

OFFICE SPACE FOR LEASE

20 NORTH MICHIGAN AVENUE

CHICAGO, ILLINOIS

EXCLUSIVE, ADAPTABLE, EXCEPTIONAL.

PARKSIDE



OFFICE SUITES AVAILABLE

8,680 SF
SUITE 301

2,301 SF
SUITE 325

20,832 SF
FULL FOURTH FLOOR

5,372 SF
SUITE 210

15,737 SF
SUITE 510



BUILDING FEATURES



IMPRESSIVE 8-STORY SKYLIT ATRIUM LOBBY WITH MATURE TREES, SCULPTURE, AND FOUNTAIN



BOUTIQUE BUILDING HOME TO APPROXIMATELY 350 EMPLOYEES WORKING ON SITE



ON-SITE PROPERTY MANAGEMENT



CDC APPROVED CLEANING PROTOCOLS



BICYCLE STORAGE AVAILABLE



EXCEEDS ASHRAE'S LATEST FILTRATION/ VENTILATION RECOMMENDATIONS



COMPLETELY RENOVATED BUILDING, HVAC AND MECHANICAL



ON-SITE SECURITY



LEED EB PLATINUM CERTIFICATION
AWARDED LEED PLATINUM CERTIFICATION 2014
MAINTAIN LEED PLATINUM VERSION 3 PLATFORM

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GROUND FLOOR:
REMINGTON'S, A FULL-SERVICE RESTAURANT AND ATHLETICO



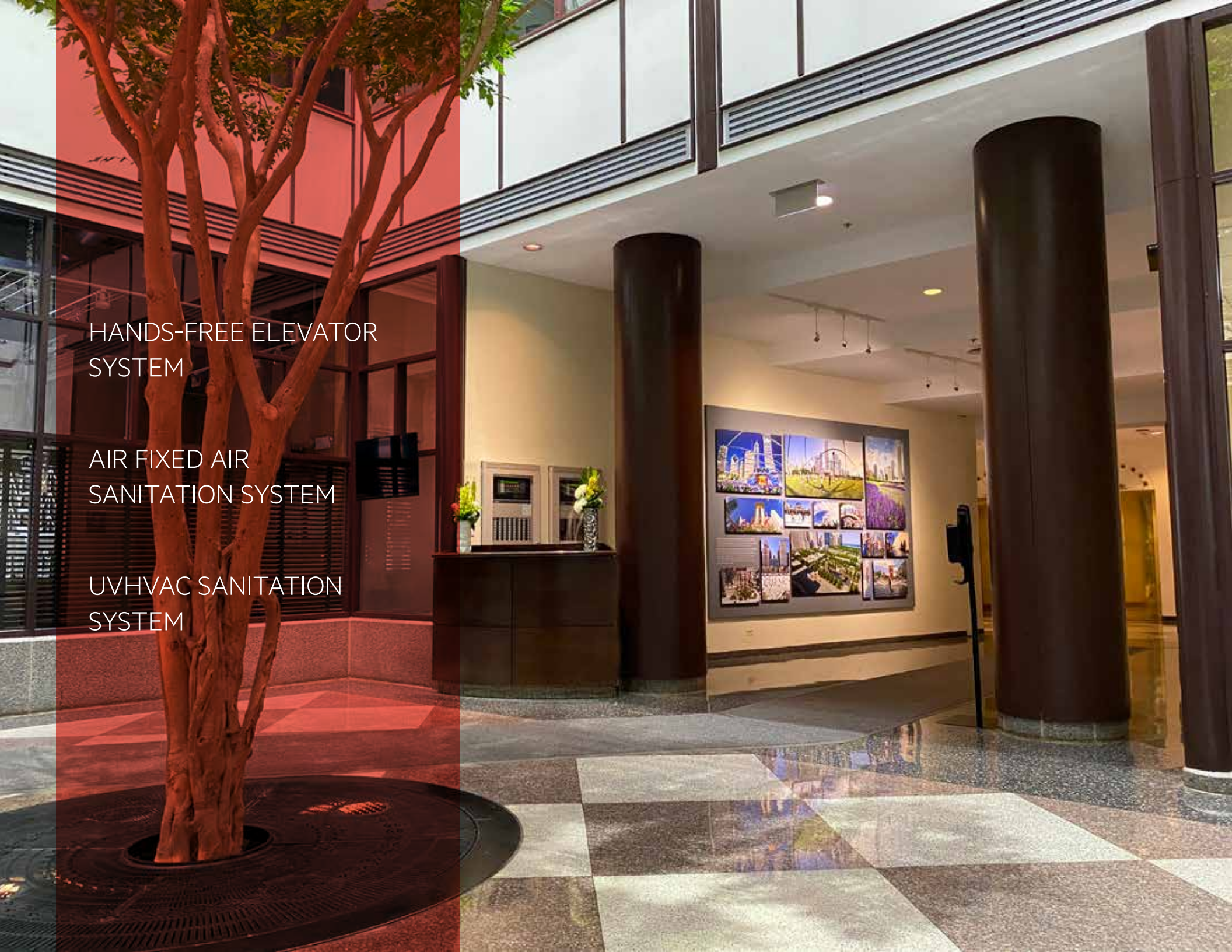
LOBBY IS WELL SERVED BY THREE ELEVATORS; ADDITIONAL OVERSIZED FREIGHT ELEVATOR NEAR REAR LOADING DOCK



DISTRIBUTED ANTENNA SYSTEMS (DAS) CELL PHONE SERVICE



MODERN SYSTEMS THROUGHOUT INCLUDING HIGH-SPEED FIBER OPTICS



HANDS-FREE ELEVATOR
SYSTEM

AIR FIXED AIR
SANITATION SYSTEM

UVHVAC SANITATION
SYSTEM



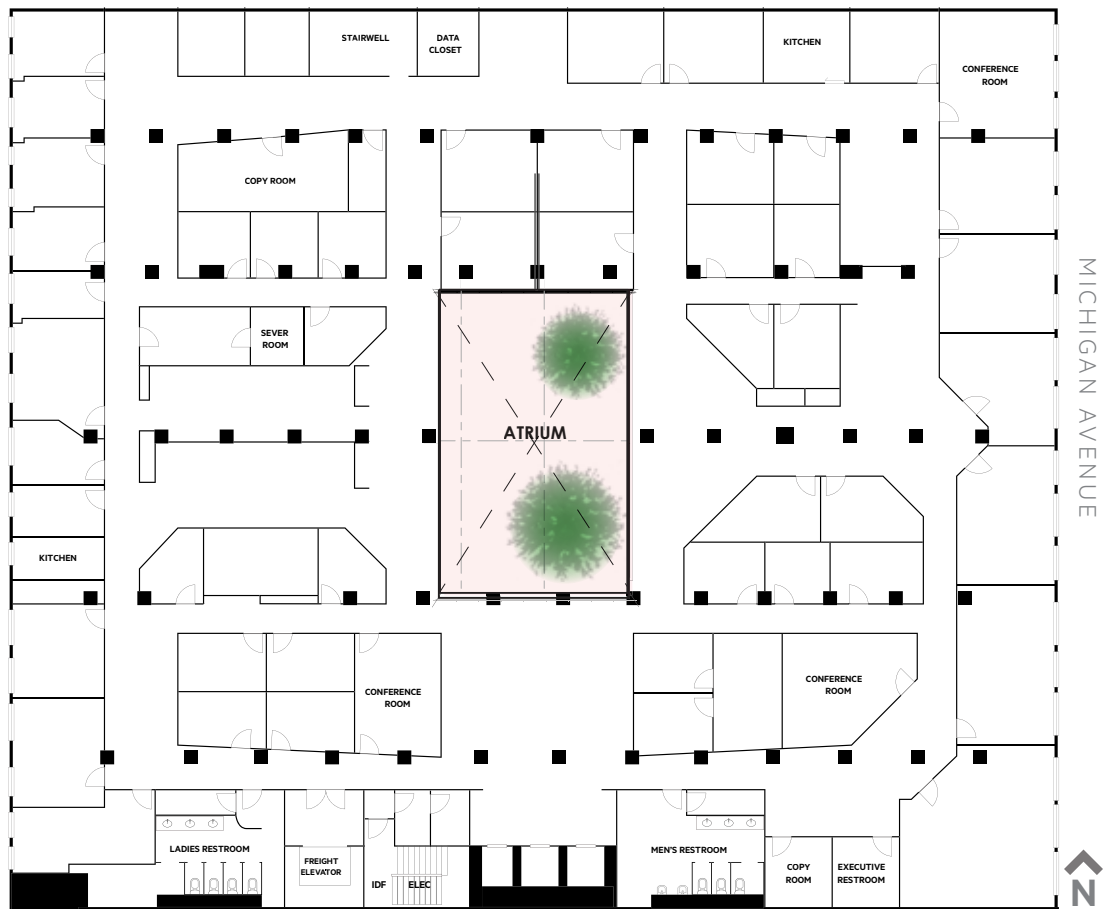
20,832 SF FULL FOURTH FLOOR

CURRENT FLOOR PLAN

INTERIOR ATRIUM WINDOWS
PROVIDE ADDITIONAL
NATURAL LIGHT

46
OFFICES

3
CONFERENCE ROOMS:





20,832 SF FULL FOURTH FLOOR

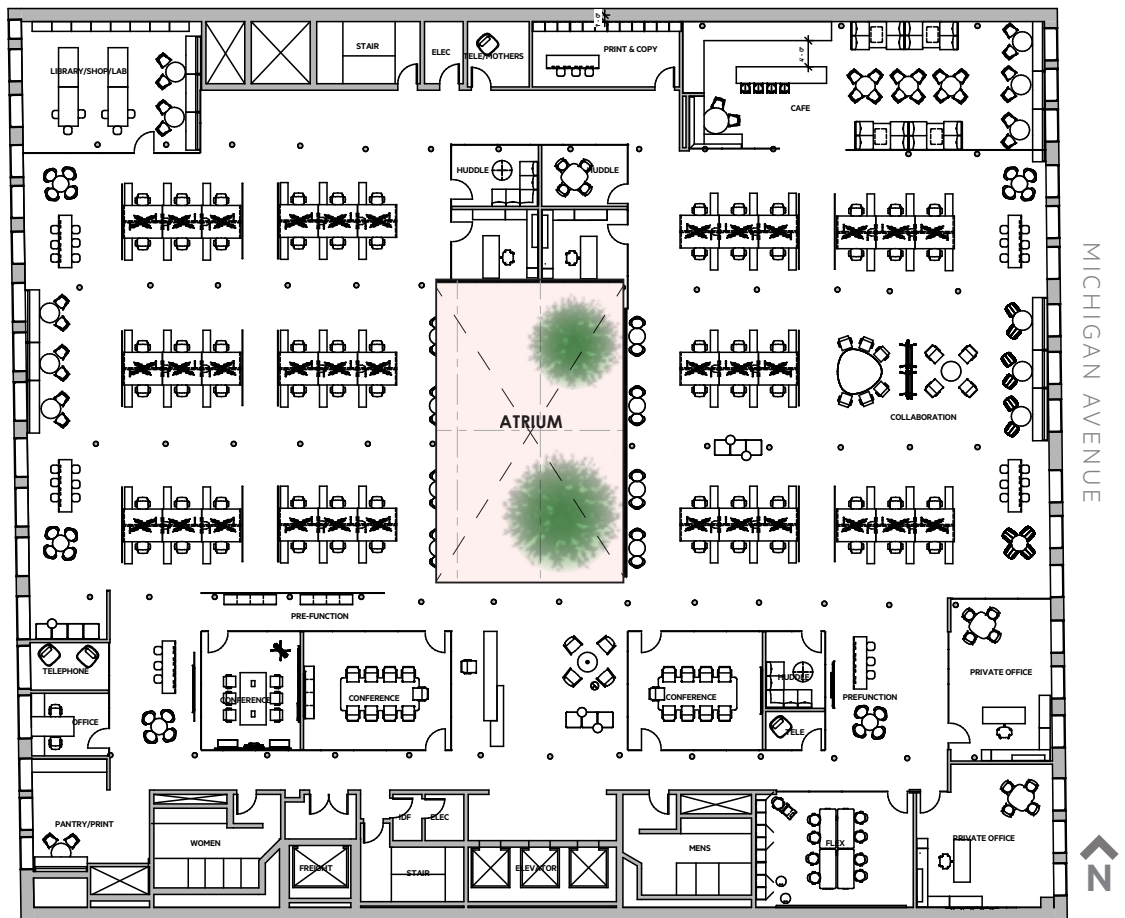
PUBLIC PERIMETER
FLOOR PLAN

INTERIOR ATRIUM WINDOWS
PROVIDE ADDITIONAL
NATURAL LIGHT

6
OFFICES

3
CONFERENCE ROOMS

33
WORKSTATIONS





20,832 SF FULL FOURTH FLOOR

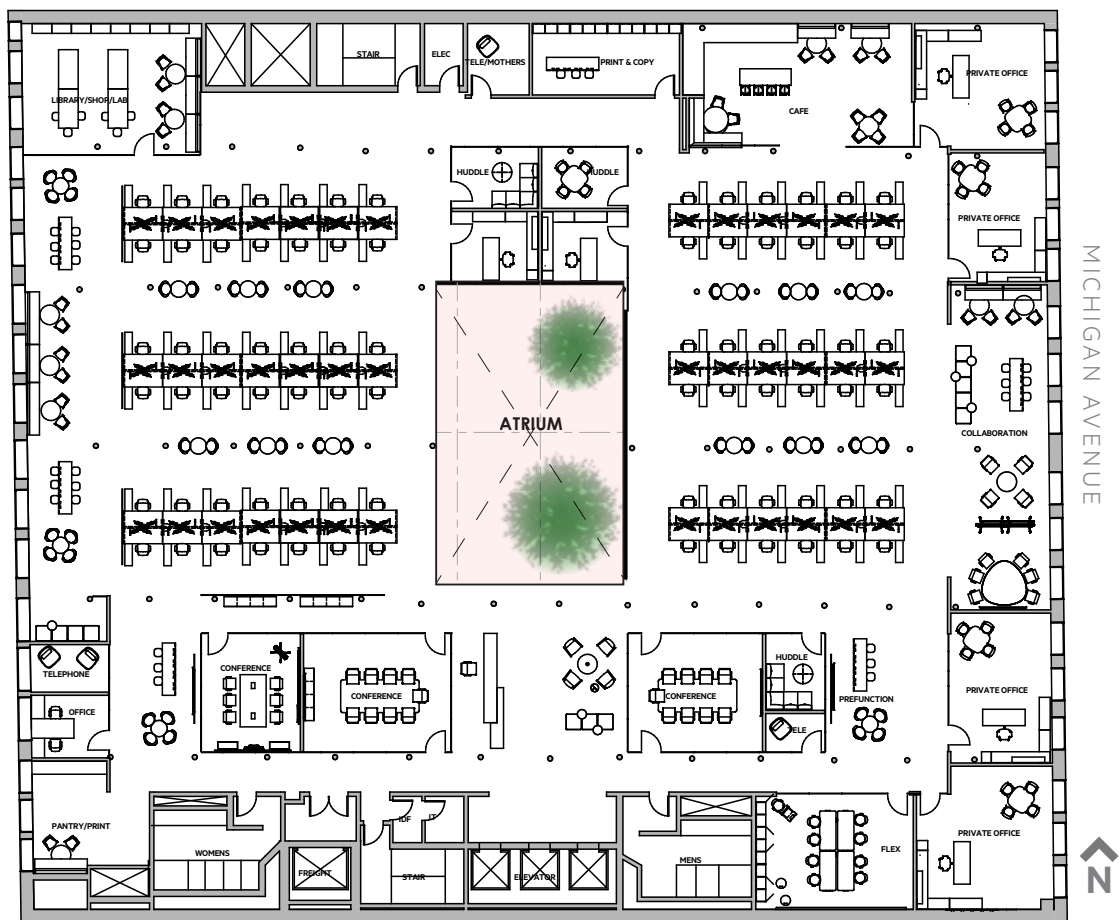
SHARED PERIMETER
FLOOR PLAN

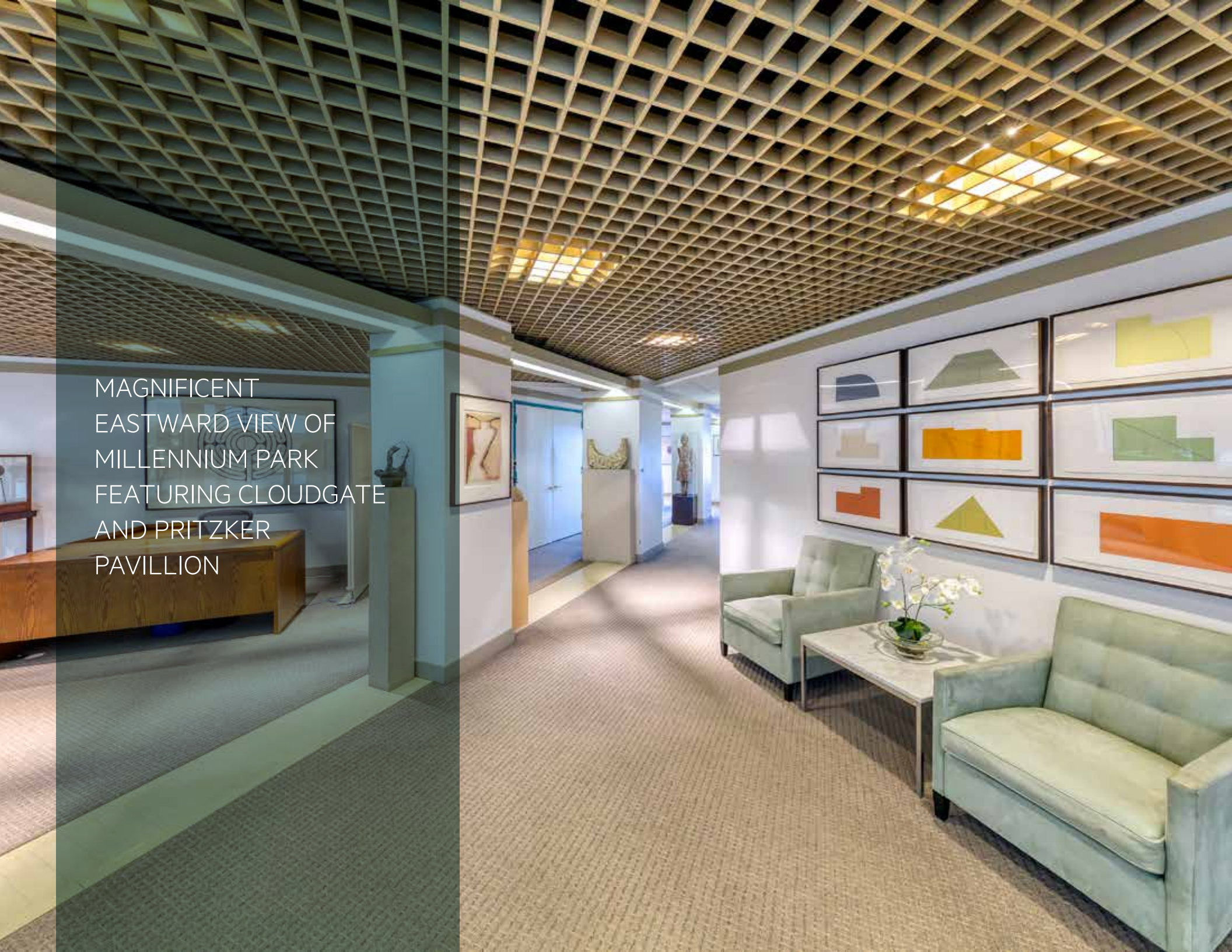
INTERIOR ATRIUM WINDOWS
PROVIDE ADDITIONAL
NATURAL LIGHT

6
OFFICES

3
CONFERENCE ROOMS

39
WORKSTATIONS



The image shows a modern interior space, likely a gallery or lounge. The ceiling is a prominent feature, consisting of a grid of square, recessed panels that create a textured, three-dimensional effect. Some panels are illuminated from within, casting a warm glow. The walls are white and feature several framed abstract artworks, including geometric shapes in various colors like blue, orange, green, and yellow. In the foreground, there are two light green upholstered armchairs and a low, rectangular coffee table with a light-colored top and dark base. A small vase with white flowers sits on the table. To the left, a wooden console table is visible. The floor is covered in a light-colored, textured carpet. In the background, a hallway leads away, with a statue visible in the distance.

MAGNIFICENT
EASTWARD VIEW OF
MILLENNIUM PARK
FEATURING CLOUDGATE
AND PRITZKER
PAVILLION



5,372 SF
SUITE 210

SPACE IS DIVISIBLE

INTERIOR ATRIUM WINDOWS
PROVIDE ADDITIONAL
NATURAL LIGHT

OVERLOOKING MILLENNIUM
PARK FEATURING
CLOUDGATE AND PRITZKER
PAVILLION

12 FT
CEILING HEIGHT



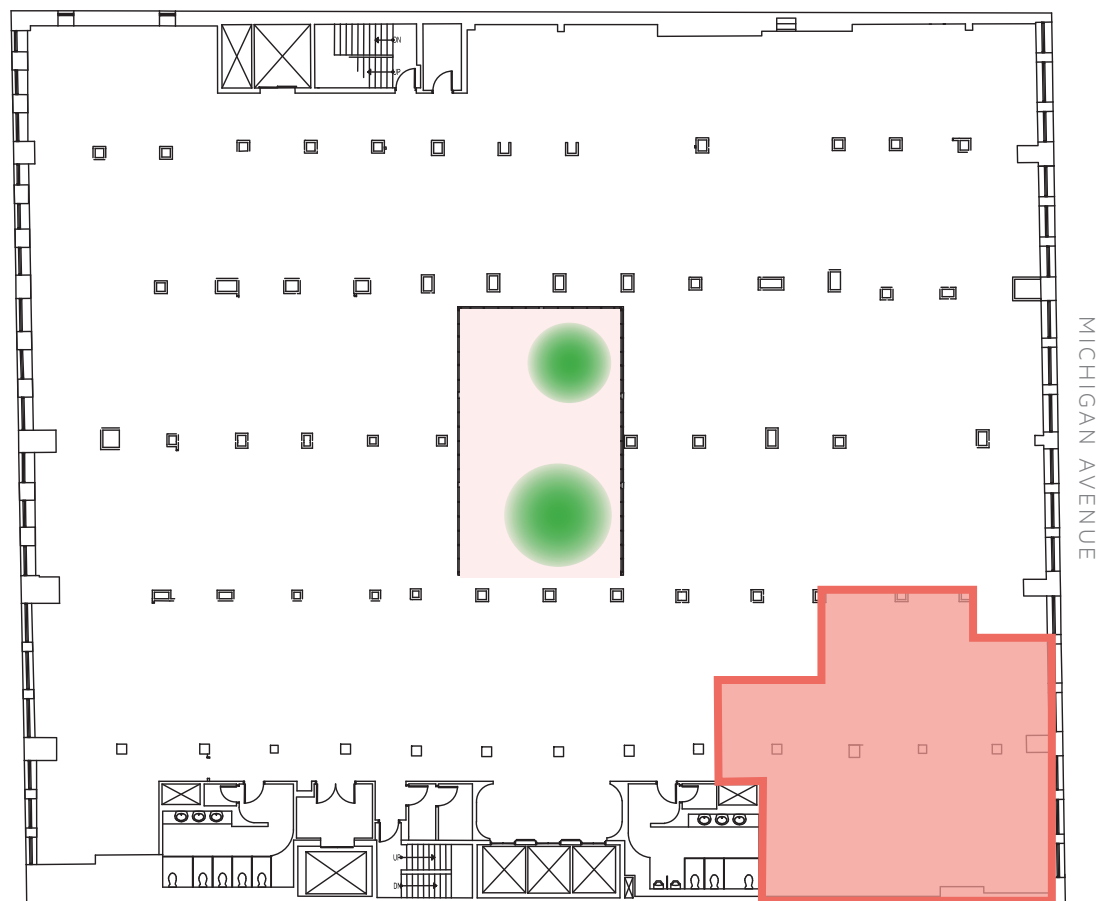


8,680 SF
SUITE 301





2,301 SF
SUITE 325



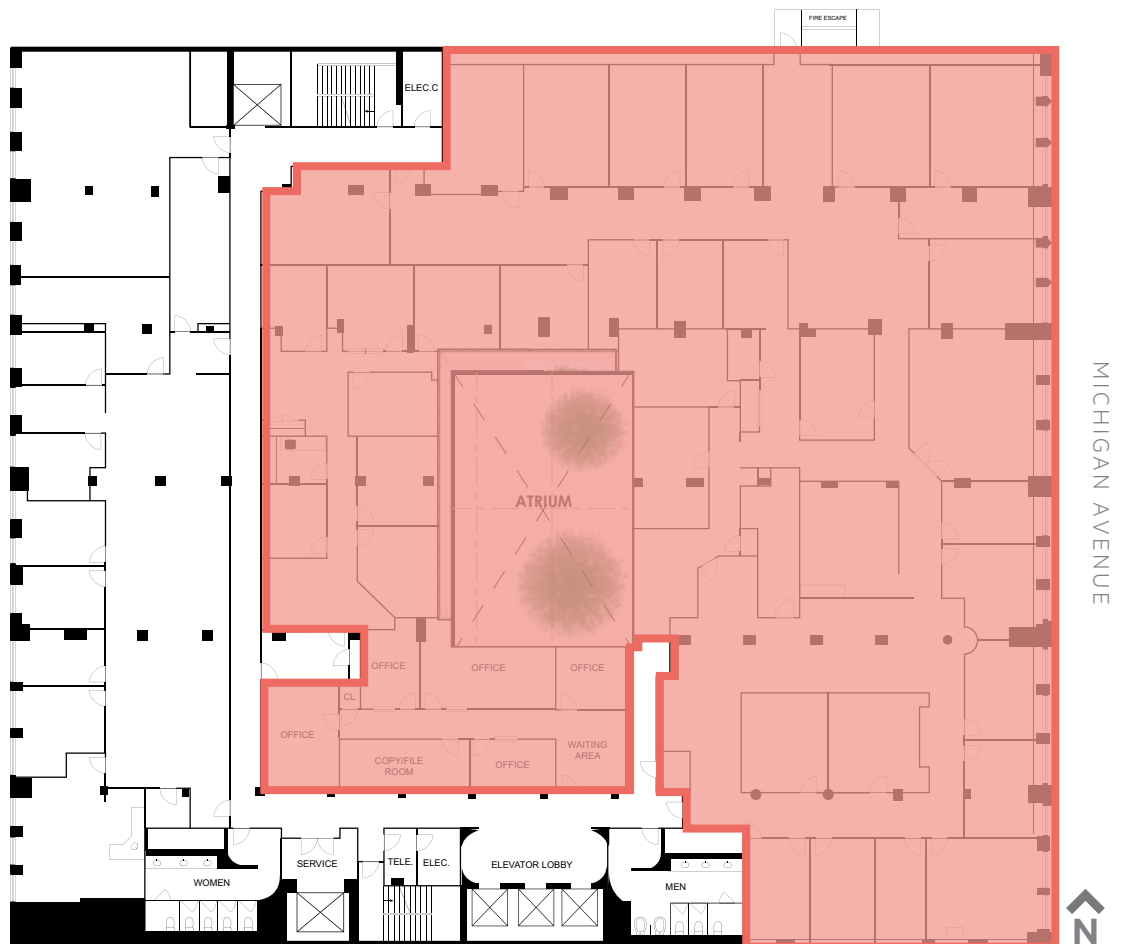


15,737 SF SUITE 510

INTERIOR ATRIUM WINDOWS
PROVIDE ADDITIONAL
NATURAL LIGHT

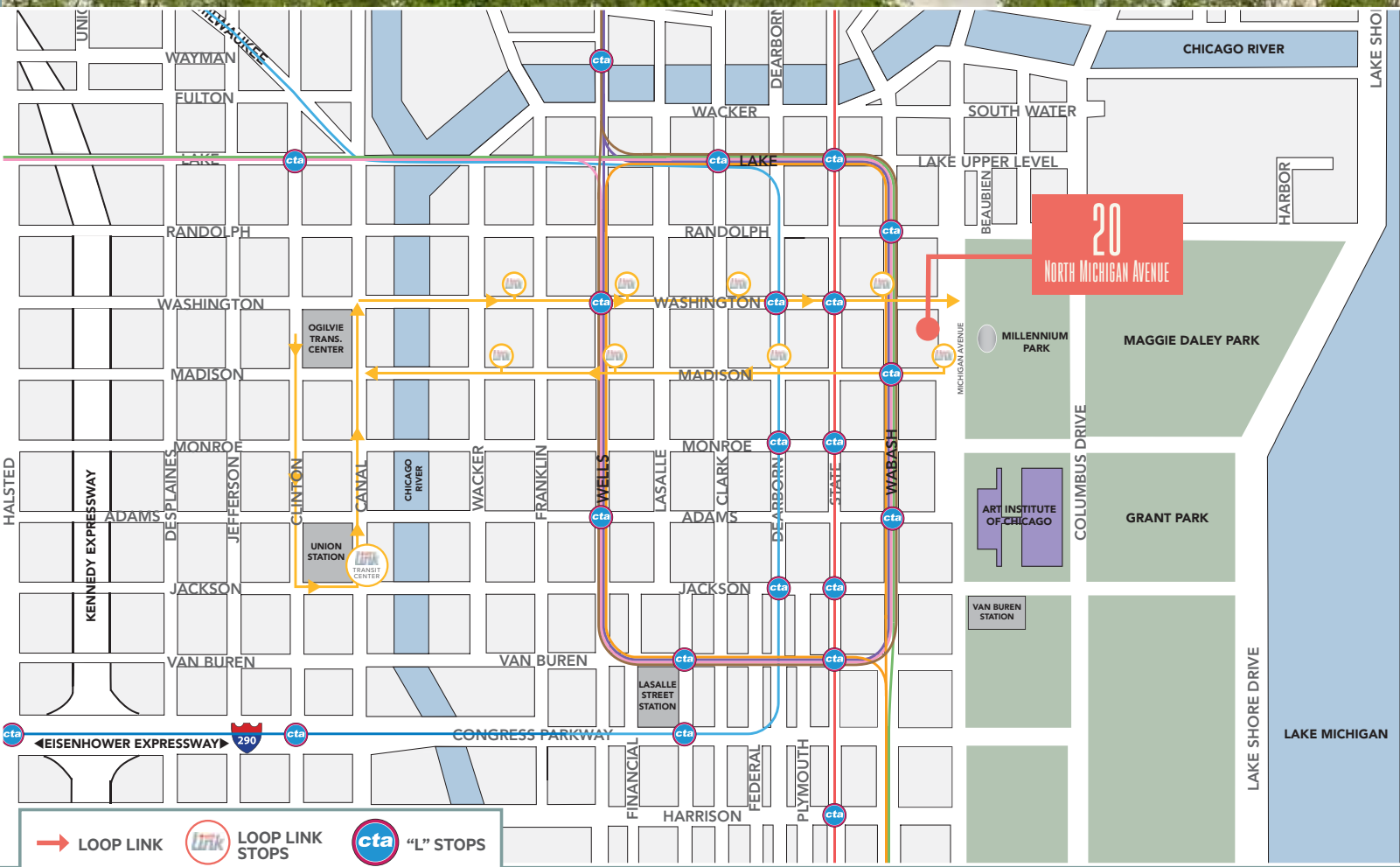
MOVE-IN READY SUITE

SPACE IS DIVISIBLE



AREA AMENITIES

- IMMEDIATELY ADJACENT TO 1,850 PARKING SPACES AT GRANT PARK NORTH GARAGE. MONTHLY PARKING AVAILABLE AT BUILDING NEGOTIATED RATE OF \$207 PER SPACE.
- ADJACENT TO GRANT PARK, ART INSTITUTE, CULTURAL CENTER, MILLENNIUM PARK AND MAGGIE DALEY PARK
- REMINGTON'S, A CLASSIC AMERICAN GRILL RESTAURANT, FULL-SERVICE WITH 250 SEATS LOCATED ON THE GROUND FLOOR
- WITHIN ONE BLOCK OF THE GAGE, ACANTO, PIZANO'S PIZZA, PROTEIN BAR, STARBUCKS, CHICAGO ATHLETIC ASSOCIATION HOTEL, SHAKE SHACK, AND CINDY'S
- WITHIN WALKING DISTANCE OF PUBLIC TRANSPORTATION (LOOP LINK, BUSES, "L", METRA, DIVVY AND PEDWAY)





Lake Shore
East Park

Maggie Daley
Park

Buckingham
Fountain



Millenium Park



The Art Institute
of Chicago

20
NORTH MICHIGAN AVENUE



Chicago
Symphony
Orchestra

Chicago
Architecture
Foundation

DePaul
University
Loop Campus

Robert Morris
University

John
Marshall
Law School

Harold Washington
Library

Roosevelt
University

The Congress
Plaza

University
Center

Chicago
Cultural Center

Chicago Athletic
Association Hotel

Palmer House
Hotel

The Silversmith
Hotel

Chicago
Theatre

Renaissance
Hotel

St. James Hotel
Hotel Monaco
Virgin Hotels

London
House
Comfort
Suites
Wyndham
Grand Hotel

Hotel
Chicago

20

NORTH MICHIGAN AVENUE

CHICAGO, ILLINOIS

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