



10,611 SF SUBLEASE  
54TH FLOOR

# NORTH WACKER

Chicago, Illinois



# FLEXIBLE SPACE

## SUBLEASE OVERVIEW

- 10,611 SF sublease
- Occupancy as early as October 2023
- Negotiable term
- 54th floor
- Trophy office building
- Expansive views of the city, Lake Michigan and the Chicago River
- Natural light throughout
- White-boxed condition
- Efficient floor plate
- Ideal for open or mixed design
- Luxury-level tenant amenities

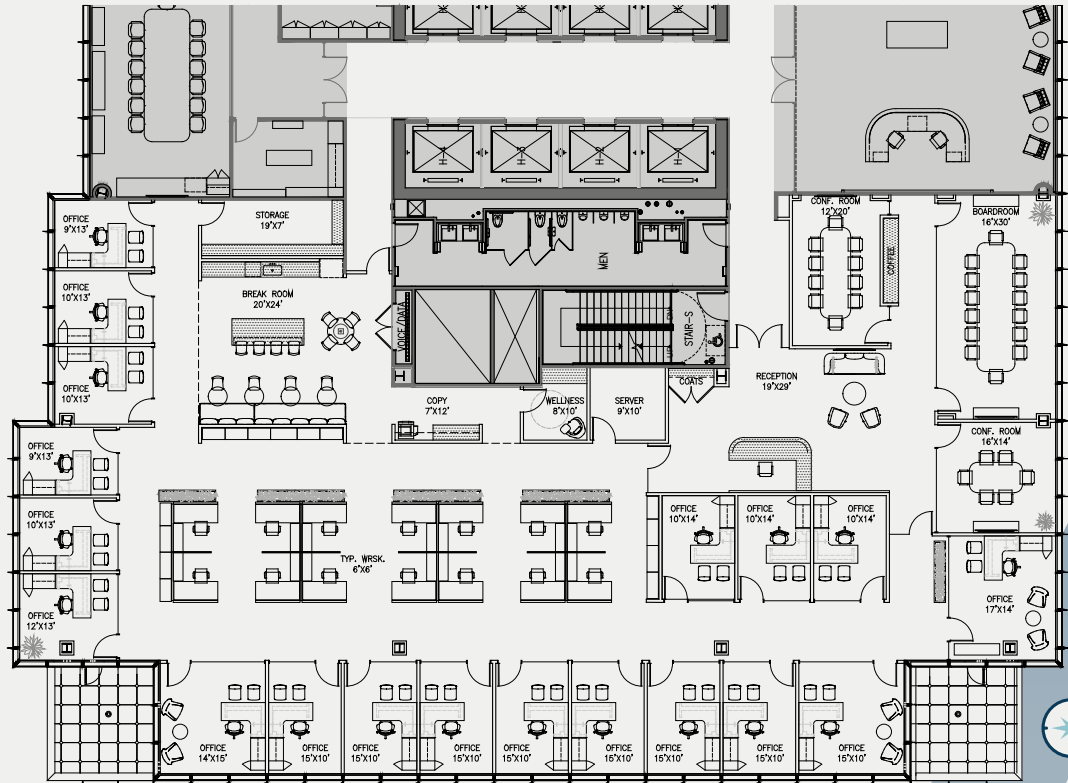


**54TH FLOOR SUBLEASE SPACE**

# PRIVATE OFFICE LAYOUT

Space plan example

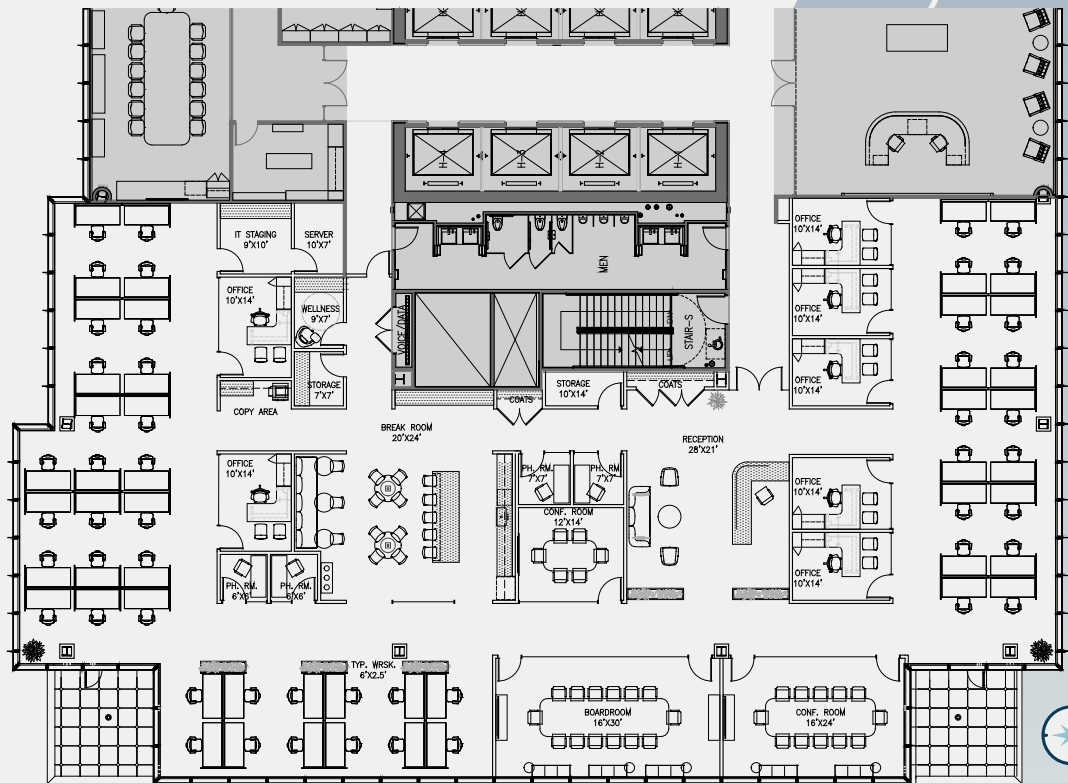
- 3 large private offices
- 16 private offices
- 14 workstations
- Reception
- Large boardroom
- 2 conference rooms
- Breakroom
- Copy room
- Server room
- Wellness room
- Storage room



# OPEN OFFICE LAYOUT

Space plan example

- 7 private offices
- 40 workstations
- 4 phone rooms
- Reception
- Large boardroom
- 2 conference rooms
- Breakroom
- Copy room
- Server room
- IT staging
- Wellness room
- Storage room





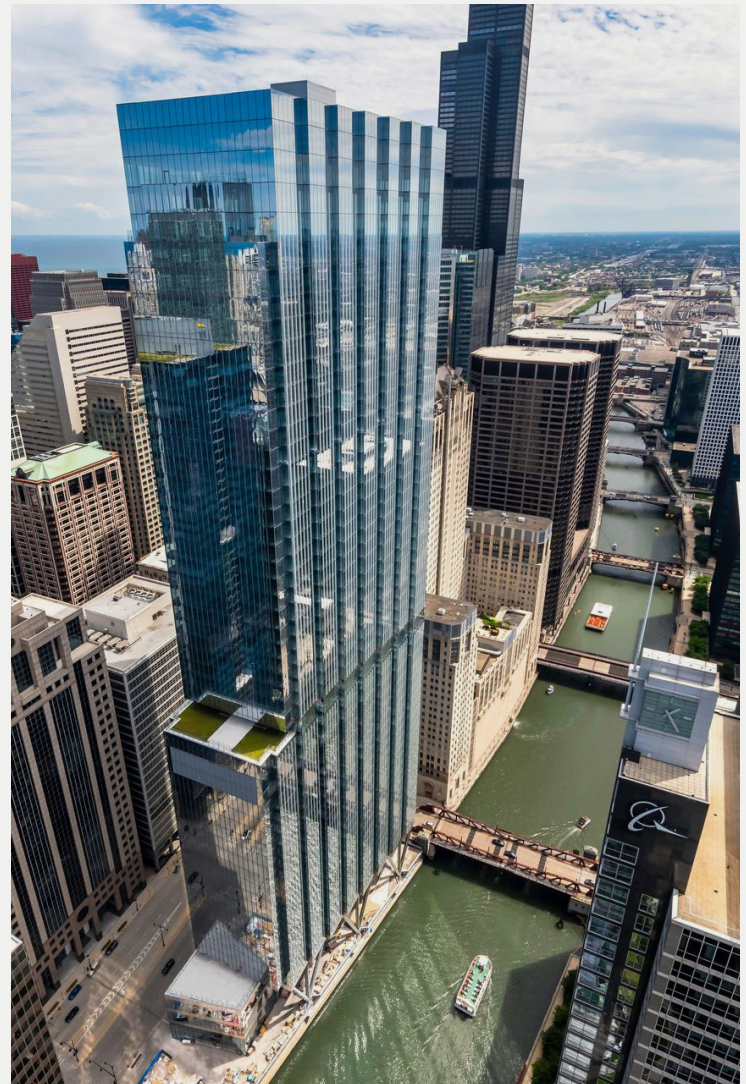
# A TRUE TROPHY

110 North Wacker Drive is a 55-story trophy class office tower in one of the most sought-after locations within Chicago's highly desirable West Loop.

Sitting along the Chicago River, 110 North Wacker is the second-largest office building delivered in three decades, totaling 1.5 million square feet. The property has a 45-foot-wide Riverwalk frontage, connecting the building to two major pedestrian paths, public parks, and riverfront retail and entertainment options.

110 North Wacker utilizes the latest in high-rise office design and includes efficient, column-free floor plates with floor-to-ceiling glass and environmentally responsible technologies and materials.

The unique sawtooth design of the west- and river-facing geometry of the building enhances the trapezoidal shape of the site to present 14 corner opportunities per floor and extraordinary views up and down the Chicago River.





110 North Wacker was built with the modern worker in mind. The state-of-the-art office building incorporates in-demand tenant experiences, including leading-edge, high-technology infrastructure designed to maximize overall health and wellness, Chicago's most advanced time-saving dispatch elevators, secure building-wide Wi-Fi, and a full fitness center.

## *High quality amenities*

110Fit, a full-service, tenant-only wellness center, with a spa, group classes, locker rooms, and personal trainers

State-of-the-art meeting and event space, and concierge services for tenants only

New dining options include José Andrés' Bar Mar, Bazaar Meat and Café by the River

Custom building app that provides touchless building access, transportation info, event listings and a portal to book fitness and spa activity

*110 North Wacker's amenities are accessible to tenants as part of the sublease.*



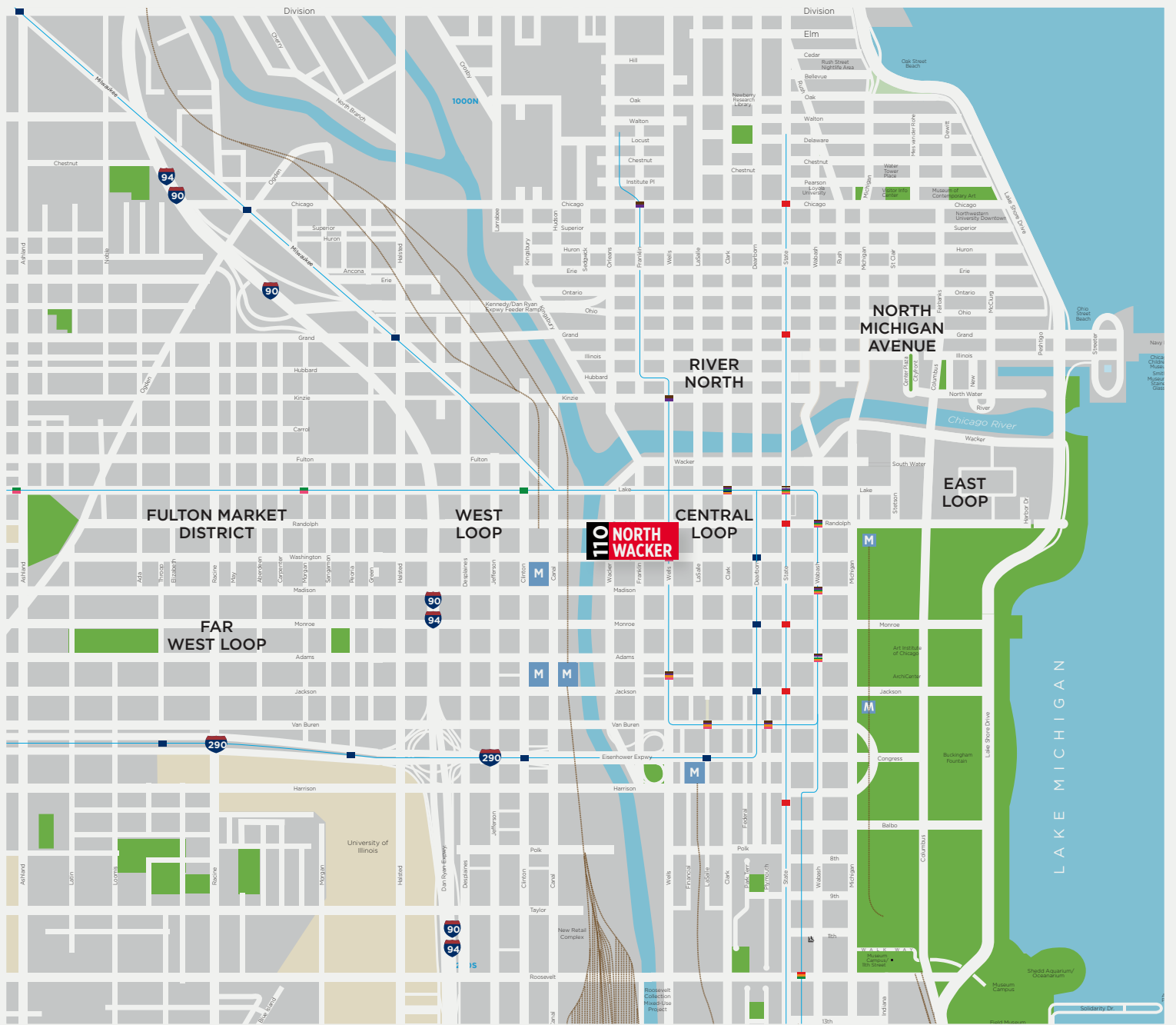
# LOCATED AT MAIN & MAIN

Rising above the Chicago River at the intersection of three premier Chicago neighborhoods – The Loop, West Loop, and River North, 110 North Wacker tenants have unparalleled access to the city's amenities, public transit and highways.

110 North Wacker is walkable to the business conveniences of The Loop, the residential options of River North, or the limitless dining and entertainment choices of the West Loop.

*Limitless city amenities.  
Right at the front door.*





*City-wide connectivity.  
Road, rail & bike transit options.  
Access to employees.*



## SUBLEASE CONTACTS

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**ONORTH  
FWACKER**

Chicago, Illinois

