



OUTSTANDING OFFICE OPPORTUNITIES FOR CONSULATES



- Currently home to several consulates
- A landlord that understands and respects each consulate's sovereignty, consistent with the Vienna Convention
- Ideal location just minutes to the Streeterville, River North, New East Side and Gold Coast residential districts
- Steps to the Magnificent Mile with abundant dining, retail, hospitality and entertainment options
- Indoor parking on-site
- Stunning views in all directions
- 24/7 security utilizes a state of the art digital HD closed-circuit surveillance system

LEASING INFORMATION

ERIC MYERS

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COURTNEY ROSOFF

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KATIE STEELE

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BUILDING AMENITIES

RESTAURANTS

- *Cityfront Cafe*: made-to-order breakfast and lunch, grab-n-go and outdoor seating
- *espressamente illy*: first of its kind in Chicago serving Italian coffee, pastries, sandwiches, salads and evening cocktails
- Catering services available
- 24-hour lounge with vending
- Weekly pop-up restaurant partners

FITNESS CENTER

- Recently renovated, enhanced and expanded
- Exclusive for tenants
- State-of-the-art Precor equipment
- Newly installed Peloton Bikes
- Locker room with showers and towel service
- Flat-screen television monitors
- Free WiFi access for all members

CONFERENCE CENTER

- 2 separate full-service conference rooms
- Accommodating groups from 8 to 50
- Lobby check-in and lounge area
- Caterer-friendly kitchen
- Wifi and audio/visual equipment
- Dramatic lake, river, and city views

PARKING

- In-building heated parking for 232 cars
- Exterior surface parking for 490 cars
- Daily, monthly and hourly parking available
- Early Bird, Evening and Weekend rate discounts
- Garage services: car wash, detailing, complimentary windshield solvent fill, battery starting and tire inflating
- Accessible via Lower Michigan Avenue

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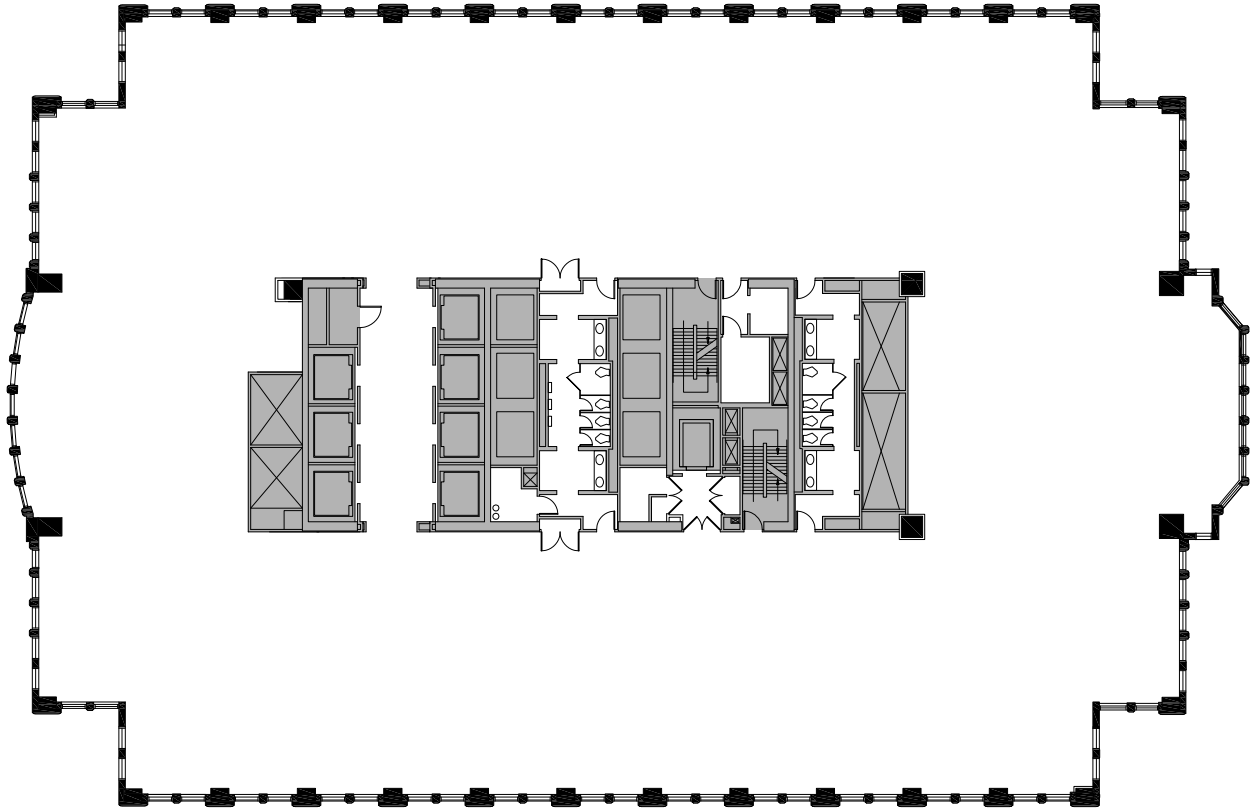
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TYPICAL FLOORPLATE

Nothing stands in your way from the awe-inspiring views from within. Free yourself from the constraints of columns, and embrace the freedom of true space flexibility.

- 18,000 - 30,000 SF floorplates
- Ample power
- 9-foot finished ceiling height
- Redundant fiber

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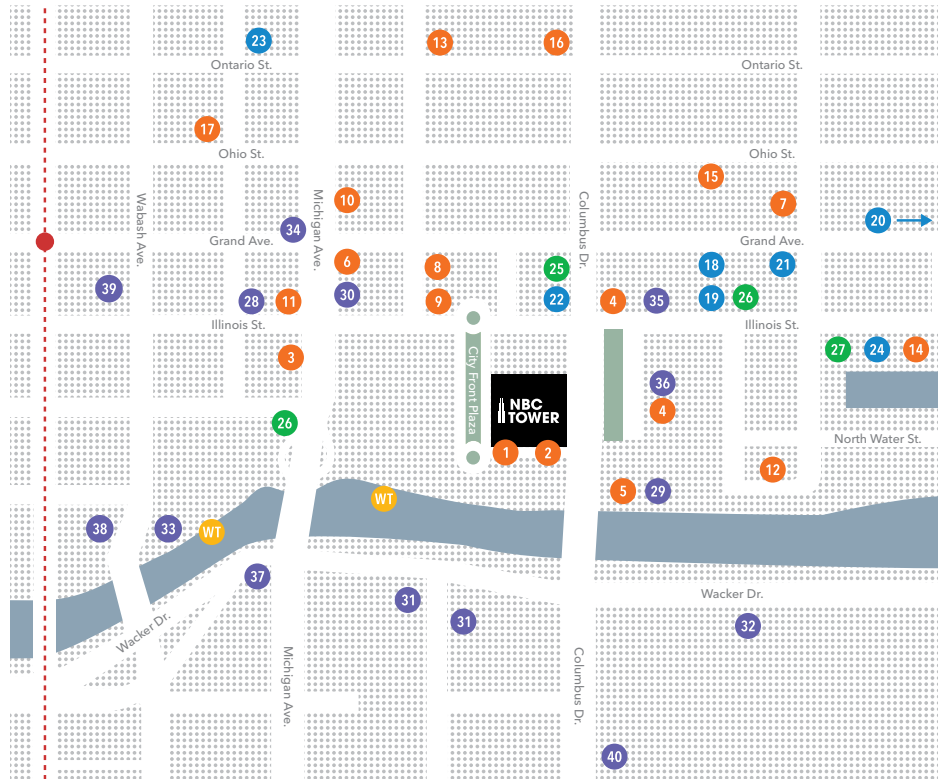
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AREA AMENITIES

Get here by car, by bike, by train, by bus, or by boat. Indulge in the pulsing city life of the Magnificent Mile and River North, all within a blink of an eye. Be here, connected to acclaimed restaurants, world-class shopping and global talent.



RESTAURANTS

- 01 Cityfront Cafe
- 02 expressamente illy
- 03 Starbucks
- 04 Bellwether
- 05 Shula's Steakhouse
- 06 Michael Jordan's Steakhouse
- 07 Yolc
- 08 Volare Ristorante Italiano
- 09 Texas de Brazil
- 10 Bandera
- 11 Purple Pig
- 12 Lizzie McNeil's

- 13 Capital Grill
- 14 Cupitol Coffee & Eatery
- 15 Dollop Coffee
- 16 LYFE Kitchen
- 17 Joe's Seafood, Prime Steak & Stone Crab

ENTERTAINMENT

- 18 River East 21
- 19 Lucky Strike Lanes
- 20 Navy Pier
- 21 LA Fitness
- 22 Planet Fitness

- 23 AMC DINE-IN 600 N. Michigan
- 24 Pinstripes

RETAIL

- 25 WholeFoods
- 26 Walgreens
- 27 Target

HOTEL

- 28 Intercontinental
- 29 Sheraton Grand
- 30 The Gwen
- 31 Hyatt Regency

- 32 Swissotel
- 33 Trump Intl. Hotel & Tower
- 34 Marriott
- 35 Embassy Suites Hotel
- 36 Loews Hotel
- 37 London House
- 38 The Langham
- 39 Kimpton Hotel Palomar
- 40 Radisson Blu Aqua Hotel AMC

WT - Water Taxi

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