



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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550 W Adams St, Chicago, IL 60661

USG Building

N/W/C

479,000 SF Class A Office Building Built in 2006

Building Notes: APN No: 17-16-107-028-0000, 17-16-107-032-0000, 17-16-107-021-0000.

The 550 W. Adams at Century Place is an \$118 million, 18 story, office building. International style building situated at the northwest corner of Adams and Clinton Streets, on the same block as 555 W. Monroe. Behind its 18-level modern glass exterior, the building contains 27,600 square foot floors complemented by retail space on the ground level. Additionally, the building contains 20 fully enclosed parking spaces on the 2nd and 3rd levels above grade.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

E 3rd	27,709	Withheld	Thru Sep 2017	09/2012		Office/S	27,709 SF	27,709 SF	Withheld	4 Mths	Y
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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131 S Dearborn St, Chicago, IL 60603

Citadel Center

N/E/C

1,504,364 SF Class A Office Building Built in 2003

Building Notes: Two dedicated risers for data distribution. 1200 foot per minute elevators serve the high rise and mid rise floors. Parking underground for over 200 cars with car-washing service. Stands astride two subway lines, one to O'Hare, one to Mid-way. High performance low "E" insulating glass. Floor to ceiling bowed Vision Glass windows bring natural light deep into the workspace. Three inch concrete slab for solid support. Total under-floor air-flow, cable, and wire management system designed for utmost flexibility, worker comfort, and energy savings. 14 inch underfloor plenum carries high-quality conditioned air to every work station, adjustable by every individual worker. 12 watts per square foot or better from separated downtown grids and substations. Fiber optic data telecom carried in its own dedicated risers.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

In 2011, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

E 10th	64,125	\$27.50/fs	5-10 yrs	Vacant	As-Is	Office/S	64,125 SF	64,125 SF	\$146,953.13	12 Mths	Y
Term thru 9/17 but extension available. Furniture included											



175 W Jackson Blvd, Chicago, IL 60604

Insurance Exchange Bldg

S/E/C

1,449,067 SF Class A Office Building Renovated in 2002 Built in 1912

Building Notes: \$85 million renovation completed in 2001 from a design by Lucien LaGrange & Associates. Original building architect was Daniel Burnham.

The building amenities include a conference center with full catering and communications facilities, a manned 24-hour security with after-hours keycard access, public transportation. The building is handicap accessible, with 24-hour HVAC system, adjacent hotel, and storage available.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

In 2011, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

P 22nd	942-16,689	Withheld	Thru Aug 2012	Vacant	As-Is	Office/S	16,689 SF	16,689 SF	Withheld	10 Mths	to 942
• Furnished Space with Open Layout • Kitchen • Private Roof-Top Deck • Term Extension Available on Direct Basis											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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33 N LaSalle St, Chicago, IL 60602

SEC

402,010 SF Class A Office Building Renovated in 2000 Built in 1929

Building Notes: This historic LaSalle Street building underwent a major renovation in 2000, including lobby, windows, elevators, HVAC, telecommunications, multitenant corridors, and restrooms. The building's location allows for easy access to Metra trains, El Trains, buses, City Hall and the courts.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

In 2011, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

P 3rd/ Suite 300	5,000-10,000	\$11.00/fs	Thru May 2013	Vacant	As-Is	Office/S	10,000 SF	10,000 SF	\$9,166.67	35 Mths	to 5,000
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3rd floor space 10,000 SF available for sublease (tenant will divide space down to 5,000 SF). Rental rate in the mid-teens. Master lease term through 5/31/2013. Bank teller and large seating area. Banking office and components. 5 offices. Kitchenette. Large and small conference rooms. Copy room. 2 large open areas.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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120 N LaSalle St, Chicago, IL 60602

1/2 block N of NWC

381,427 SF Class A Office Building Built in 1991

Building Notes: A curved grey-tinted glass bay extending over LaSalle Street is topped by an extraordinary projecting cantilevered trellis. This architectural element then transforms into a ladder and finally culminates in a wall sitting on the quarter vault pinnacle. This adds to the asymmetrically arranged facade of this narrow 40-story building.

A fine example of texture, materials and geometrical form, this is one of Helmut Jahn's finest buildings. The curved entrance gallery, also placed off center, has a wonderful 20 x 50 foot curved mosaic, "Flight of Daedulus and Icarus" (by Roger Brown) flying above.

Building is located across the street from City Hall. There are six levels of structured parking (120,992 sf), floors 2-7. Basement level (10,804 sf). Four mechanical floors (25,493 sf), floors 22,23,39,40. Building amenities include tenant HVAC, manned Security, public Transportation, hotel, handicap accessible, storage, courier.

This building was awarded an Energy Star label in 2006, 2008, 2009, 2001 and 2011 for its operating efficiency.

In 2009, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

This building was awarded an Energy Star label in 2012 for its operating efficiency.

E 20th	100- 13,000	Withheld	Negotiable	Vacant	As-Is	Office/S	13,000 SF	13,000 SF	Withheld	10 Mths	to 100
	\$5-\$10 psf/yr										
E 29th	6,000- 13,412	\$15.00/fs	Thru Oct 2012	Vacant	As-Is	Office/S	13,412 SF	13,412 SF	\$16,765.00	21 Mths	to 6,000

Ideal for law firm, consulting or financial services firm user Floor 26 - 13,412 sf (subleased) Floor 29 - 6,000-13,412 sf (will divide) Rental rate: reduced to \$20.00/sf gross Term: Through March 31, 2013 - extension available from Landlord Available immediately Lake views High-end build out 28 Private offices, 2 conference rooms - highly efficient ratio of 479 sf / attorney Large kitchen Furniture, workstations and phones are included Elevator identity Building parking available

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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203 N LaSalle St, Chicago, IL 60601

581,107 SF Class A Office Building Built in 1985

Building Notes: This property offers direct access to CTA subways, elevated trains, pedway and skybridge and has convenient access to all underground passages. Two atriums with green marble and granite in lobby. In addition, there is high visibility for any image-conscious full-floor tenant with award-winning, efficient space featuring high-end finishes. The interior atrium creates unique space planning options. Enclosed parking is available for 1,200 cars with monthly and hourly rates. An array of restaurants and retailers on two levels. On-site car rental facilities, a building conference room, and 24-hour manned security is available. 2 floors of retail concourse providing 47,735 sf of retail space.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

In 2011, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

P 15th/ Suite 1590	9,567	\$19.75/mg	Thru Feb 2017	Negotiable		Office/S	9,567 SF	9,567 SF	\$15,745.69	32 Mths	N
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115 S LaSalle St, Chicago, IL 60603

Harris Bank Bldg

SEC

671,143 SF Class A Office Building Renovated in 2005 Built in 1975

Building Notes: Public transportation to property. Nearby public parking available. Handicap accessible. Manned security. Cafeteria. Corporate Concierge. Bank and ATMs. Convenience Store

This property connects with 111 W Monroe.

P 26th/ Suite 2600	100-18,000	Withheld	1-5 yrs	Vacant	Some Work	Office/S	18,000 SF	18,000 SF	Withheld	10 Mths	to 100
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\$800-\$2000/month per office. 47 offices on the floor total- 32 of which are vacant. Each office is 100-400 SF. Minimum lease: 6 months.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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440 S LaSalle St, Chicago, IL 60605

One Financial Place

1,019,325 SF Class A Office Building Built in 1984

Building Notes: Award winning high rise of imperial red granite and Italian marble. Two-story lobby with coffered ceiling. The Buckingham Athletic Club with Full service Health Center, 22 Room Hotel and The Club Room bar and grill. The Everest Restaurant - Rated "1" restaurant by Chicago Magazine. Full-Service Concierge Guest Services with electronic visitor scheduling. On-site messenger service. Conference Center Retail - Food Service, Two Sundry Shops, Bank, Travel Agency, Hair Salon, FedEx Parking - 330 underground stalls. Collocation Facility with 7 telecom service providers. 45,000 square foot plaza landscaped sculpture plaza with fountain and outdoor seating for 750. Column free floors. Fan room on every floor. Direct connection Rock Island Railway & Metra. State-of-the-art security.

In 2011, this building achieved the BOMA 360 designation.

P 22nd	10,830	\$32.00/fs	Thru Dec 2017	Vacant	As-Is	Office/S	10,830 SF	10,830 SF	\$28,880.00	8 Mths	N
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- One block from Metra Station • Banking • Energy Star Labeled Building • Fitness Center • Restaurant

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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70 W Madison St, Chicago, IL 60602

Three First National Plaza

1,429,804 SF Class A Office with street-level Retail Building Built in 1981

Building Notes: APN: 17-09-462-015-0000

Close to Daley Center and City Hall. Macy's and the subways are all accessible underground. Building has bay windows and is handicap accessible.

In-building heated parking garage and detailing service.

Located in the heart of the financial district. The building's most distinguishing features is its striking atrium lobby with world-class art sculptures. Just off the lobby are fine restaurants, Starbucks Coffee and many shops. Escalators whisk you up to the high-speed elevator bank. A convenient pedwaysystem provides access to the county courthouse, governmental offices, restaurants and retail stores.

This building was awarded an Energy Star label in 2006 , 2007, 2008 & 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

E 10th	7,670- 35,762	Withheld	Thru Oct 2019	Negotiable	Some Work	Office/S	35,762 SF	35,762 SF	Withheld	3 Mths	to 7,670
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Space is fully furnished and wired Approximate 1,000 SF Data Center Infrastructure to Support 24 x 7 Operation High Density Space Additional Seating can be Added

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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181 W Madison St, Chicago, IL 60602

**181 W Madison Street - MBRE
SEC**

936,683 SF Class A Office Building Built in 1990

Building Notes: Designed by world-renowned architect Cesar Pelli and developed in 1990, 181WM is a Class A, 50-story landmark tower in the best tradition of Chicago's noteworthy architecture. Clad in flame-finished white Italian granite with silver reflective glass, the distinctive architectural design features a dramatic five story entrance lobby with a silver vaulted and coffered ceiling. Two brilliant and moving commissioned abstract companion art pieces by Frank Stella adorn the north and south walls and further enhance the ground floor's Madison Street entrance. Located at the intersection of Madison and Wells streets, 181WM is conveniently near numerous important amenities and conveniences in the loop. It is across the street from two public parking garages, just steps from the "L", and an easy stroll to Ogilvie and Union stations, and various other CTA buses. Amenities include two restaurants, a sundry shop, a men's clothing store, an optical shop, a building conference room, 24-hour security, computerized card access control, and a complimentary shoe shine service. Managed and leased by MB Real Estate Services LLC and owned by an affiliate of the GE Pension Trust, advised by GE Asset Management.

This building was awarded an Energy Star label in 2010 & 2011 for its operating efficiency.

P 33rd/ Suite 1	12,087	\$19.00/fs	Thru Dec 2013	Vacant	As-Is	Office/S	15,928 SF	15,928 SF	\$19,137.75	43 Mths	N
Suite 1 – 12,087 SF: 92 Workstations, 8 Hoteling Stations, 11 Private Offices, 1 Conference Room, Kitchen											
P 33rd/ Suite 2	3,841	\$19.00/fs	Thru Dec 2013	Vacant	As-Is	Office/S	15,928 SF	15,928 SF	\$6,081.58	36 Mths	N
Suite 2 – 3,841 SF: 3 Private Offices, Internal Conference Room, 6 Workstations, Trading Desks for 14. Furniture may be removed. Ideal for open floorplan user or trading firm.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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233 N Michigan Ave, Chicago, IL 60601

Illinois Center, Two Illinois Center

980,362 SF Class A Office Building Renovated in 1998 Built in 1972

Building Notes: Two Illinois Center, located in close proximity to North Michigan Avenue retail, hotels, and restaurants, boasts many features and amenities including a new entrance off South Water, a new circle drive off Stetson Drive, spectacular views of Lake Michigan and Grant Park, a Hyatt Regency Hotel (connected to building), 24 hour access, manned security, engineering services, in building access to the Illinois Central Commuter Station, full service, in-building parking garage with 1,000 stalls, The Athletic Club at Illinois Center, tenant HVAC, handicap accessibility, available storage space, and a courier.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

In 2011, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

E 12th	33,617	Withheld	Thru Oct 2015	Vacant		Office/S	33,617 SF	33,617 SF	Withheld	10 Mths	Y
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Furniture available. Mostly open plan layout with private offices.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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55 E Monroe St, Chicago, IL 60603

SEC

1,351,878 SF Class A Office/Residential Building Renovated in 1990 Built in 1973

Building Notes: 55 East Monroe is an imposing structure of stainless steel, glass and granite. Just steps west of Michigan Avenue and a few blocks from the financial community, the courts, cultural institutions and the city's finer clubs, 55 East Monroe is one of Chicago's most desirable business addresses. Its excellent location and expansive floor plans combine to make it a convenient, comfortable and efficient business environment.

Additional amenities include three levels of retail shops and services; a postal station in the building; and an enhanced fire/life safety system.

Recently completed capital improvements include refinement of the entire lobby and surrounding plaza; redesign of public corridors and elevator cabs; advanced building automation system; reflective film on all curtain wall glass; and computer-controlled after-hours access.

Additional features and amenities include an 18,000 sq. ft. food court, spectacular views of the lake and city, excellent access to Metra/CTA, 3 elevators to parking lot, large enclosed loading dock, 24 hour attended/manned security, fiber optic wireless network connection, proximity to public transportation, an adjacent hotel, handicap accessibility, storage space, and a courier.

Floors 40 through 49 have been converted into The Park Monroe luxury residential condominiums.

P 19th/ Suite 1900	5,000- 18,582	\$18.50/fs	Thru Mar 2014	Vacant	NBI	Office/S	18,582 SF	18,582 SF	\$28,647.25	50 Mths	to 5,000
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Strong Sublessor. 2010 renovation of reception, boardroom, and employee lunchroom/training area. Large IT room with supplemental cooling. Space can be expanded by 5,000-6,000 sq ft with elevator ID.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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227 W Monroe St, Chicago, IL 60606

**Franklin Center
SEC**

1,571,000 SF Class A Office Building Built in 1989

Building Notes: Franklin Center is a premiere Class A office space in Chicago's West Loop, comprised of two buildings that share a block-long lobby, creating the second largest office property in Chicago after the Sears Tower with nearly 2.5 million sq ft. The Skidmore Owings & Merrill designed complex is considered one of the most desirable and architecturally significant office properties in Chicago. Tenants include GATX, Citibank, McDermott, Will and Emery, Credit Suisse First Boston, and William Blair & Company.

Property features crisply detailed honed granite & marble floors and granite & glass window hall with dual glazed windows
 Underground, heated & secure parking garage
 Excellent access to Metra/CTA
 24-hour manned security.
 Adjacent to hotels.
 Handicap accessible.

Retail banking, Federal Express, In-house courier service, Sundry shop, High-Speed Internet, Restaurants, Dry Cleaning, Shoe Shine/Repair, Florist and Starbucks are located in the building.

There is a Conference room, which has five rooms to accommodate a max of 200 people. There is a Health Club which is free after a one time charge.

This is a Green Globe building.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

P 50th	11,295	Withheld	Thru Dec 2020	Vacant	Some Work	Office/S	11,295 SF	11,295 SF	Withheld	5 Mths	N
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FEATURES - Lake views - Professional services layout - Elevator identity - 15 private offices - 19 cubicles / workstations - 3 conference rooms - Reception area - 4 work rooms - 2 pantries - Furniture negotiable

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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200 E Randolph St, Chicago, IL 60601

AON Center

N/W/C of N Columbus Dr

2,650,000 SF Class A Office Building Built in 1972

Building Notes: May 2003: Building was sold to Wells REIT. Secured Capital Corp. represented the seller, Blackstone Group.

December 1999: The Amoco Building is officially renamed Aon Center during a sign unveiling ceremony.

December 1998: The Blackstone Group purchased the Amoco Building from Amoco Properties for \$430,980,000. See Comp number COC-10382-03-9919

In its relatively open site, Aon Center offers spectacular views of the city and the lake from even the lowest floors.

This slender steel structure faced with light gray Mount Airy granite is the corporate headquarters of AON Insurance. The triangular sections of granite contain the bulk of mechanical services such as utilities and air conditioning, thus permitting flush window walls inside the building.

The tower faces Grant Park, where it rises above street level to a height of 1,136 feet. A lower-level plaza contains a fascinating reflecting pool and "sounding" sculpture. It is located near the shores of Lake Michigan.

This building boasts a 25,000 sf, full-service cafeteria, exterior plaza, five banks of high-speed, double deck passenger elevators, and emergency medical service. The meeting facilities include a 243-seat auditorium with audio-visual system and 12 meeting rooms with seating capacity ranging from 12-40 people. The heated, 800-car, four level parking garage has key card access. The building is directly linked to the Fairmont Hotel, a four-star hotel, and an athletic club from the lower lobby. Tenants have 24-hour, 7-day access. Security is manned and includes 24-hour video monitoring. Post office, coffee shop, barber shop, drugstore, florist, health food store, bookstore and cigar store are located on-site.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

P 23rd	30,274	Withheld	Thru Nov 2013	60 Days		Office/S	30,274 SF	30,274 SF	Withheld	14 Mths	Y
- 21 Perimeter Privates - 12 Interior Privates - 132 Work Stations - 3 Conference Rooms - Ample File Storage - Kitchen / Breakroom - Server Room with Supplemental Cooling - Furniture Available											
P 51st/ Suite 5100	114-24,872	Withheld	Negotiable	Vacant		Office/S	24,872 SF	24,872 SF	Withheld	24 Mths	to 114
70 offices available. 50 individual offices and 4 mini suites with a variety of offices available. Also has 3 conference rooms, a board room, and a large training room.											



1 N Wacker Dr, Chicago, IL 60606

One North Wacker

N/E/C

1,373,754 SF Class A Office Building Built in 2001

Building Notes: * Additional building info available at www.1northwacker.com

- * Ideal location convenient to both commuter train stations, the EI, financial exchanges, major banks and the courts
- * Gracious setbacks will increase the light, air, and views for tenants
- * 4,000 SF conference center on the second floor complete with teleconferencing equipment
- * Full service restaurant with carry out
- * On-site messenger service
- * A through-block lobby located along Madison Street; adjacent to the lobby will be a landscaped plaza designed by the internationally acclaimed landscape artist, Peter Walker
- * An efficient rectangular floorplate will increase tenant's efficiency with minimal interior columns as well as 45' core to window dimensions, 5' planning module, and 30' exterior column spacing
- * HVAC system will be fueled by UNICOM, providing a redundant source with economical after hour costs
- * The telecommunications riser will be oversized and access will be permitted to multiple vendors; a rooftop technology platform will be available
- * The electrical capacity is 6 watts per rentable square foot (building standard), expandable to 10 watts per rentable square foot; redundant power available through multiple feeds and an area dedicated for tenant generators
- * Constant airflow variable temperature system will increase air quality and eliminate hot and cold spots found in many existing buildings
- * Ability to accommodate a 6" raised floor and still maintain a 9' ceiling height
- * 225 below-grade parking spaces, accessible from lower Wacker Drive; additional parking is plentiful with more than 3,000 spaces available in 3-block radius
- * Estimated 2001 taxes: \$1/sf operating costs: \$5.92/sf
- * Fitness area for tenants

In 2008, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
This building was awarded an Energy Star label in 2009 for its operating efficiency.											
This building was awarded an Energy Star label in 2012 for its operating efficiency.											
P 41st	11,314	\$34.00/fs	Thru Jun 2014	Vacant		Office/S	11,314 SF	11,314 SF	\$32,056.33	11 Mths	N
SPACE FEATURES :: Furniture Available :: Excellent Existing Conditions :: 43 Cubes :: 5 Private Offices :: 5 Conference Rooms											



191 N Wacker Dr, Chicago, IL 60606

S/E/C

732,000 SF Class A Office Building Built in 2003

Building Notes: First 5 floors are not rentable space they are parking areas. 24 hour Guard Service.

This building was awarded an energy star label in 2007, 2008, 2009, 2010 and 2011 for its operating efficiency.

In 2010, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

In 2010, this building achieved the BOMA 360 designation.

P 12th/ Suite 1200	4,262	\$12.00/n	Thru Jun 2015	Vacant	As-Is	Office/S	29,426 SF	4,262 SF	\$4,262.00	60 Mths	N
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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10 S Wacker Dr, Chicago, IL 60606

**CME Center
SWC**

1,200,000 SF Class A Office Building Built in 1983

Building Notes: Prominently located in the center of Chicago's business district, the building has direct access to major commuter railways, and is convenient to hotels, restaurants and the theatre district.

The 2.4 million s.f. property consists of two 40-story towers that overlook the Chicago River and are connected by the Chicago Mercantile Exchange.

The building features 24-hour manned security.

The building features 16 passenger elevators, two freight elevators, and one elevator that connects parking with the retail and mezzanine levels.

The HVAC consists of variable air volume systems operated by an automated system with unlimited zones per floor that provide individual controls. The towers have 500 sub-grade spaces that can be accessed from two levels of Wacker Dr., with access to the property from three dedicated elevators.

The towers, designed by Fujikawa Johnson Assoc., are clad in Italian granite and feature a serrated design. The property's unique engineering provides for broad open spaces.

The two-story atrium lobby is appointed with dark granite walls and contrasted with polished marble flooring. Its concourse offers distinctive retail storefronts and amenities.

The serrated design of the towers features panoramic views in all directions, which are enhanced by the broad dimensions of Wacker Dr., the Chicago River, and the considerable spacing of the towers.

This building was awarded an Energy Star label in 2008, 2010, 2011, 2012 for its operating efficiency.

This is a Green Globe building.

In 2011, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

P 21st	7,000-10,000	Withheld	3-5 yrs	Negotiable		Office/S	10,000 SF	10,000 SF	Withheld	14 Days	to 7,000
Furniture included, strong Credit Sublessor											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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233 S Wacker Dr, Chicago, IL 60606

**Willis Tower
NEC**

3,781,045 SF Class A Office Building Renovated in 1991 Built in 1973

Building Notes: The Willis Tower is a trophy building with a premier corporate image within close proximity to area train stations. Its many amenities include a Skydeck that 4 states are visible from (Indiana, Illinois, Michigan, Wisconsin; on a clear day, the visibility from there is approximately 40-50 miles), elevators that are among the fastest in the world (as fast as 1,600 feet per minute), 104 passenger elevators, approximately 16,100 bronze tinted windows, manned security, proximity to public transportation, an adjacent hotel, handicap accessibility, storage, and courier service.

P 36th	8,000- 18,521	Withheld	Thru May 2016	Vacant		Office/S	18,521 SF	18,521 SF	Withheld	10 Mths	to 8,000
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• Excellent High Rise Views • 66 Workstations • 9 Private Offices • 2 Conference Rooms • 1 Training Room • Furniture Available



311 S Wacker Dr, Chicago, IL 60606

NEC

1,281,000 SF Class A Office Building Renovated in 2001 Built in 1990

Building Notes: Winner of BOMA International's The Office Building of the Year (TOBY) award for 2001/2002 in the Over 1 Million SF category.

Kamehachi sushi cafe, Pazzo's Mediterranean Grill and Pazzo's Express, Starbucks coffee, Washington Mutual bank, fitness center, dry cleaners, florist, copy services, sundry shop, cash station and concierge. Manned security. Public transportation nearby. Handicap accessible. Glass enclosed winter garden area with shops and restaurant. Building conference facility with audio-visual capabilities.

One of Chicago's premier office buildings with outstanding views and convenient location to commuter trains, buses and cars. 35 restaurants and four retail banks within one block. 58 retail stores and six private clubs within four blocks.

P 47th	4,244- 15,497	\$27.00/fs	Thru Sep 2015	30 Days	Some Work	Office/S	15,497 SF	15,497 SF	\$34,868.25	4 Mths	to 4,244
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Built-out with mix of: • Private offices • Open areas with workstations • Break room, conference room & reception Furniture and Phone System are available Financially strong Sublessor