

ONE NORTH WACKER

RISE HIGH

At 51 stories in the heart of the Loop, One North Wacker doesn't just offer sweeping city views—it's part of the view. Iconic architecture, designed with modern stainless steel and glass, makes a stunning first impression while a prestigious location places businesses among the city's best.



ONE NORTH WACKER

[Overview](#)

LIVE. WORK. PROSPER.

The office isn't just the office anymore—it's where work and life come together. In addition to exceptional workspaces and state-of-the-art amenities, expect premium services and a Vibrant Workplace Community™ that help you find balance, recruit top talent and build success.



The Building

- A+ trophy building
- 3-story atrium lobby with floor-to-ceiling glass
- 1.4 million square feet
- 9,000-square-foot conference center
- LEED Gold certified

Food and Dining

- One North Kitchen serves American cuisine, craft beers and specialty cocktails
- One North Cafeteria offers casual breakfast and lunch
- More than 20 world-class restaurants a short walk or ride away

Transportation

- Walking distance to Union Station
- One block from Ogilvie Transportation Center
- Steps away from the Chicago Transit Authority bus and "L" systems
- Dedicated underground parking garage

Everyday Balance

- The Commons gathering space to work, connect and recharge
- KINETIC fitness and wellness movement with private fitness center
- Onsite messenger service, banking, auto detailing, shoe shine and notary public
- Convenient sundry shop with newspapers, greeting cards, snacks and beverages



CONNECT. REFRESH. COLLABORATE.

THE COMMONS

Whether you're looking for creative inspiration, time to connect with colleagues or a spot to unwind, The Commons delivers. The Commons combines space to work with opportunities for social connections, adding energy and balance to a busy day.

- Creative work areas that offer a fresh perspective away from your desk
- Conference rooms and meeting space for group collaboration
- Event space complete with a bar, catering area and AV setup
- Comfortable dining areas for lunch or coffee
- Lounging spaces to connect and recharge with colleagues





ONE NORTH WACKER

Fitness

ENERGIZE MIND, BODY AND BUSINESS

KINETIC

KINETIC embraces the power of motion, inspiring today's modern professional to get fit, stay healthy and be connected. Introducing movement and wellness into the workday activates ideas and sharpens focus, supporting productivity that drives business.

- A state-of-the-art private fitness center
- Group fitness classes that keep you connected and motivated
- Men's and women's locker room facilities for convenient workouts at any time

ONE NORTH WACKER

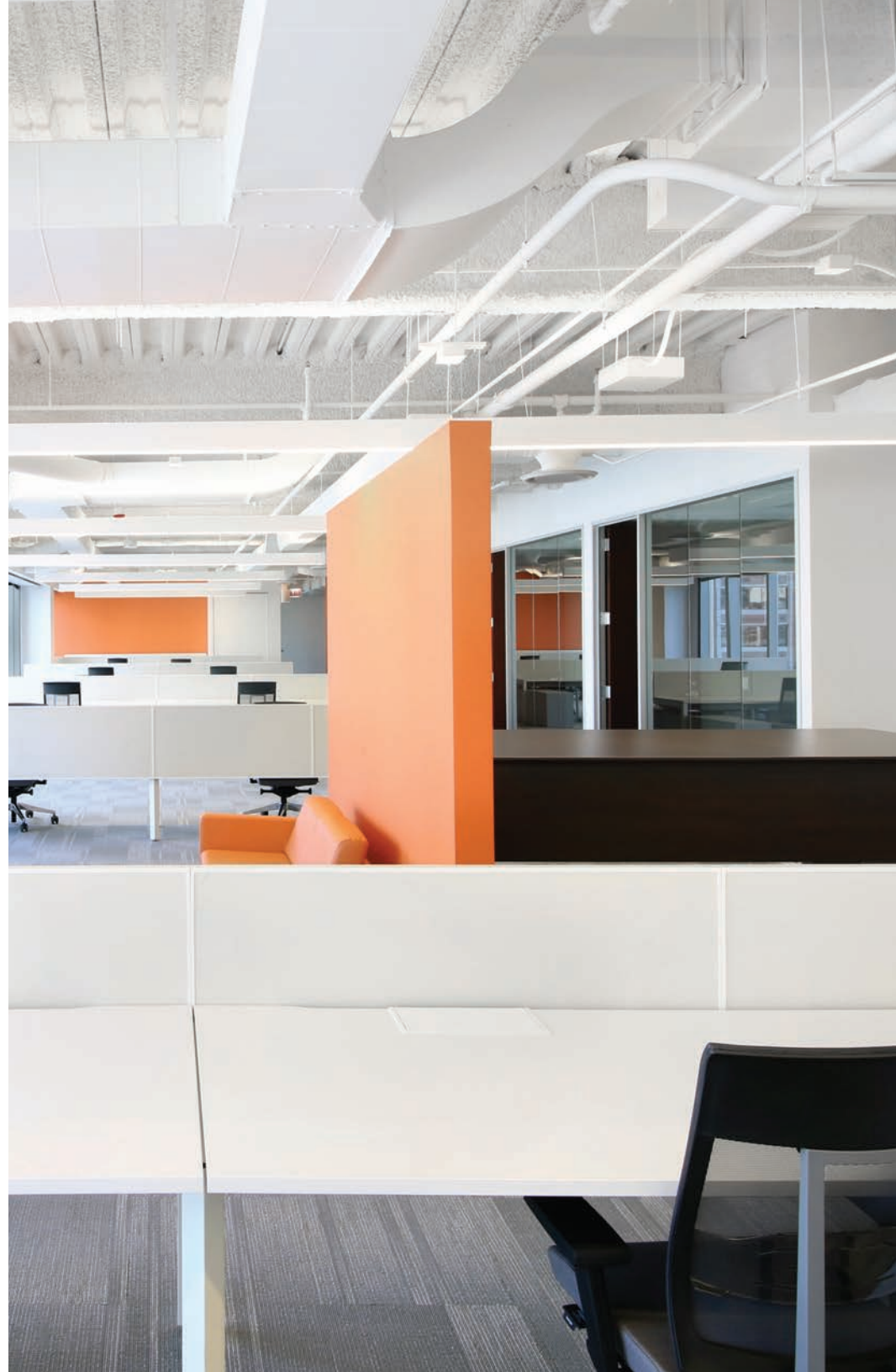
ReadyNow® Offices

CUSTOM- CRAFTED SUITES WORK FOR YOU

READY WHEN YOU ARE

Business changes happen in a moment. When you're growing and need to make a quick transition, our ReadyNow® Offices support you at every step. From fast move-in to flexible and high-quality design, these suites minimize business disruption while inspiring maximum productivity. It's a space that works as hard and smart as you do.

- High-quality, flexible design supports maximum efficiency
- Move-in ready suites minimize business disruption
- Growth-ready spaces fit dynamic needs





ONE NORTH WACKER

Dining

MORE TO SAVOR

ONE NORTH KITCHEN & BAR

From an elegant dining room overlooking vibrant Wacker Drive, enjoy One North Kitchen's award-winning dishes and handcrafted artisanal cocktails. The contemporary American restaurant offers everything from five-course dinners to casual lunch fare, with catering services that bring quality and convenience to you.

Dining Options

- One North Kitchen provides a formal setting for business lunches or elegant evenings
- One North Cafeteria offers quick options for coffee, breakfast, lunch and snacks
- More than 20 world-class restaurants a short walk or ride away
- Outdoor seasonal seating available

ONE NORTH WACKER

Design

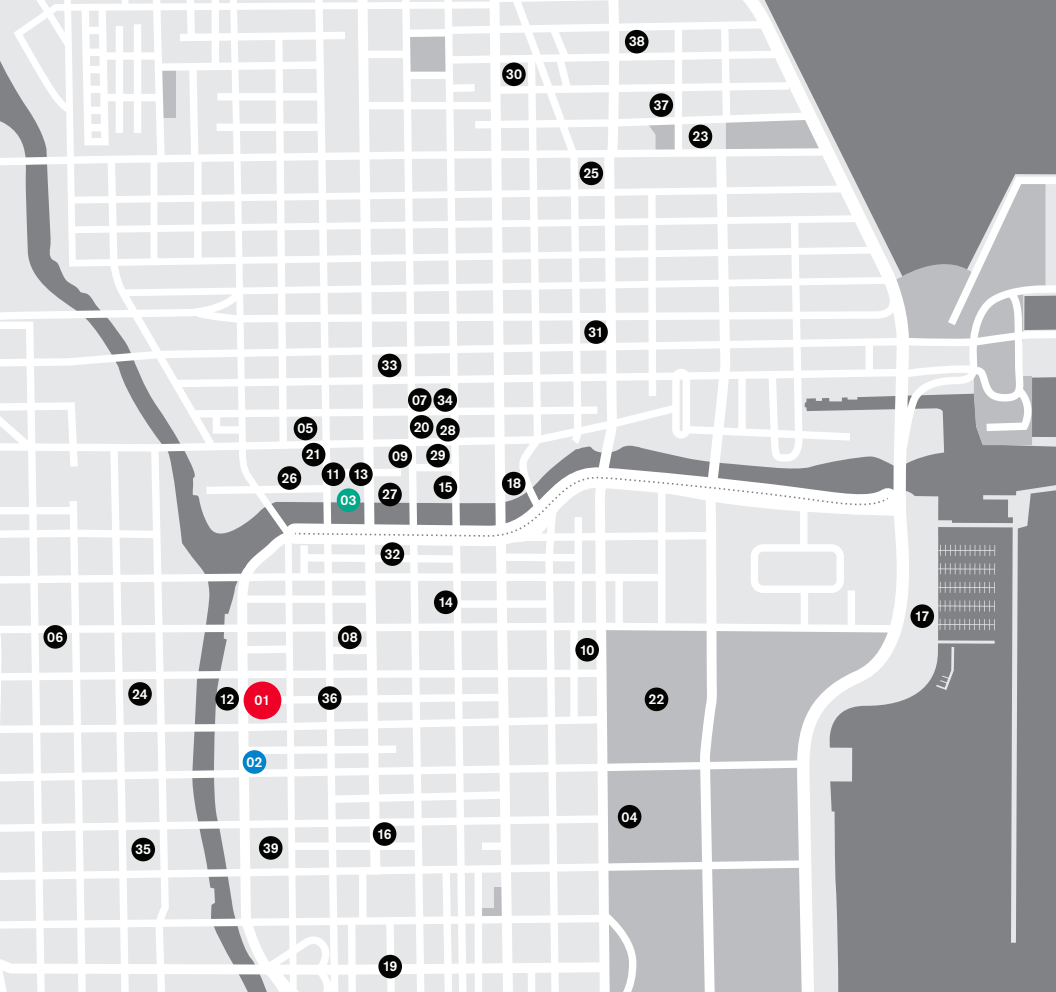
A SKYLINE STANDOUT

ARCHITECTURE AND DESIGN

Your building is a direct reflection of your business—and One North Wacker makes a stunning first impression. Its modern exterior of linen-finish stainless steel and 51 stories of glass adds to Chicago's dramatic skyline. Inside, its lobby stretches 40 feet high and is flooded by natural light from floor-to-ceiling windows and suspended glass panes.

- Iconic architecture features stainless steel and glass
- Impressive exterior makes its mark in the Chicago skyline
- 40-foot-tall ceilings in the natural-lit lobby
- Column-free floor plates support flexible workplace designs





ONE NORTH WACKER

Places

STEPS FROM IT ALL

WORK MEETS LIFE

Stunning views, inspiring workspaces and urban energy converge at One North Wacker, moving you from busy day to eventful evening. With spaces to collaborate, reflect and recharge, the workplace drives productivity and balance while the city’s diverse arts, culture and fine dining fuel ongoing inspiration. This is where work and life come together.

- Located in the heart of the Loop near arts, culture, parks and transportation
- Arts: Civic Opera House, The Art Institute of Chicago, Goodman Theatre
- Culture: Chicago Cultural Center, Printer’s Row, Museum Campus
- Parks: Millennium Park, Grant Park, Lakefront Trail
- Dining: Blackbird, Quartino Ristorante, Wildfire Chicago
- Transportation: Ogilvie Transportation Center, Union Station, the CTA, 90/94 Expressway and the 290 Expressway

The Chicago Collection Properties

- 01 One North Wacker
- 02 71 South Wacker
- 03 300 North LaSalle
- 04 The Art Institute of Chicago
- 05 Bavette’s Bar & Boeuf
- 06 Blackbird Restaurant
- 07 Bub City
- 08 Cadillac Palace Theatre
- 09 Cafe Umbria
- 10 Chicago Cultural Center
- 11 Chicago Cut
- 12 Civic Opera House
- 13 Freshii

- 14 Goodman Theatre
- 15 House of Blues
- 16 JW Marriott
- 17 Lakefront Trail
- 18 The Langham Chicago
- 19 LaSalle Street Station
- 20 Lyfe Kitchen
- 21 Merchandise Mart Plaza/CTA
- 22 Millennium Park
- 23 Museum of Contemporary Art
- 24 Ogilvie Transportation Center
- 25 The Peninsula
- 26 Protein Bar
- 27 River Roast

- 28 RPM Steak
- 29 Sienna Tavern
- 30 Sofitel Hotel
- 31 Soho House
- 32 Soul Cycle
- 33 Sunda
- 34 Three Dots & a Dash
- 35 Union Station
- 36 Washington/Wells CTA
- 37 Watertower
- 38 The Westin Chicago
- 39 Willis (Sears) Tower
- Chicago Riverwalk

FROM THE GROUND UP

A CLOSER LOOK

Details matter, in business and buildings. At One North Wacker, technical considerations are thoughtful and ongoing—focused on making your workspace better and your day more productive. Exceptional today. Even better tomorrow.

CONSTRUCTION

Architect

- Goettsch Partners

Interior Materials

- Blue Orissa granite
- White Samba granite pavers
- White Carrara marble accents
- Grey Tapestry granite

Exterior Materials

- Stainless steel
- Floor-to-ceiling glass
- Low-E Exterior Glass

CAPACITY

Square Footage

- 1.4 million square feet

Number of Floors

- 51 stories

Building Height

- 653 feet

Ceiling Height

- Floor-to-ceiling: 9 feet
- Slab-to-slab: 12 feet, 6 inches

Column-free Floor Plates

- Lorem Ipsum

Floor Load

- 100-125 pounds/foot

CONSIDERATIONS

Parking

- 2-level enclosed parking
- 210 stalls

Elevators

- 24 passenger elevators
- 2 parking garage elevators
- 2 freight elevators
- 2 escalators

Electrical

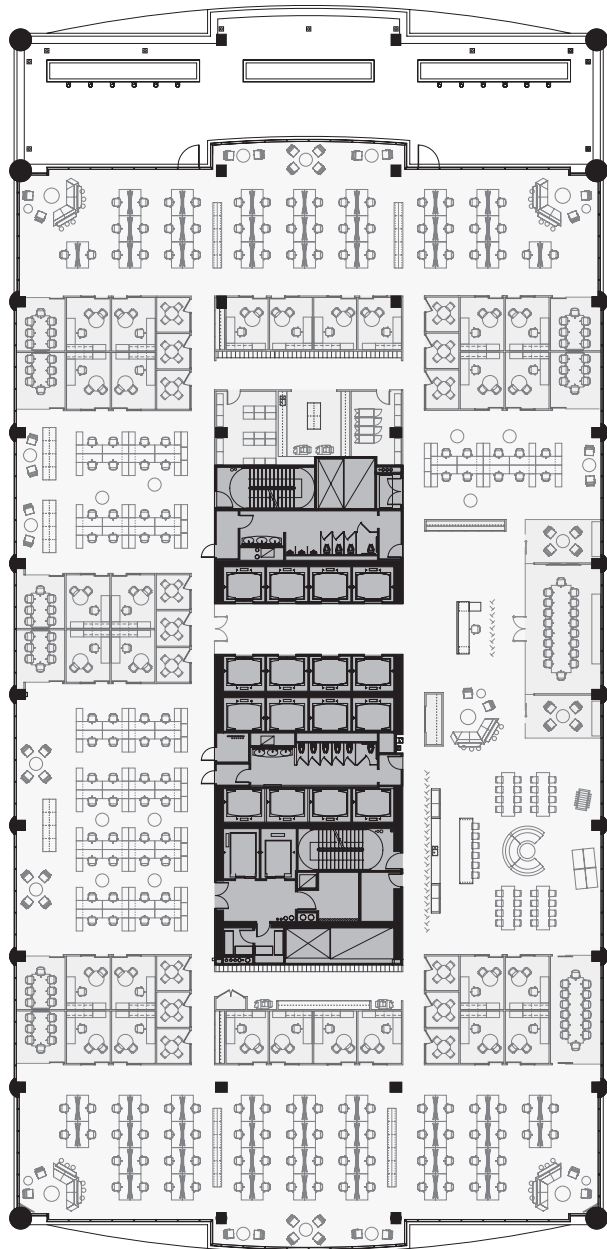
- Triple ComEd feeds
- Standard 6 watts/RSF, expandable to 10 watts/RSF
- 1,000KW diesel emergency generator

Security

- Card access system
- Surveillance cameras
- Security center staffed 24/7



SPACE TO CREATE



OPEN FLOOR PLAN

As the way we work continues to change, so do the spaces we work in. With the open floor plan, a column-free design lets you customize an office that's just right for your business. Here, you're free to move, create and collaborate the way you need to.

- Capacity: 248
- Column-free floors allow for flexible, versatile design
- Adapt your space to fit changing business needs



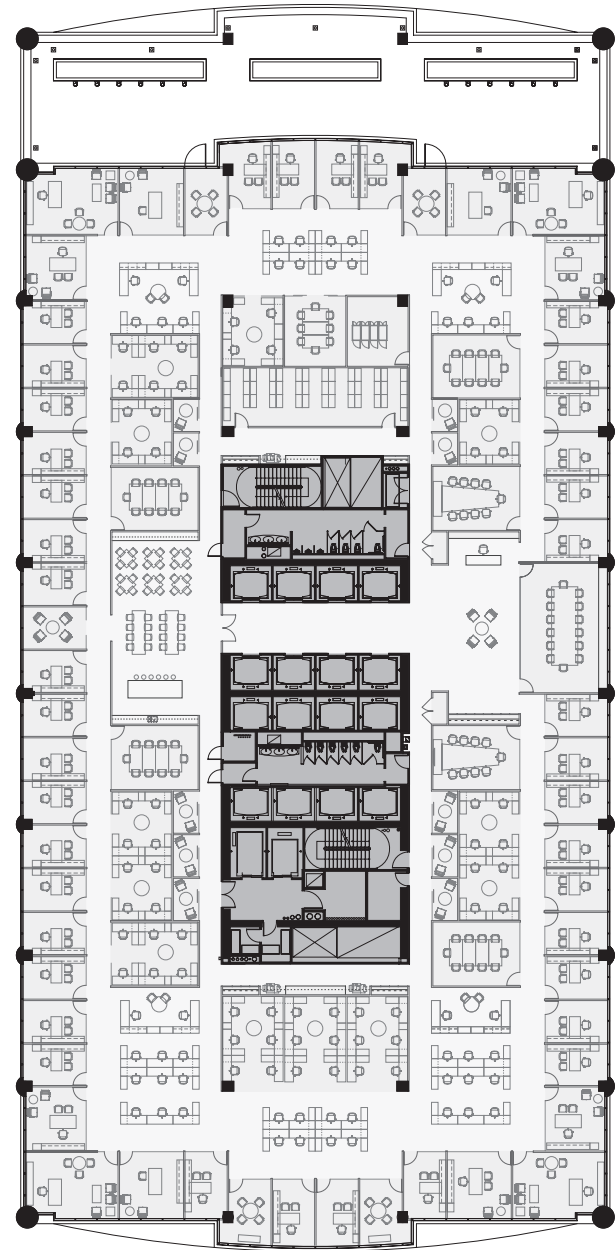
OPEN FLOOR PLAN

PRODUCTIVITY TAKES SHAPE

TRADITIONAL FLOOR PLAN

Our traditional floor plan accounts for everything your business needs and more: conference rooms, private offices, gathering areas and collaborative spaces—plus sweeping city views.

- Capacity: 192
- Individual workspaces optimize employee focus
- Conference rooms and gathering spaces encourage collaboration





1.4 **20**⁺
MILLION SQUARE FEET TO
MAKE YOUR MARK
AWARD-WINNING RESTAURANTS
A SHORT RIDE AWAY

51
STORIES WITH
FLOOR-TO-CEILING WINDOWS

30 **23**
THOUSAND PEOPLE LOOKING UP
AT YOU EVERY DAY
STEPS AWAY FROM DIVERSE
ARTS AND CULTURE

**WE'RE HERE TO
MAKE SURE YOUR DAY
MOVES
SMOOTHLY.
EXPECT SPEED AND
PROFESSIONALISM FOR ANY
ISSUE YOU MIGHT HAVE.**

**TOM IRVINE, SENIOR PROPERTY MANGER,
ONE NORTH WACKER**

OUR MISSION IS YOUR VISION

DYNAMIC TEAMS

We are passionate about your success—that's why we invest in extraordinary people to handle your onsite needs. From everyday fixes to heavy lifts, our attentive customer service teams anticipate the unique needs of your organization, providing immediate and uninterrupted support that lets you stay focused on business.

- Team of attentive onsite experts with fast response times
- Readily accessible by phone or email
- Take a preventive and proactive maintenance approach to seamlessly resolve issues
- Have a passion for exceeding expectations

THE IRVINE COMPANY

Since 1864, we've worked hard to make a name for ourselves—one that stands for trust, quality and dedicated partnership—across 500-plus properties in California. Now, we're ready to do the same in Chicago. We've found that success hinges on long-term ownership and improvement. That's why we stay, invest and reinvest in our buildings—always have, always will. The longer you're here, the more advantages you'll gain.

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