

123 NORTH WACKER



Rendering is conceptual, for discussion purposes ONLY.



1.4-3.7K

Square feet Available



21.3K

Hotel rooms in a one mile radius



93K

Daytime pop in two block radius



10.5K

Apartments in a one mile radius



23K

Vehicles per day on Randolph Street



23.3K

Total daily peds on Wacker and Randolph

The Best Corner in the Most Prestigious Pocket of the Loop



PROPERTY

A 30 story, 550,000 sf office building located at the SEC of Wacker & Randolph. Building sits within a 2 block radius of newly opened or proposed office buildings (including the new 55 story, 1.3M square foot Bank of America skyscraper across Wacker Drive) totaling 4.45M sf and 265 residential units. New ownership will reposition the asset by investing approximately \$25M to upgrade the building's lobby, amenities and infrastructure. The building's tenant mix includes creative, tech and traditional office users.

AVAILABLE SPACE

- 3,729sf plus 1,029 sf covered outdoor patio area on the SE corner of Wacker and Randolph.
- 1,477sf plus 668 sf covered outdoor patio area fronting Wacker Drive.

AREA COMMERCIAL TENANTS



MAJOR AREA OFFICE TENANTS



EXCLUSIVE AGENTS

Eric Kamen 312/782-1375
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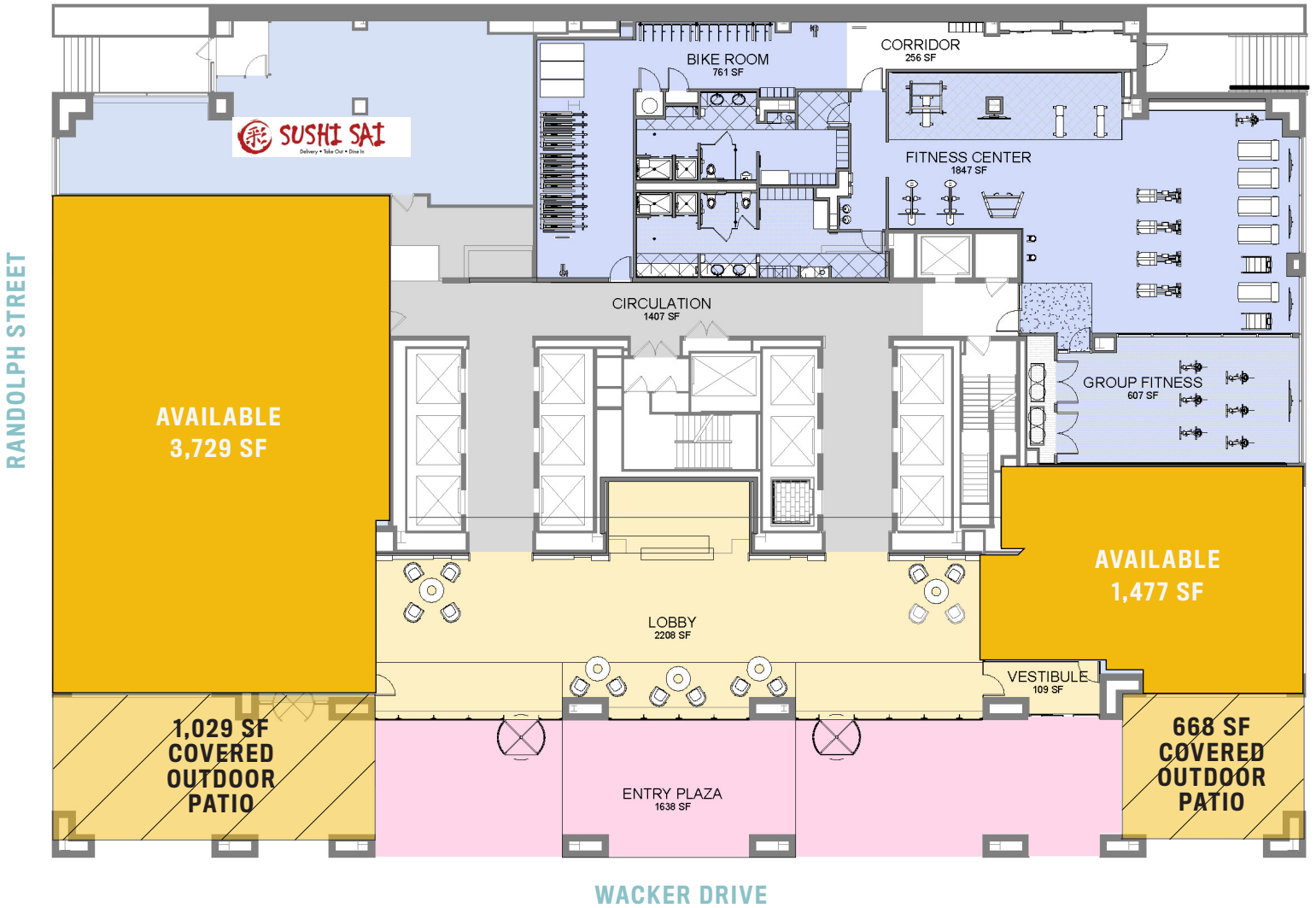
OFFICE LEASING BY

JLL

STONE
REAL ESTATE

123 NORTH WACKER

	½ MILE	1 MILE
HOTEL ROOMS	5,317	21,347
# OF APARTMENTS	5,960	10,576
HOUSEHOLDS	12,874	48,529
POPULATION	19,515	78,032



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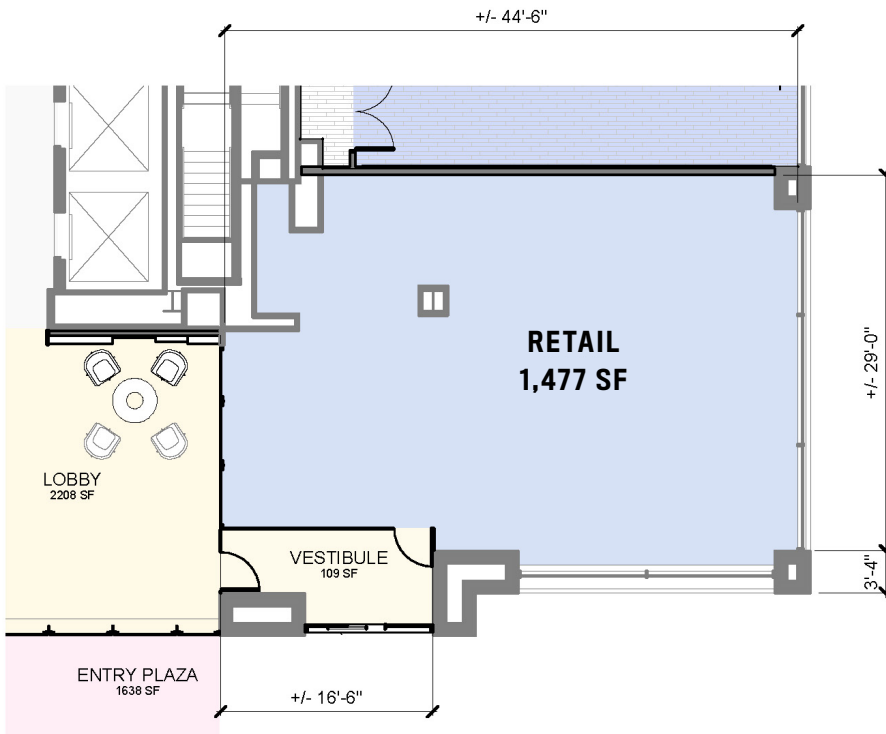
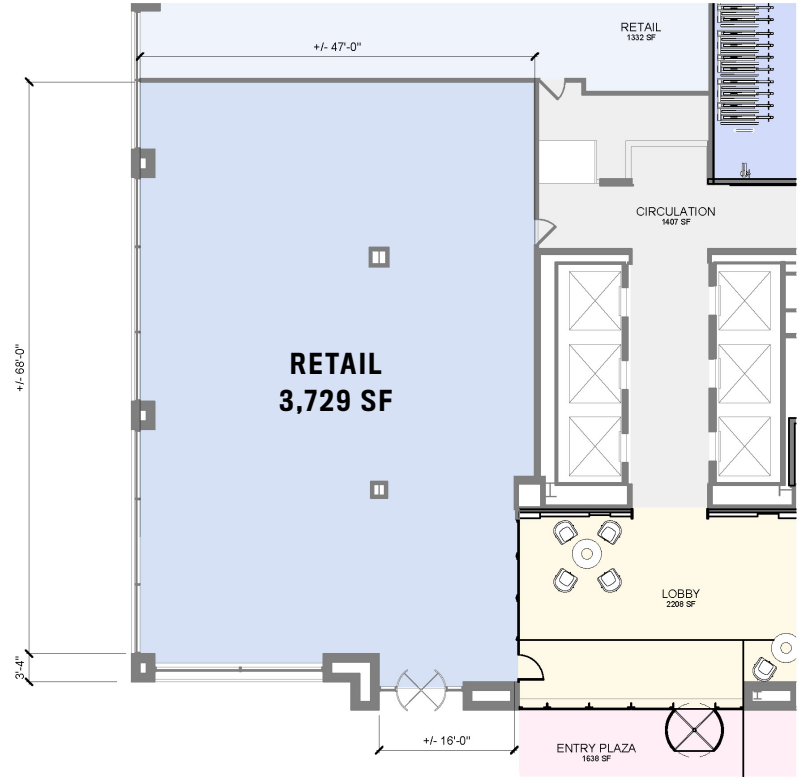
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Southeast Corner

3,729 sf plus 1,029 sf covered outdoor patio area on the SE corner of Wacker and Randolph. Space is fully built out for a restaurant and includes black iron venting.



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Inline

1,477 sf plus 668 sf covered outdoor patio area fronting Wacker Drive. Space will have a new vestibule entrance with patio and lobby access. Flexible restroom installation options.



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