

STONE REAL ESTATE

# 311 S. WACKER DRIVE



**886 & 1,124**

Square feet  
available



**17.5K**

Pedestrians per day  
on surrounding streets

## Small Shop Retail Spaces within Class A Building



### PROPERTY DESCRIPTION

Architecturally significant, 65-story, 1.3M SF office building located across from Willis Tower. Easily identified in Chicago's skyline and the 7th tallest building in Chicago, an estimated 3,500 people work within this Class A asset and the major tenants include Duff and Phelps, First Industrial, Merrill Corporation, Thompson Reuters and Attorney's Liability Assurance Society. Outdoor seating available in the building's park, one of the largest green spaces in the Loop.

### AVAILABLE SPACES

- 1,124 sf
- 886 sf

### PUBLIC TRANSPORTATION

Close proximity to Union Station, Quincy/Wells CTA train line and bus stops along Franklin and Van Buren.

### WEEKDAY PEDESTRIAN TRAFFIC

Per weekday, an estimated 8,100 pedestrians on Jackson, 3,600 pedestrians on Wacker, 3,300 pedestrians on Van Buren and 2,500 pedestrians on Franklin.

### AREA OFFICE TENANTS

United Airlines, Deloitte, Denton's, Credit Suisse, Sanford Bernstein, Lord Bissell & Brook LLP and Goldman Sachs.



**30K**

Employees within a  
two-block radius



**\$112K**

Average HH Income in a  
two-block radius



**32K**

Average daily traffic  
on Wacker

### AREA RETAIL TENANTS



### EXCLUSIVE AGENT

**John Vance** 312/782-1373  
jvance@stonerealestate.com

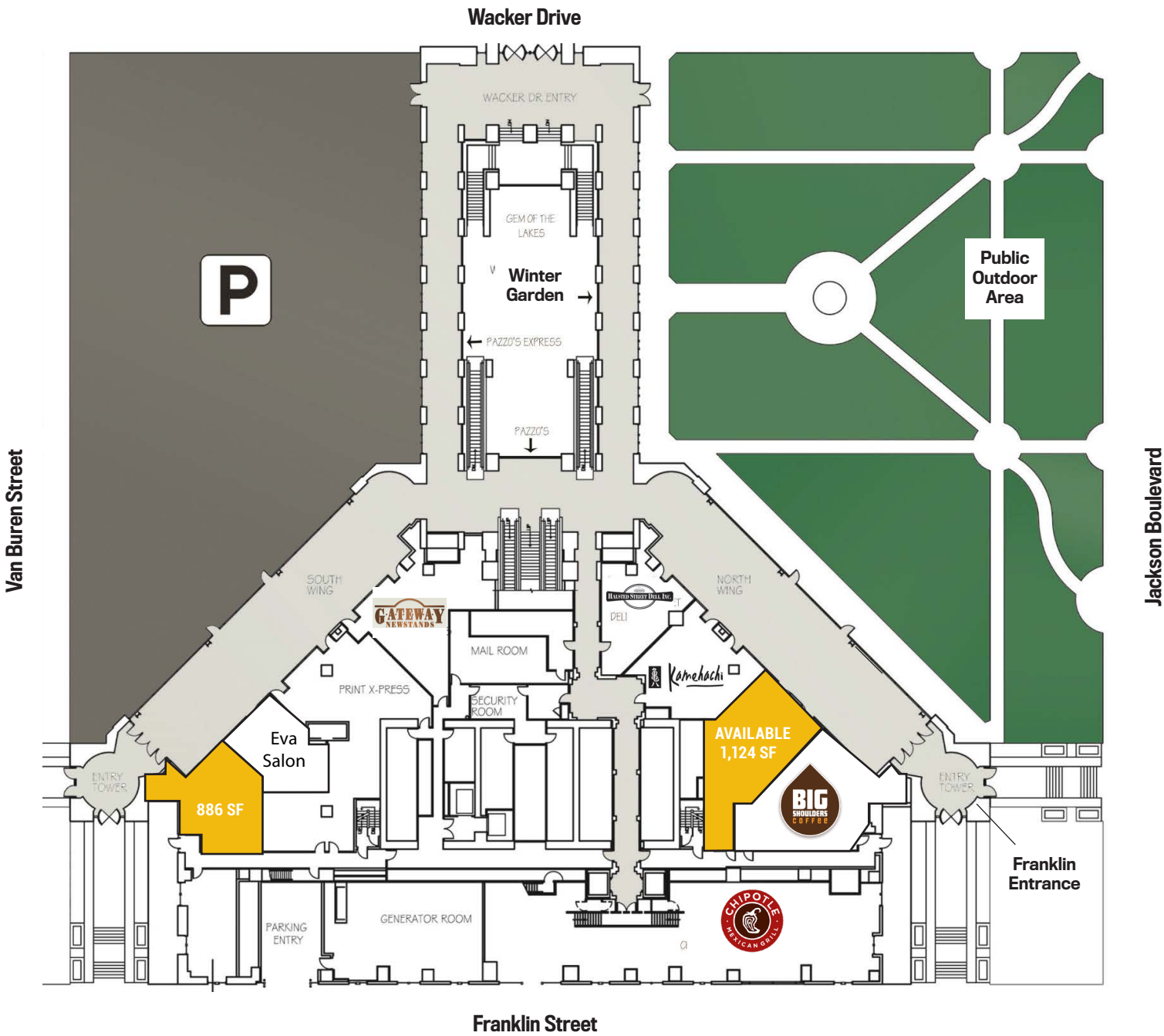
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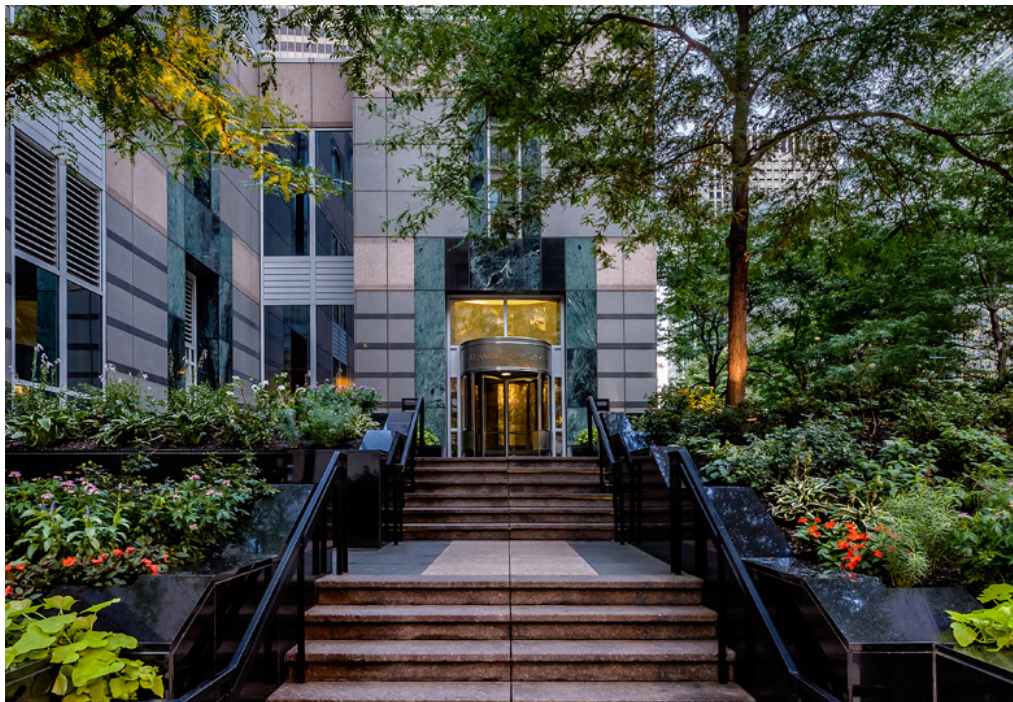
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***WINTER GARDEN***



***BUSIEST ENTRANCE - FRANKLIN STREET***



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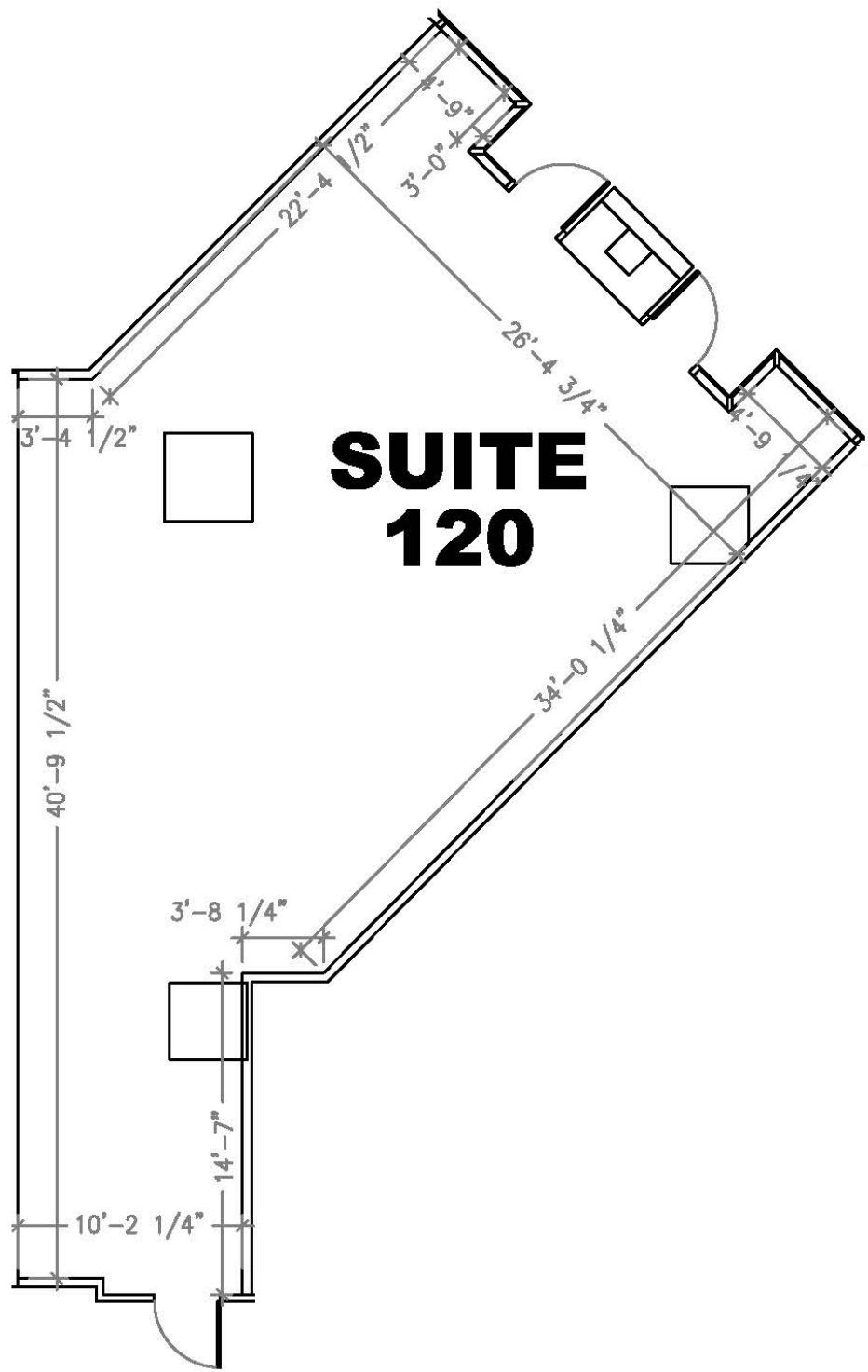
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