

## 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 Streeterville, River North, Lakeshore East and Gold Coast residential districts
- Steps to the Magnificent Mile with abundant dining, retail, hospitality and entertainment options
- In building parking
- Stunning views in all directions
- 24/7 security utilizes a state of the art digital HD closed-circuit surveillance system and new security turnstiles

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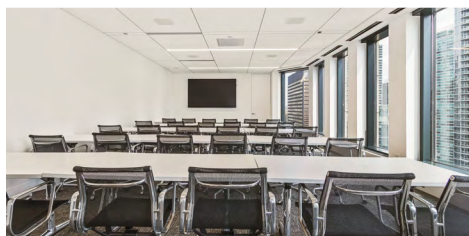
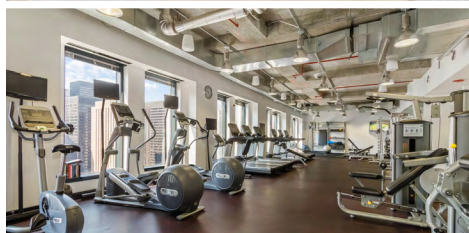
### LEASING INFORMATION

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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

### THE ROOM

- Amenity center located on the 20th floor, overlooking Lake Michigan
- Tenant-exclusive lounge, wet bar, and event venue
- Wine and spirits cabinet
- Soundproof room with musical instruments including a drum set and electric guitar

### 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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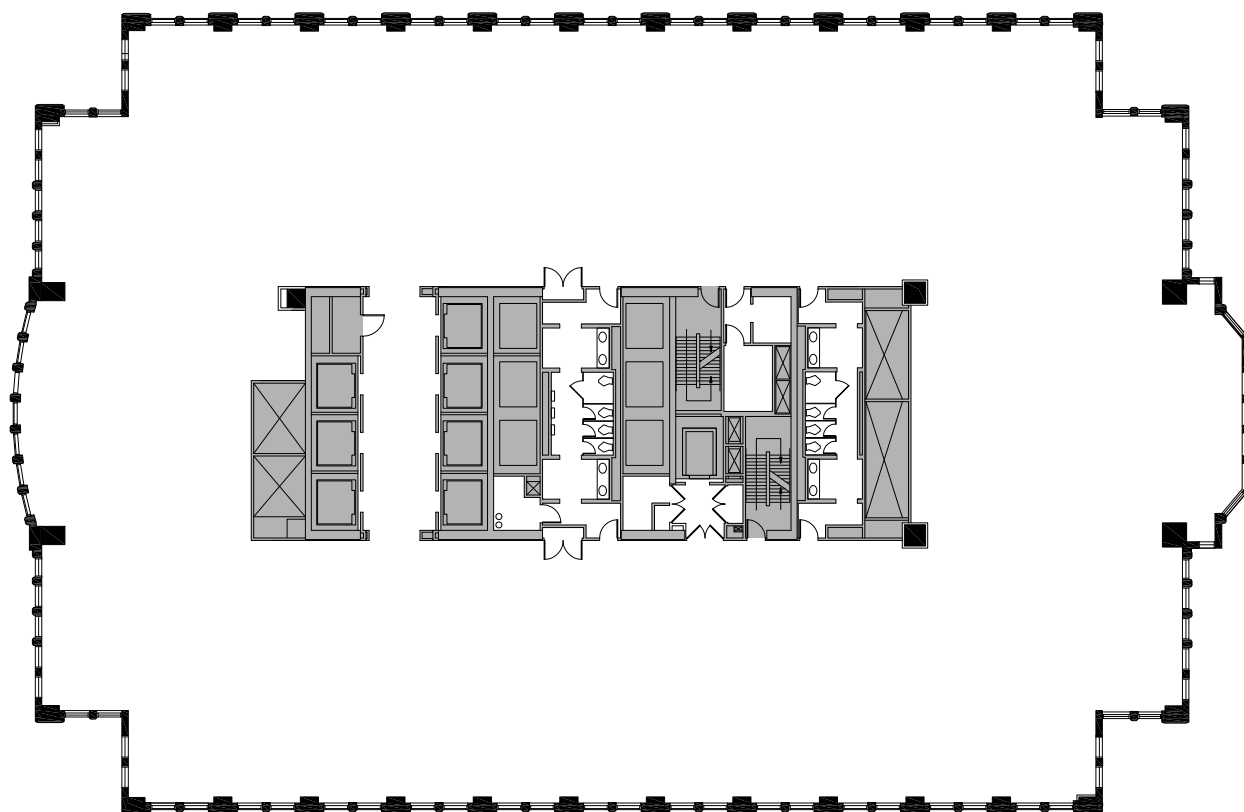
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## TYPICAL FLOORPLATE

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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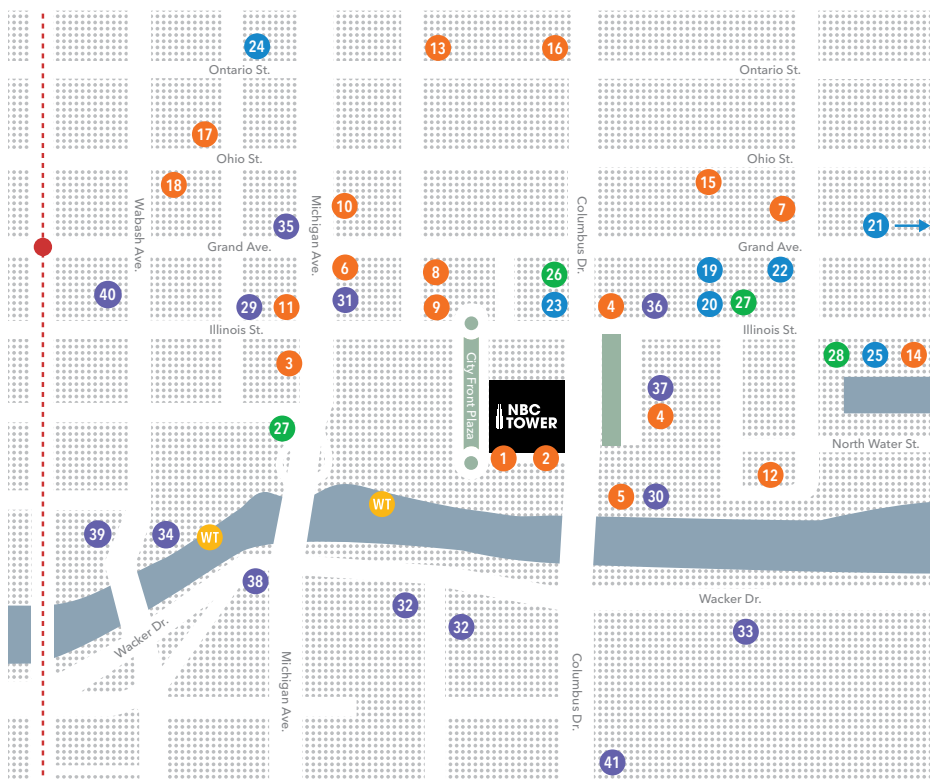
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## AREA AMENITIES

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 Yolk
- 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
- 18 Eataly

### ENTERTAINMENT

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

- 23 Planet Fitness
- 24 AMC DINE-IN 600 N. Michigan
- 25 Pinstripes

### RETAIL

- 26 WholeFoods
- 27 Walgreens
- 28 Target

### HOTEL

- 29 Intercontinental
- 30 Sheraton Grand
- 31 The Gwen

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

WT - Water Taxi

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