



**1 NORTH  
DEARBORN**

**CBRE**

TWO FULL FLOORS AVAILABLE

# HIGH-END TECH-FORWARD SUBLEASE WITH OPTIONALITY

**SIZE**

4th Floor: 14,913 - 49,385 SF  
5th Floor: 15,892 - 52,165 SF

**TERM**

October 31, 2028 or  
October 31, 2031

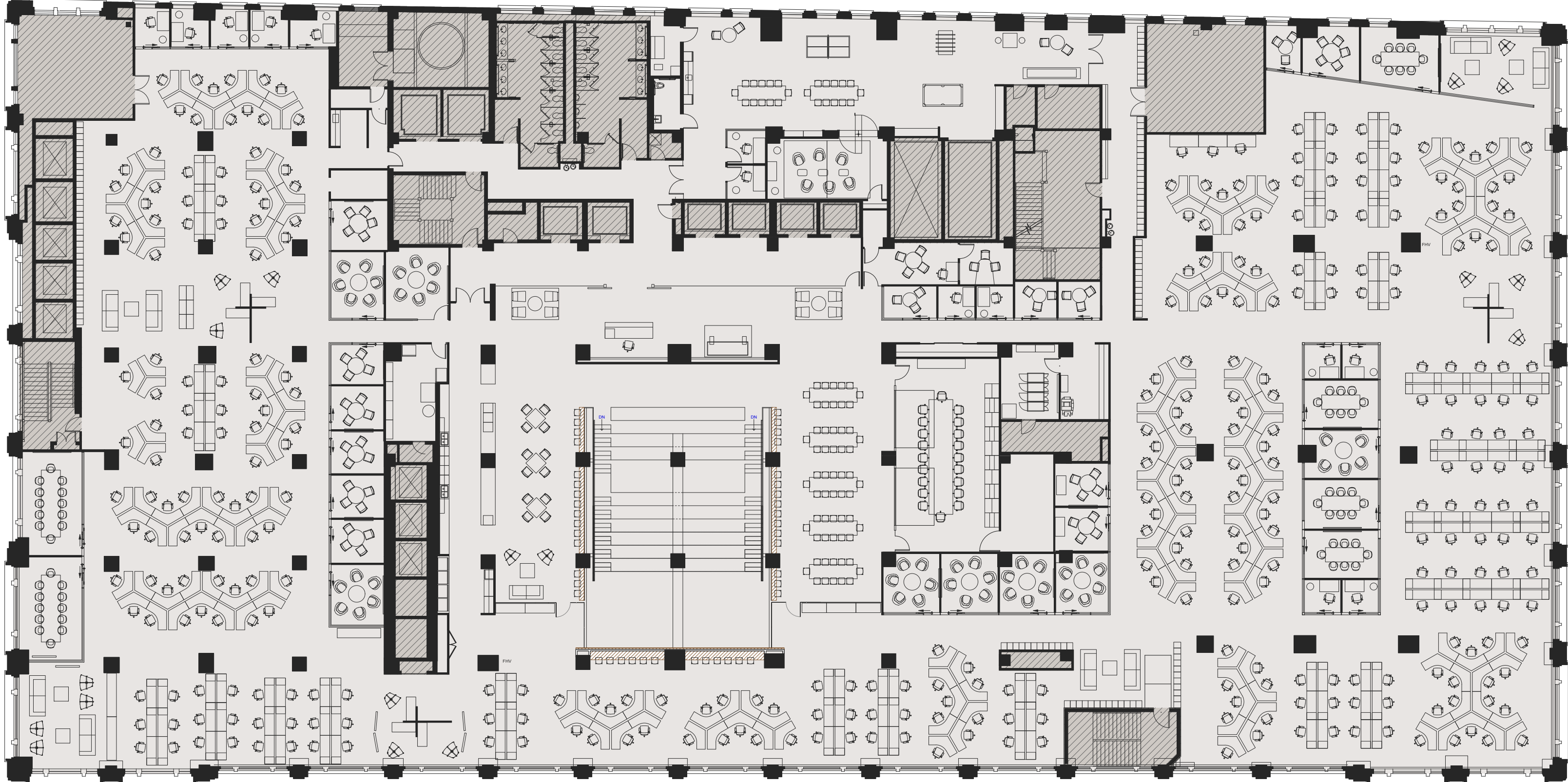
**RATE**

Reach out  
to brokers

4<sup>TH</sup> FLOOR



5<sup>TH</sup> FLOOR

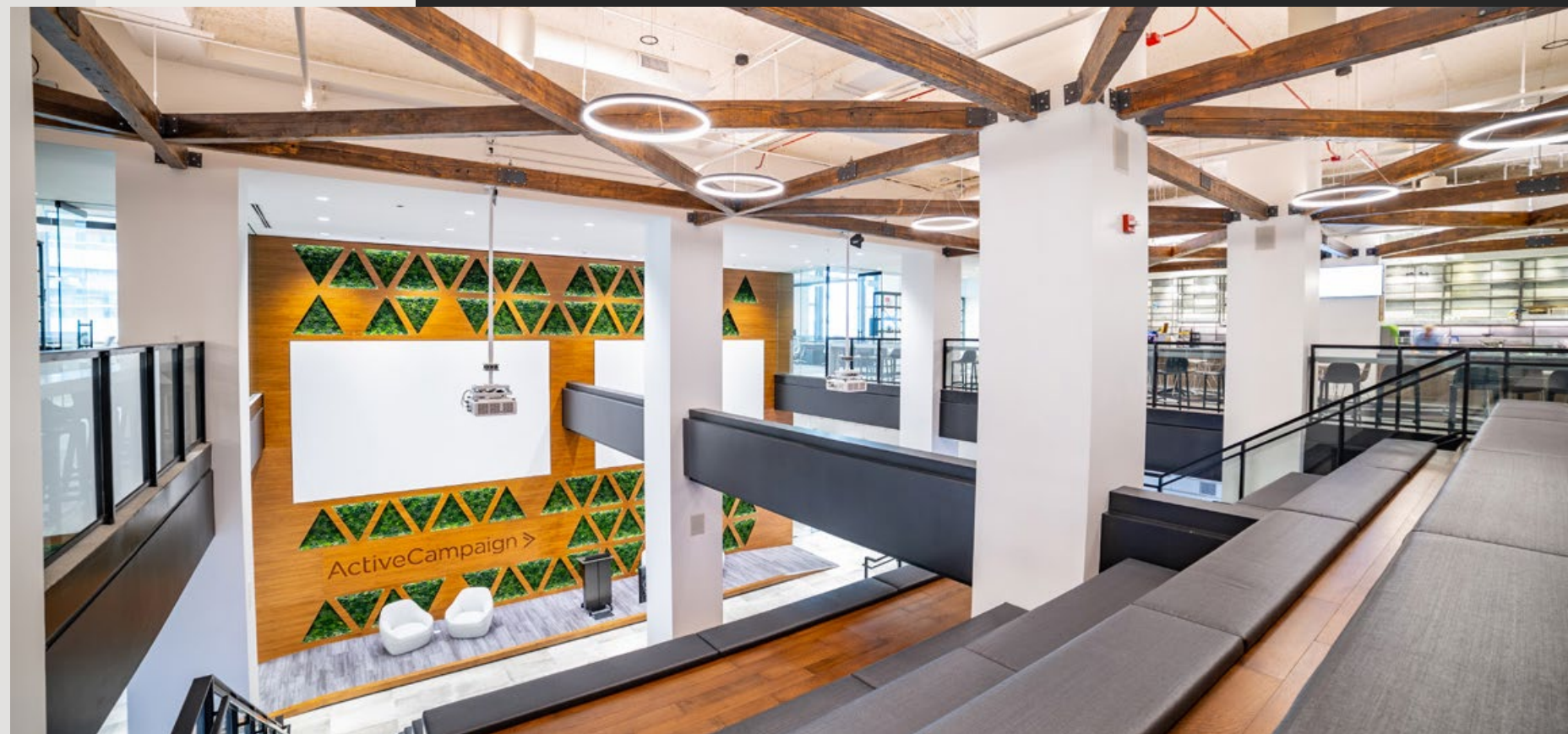


THE SPACE

# TENANT EXCLUSIVE

## AMENITIES

This two-story suite, located in 1 N Dearborn, features an open floor plan, top-tier accommodations, dynamic artwork and thoughtful design – bringing culture, collaboration, and employee experience to the forefront.



## GRAND STAIRCASE

Both floors are joined by a 2-bay wide staircase that serves as a lively gathering space, adding structured stadium seating to the existing communal area.



## GAME ROOM & SPEAK EASY

A look behind the revolving bookcase in the game room reveals a “speakeasy” style meeting room, combining design, function, and entertainment into a small meeting space.



## MOVIE THEATER

A unique, in-office theater can seat upwards of 90 guests, is equipped with customizable marquee signs and letterboards, offering a one-of-a-kind gathering space.

# BUILDING

## AMENITIES

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### CONFERENCE CENTER

Abundant seating & screens for your next team meeting



### ROOFTOP TERRACE

Fitted with lounge space & work stations



### BIKE STORAGE

Secure bike area on the lower level



### FITNESS CENTER

Newly updated including a dedicated cycle studio



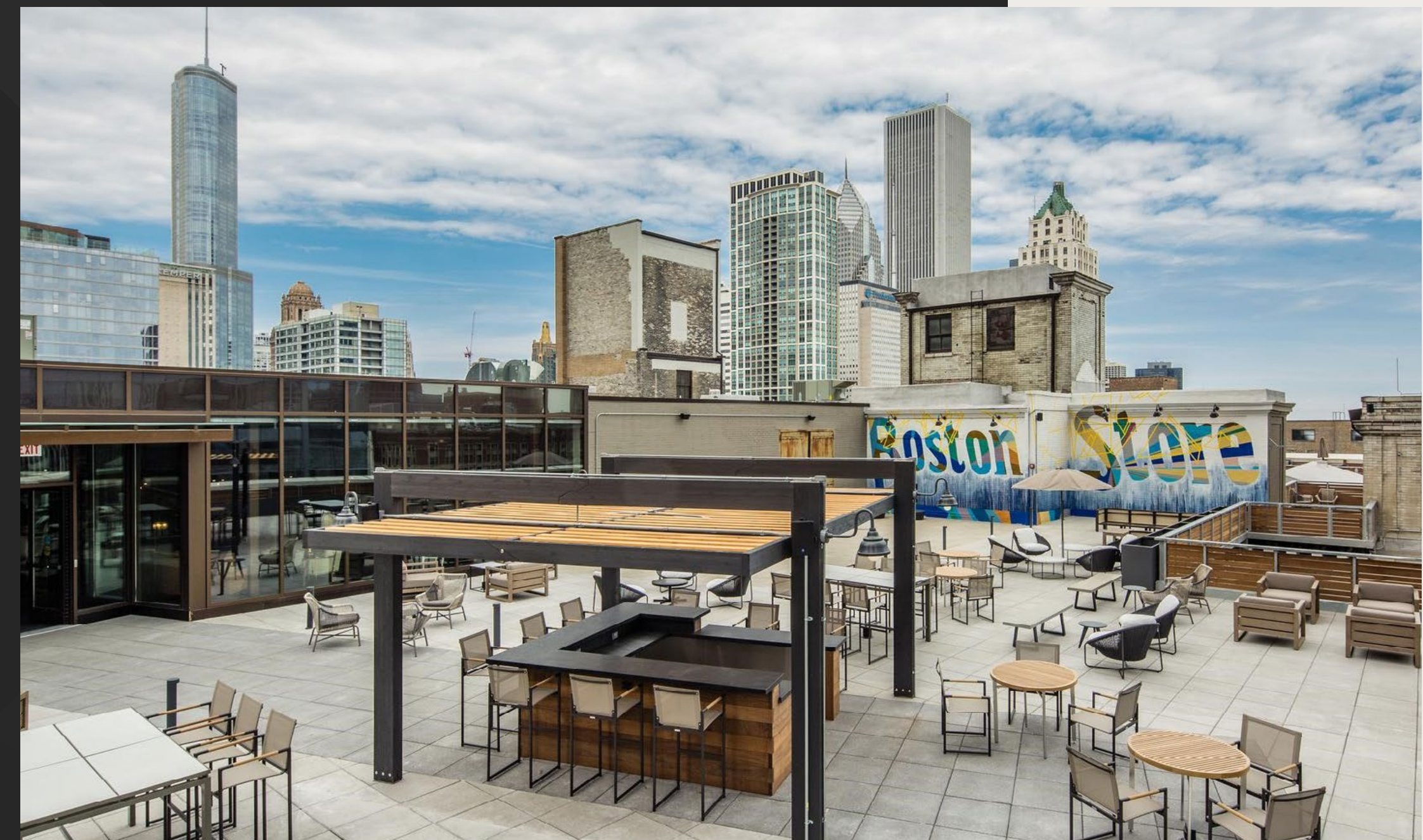
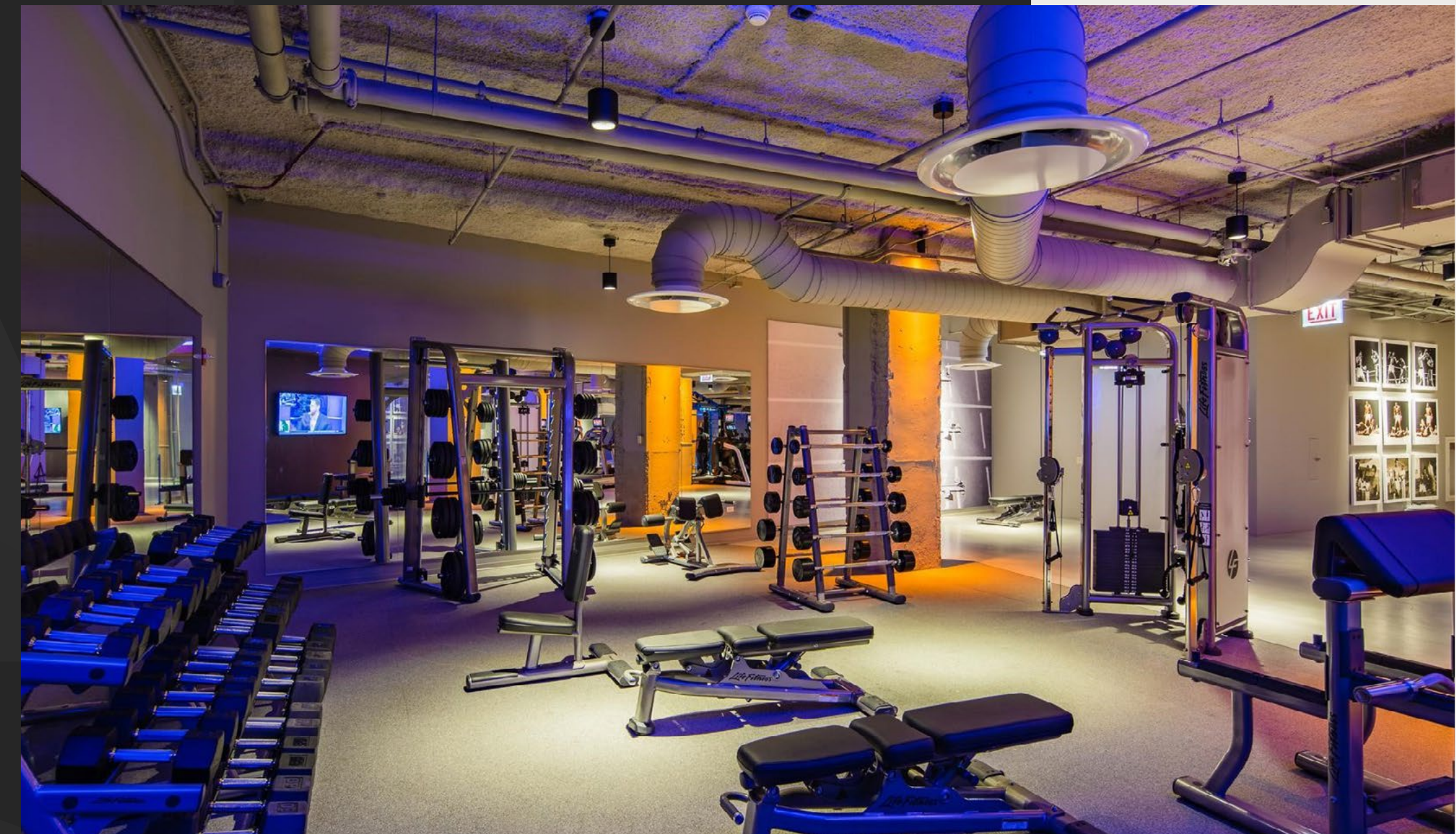
### SWEEPING SKYLINE VIEWS

From the rooftop terrace



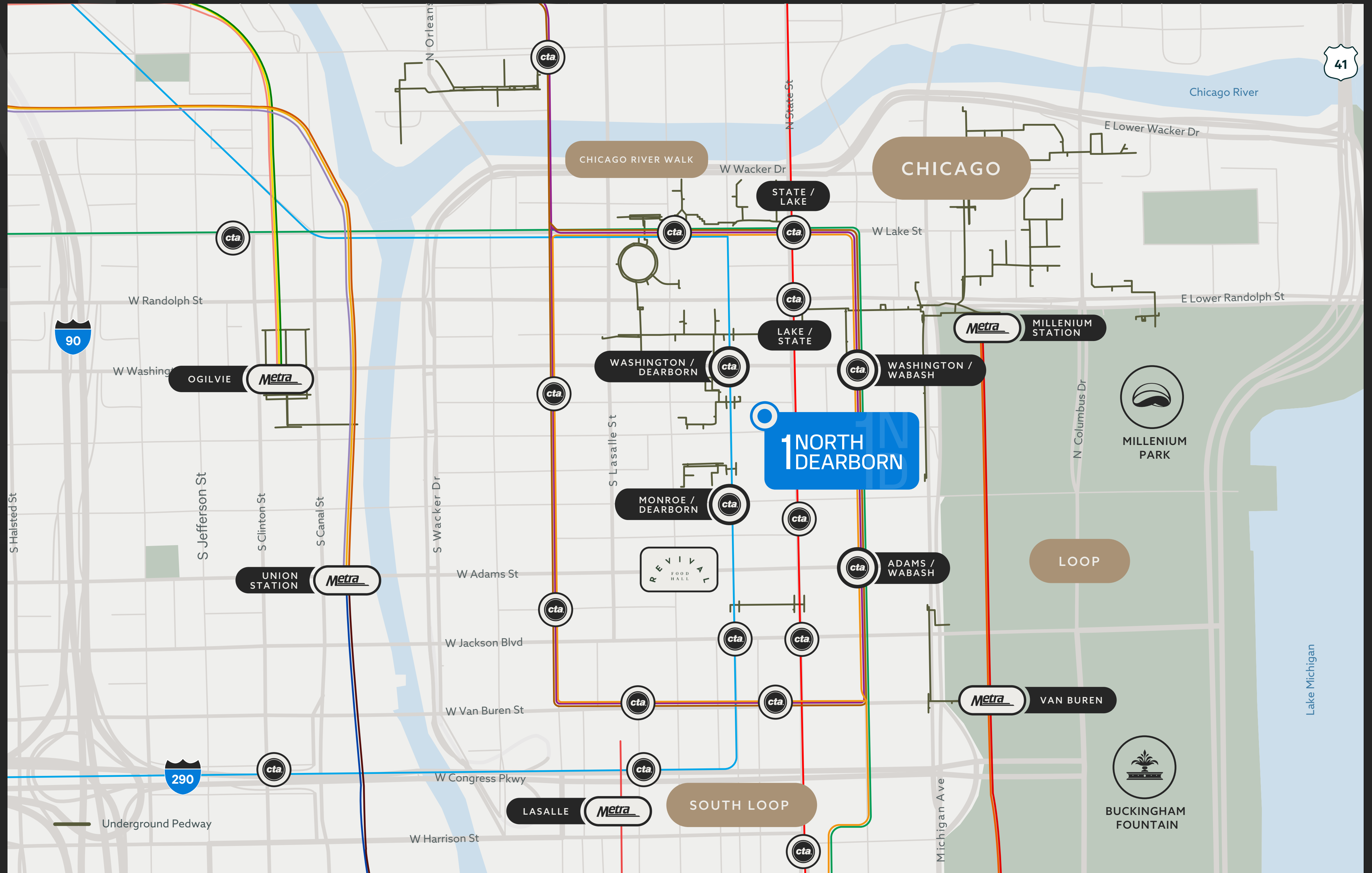
### PENTHOUSE TENANT LOUNGE

Café and lounge space for self-serve snacks & coffee



# LOCATION

## CHICAGO, IL





# CONTACT

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