

550 W RANDOLPH

BUILT 1909. REIMAGINED 2021.

W. P. CAREY

NORTH CLINTON STREET VIEW
CONCEPTUAL RENDERING

OFFICE REINVENTED

550 W RANDOLPH

Q4
21



HISTORICAL MEETS MODERN

Formerly the site of the McKesson & Robbins Warehouse, **550 West Randolph** recaptures the building's original timber post and beam craftsmanship, adding modern day amenities, along with high-tech fiber connectivity and targeted LEED Gold Certification.



LOCATION

Perfectly positioned as the gateway between the West Loop and Fulton Market, **550 West Randolph** is at the doorstep of Chicago's Restaurant Row, and steps away from the CTA and Metra's Ogilvie Station.

1-MIN
WALK
OGILVIE

I-90

7-8-MIN WALK
TO FULTON
MARKET

3-MIN WALK
TO RIVER

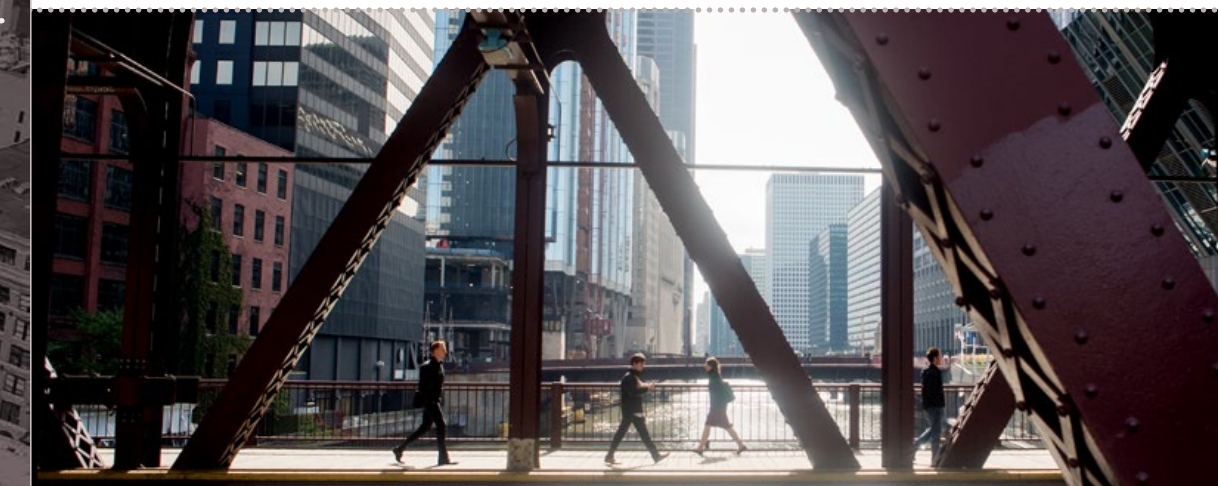
BRIDGE

TO THE LOOP

1-MIN
WALK
CTA

ACCESSIBILITY

- 1-minute walk from Ogilvie Transportation Center
- 1-minute walk to the Clinton CTA trainline
- 3-minute walk to river
- Divvy bike-commuter station, around the corner
- 7-minute walk to Fulton Market
- 8-minute walk from Chicago's Union Station
- 23-minute drive to Chicago O'Hare International Airport



550 W RANDOLPH

TOTAL RENTABLE AREA
±227,500 SF

TYPICAL OFFICE FLOOR
±39,500 SF

STORIES
6 FLRS + ROOFTOP

NEARBY
FULTON MARKET

STEPS FROM
OGILVIE & CTA LINES

SUSTAINABILITY
TARGETED LEED GOLD

550 W RANDOLPH



AERIAL VIEW
CONCEPTUAL RENDERING

STACKING PLAN

FLOOR TO UNDERSIDE OF DECK

- FLOOR 6: 12'-4" – 15'-7"
- FLOOR 5: 11'-6"
- FLOOR 4: 11'-6"
- FLOOR 3: 15'-8"
- FLOOR 2: 15'-0"
- FLOOR 1: 12'-11" – 15'-7"
- LOWER LEVEL: 11'-0"



DETAILS

Historical Features

- Built c. 1909
- Cast iron columns
- Timber beams
- Exposed brick and terra cotta walls

Property Details

- 6-Stories
- Brick & Timber Finishes
- State-of-the-Art Amenities
- Targeted LEED Gold
- Targeted Wired Gold
- Irreplaceable Transit-Oriented Location
- ±227,500 SF
- Large & Efficient ±39,500 SF Floor Plates

OUTDOOR TENANT ROOFTOP LOUNGE & TERRACE
CONCEPTUAL RENDERING

550 W RANDOLPH PH

AMENITIES

550 West Randolph is built around modern tenant focused amenities, which include:

ROOFTOP

- Outdoor terrace & green space
- Covered rooftop bar & lounge
- Shaded outdoor lounge areas

GROUND FLOOR LOBBY LOUNGE

FITNESS CENTER

- Wellness center
- Showers and locker rooms

CONFERENCE MEETING ROOM SPACE

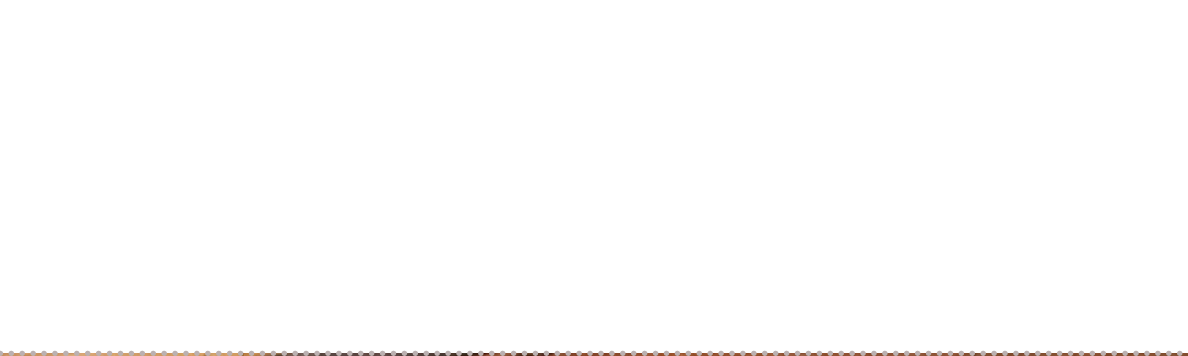
BIKE ROOM

WIRED SCORE CERTIFIED BUILDING

INDOOR TENANT ROOFTOP LOUNGE
CONCEPTUAL RENDERING



550 W RANDOLPH



PURE WARMTH

PRESERVED TIMBER

With structure made of original heavy timber, terracotta facade details, and natural finishes made of metal and warm earth tone accents, **550 West Randolph** offers bright and inviting work and gathering spaces for tenants and guests.



LOBBY
CONCEPTUAL RENDERING

550 W RANDOLPH

OPEN OFFICE SPACE

CONCEPTUAL RENDERING



550 W RANDOLPH



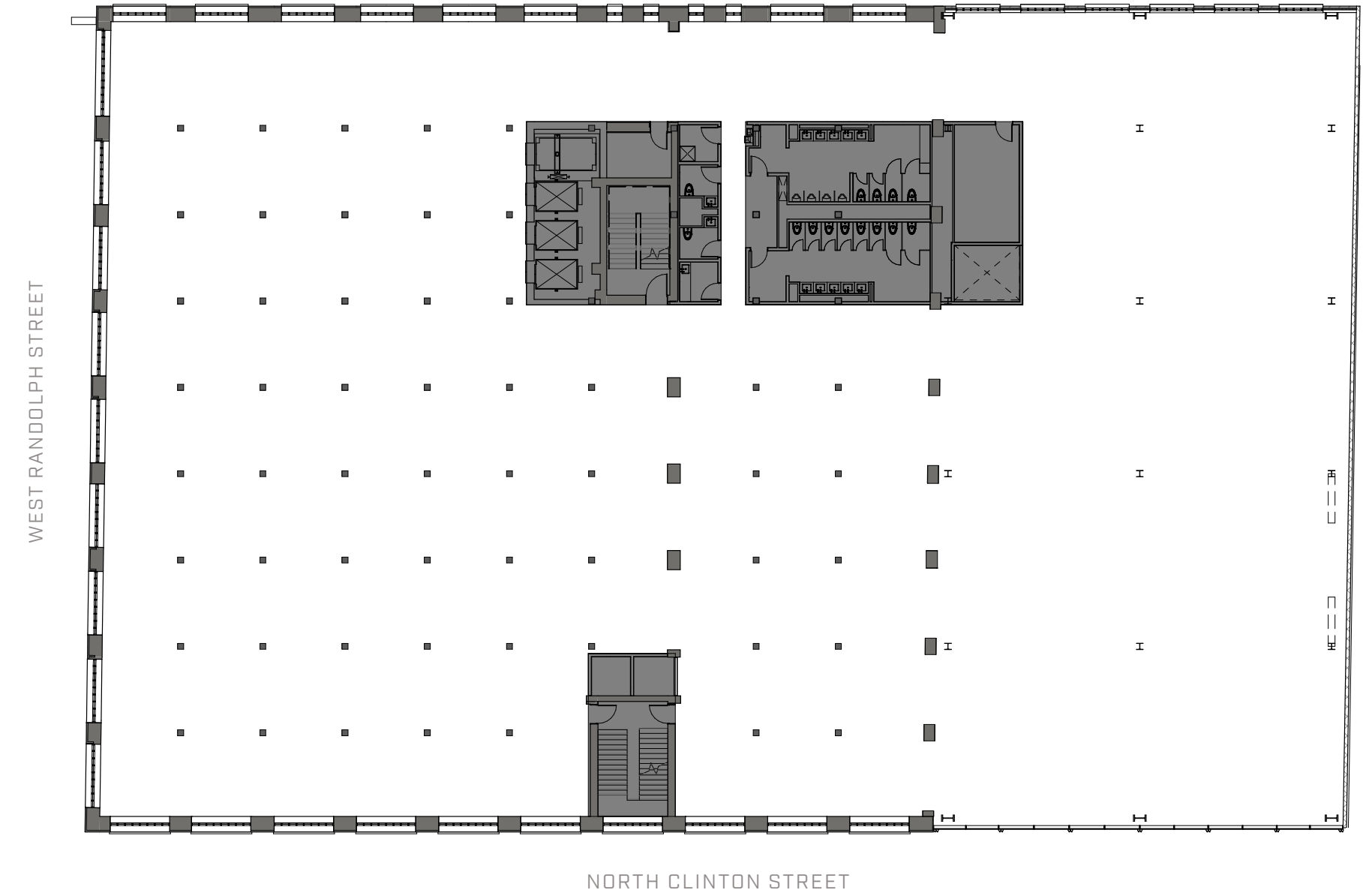
OPEN SPACE

FLOOR FEATURES

- Large & efficient ±39,500 RSF typical floor plates
- Heavy timber beams & columns
- Exposed brick walls
- 12-16 ft. exposed ceilings
- Open skyline views
- Redundant fiber connectivity

550 W RANDOLPH

TYPICAL FLOOR PLAN
FLOORS 2-6



WEST RANDOLPH STREET VIEW
CONCEPTUAL RENDERING



550 W RANDOLPH

550 W R

FULTON MARKET AND
RESTAURANT ROW'S
NEW NEIGHBOR

550 W RANDOLPH

IN THE NEIGHBORHOOD

In addition to serving as home to many of Chicago's major corporations, the neighborhood has evolved into one of the premier food and drink destinations in the country. The area also benefits from ample residential and hotel options providing any company with unrivaled local amenities.



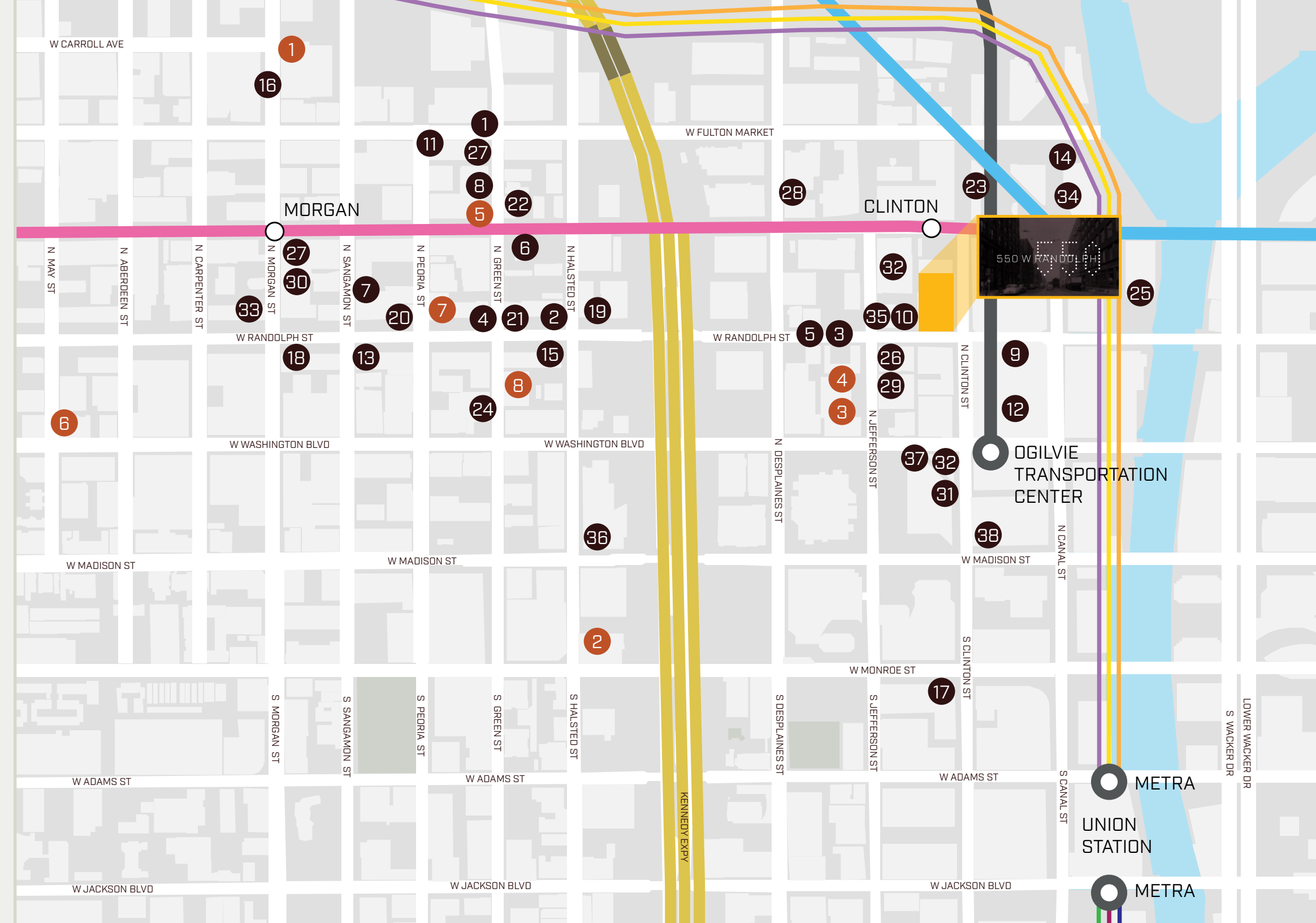
550 W RANDOLPH

RESTAURANTS & EATERIES

- | | |
|---------------------------------|--------------------------|
| 1 Aba | 20 Leña Brava |
| 2 Au Cheval | 21 Little Goat Diner |
| 3 Avec | 22 Momotaro |
| 4 Bar Siena | 23 New Line Tavern |
| 5 Blackbird | 24 Parlor Pizza Bar |
| 6 BLVD | 25 Porter Kitchen & Deck |
| 7 Bonci Pizzeria | 26 Proxi |
| 8 Cabra | 27 The Publican |
| 9 Chicago French Market | 28 Saint Lou's Assembly |
| 10 CH Distillery & Cocktail Bar | 29 Sepia |
| 11 Duck Duck Goat | 30 Shake Shack |
| 12 Food Court at Ogilvie Center | 31 Slightly Toasted |
| 13 Formento's | 32 Starbucks |
| 14 Gibsons Italia | 33 Sweetgreen |
| 15 Girl and the Goat | 34 Taste 222 |
| 16 Google Chicago Fulton Market | 35 Wishbone |
| 17 Hannah's Bretzel | 36 Whole Foods Market |
| 18 La Colombe | 37 Wok n' Bao |
| 19 La Josie | 38 Yolk |

LODGING

- | | |
|--|-----------------------------------|
| 1 Ace Hotel | 5 The Hoxton Hotel |
| 2 Crowne Plaza Metro Chicago | 6 Hyatt House Chicago / West Loop |
| 3 Hampton Inn Chicago Downtown West Loop | 7 Nobu Hotel |
| 4 Homewood Suites by Hilton | 8 Soho House |



WEST RANDOLPH &
NORTH CLINTON VIEW
CONCEPTUAL RENDERING

READY TO GO

550 W RANDOLPH

550 W RANDOLPH

OWNER & DEVELOPER
W. P. CAREY

ARCHITECT
Gensler

CONTRACTOR
POWER
CONSTRUCTION

OWNER'S REP
URBAN
RESOLVE

BROKER
CBRE

550 W RANDOLPH

550WESTRANDOLPH.COM

W. P. CAREY

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