

# TrizecHahn

## OFFICE PROPERTIES

Interview with John Line  
Senior Property Manager

**NCC: Your buildings have just been decorated for the holidays and they look beautiful. Which buildings does TrizecHahn own and/or manage in New Center?**

JL: The buildings that TrizecHahn owns and manages in New Center are the Fisher Building and the Albert Kahn Building. We are also majority owners and managers of the New Center One Building where GM is our partner. We also are the managers of the former GM Building and recently were awarded the management contract for the Argonaut A & B buildings.

**NCC: What is the status of leasing in your buildings?**

JL: The Fisher Building is approximately 85% leased, the Albert Kahn Building is approximately 95% leased, and New Center One is approximately 90% leased. And of course, the General Motors Building is 100% leased to the State of Michigan under a long term contract agreement.

**NCC: The Fisher and Albert Kahn Buildings are currently on the market for sale. How will TrizecHahn's role change if the buildings are sold?**

JL: In the best case scenario, new owners would retain TrizecHahn Office Properties as the management team for those two buildings. In any case, our company is fully committed to the prosperity of New Center and we will continue to have a large stake in this area even if those buildings have new owners and/or management.

**NCC: The reuse of the GM Building is one of the largest historic renovations of a commercial project to date. How is the renovation progressing?**

JL: The project is on schedule with the first State employees expected in March of 2001. About 85% of the building will be open, modular-style offices, but some of the existing offices are being retained. The building will have energy efficient heating and cooling, as well as state-of-the-art cable and wiring for telecommunications.

**NCC: Do you have a timeline for the arrival of State of Michigan employees?**

JL: We have a pretty good estimate of when employees will arrive but the timeline is based on



construction schedules and other factors. This estimate doesn't include transient traffic that will be visiting the New Center Complex on a daily basis.

### Approximate Schedule for Arrival of 2,639 State of Michigan Employees:

|                     |     |                     |     |
|---------------------|-----|---------------------|-----|
| March 30, 2001 .... | 125 | July 31, 2001 ..... | 607 |
| June 8, 2001 .....  | 624 | Nov. 29, 2001 ..... | 780 |
| June 18, 2001 ..... | 305 | Jan. 18, 2002 ..... | 98  |

**NCC: While all of this construction is going on in the GM Building, what work is being done in your other buildings?**

JL: The largest project has been the new terrazzo floor on both levels of New Center One. It was pricey at about \$700,000, but it will last forever and it adds great elegance to that building. We've also recently renovated the elevator cab interiors in the Fisher and Albert Kahn Buildings and will complete cab renovations in New Center One this year. We've also spent over a million dollars on landscaping improvements to the area over past few years. This work, in addition to ongoing upgrades to the buildings' mechanical systems, keeps us very busy on the operating side of our business.

Our leasing, design, and construction people have also continued to stay very busy meeting the challenges of filling space and getting tenants into the buildings. We have a very strong team here and I am proud to say that we all work very well together.



### FISHER BUILDING:

**Birmingham Deli**  
875-1800

**The Blend**  
875-2695

**Christian Science Reading Room**  
875-7572

**Club Upscale**  
874-0800

**Clubhouse Tavern**  
874-4653

**Comerica Bank/ATM**  
564-5717

**Detroit Gallery of Contemporary Crafts**  
873-7888

**Distinctive Styles**  
875-5577

**Facets of Todd Michael Jewelry Design Studio**  
871-0030

**The Fashion Place**  
874-5531

**Fisher Theatre**  
872-1000

**Girl Scout Shop**  
(ext. 264) 972-4475

**Marathon Gas Service**

**McFarland Florist & Garden Shop**  
875-3567

**M.E.S. Credit Union**  
876-5654

**Motor City Grill**  
875-7400

**New Center Tobacco & Snacks**  
873-7833

**Poster Gallery – Art & Framing**  
875-5211

**Russell's Pharmacy**  
875-5384

**Sani Imports**  
872-7405

**TicketMaster**  
(248) 645-6666

**U.S. Post Office**  
873-1919

**Valet Shop Cleaners**  
875-7476

**Yates Office Supply**  
972-1100

**Yates Printing Services**

*All area codes are (313) unless indicated.*

*New Center Gift Certificates are welcomed at over 40 fine stores, restaurants and galleries.  
Call 313-872-0188 for details.*

*Noontime Choirs Fisher Building – Dec. 18 & 20  
New Center One – Dec. 19 & 21*

*Photos With Santa December 23  
Noon to 5 p.m.  
(313) 874-4444*