



200 SOUTH
MICHIGAN







Ideal Location

Perched on Michigan Avenue, 200 S Michigan's floors are flooded with natural light and panoramic views of the lake and Millennium and Grant Parks. Plus, the building is just steps from numerous transportation and parking options, The Art Institute and a multitude of dining and entertainment venues.

Branding Opportunity

Street level branding opportunity on Michigan Avenue.

Amenity Package

On-site amenities include a fitness center, tenant lounge, Starbucks, and Potbelly's, as well as the Cliff Dwellers Club on the top floor with outdoor terrace overlooking the parks.

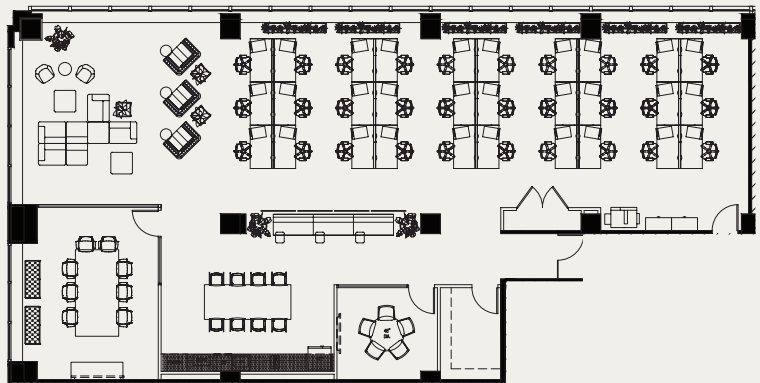
Strong, committed Ownership

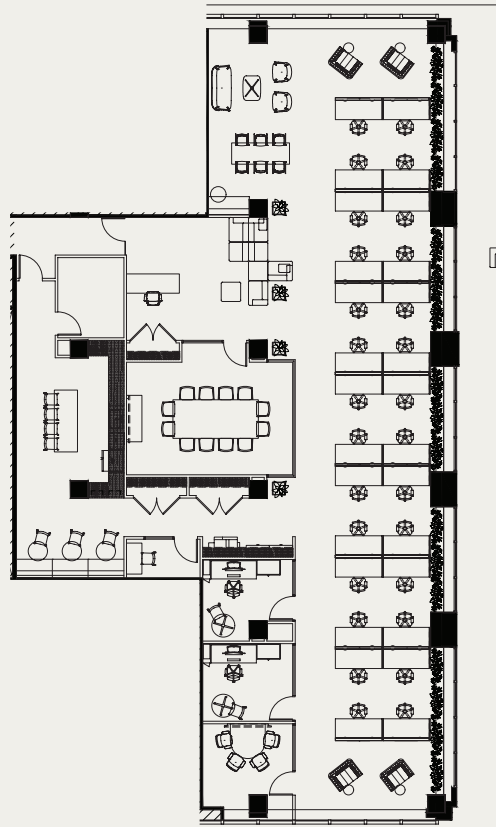
A proven track record with a commercial portfolio expanding across the country, over 5 million square feet.



SUITES 1450 4,004 RSF

- Modern creative finishes
- Open plan
- Western exposure, lots of light
- Park views





SUITES 1350 5,381 RSF

- Open plan
- Tons of natural light
- Western exposure
- Modern creative finishes



Move-In
Ready
Spec Suites





Exceptional Space

Large block up to 90,000 RSF available on floors 16-20:

- Excellent existing conditions- former architecture firm
- Abundant natural light
- Sweeping views of the lake and parks
- Internal stairwell between 18 & 19



TENANT LOUNGE



FITNESS CENTER

+ THE TENANT LOUNGE
AND FITNESS CENTER
ARE LOCATED ON THE
3RD FLOOR

+ RATES:
\$100.00/QUARTER
\$150.00/6 MONTHS
\$300.00/YEAR



CLIFF DWELLERS

Amenities

The Cliff Dwellers Club on the 22nd floor is the perfect venue for client entertainment and team building events. With outstanding views of Grant park and Lake Michigan - Your guests will be captivated!

Plus, tenants of the building enjoy a discounted membership at the club.

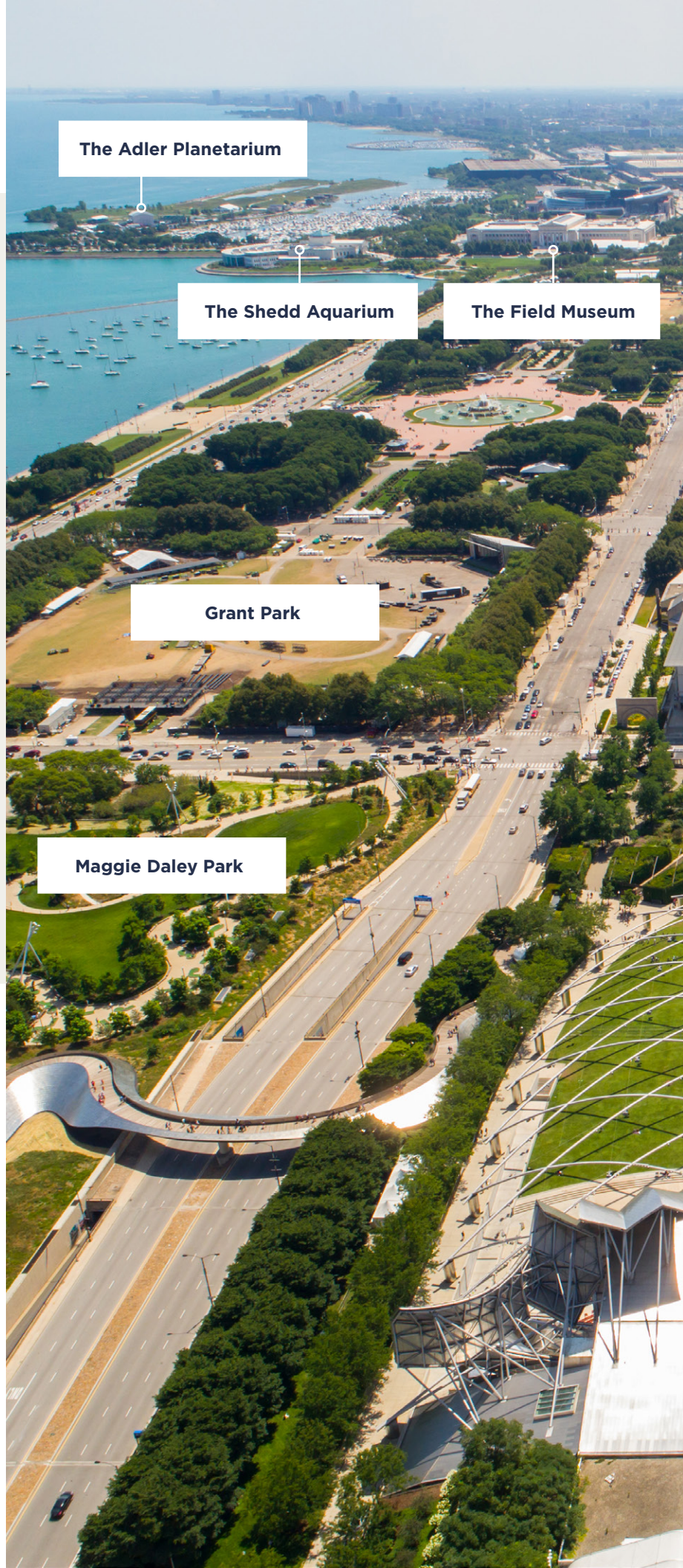


ADDITIONAL FEATURES

- + EXECUTIVE PARKING
- + STARBUCKS, POTBELLY'S
- + ACROSS THE STREET FROM THE ART INSTITUTE
- + STEPS AWAY FROM MILLENNIUM AND GRANT PARKS
- + CLOSE PROXIMITY TO PUBLIC TRANSIT
- + TOP DINING OPTIONS WITHIN CLOSE DISTANCE

Location

Tenants and visitors of 200 S Michigan will enjoy ease of access with the building's proximity to numerous transportation and parking options. Just steps from the parks, The University Club, The Art Institute and a multitude of dining and entertainment venues. 200 S Michigan's position on Michigan Avenue also presents a branding opportunity with unmatched visibility.





200 SOUTH MICHIGAN

The Art Institute of Chicago

Millennium Park Garages

University Club

Millennium Park

The Cultural Center



**200 SOUTH
MICHIGAN**



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