



CULLINAN  
PROPERTIES, LTD.

# WHO ARE WE?

For more than 35 years, Cullinan Properties, Ltd. has been making a difference in the communities we serve. Founded in Peoria, Illinois by Diane Cullinan Oberhelman and WBENC certified, Cullinan Properties has grown into a respected, nationally known company. We develop distinctive projects in multiple asset classes that make life better for the people that live and work nearby.



**Branching out** from our roots as a residential/commercial brokerage and infrastructure firm into office and industrial developments throughout Central Illinois

1990s



**Growing** into a regional full-service development company with signature large-scale projects

2010s



**Launching** our company into more communities by creating exceptional healthcare, governmental and multi-family projects

1980s



**Establishing ourselves** as a respected go-to development company for landmark projects in Central Illinois

2000s



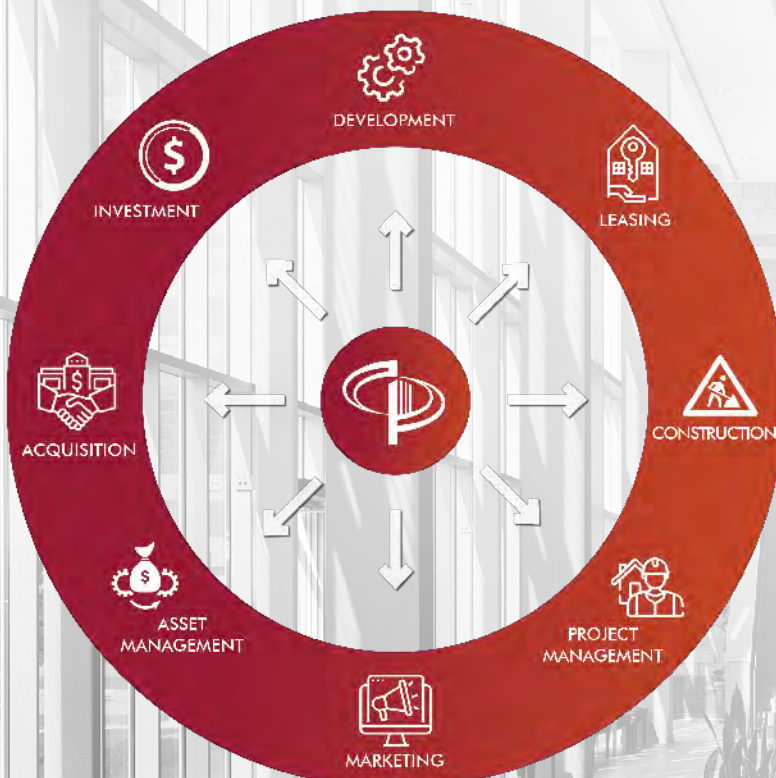
Hitting our stride as a **national developer** capable of delivering a variety of product types in markets throughout the country

2020s



## WE ARE A FULL SERVICE COMPANY

We are a multi-disciplined real estate firm that develops, manages and owns mixed-use, healthcare, retail, multi-family, office, governmental and industrial properties throughout the United States.



### OUR TEAM

Our core team is comprised of **dedicated individuals** and managed by a key group of owners and managers who become personally involved in every phase of each project.

### OUR EXPERTISE

A wealth of experience – we ensure that you **meet your deadlines** and stay on budget. We manage every aspect of project development, from initial studies through completion of construction and facility operation.

### OUR REPUTATION

We've earned our reputation by exceeding expectations in every market we develop. We build to the market by blending **visionary thinking**, innovative design, attention to detail throughout, and strict insistence on superb results.

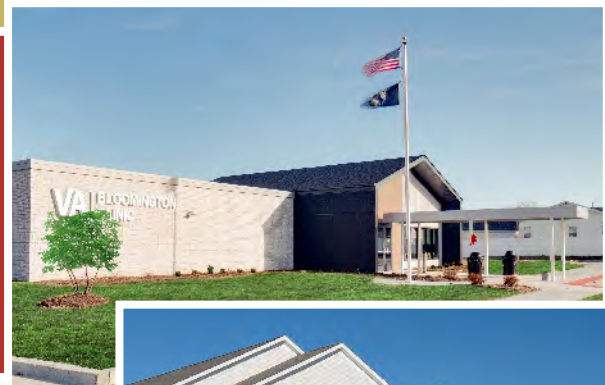




# OUR PROJECTS

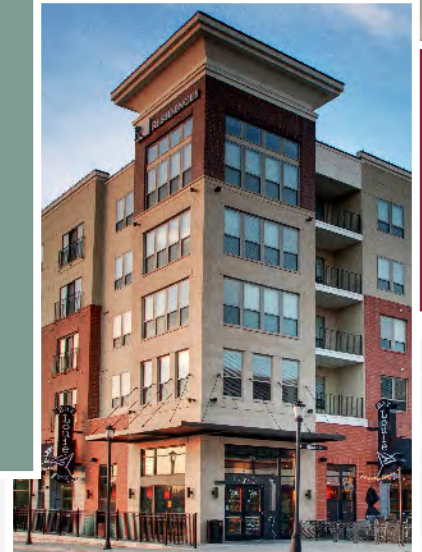
## HEALTHCARE/GOVERNMENTAL

The healthcare industry continues to grow, and along with it comes the increased development of standalone medical facilities and clinics within retail and mixed-use centers. We partner with the healthcare community to develop exceptionally designed, state-of-the-art facilities and offices for those seeking medical care. Recent developments include the Quincy Medical Group office (Quincy, IL); a Veteran's Affairs Clinic in Austin, TX; and a VA Mental Health Clinic and Domiciliary in Temple Terrace, FL.



## MULTI-FAMILY

Our multi-family projects meet a variety of needs—from luxury apartments within mixed-use developments and high-end historical lofts in urban environments to student housing and upscale residential neighborhoods. The Residences at The Streets of St. Charles (St. Charles, MO) offer convenient access to a vibrant property. The Lofts at Euclid (St. Louis, MO) combine modern interiors and amenities with great views and a historic building. The Weaver Ridge subdivision (Peoria, IL) has an upscale clubhouse and a renowned golf course.







## MIXED-USE

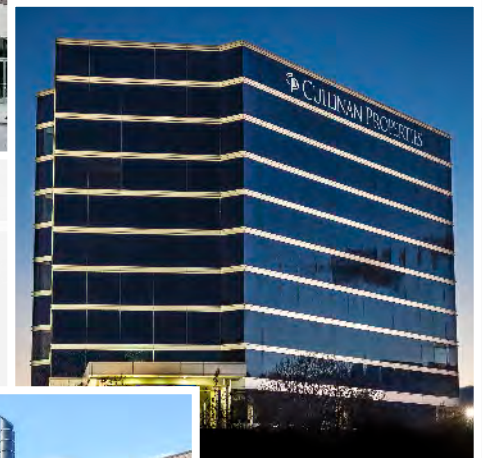
Building on the success of retail centers, mixed-use lifestyle centers have emerged as a way to incorporate working, playing, and living into one user-friendly environment. These master-planned projects combine retail and multi-family with office, restaurant, entertainment, hotel and civic components. Innovative development plans and detailed front-end analysis are essential to their success.

Cullinan was a pioneer in the development of mixed-use projects, creating our first such property (EastPort Commercial Plaza, East Peoria, IL) in 1997. Our more recent developments include Streets of St. Charles (St. Charles, MO); The Levee District (East Peoria, IL); and Burleson Commons (Dallas-Fort Worth, TX). Another exciting project is Rock Run Crossings, a super-regional development in Joliet, Illinois comprised of over 300 acres that will cater to multiple consumer needs.



## OFFICE

Cullinan Properties partners with prominent businesses to develop office and commercial facilities of every size and scope. Our One Technology Plaza development in Peoria, Illinois encompasses almost one full city block and includes upscale offices and a parking deck. We also redevelop and repurpose existing historic buildings. The Peoria Heights Executive Building, originally built for Pabst Blue Ribbon, is now home to a variety of office and retail tenants.



# ABOUT US

## OUR MISSION

To be a transformative real estate company, with a national footprint, delivering excellence in the ownership, development and management of commercial properties.

We are committed to consistently producing exceptional results with our projects for all our stakeholders.

## OUR PURPOSE

To own, develop and manage commercial real estate, growing the economy and strengthening the quality of life for the people who live and work in the communities we serve.

## OUR VISION

To make Cullinan the premiere choice nationwide for development projects.

To the moon!

## OUR VALUES

Cullinan values talented professionals who thrive in a collaborative, equal opportunity culture based on integrity, accountability, and trust.



54%



46%

**100+**  
employees over  
multiple offices



*We value the  
Community we serve  
and our relationships*

## TESTIMONIALS

"Throughout the design & construction processes, Cullinan Properties' project oversight was absolutely outstanding in every regard. Their constant attention to detail significantly mitigated the number of change orders, frustrations, and costs associated with this complex construction initiative."

**Dept. of Veteran's Affairs,  
Austin, TX**

"We have found Cullinan Properties' approach to our needs to be professional, honest and skilled. Cullinan Properties consistently meets our needs by balancing our desires with realistic budgets and schedules."

**OSF Healthcare,  
Peoria, IL**

"Cullinan Properties is a long-standing and valued client of The PrivateBank. Cullinan has always delivered projects on time and on budget. We look forward to the opportunity to consider financing on future developments."

**CIBC,  
Ontario, Canada**



HEALTHCARE

GOVERNMENTAL

MIXED-USE

MULTI-FAMILY

OFFICE

RETAIL

INDUSTRIAL



CULLINAN PROPERTIES



Headquarters  
420 N. Main St.  
East Peoria, IL

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Burr Ridge, IL

St. Louis Office  
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