

123 NORTH WACKER



1.2-3.5K

Square feet Available



21.3K

Hotel rooms in a one mile radius



93K

Daytime pop in two block radius



10.5K

Apartments in a one mile radius



23K

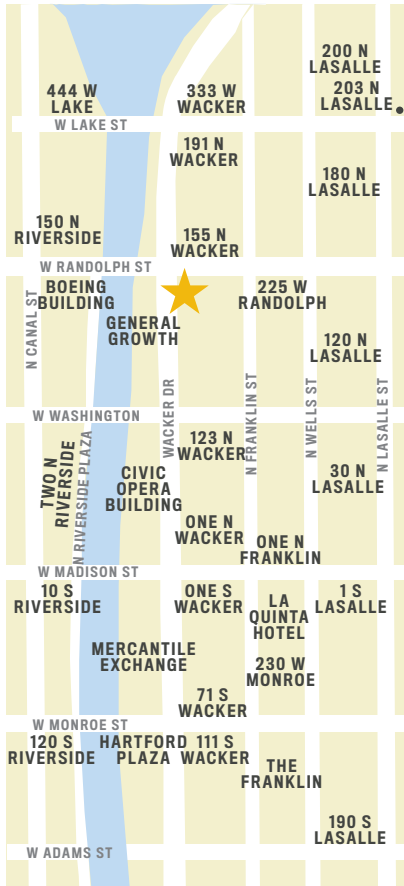
Vehicles per day on Randolph Street



23.3K

Total daily peds on Wacker and Randolph

Reimagined Retail at the Base of CBD Building



PROPERTY

A 30 story, 550,000 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 and 265 residential units. 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

- 3,515 sf plus 470 sf covered outdoor patio area on the SE corner of Wacker and Randolph.
- 1,260 sf plus 450 sf covered outdoor patio area fronting Wacker Drive.

AREA COMMERCIAL TENANTS



IMMEDIATE AREA CURRENT & FUTURE OFFICE TENANTS

Bank of America, Ernst & Young, Skadden, Arps, Slate, Meagher & Flom LLP, Much Shelist PC, Aetna, CNA, Hinshaw & Culbertson LLP, Boeing, William Blair, Facebook, Twitter and Savo.

EXCLUSIVE AGENTS

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

Sarah Delisi 312/878-9446
sdelisi@stonerealestate.com

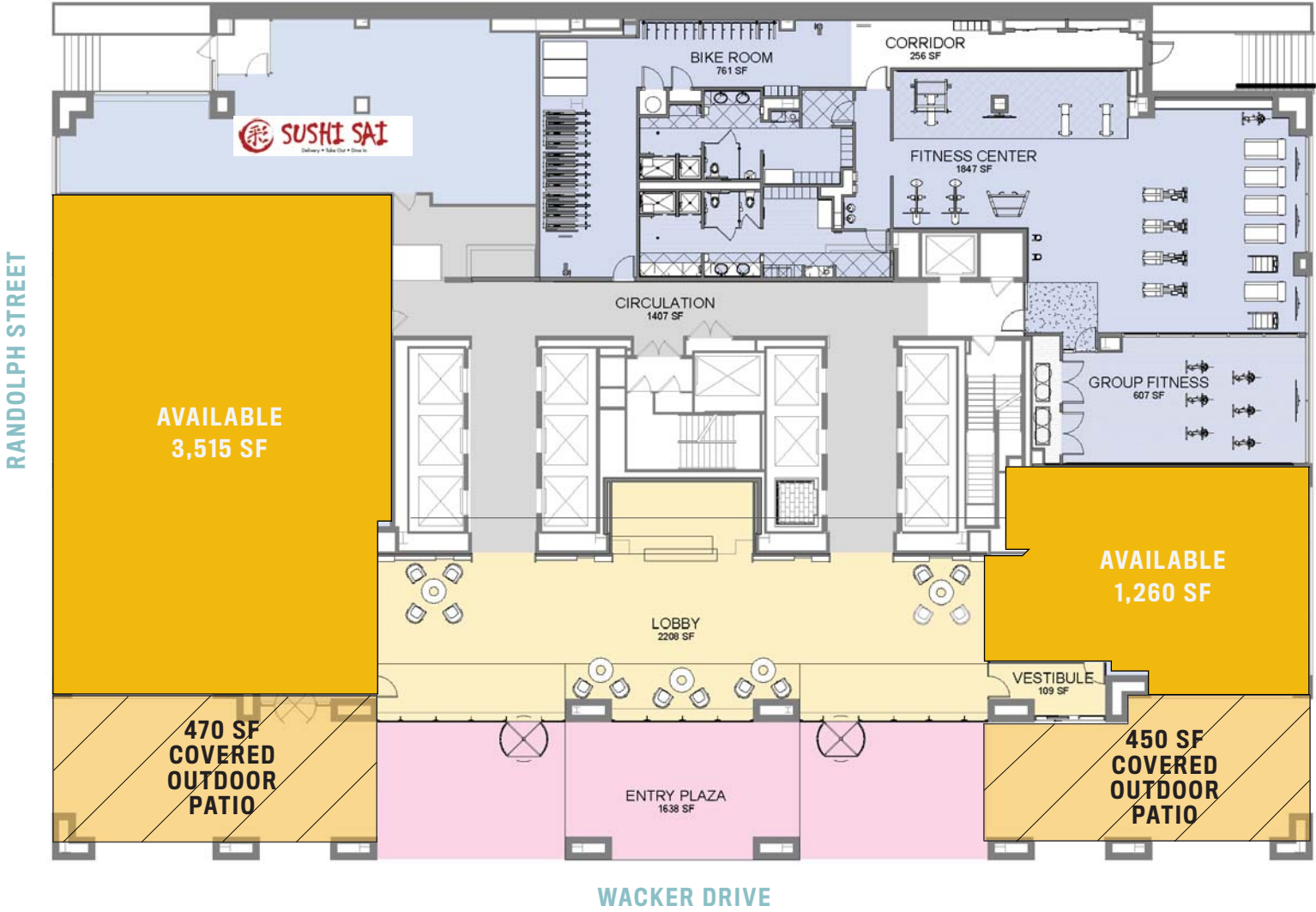
OFFICE LEASING BY

JLL

STONE | 20 YEARS
REAL ESTATE

123 NORTH WACKER

	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



EXCLUSIVE AGENTS

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

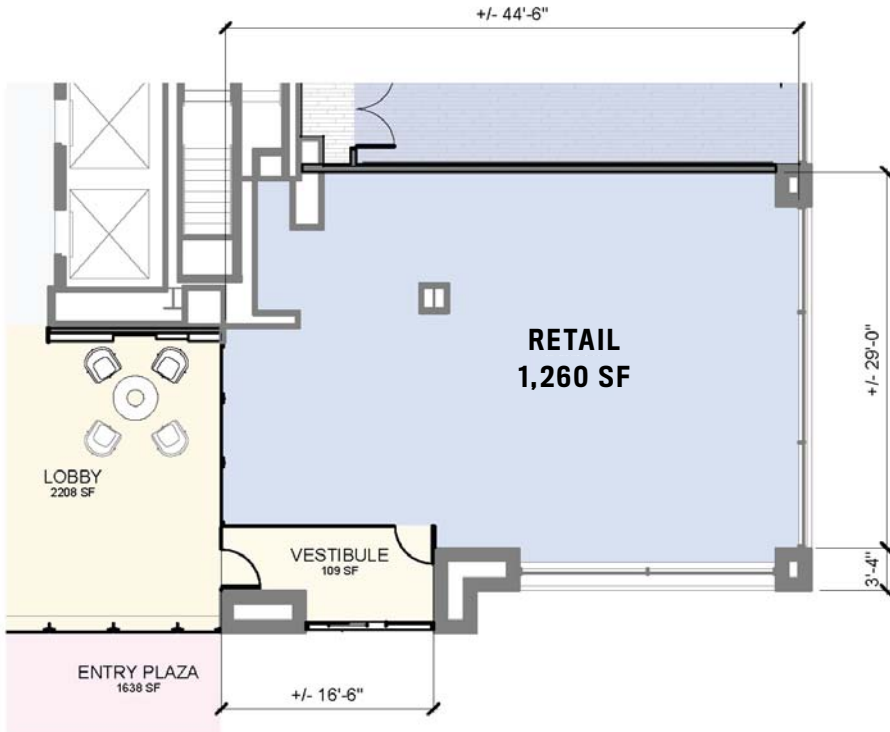
Sarah Delisi 312/878-9446
sdelisi@stonerealestate.com

OFFICE LEASING BY

JLL



123 NORTH WACKER

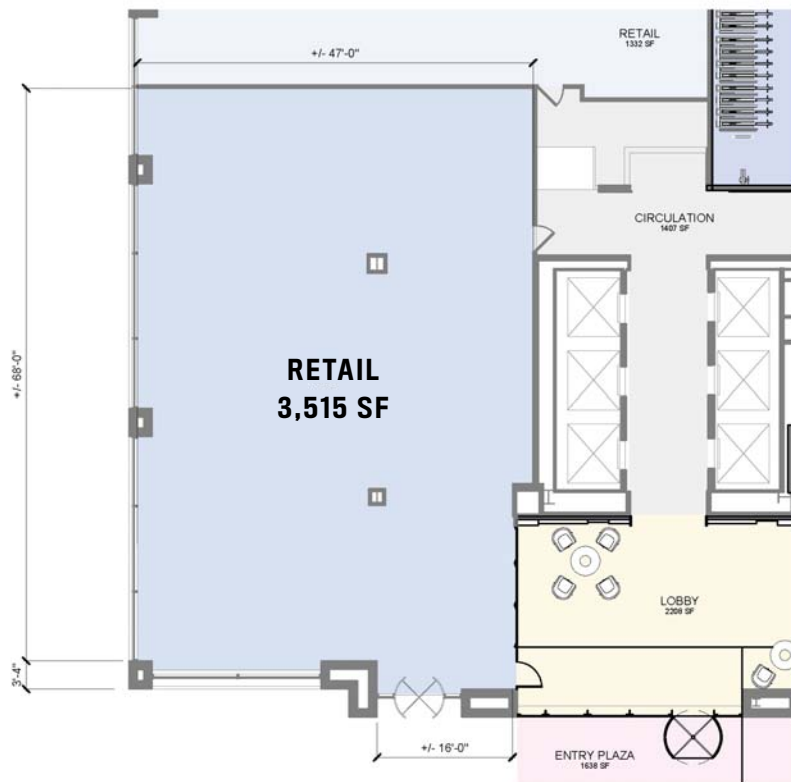


Inline

1,260 sf plus 450 sf covered outdoor patio area fronting Wacker Drive. Space will have a new vestibule entrance with patio and lobby access. Flexible restroom installation options.

Southeast Corner

3,515 sf plus 470 sf covered outdoor patio area on the SE corner of Wacker and Randolph. Space is fully built out for a restaurant and includes black iron venting.



EXCLUSIVE AGENTS

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

Sarah Delisi 312/878-9446
sdelisi@stonerealestate.com

OFFICE LEASING BY

JLL

STONE | 20 YEARS
REAL ESTATE