

STONE REAL ESTATE

111 EAST WACKER DRIVE



4.3K

Square feet
Available with

2,100

Square foot
outdoor patio



36K

Daily pedestrian
traffic crossing the
Michigan Ave bridge

At the Corner of Flagship Retail and Residential Icon

PROPERTY

This prominent one million square foot office tower is part of Illinois Center, a five building 4.6 million square foot office and retail complex. Landlord has commenced a significant concourse lobby renovation, including the creation of a show stopping, double height new retail space facing Apple's new store at 401 N. Michigan Avenue. The location sits at the intersection of prominent tourist destinations, retail flagships, residential and office towers which include the following:

AREA RETAIL TENANTS

- Apple flagship on the north banks of the Chicago River;
- Other iconic retail includes Dylan's Candy, Ghirardelli Chocolate Cafe and Gap.

ATTRACTIONS

- Redevelopment of 'The Tribune Tower just north of the new Apple flagship;
- Vista Tower on East Wacker Drive, two blocks east of the site, will contain a hotel and condominium skyscraper that will be the 3rd tallest building in Chicago;
- Lakeshore East, immediately east of the site comprised of 11 buildings, contains 4,950 residential units;
- Riverboat Tours, bringing an estimated 1M+ visitors through their docks on the river;
- Millennium Park on the Cultural Mile with approximately 4.5M visitors per year;
- Art Institute of Chicago with approximately 1.55 million visitors per year;
- London House, Virgin Hotel, Hyatt Hotel, Fairmont Hotel, Radisson Blu Aqua, Swissotel and Club Quarters are all within one block, and 61 others with approximately 24,246 rooms in the immediate vicinity;

OFFICE POPULATION

- Aon Center consisting of 2.4M sf of office space with a planned installation of a skydeck, as well as One & Two Prudential Center for an additional 2.2M sf of office space;
- Illinois Center, directly above the site, contains 4.6M sf of office space.



45.8K

Daytime population in a
two block radius



\$121.2K

Average HH Income in a
two block radius



11.3K

Square feet
Available

EXCLUSIVE AGENT

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OWNED AND MANAGED BY

AmTrust Realty Corp.

OFFICE LEASING BY

JLL

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REAL ESTATE YEARS

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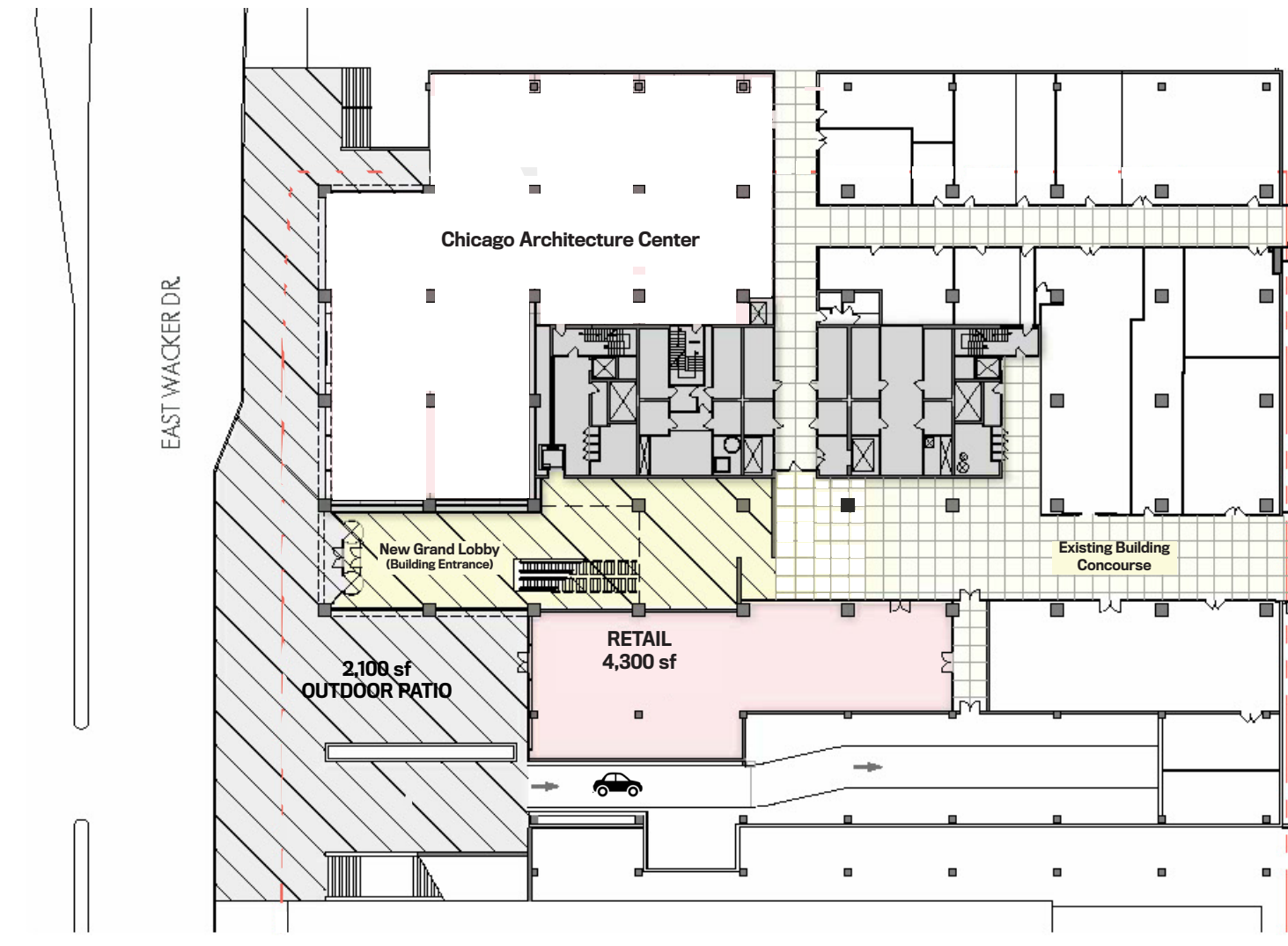
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September 07, 2017 Crain's Chicago Business

Architecture Foundation moving to Wacker near Michigan

By Nona Tepper

A rendering of the new Chicago Architecture Center at 111 East Wacker Dr.

The Chicago Architecture Foundation will move next year to a bigger building by the Chicago River, having outgrown its old home at the Railway Exchange Building at 224 S. Michigan Avenue.

Slated to open in summer 2018, the new 20,000-square-foot facility will be named the Chicago Architectural Center and located at 111 East Wacker Drive, just above where the CAF offers its famous boat tours. The move reflects the CAF's need for more space for educational initiatives and programs.

"The Chicago Architecture Center is an exciting new endeavor for the foundation and the city," said Lynn Osmond, president and CEO, said in a release.

Known as One Illinois Center, the new building site plan was designed by Ludwig Mies van der Rohe, a famous Chicago-based architect who helped develop the mid-century modernism movement.

The new building will offer 9,000 square feet of exhibition space, and include such displays as the Chicago City Model Experience, which will explain the history of Chicago; the City of Neighborhoods Gallery, which will explore the city's neighborhoods; and the Skyscape Gallery, which will feature famous skyscrapers in Chicago and around the world. The Center will also include a lecture hall, design studio and space for its famous shop.

Adrian Smith + Gordon Gill Architecture of Chicago will design the interior of the Center. The local firm has previously designed for the new theater at Navy Pier and expansion to the Steppenwolf Theater. "Architecturally, the building is a gem," said Gordon Gill, founding partner of Adrian Smith + Gordon Gill Architecture.

CAF is a nonprofit that offers tours, exhibits, lectures and education programs about architecture in Chicago. In 2016, more than 672,000 people participated in these programs.

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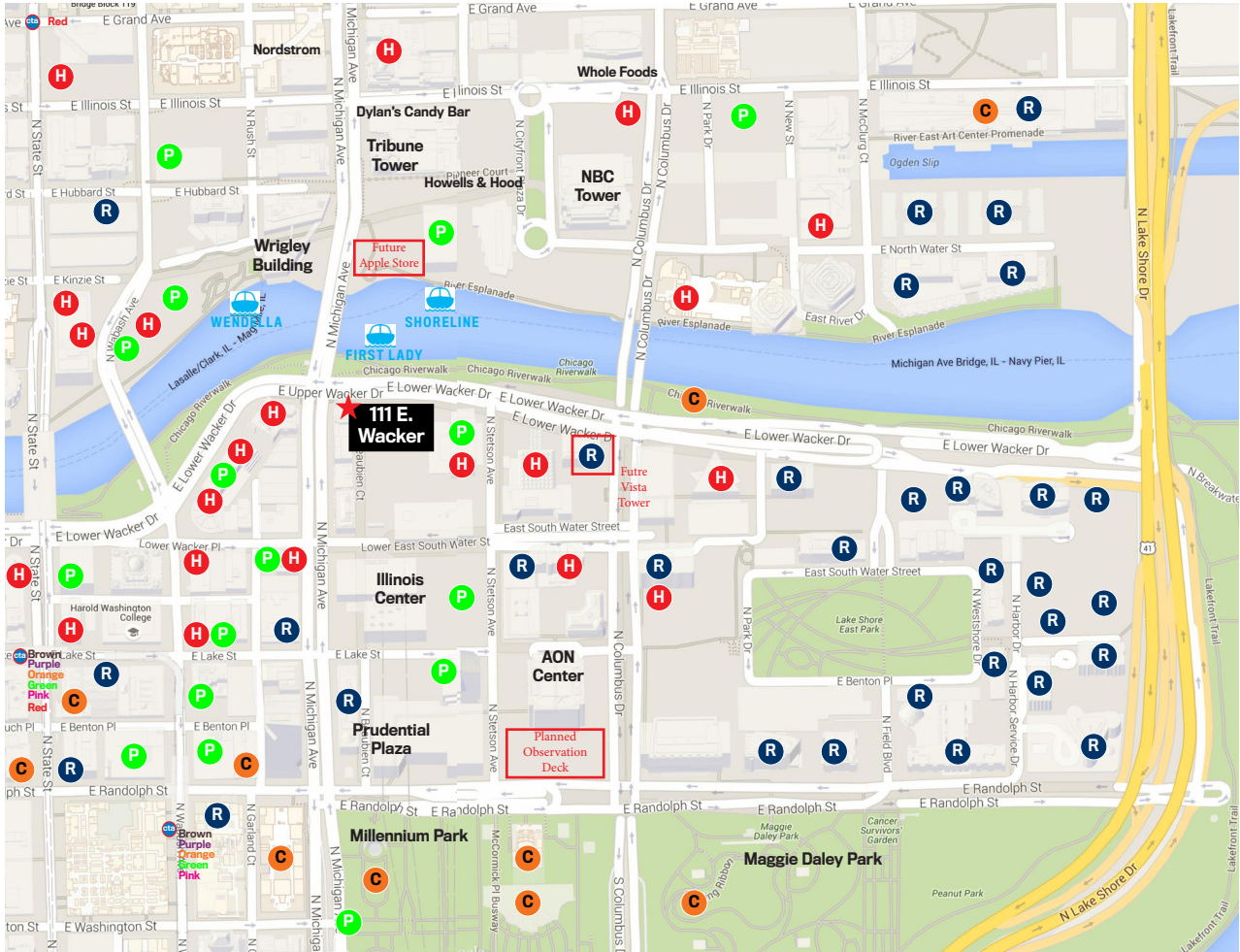
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111 EAST WACKER DRIVE



- R** Residential
- H** Hotels
- C** Cultural
- P** Parking Lots and Garages

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