suit, 32' clear heights, 22 loading docks, drive-in doors and an ESFR fire safety system. Additionally, the property offers 174 parking spaces, a 12-trailer parking lot, and all new landscaping throughout the building's exterior.
- To minimize the "big box" look along Melissa Lane and Interstate 88, The Missner Group added architectural elements along the eastern and northern elevations. The high-end facade includes five, two-story glass entrances along with large windows spanning the top of two stories, in addition to a faux entry feature.







Wheeling, IL

1085

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- The development, located near the four-way interchange of Willow Road and I-294, lies within the Northeast Cook County sub-market of Chicago, making it eligible for Cook County's Class 6B tax incentive status. The state-of-theart building is designed to accommodate both small and midsize users. The warehouse building features office to-suit, 30' clear heights, efficient building dimensions, 10 exterior loading docks, two drive-in doors, and 99 parking stalls.
- The proximity of the site to O'Hare and the Interstate system, as well as its access to a skilled labor force and executive communities, make this a viable project for our portfolio and an attractive option for an industrial user requiring a new, modern facility in a sought after submarket.



We have served:

Autohaus on Edens
Berman INFINITI
Berman Subaru
Chicago Northside Toyota
Elgin Chrysler Dodge Jeep Ram
Elgin Toyota
Fox Lake Toyota
Highland Park Lexus
Loeber Motors
McGrath Acura
McGrath Lexus
Northbrook Toyota

The Missner Group, recently named one of the, "Best Auto and Showroom Contractors in the United States," has completed a variety of projects for clients in the auto industry, including ground-up construction, design/build, renovations, and rehabilitations. We regularly monitor and keep up-to-date with the ever-evolving auto industry, including manufacturer requirements, dealer expansions and acquisitions, which in-turn fosters an efficient and well-run construction project. We prides ourselves on understanding our clients' needs and objectives – working to ensure their interests are protected with respect to cost and quality control and project schedule and delivery.



CHRYSLER DODGE JEEP RAM

Elgin,, IL

Elgin



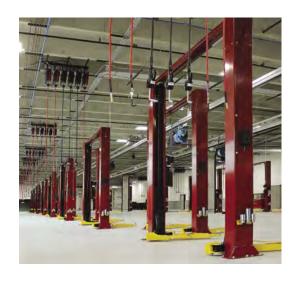
Elgin



- The Missner Group is pleased to announce the firm has completed construction of the new Chrysler Dodge Jeep Ram dealership at 1500 W. Lake Street in Elgin, Illinois.
 The two-story, 67,000 square foot dealership is the third project for which The Missner Group has served as general contractor for the Bob Loquercio Auto Group.
- The sleek and modern interior features a 15,000 square foot showroom, exhibiting 11 vehicles. The exterior contains boulder hills, giving the appearance of the vehicles in their "off road" environment.
- The new dealership has the capacity to hold ample inventory, storing close to 500 vehicles on site for immediate access.
 Additionally, a 30,000 square foot service area was constructed, containing 35 service bays to provide efficient and expedited service.
- Construction of the facility included the implementation
 of unique amenities to ensure customer satisfaction and
 convenience. Guests of the dealership can enjoy valet
 parking, drive-in service lanes, a contemporary customer
 waiting lounge, where guests can enjoy free WiFi and shop
 at the dealership's store.



- The Missner Group completed the ground-up construction of the all-new, Chicago Northside Toyota dealership located at 6042 N. Western Avenue in Chicago. The five-story, 228,000 square foot dealership is one of the largest of its kind.
- The new eco-friendly dealership contains a 45,000 square foot green roof, as well as 183,000 square feet of interior space. The modern interior features a 30,000 square foot showroom surrounded by 28-foot glass panels, which is capable of exhibiting over 35 vehicles, with vertical display on the second and third floors.
- The spacious dealership has the capacity to inventory close to 400 vehicles on display and indoors for immediate access. Additionally, a 42,000 square foot service area was constructed, containing 35 service bays to provide efficient and fast service.
- Guests of the dealership can enjoy indoor valet parking, a children's play area, custom aquarium and a contemporary customer-waiting lounge, where up to 100 guests can enjoy free WiFi and help themselves to a Starbucks® coffee bar.







- The Missner Group, general contractor on behalf of the Berman Auto Group, completed the all-new Berman INFINITI dealership located at 3474 N Kedzie Avenue in Chicago, Illinois. The retail rehab consisted of repurposing 18,000 square feet of an old 1940's manufacturing building into a new dealership, service area, and showroom.
- The new dealership features frameless glass walls
 throughout, private offices, conferencing suites, a showroom
 containing eight car displays, and a customer reception
 lounge. Additionally, the dealership features two service
 lanes, allowing customers to receive prompt service by simply
 driving up to the service advisors area of the dealership.
- Having completed a renovation to their Berman Subaru of Chicago dealership, this is the second project The Missner Group has completed for the Berman Auto Group.



The Missner Group has completed a variety of high-quality office construction projects. Our construction experience traverses a diverse set of office product types, including new ground-up builds, tenant improvement projects, build-outs and renovations. Our goal is to construct office spaces that foster creativity and productivity, which will help motivate employees and develop a dynamic workforce. We provide our clients with principal-level involvement and a highly experienced team.

We have served:

Anju Software, Inc. AST, LLC AT&T Credit Union Catalyst Exhibits CBIZ, Inc. Chase Bank

Continental Towers

Corporate Lakes I
Fibre-Craft
Generation Brands
Glenstar Properties, LLC
Illinois Federation of Teachers
National Republic Bank
Oxxford Clothes, Inc.

Paragon St. Louis
Parkwest I & II
Remprex, LLC
Rockwell Automation, Inc.
Touhy Plaza





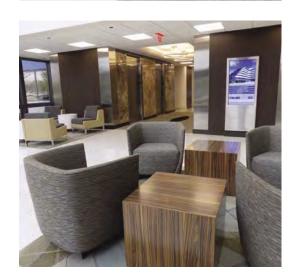


- The Missner Group was selected to expand and renovate the headquarters for Generation Brands at 7400 Linder Avenue in Skokie, Illinois. The 38,000 square foot project included 19,000 square feet of office renovations and the build-out of a 19,000 square foot showroom.
- Construction of the office space included new office suites, multiple conferencing facilities, a corporate training room, a kitchen area, and an employee lounge center.
- The 19,000 square foot dramatic showroom features lighting and fan fixtures, high-tech displays and modern finishes throughout. The showroom includes metal framing, modernized ceilings, and floors that complement the light channel detailing.
- Additionally, The Missner Group constructed drywall suspended clouds and motion-censored lighting throughout to help showcase the numerous fixtures on display.





- The Missner Group acquired the Olympian Office Center located at 4343 Commerce Court in Lisle, Illinois. The 168,000 square foot, seven-story office property is situated along I-88 in the East/West Tollway submarket of Suburban Chicago and is the former headquarter offices of Porsche Cars North America.
- The widespread renovation included extensive exterior and interior improvements to modernize the space, such as the addition of a WiFi lounge, new finishes and lighting to all building common areas, and significant lobby improvements. Most notably, The Missner Group painted the entire exterior, dramatically refreshing the dated aesthetics of the property.
- Situated on 7.4 acres, the Olympian Office Center has more than 400 feet of high-profile frontage along Interstate 88. The multi-tenant property features a seven-story glass atrium, a fitness center equipped with locker room amenities, and an advanced conferencing facility. The property also includes a lunchroom, which features a small corporate restaurant service, in addition to 25 covered parking spaces and 521 uncovered parking spaces.









- The Missner Group served as the General Contractor for Remprex, LLC's, new headquarters located at 4343 Commerce Court in Lisle, Illinois.
- Their new headquarters features private office suites with full-glass fronts, training rooms, conferencing suites, multiple break rooms, and open-concept office areas. The space contains contemporary fixtures, such as smart glass devising walls, sliding glass door systems, aluminum overhead doors, and modern appliances.
- Additionally, an Uninterrupted Power System was installed to allow the space continuous power regardless of surrounding conditions. Their new office will host 24/7/365 operations and their data center for their customers.
- Remprex, LLC, is a 14-year-old technology company that provides technology-enabled operations and automation for the transportation industry across North America. Their clients include all the Class I railroads and container ports on both coasts. They have about 500 employees with a presence in 70 different locations throughout the United States and Canada.



We have served:

Berkshire Refrigeration
Boerman Moving and Storage
Energy VBC
First Ascent Climbing and
Fitness
Glenstar Properties, LLC
Greenwood Associates
Jump America
Jump Zone
Napco Graphics
New Era Optical
Peacock Engineering
Sky High Sports
Sunbelle
Trevian Soccer

The Missner Group has completed numerous specialty projects including highly technical food processing facilities, expansive sports clubs, training and entertainment facilities, and educational buildings. With over 75 years of experience, our team has the knowledge and experience to complete any job, no matter the complexity. Our ultimate goal is to exceed the expectations of our clients. We bring quality work and professionalism to every job we do.



FIRST ASCENT CLIMBING & FITNESS

Chicago, IL



FIRST ASCENT



- First Ascent is a local, community-focused climbing gym catering to climbers of all levels throughout Chicago. The new building, constructed by The Missner Group, features climbing, yoga and a fitness center.
- The facility includes a 60' high climbing area with Walltopiadesigned climbing terrain, top rope and lead walls with overhangs, roofs, slabs and cracks; 5,000 square feet of stand-alone bouldering with caves, prows and overhangs; and a yoga studio.
- Construction also included a 7,000 square foot mezzanine for a training center with system boards and slacklines as well as a full-body fitness area. The center also includes a café, pro-shop, locker rooms and community spaces.





- The Missner Group completed a, 60,000 square foot build-tosuit for Greenwood Associates, Inc., a national processor of fruit juice concentrates, essential oils and purees, in Niles, Illinois.
- The Missner Group was selected to assist with the preconstruction, land and acquisition phase of the project.
 The firm ultimately resolved numerous easements on the site, brought sewer and water infrastructure to the property, demolished an existing parking lot, and managed all of the zoning requirements.
- The newly constructed property features 7,000 square feet of office space, which includes multiple glass-enclosed private offices, a full-sized restaurant-grade kitchen, exercise facilities and a high-end sports bar area with mahogany and granite finishes.
- The facility also includes an onsite laboratory with microbiology and acid/PH testing capabilities to demonstrate food safety compliance as well as holding tank and blending tank rooms with concrete containment walls and quarter-inch epoxy, urethane flooring.









- The Missner Group was selected as the contractor for a comprehensive tenant build-out on behalf of the Energy Volleyball Club at the Howard Industrial Center in Niles, Illinois.
- Located at 6374 W. Howard Street, the Howard Industrial Center is a joint development of Principal Real Estate Investors and The Missner Group and is situated on a 22– acre parcel of land consisting of two buildings totaling approximately 400,000 square feet.
- Energy Volleyball Club is a club for girls and boys aged 12 to 18 that participates in tournaments and national qualifiers.
 To accommodate the sports club's unique needs, The Missner Group built out 20,000 square feet of space within the Howard Industrial Center, tailoring the facility's design to that of a sports arena.
- The space features four indoor volleyball courts, viewing space for visitors, and concession stands. To fulfill Energy Volleyball Club's administrative requirement, The Missner Group also constructed 1,000 square feet of office space.



The Missner Group has worked with many notable organizations in the healthcare industry on a variety of projects, including medical office, biotech, pharmaceutical, biological, and laboratory facilities. We have installed complex medical imaging, radiation, and diagnostic equipment. Our portfolio includes constructing highly technical medical facilities, research laboratories, nuclear diagnostics facilities, and occupational therapy suites. We work closely with the regulatory agencies to meet the necessary compliance, all while providing the highest standards of quality and professionalism in construction.

We have served:

Advanced Life Sciences
Advocate Healthcare Systems
Advocate Medical Group
Amersham Medi-Physics, Inc.
Scott A. Arne, D.D.S
Baxter Healthcare

Body By Bloch
Deerfield Professional Plaza
Illinois Bone & Joint Institute
Mallinckrodt Veterinary
North Shore Audio-Vestibular
North Shore ENT

North Shore University
Health System
Park West Medical Plaza
Presence Healthcare
Rush North Shore
St. Francis Hospital



ILLINOIS BONE & JOINT INSTITUTE

Morton Grove, IL





- The Missner Group was selected as design/build contractor for the two-phase renovation for Illinois Bone and Joint Institutes's Morton Grove location at 9000 Waukegan Road.
- This project began with the demolition of an existing MRI suite. The electrical, mechanical and plumbing systems were replaced and non-ferrous materials were used to construct the space prior to installing the new state-of-the-art MRI equipment.
- Additionally, The Missner Group deconstructed an indoor swimming pool, filled it with structural stone and topped it with flooring to construct an open physical and occupational training space.
- A 24,000 square foot build-out of the facility's second floor added new medical office space with high-end, floor to ceiling finishes.
- This is one of multiple projects the firm has completed for Illinois Bone and Joint Institute over the years. This project represents an excellent example of how highly we value our clients, and take pride in those we have had the honor to work with on a repeat basis.

RUSH NORTH SHORE MEDICAL CENTER

Morton Grove, IL



- The Missner Group was selected to complete the build-out for Rush North Shore Medical Center's multi-specialty physician office located within the Physicians at the Grove facility in Morton Grove, Illinois.
- The build-out included the comprehensive design and construction of eight patient exam rooms, a cardiology suite, a nurse's station and waiting room, a doctor's office, a stress test room and a break room.
- With a main facility located in Skokie, Illinois, Rush North Shore Medical Center needed a state-of-the art ancillary facility to serve its patient base. Rush selected the space, located at 9000 North Waukegan Road, due to its strong reputation within the medical community, its strategic location at the intersection of Route 58 and Dempster Street and proximity to the I-94 expressway.











- The Missner Group constructed Advanced Life Sciences'
 Woodridge facility, a 44,000 square foot research and office building within the International Centre.
- Located at 1440 Davey Road in Woodridge, the offices feature exposed ceilings, spiral ductwork and high-bay lighting for a modern appearance. The state-of-the-art laboratory space is designed for high-tech research and development.
- The Missner Group has completed four projects on behalf of Advanced Life Sciences, a biopharmaceutical company focused on the discovery, development and commercialization of novel drugs in the areas of infectious disease, inflammation and oncology.

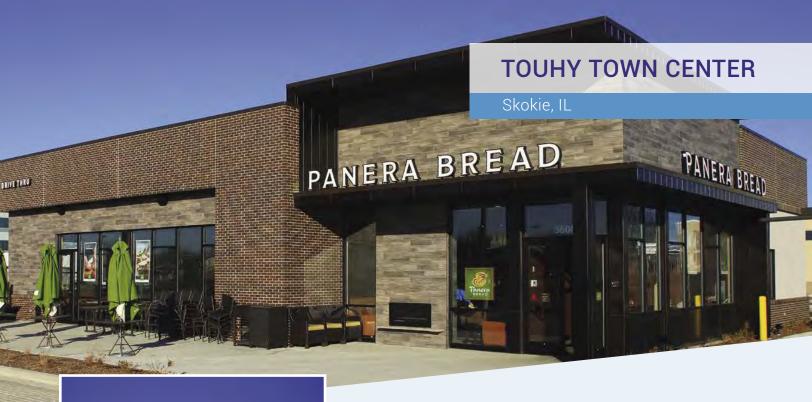


We have served:

Bottled Blonde
Cole Taylor Bank
CompUSA
Connie's Pizza Restaurants
First American Bank
GlenStar Properties, LLC
Goodwill
Naf Naf Grill
National Republic Bank
Panera Bread
Portillo's Restaurant
Starbucks
Verizon Wireless

The Missner Group has completed a variety of retail projects for a diverse clientele throughout the Chicagoland and Midwestern markets. Our retail project experience includes new construction, additions, repurposing of properties, buildouts and renovation work. Our goal is to listen to our clients' needs and understand the goals of their operations to develop strategic solutions. We execute each project with quality artisanship to provide an efficient space that will evolve with our clients' business needs.









- The Missner Group completed a retail redevelopment at 5500-5520 E. Touhy Avenue in Skokie, Illinois. This site was previously home to The Missner Group's headquarters from 1972 through 2015.
- Located near the I-94/Touhy interchange. the redevelopment included the demolition of two single-story, mixed-use buildings and the construction of four new retail facilities on the 4.27-acre site.
- Touhy Town Center features three freestanding retail users, which include a 29,850 square foot Goodwill retail store and donation center, a 5,200 square foot Panera Bread with a drive-thru, and a 6,100 square foot building home to Bank of Hope. The last component of Touhy Town Center is a 5,500 square foot building shared by MOD Pizza and Harken Health.
- The Missner Group also constructed a large parking area, added fresh landscaping as well as outdoor seating space for customers and visitors.



- The Missner Group was selected as the general contractor for Bottled Blonde, a pizzeria, beer garden, and nightclub in Chicago's River North neighborhood.
- The project included the demolition of a former restaurant and the reconstruction of a new 10,000 square foot space.
 The interior build-out features concrete counters, rustic wood ceilings, booth seating, a large brick fireplace, and custom finishes.
- The restaurant features two bars, a private dining area for events and an outdoor patio. Additionally, the space holds more than 50 HD televisions, a state-of-the-art sound system and LED lighting displays.
- The Missner Group completed this build-out in only 104 days.
 This project is a perfect example of how we value our clients and our dedication to delivering high-quality projects on time and within budget.









- As First American Bank has expanded across the Chicago region, The Missner Group has constructed multiple branches for the First American Bank in Chicago, Bolingbrook, Geneva, Glen Ellyn, Glenview, Joliet and Niles, Illinois.
- The satellite branches, ranging in size from 3,000 to 9,000 square feet, are equipped with offices, conference room facilities, and employee and client amenities including drivethru and walk-up tellers.
- The Missner Group constructed dramatic curtain walls, private executive offices and open work spaces featuring hand-crafted millwork that was shipped from overseas to create a welcoming and professional environment at the First American Bank facilities. Each project was completed within the specified budget and opened to the community ton schedule.
- First American Bank is an Illinois-chartered, full-service bank with over 50 Chicago area locations and more than \$2.5 billion in assets.

TESTIMONIALS

BERMAN AUTO GROUP

"The Missner Group worked within our budget, using our unique manufacturers' specifications, and constructed buildings which give our customers a truly exceptional experience. Even during the pandemic and harsh Chicago weather, The Missner Group's team operated safely and efficiently, allowing our projects to be delivered ahead of schedule and under budget."

- Todd Berman, VP, Operations

GENERATION BRANDS

"As a design-driven lighting company, we not only wanted a space that would accommodate our growing needs but one that would also represent our culture, our passion, and our brands. The Missner Group delivered across all of these. We are grateful for the care you brought to the project. You treated it like you would treat your own space."

- Josh Weiss, CEO

ILLINOIS BONE & JOINT INSTITUTE

"Based on my experience with your firm, attention to detail and constant communication are the hallmarks of your service. Beginning with the construction of a 44,000 square foot medical clinic and through the installation of our MRI suite, the process was executed with efficiency and a high degree of quality."

- Maureen Zizzo, Project Director

BECKER ARCHITECTS

"The Missner Group's expertise in the auto sector was evident from pre-construction to post-construction, as they are well-versed with manufacturer specifications, project scheduling, and permitting requirements. They provided an efficient approach to each project and executed the construction of each dealership to a high level of fit and finish."

- Richard Becker, CEO

CUSHMAN & WAKEFIELD

"Throughout the construction of three new office buildings, The Missner Group displayed a high level of professionalism, dedication, and commitment to quality. We were highly impressed by the team's ability to work together to find solutions and overcome challenges during the course of construction."

John F. McKinney, Vice Chairman

ANDERSON ASSOCIATES

"Based on my experience with The Missner Group, I would recommend them to anyone seeking a general contractor for their forthcoming auto dealership projects. They deliver projects of the highest quality and their team brings a level of expertise that any owner would be happy to have throughout the build process. I would refer The Missner Group without hesitation to any owner considering a future dealership project."

- Mike Anderson, Principal

ANJU SOFTWARE, LLC

"It has been refreshing to work with a general contracting firm that understands and is dedicated to the 'team' approach and assists the management team, architect and their consultants in making the construction process efficient and economical. This teamoriented approach ensured that the finished project exceeded all our expectations."

- Sara Lohmiller, Director

NAF NAF MIDDLE EASTERN GRILL

"Throughout the construction of both projects, The Missner Group leadership and project management teams displayed a high level of professionalism, dedication, and commitment to quality. The Missner Group demonstrated their expertise at all levels of service by providing cost-saving solutions, utilizing quality sub-contractors, and maintaining schedules to accommodate our corporate agenda."

- Paul Damico, CEO

PRINCIPAL FINANCIAL GROUP

"The personal involvement of the principals at The Missner Group is a testament to your high regard for quality and satisfaction. Howard Industrial Center was a complicated project that presented numerous challenges throughout the redevelopment process, which your team handled with professionalism and expertise."

- Darren Kleis, Director, Portfolio Management

GREENWOOD ASSOCIATES

"From the beginning, we had a significant level of trust in your ability to deliver a superior quality building and you came through brilliantly. It's clear that The Missner Group takes pride in its work and values their client's ultimate satisfaction."

- Ron Kaplan, President



