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CLASS CONSCIOUS: There's an active buyer for old office buildings downtown, known as Class C properties. Farbman Group, based in Southfield, Mich., has made three such purchases in the last year. The most recent deal is for the 200,000-square-foot building at 205 W. Randolph for a reported \$13 million.

Andy Gutman, Farbman's chief financial officer, said the building is well-leased to a smorgasbord of small firms. There's also a Dunkin Donuts in the ground-floor retail. "We like these Class C properties. There's a demand for them and they have a lot of charm," Gutman said.

The company also owns 216 W. Jackson and 79 W. Monroe. The latter is better known as the old Weather Bell building.