

BUILDING SPECS & AMENITIES

General Building Information

OWNER/MANAGER: 120 Building LLC/
Intercontinental Real Estate and
Development Corporation

YEAR BUILT: 1906

YEAR RENOVATED: 1963 & 2014

RECENT UPGRADES: Passenger elevators,
sprinkler system, common corridors, alarm panel,
main entry and lobby renovation.

FLOORS: 14

RENTABLE SQUARE FEET:
Approximately 100,000 SF

FLOOR SIZE: Approximately 7,800 SF

CEILING HEIGHT: Deck to deck is 10 feet.

SECURITY: Uniformed lobby attendant from
Monday–Friday: 7:00 am–7:00 pm
Saturday: 7:00 am–3:00 pm (save holidays)
There is a fob system in place for after-hour access.

SERVICE DOOR: There is a service door access
via north side of the building.

STORAGE: Limited storage is available
in the lower level.

PASSENGER ELEVATORS: 3 passenger elevators:
Elevator 1 and 3 have a 2,500-lb capacity, elevator 2
has a 4,000-lb capacity and can double as a freight
elevator.

FREIGHT ELEVATORS: There is a hydraulic
elevator located at the north end of the building
which services deliveries from the
first floor to the basement. This elevator is manually
run, it has a 3,000-lb capacity.

Heating, Ventilation, A/C, and Electric

SYSTEM: Each floor has its own fan unit that provides tempered air to all the suites as well as perimeter hot water heated by 2 Cleaver Brooks boilers which are located in the boiler room. The hot water is circulated through each floor by pumps. The temperature is also regulated throughout the season with our building automation system. In the summer cool air is supplied from the same fan units with chilled water provided from our multistatic chiller system.

HOURS OF OPERATION:
Monday–Friday: 7:00 am–7:00 pm
Saturday: 7:00 am–3:00 pm

ELECTRIC: Com-Ed provides 208-volt 3 phase electrical service.

Telecommunications

CARRIERS: AT&T, Comcast

Riser Management Company: Chicago Power

Fiber connectivity is available.

Life Safety System

FIRE PROTECTION: Two internal fire-rated
stairwells and Sprinkler system is two-thirds
completed.

For more information or to arrange an inspection please contact:

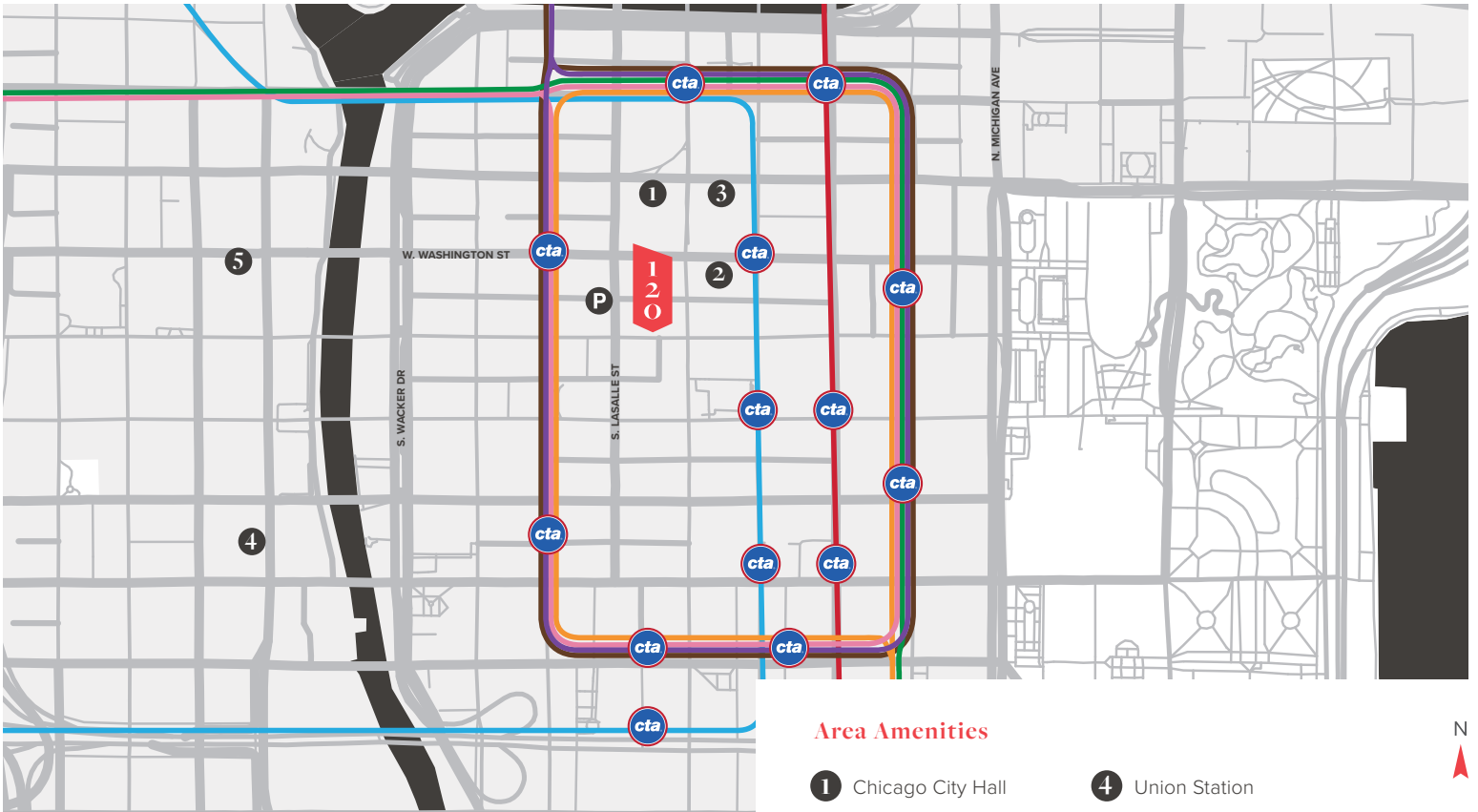
KATRINA DOUGHERTY
312 994 5680
kdougherty@bradfordallen.com

PEYTON ALTENBAUMER
312.994.5673
paltenbaumer@bradfordallen.com

Exclusive Leasing Agent:

BA BRADFORD
ALLEN

120 W MADISON



Area Amenities

- 1** Chicago City Hall
- 2** County Building
- 3** Daley Center
- 4** Union Station
- 5** Ogilvie Transportation Center
- P** Parking



Building Amenities

RETAIL:

Republic Bank ATMs are located in the lobby.

CONFERENCE ROOM:

Located on the 2nd floor and features: 4 conference/meeting rooms, full kitchen, reception area, and an executive lounge. It is available for hourly rental.

BICYCLE ROOM:

Located in lower level.

PARKING:

Nearest parking is just west of the building on Madison, 1/2 block away.

JANITORIAL:

Provided to all tenants Monday–Friday.

For more information or to arrange an inspection please contact:

KATRINA DOUGHERTY

312 994 5680

kdougherty@bradfordallen.com

PEYTON ALTENBAUMER

312.994.5673

paltenbaumer@bradfordallen.com

Exclusive Leasing Agent:

BA BRADFORD
ALLEN