

123 NORTH WACKER

REIMAGINED RETAIL SPACE AT THE BASE OF CBD BUILDING

PROPERTY

A 30 story, 540,621 sf office building located at the SEC of Wacker & Randolph. Building sits within a 2 block radius of newly opened or proposed office buildings totaling 4.45M sf. New ownership will reposition the asset by investing approximately \$25M to upgrade the building's lobby, amenities and infrastructure. The building's tenant mix includes creative, tech and traditional office users.

AVAILABLE SPACE

1,120 sf plus 600 sf covered outdoor patio area fronting Wacker Drive. Space boasts 20' ceiling heights and will have a new vestibule entrance with patio and lobby access. Flexible restroom installation options.

CURRENT AND FUTURE AREA OFFICE TENANTS

GPP, Ernst & Young, Skadden, Arps, Slate, Meagher & Flom LLP, Much Shelist PC, Drinker Biddle & Reath LLP, McGladery LLP, Aetha, CNA, Hinshaw & Culbertson LLP, Boeing, William Blair, Facebook, Twitter and Savo.

AREA COMMERCIAL TENANTS

Corner Bakery, Sushi Sai, Primebar, Pearl Tavern, Randolph Tavern, South Branch Tavern, Townhouse, One North Kitchen, Civic Opera, Small Cheval, Hannah's Bretzel, Chipotle, Roti, Specialty's and Starbucks.

VEHICULAR COUNTS

23,000 vehicles per day on Randolph Street
20,000 vehicles per day on Wacker Drive

PEDESTRIAN COUNTS

11,800 pedestrians combined per day on Randolph
11,500 pedestrians combined per day on Wacker

RENT

Please call.



	½ MILE	1 MILE
HOTEL ROOMS	5,317	21,347
# OF APARTMENTS	5,960	10,576
HOUSEHOLDS	12,874	48,529
POPULATION	19,515	78,032



34'

Frontage on Wacker Drive



1,120

Square feet available



23k

Average daily vehicles on Randolph



93k

Daytime population two block radius

EXCLUSIVE AGENTS John Vance (jvance@stonerealestate.com, 312/782-1373) and Sarah Delisi (sdelisi@stonerealestate.com, 312/878-9446)
OFFICE LEASING BY JLL



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