

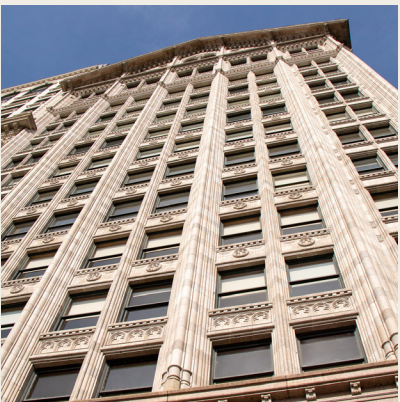
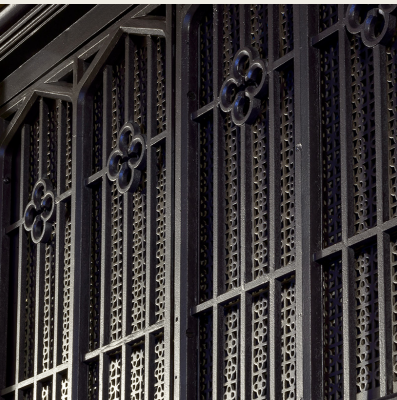
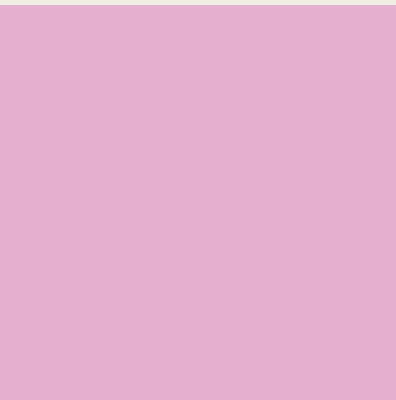


THE
MONROE
BUILDING

exclusively leased by

BA BRADFORD
ALLEN

104 S. MICHIGAN AVENUE
CHICAGO, IL





Today this architectural gem is celebrating its centennial with a newly completed restoration, the latest amenities and technologies, and unobstructed lake and Millennium Park views. Experience the Monroe Building —designed for the ages, equipped for the future.

The Monroe Building combines the warmth of historic design with the features of a modern workplace. Offering suites from 1,000 to 12,000 square feet, the building is particularly well suited for small and mid-size tenants seeking efficient layouts and a distinctive Michigan Avenue address.

AN ELEVATED EXPERIENCE

Newly reimagined amenity space with
premium finishes throughout

A sophisticated setting for meetings, events,
and everyday use

Designed to complement the needs of
today's workforce

COMING THIS YEAR

RENDERING

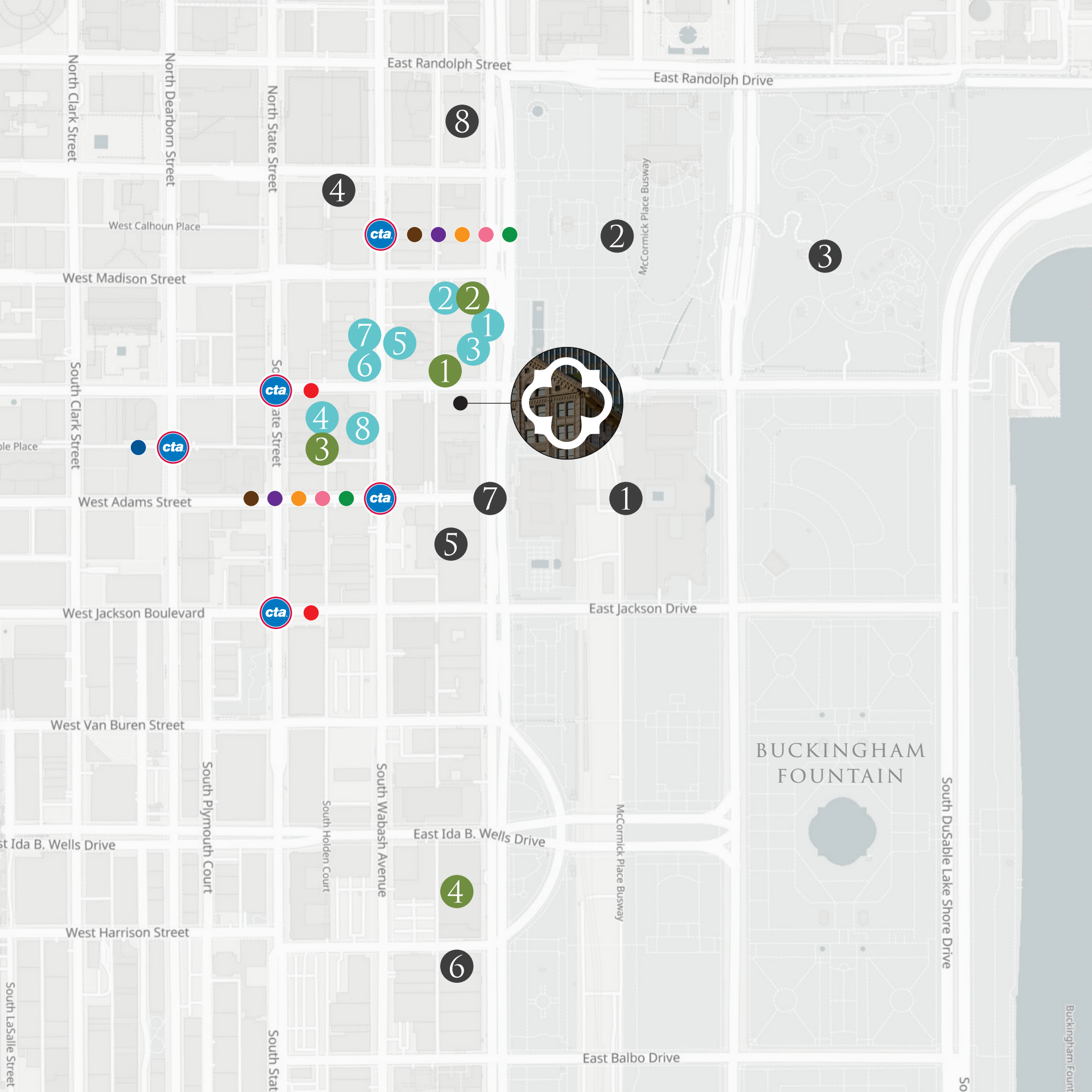
MORE THAN AMENITIES

A dedicated, award-winning in-house management team provides responsive, hands-on service and a personal touch that makes tenants feel valued and supported.

FEATURES

- Large, medium, and small conference rooms with state-of-the-art technology
- Private suites and call rooms
- Full-service kitchen stocked with complimentary beverages
- Shuffleboard and recreational amenities
- Lounge areas with TVs and streaming platforms
- Dedicated quiet zones for focused work
- Reservable event space for tenant functions and gatherings
- Abundant natural light from skylights





A SELECTION OF THE AREA'S PREMIER LOCATIONS

RESTAURANTS

- 1 Acanto
- 2 Cindy's Rooftop
- 3 The Gage
- 4 Lockwood Restaurant & Bar
- 5 Goddess and the Baker
- 6 Flattop Grill
- 7 Naf-Naf Grill
- 8 Poke Poké

HOTELS & CLUBS

- 1 University Club of Chicago
- 2 Chicago Athletic Association
- 3 Palmer House Hilton
- 4 The Congress Plaza Hotel & Convention Center

ATTRACTIONS

- 1 The Art Institute of Chicago
- 2 Millennium Park
- 3 Maggie Daly Park
- 4 Museum of Illusions
- 5 Chicago Symphony Orchestra
- 6 Museum of Contemporary Photography
- 7 Big Bus Tours
- 8 Chicago Cultural Center



MODERN SYSTEMS

MECHANICAL

- New air-handler unit on every floor; affordable after-hours HVAC
- Variable air-volume system; new perimeter radiators with DanFloss Controls; plenum return
- New 600-ton chilled-water HVAC system; new chillers and cooling towers
- New condenser water glycol system; 350 tons of cooling with 150 tons supplemental available (14 tons per floor)

ELECTRICAL SERVICE

- New electrical system throughout; 8 watts/RSF
- Individual tenant meters provided by ComEd
- Redundant feeds from multiple ComEd substations

PLUMBING

- New plumbing throughout
- Five plumbing risers

SECURITY

- 45+ cameras
- 24-hour manned security

IT & PHONE

- Satellite TV access available on all floors
- Modern voice and data infrastructure
- Full-service IT company in-house

DATA CENTER

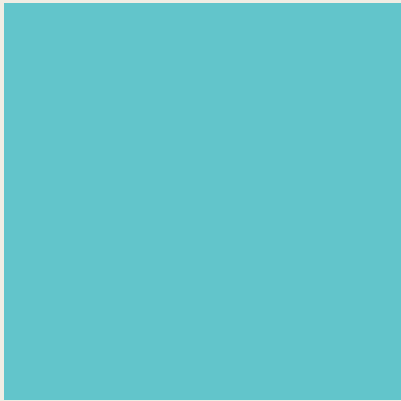
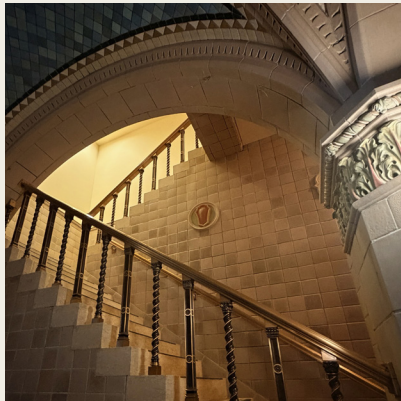
- New 1,200-RSF, state-of-the-art, high-security data center
- Backup systems for uninterrupted power supply
- Rental rack/cabinet space for tenant equipment
- Hosting, monitoring and maintenance available

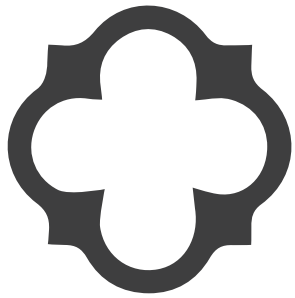
ELEVATORS

- Five new passenger elevators with access control
- New two-stop elevator on floors 15-16
- Freight elevator

LIFE SAFETY

- Fully sprinklered
- New emergency generator and life safety command panel
- Two emergency stairwells, both pressurized with area of rescue stations on every floor





— THE —
**MONROE
BUILDING**

OFFICE LEASING

ANDY DEMOSS

(312) 994-5767

ademoss@bradfordallen.com

ALEX GORDON

(312) 994-5663

agordon@bradfordallen.com

RETAIL LEASING

MICHAEL FLINCHBAUGH

(312) 741-8121

mflinchbaugh@bradfordallen.com

exclusively leased by

BA BRADFORD
ALLEN

THEMONROEBUILDING.COM