

A new view

ON 425 S FINANCIAL PLACE

425

Jones Lang LaSalle Midwest, LLC



425

It's a new day at 425 S Financial, where office space offers a fresh perspective.

Offering unparalleled views, a newly invigorated partnership, and move-in-ready suites, 425 S Financial presents a dynamic blend of style, functionality, and convenience. Situated within Chicago's financial district, 425 also offers seamless access to major transportation hubs.

Our commitment to providing top-tier amenities ensures that every tenant experiences the utmost in comfort and productivity. Embrace a new standard of excellence as you embark on your journey at 425 S Financial - where every view inspires innovation. It's a new view on 425.

A new view on 425

Dramatic panoramic views

“The extent to which daylight exposure impacts office workers is remarkable, office workers’ quality of life and sleep is dramatically improved via emphasis on light exposure and lighting levels in current offices as well as in the design of future offices.”

Ivy Cheung
Neuroscience Department
Northwestern University

:46

Office workers with windows had 46 minutes more sleep per night than those who didn't

15%

Workers in office with natural elements, such as greenery and sunlight were found to be 15% more creative

40%

Workplaces with good daylight had a 30-40% gain in productivity and sales

#1

Daylight is the number one desired natural element in workplace design

16%

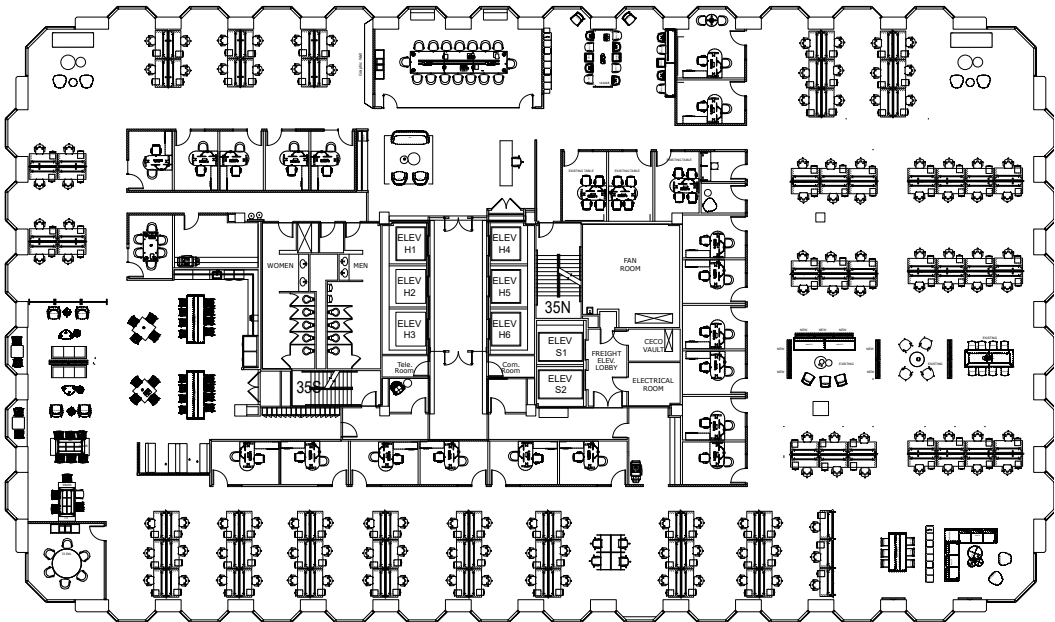
Well-designed classrooms with natural light explained a 16% variation in learning

425

A new view on 425

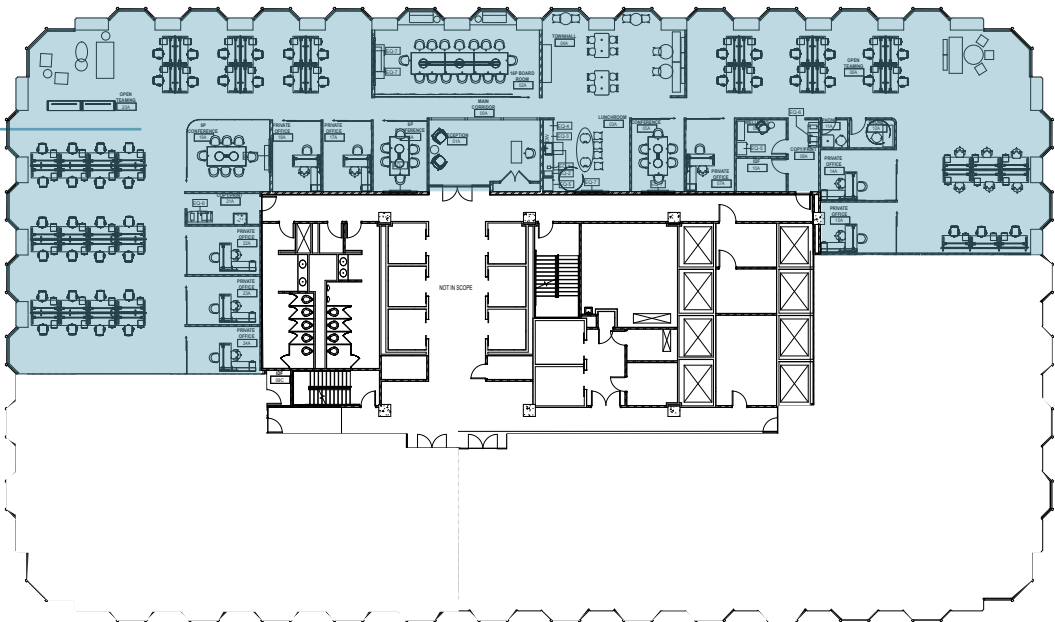
Ready, built, efficient workspace available today

Penthouse
block with
roof terrace
opportunity
103,165 RSF

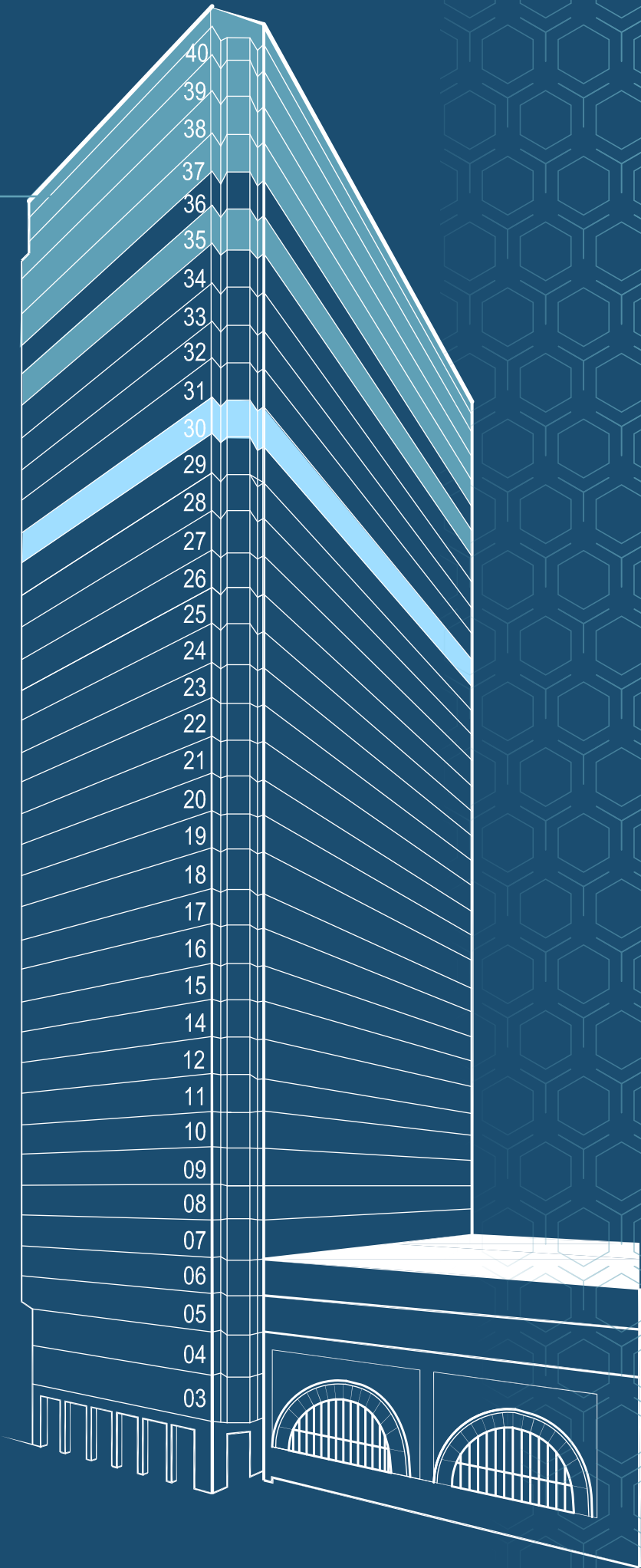


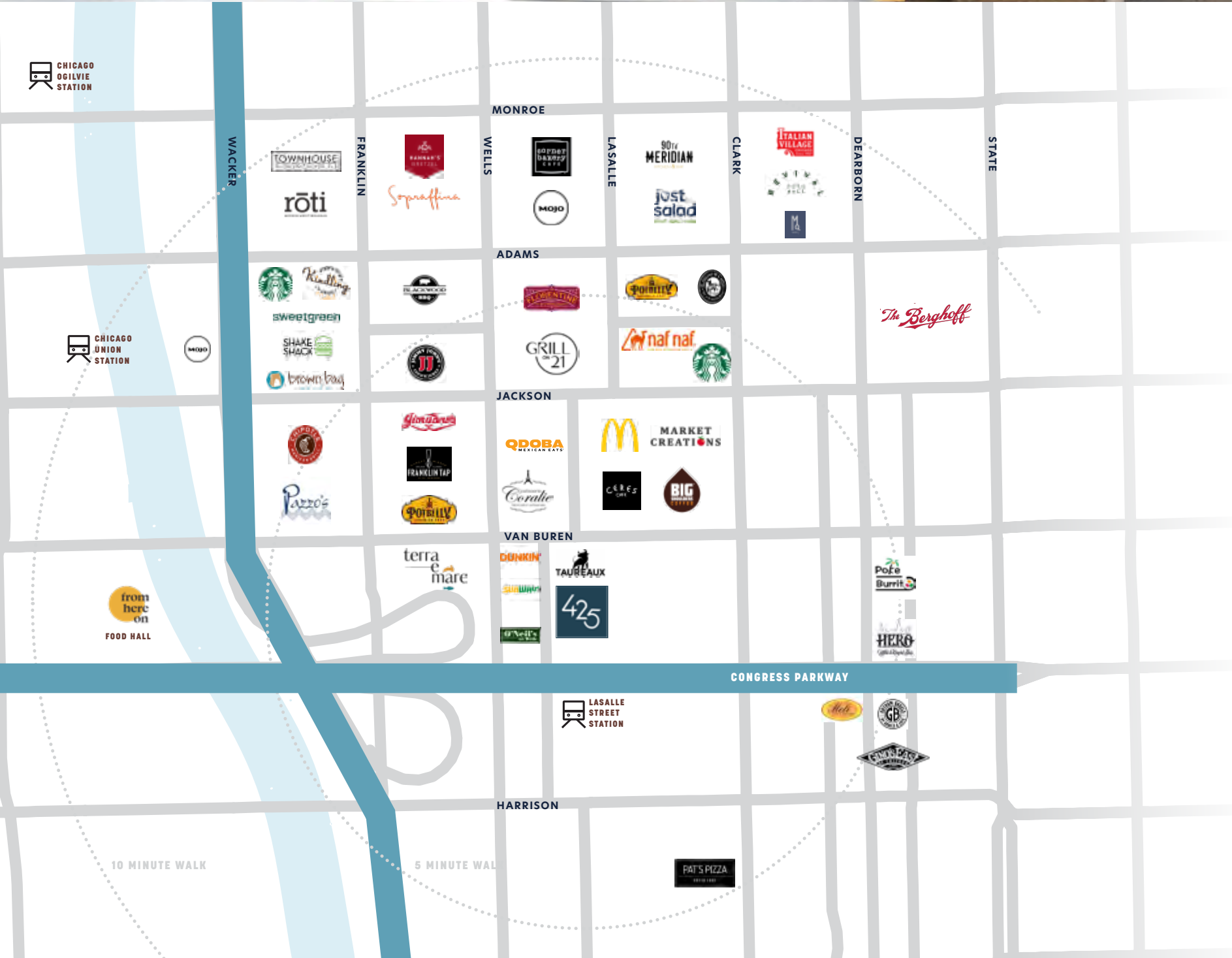
Full floor
spec suite
SUITE 3500
26,581 RSF

SUITE 3000
12,644 RSF



Move-in
ready, fully
furnished
spec suites
with views





Easily accessible with a plethora of dining options



RIDE

Lasalle station - onsite

Union station - 10 min walk

Ogilvie station - 16 min walk

CTA station - 1 min walk



DRIVE

Immediate access to
I-90/94, I-55, Lake Shore Drive
and I-290 expressways



PARK

325 covered parking
spaces available onsite



BIKE

First floor bike
room for 100 bikes

A new view on 425



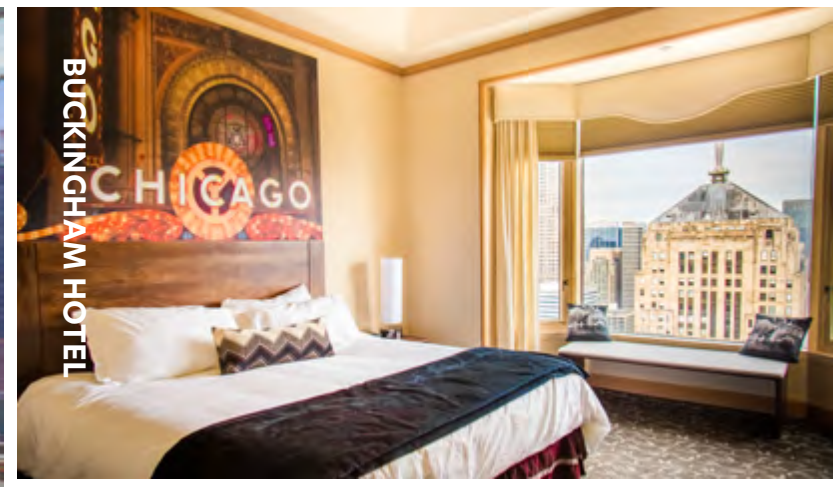
TENANT LOUNGE

425

Inspired amenities



OUTDOOR TERRACE



BUCKINGHAM HOTEL



FOOD & SWITCHING STATIONS



FITNESS CENTER



BAR

Engaging plaza spaces



The finer details

EFFICIENCY

- Column-free floors for optimal planning

HVAC

- 2,700 tons of supplemental cooling dedicated solely to tenants
- HVAC systems allow for up to 20 fan powered boxes per floor

ELECTRICAL

- Abundant electrical capacity and potential for back-up generator locations
- Three separate ComEd electrical feeds as well as three automatic throw over switchgear lineups serving the Building

TECHNICAL

- **Slab-to-slab height:** 13',
Finished ceiling height: 8' 9"
- **Planning module:** 5' X 5'
- Riser redundancy with two separate risers
- Collocation facility complete with supplemental air, redundant AC and power. Cage space and stand-alone cabinets (both full and fractional) are available
- **Floor Loading:** live load - 80lbs, partition load - 20lbs
- Nine telecom providers
- Direct fiber pathways to the CBOE and CBOT
- **Elevators:**
8 low, 8 mid, 6 high

425



BEACON
CAPITAL PARTNERS

JLL

BELLE SPINELL
312 245 4812
isabella.spinell@jll.com

BRAD DESPOT
312 213 6486
brad.despot@jll.com