

FOR LEASE

214

S. WABASH AVE.

EAST LOOP

BOUTIQUE BUILDING WITH A BIG PRESENCE



**cawley**  
CHICAGO

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NOW AVAILABLE

SUITE 400 – 4,871 RSF

FULL FLOOR

HIGH END BUILDOUT

\$22.00 GROSS PSF

MOVE-IN READY



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## OPPORTUNITY HIGHLIGHTS

- Top Full Floor of Boutique Office Building
- New Passenger Elevator With Direct Access into Suite
- Two Finished Stairwells With Direct Suite Access
- CTA Station Directly Outside Of Building Offering Branding Exposure to 7,500 Daily Station Entries
- East Loop - Chicago's Historic Downtown Core
- Wabash Ave is Central to Dining, Entertainment, Culture, Parks and Recreation
- Multiple Parking Options within 2 Block Radius
- Immediate Access to Lake Shore Dr & Interstate
- Walking Distance to Multiple CTA, Metra & Bus Stations
- One Block from Michigan Ave Culture and Commerce & State St Retail
- On Doorsteps of Multiple Higher Education Institutions



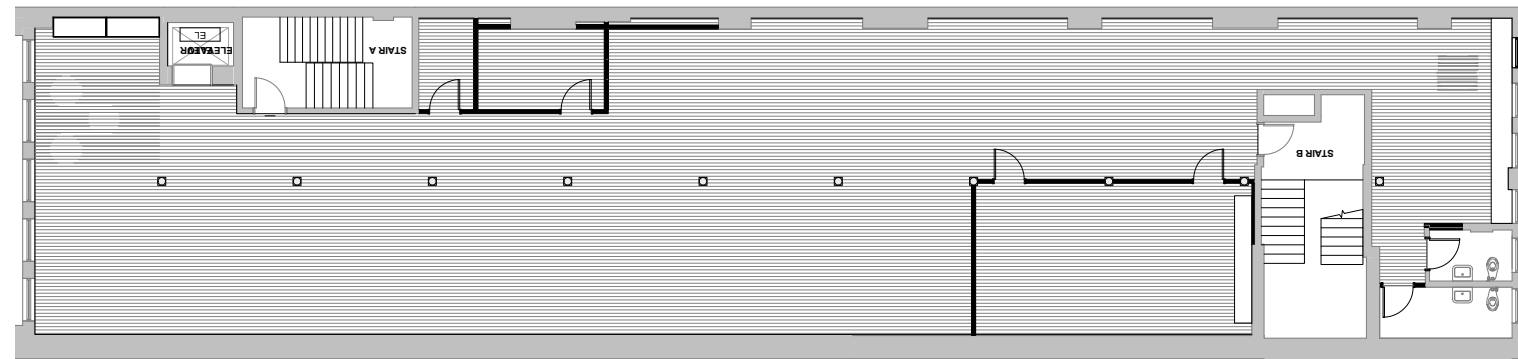
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## S. WABASH AVE.

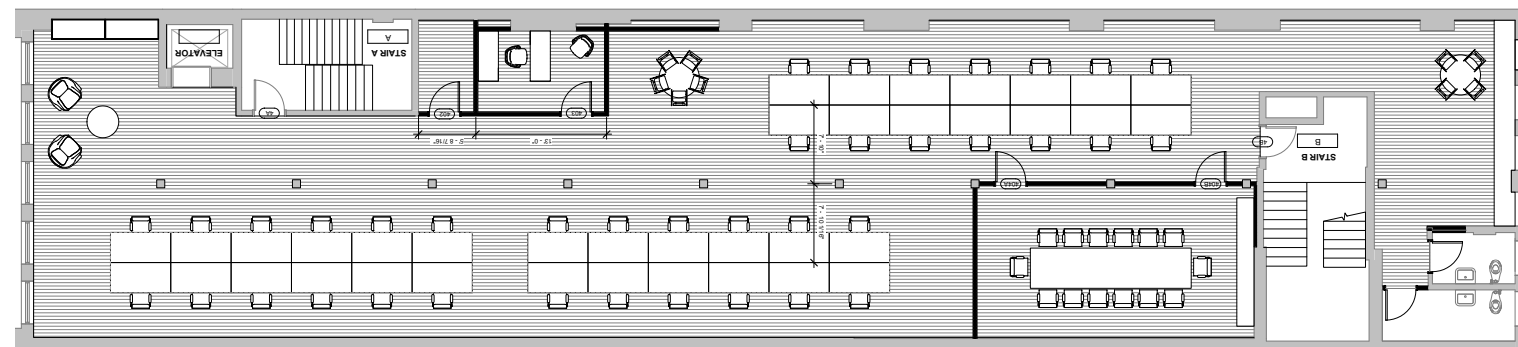
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### SUITE 400 - AS BUILT PLAN



### CONCEPTUAL SPACE PLAN



### SPACE FEATURES

- New High End Build Out with Glass Rooms, Hardwood Floors, New Appliances
- Abundance of Natural Light
- Window Line on East and West Sides of Suite
- Open Layout with Efficient Floor Plate
- Generous Column Spacing Allows for Flexible Plan Layout
- 1 Private Office, 1 Exec Conference Room
- Full Kitchen & Break Room
- 2 Private Restrooms
- Dual-Zoned Climate Control
- 12'9" Lofted Ceilings
- Direct Access into Suite Via Passenger Elevator & Two Finished Stairwells
- Pre-Wired
- Ample Storage/Closet Space

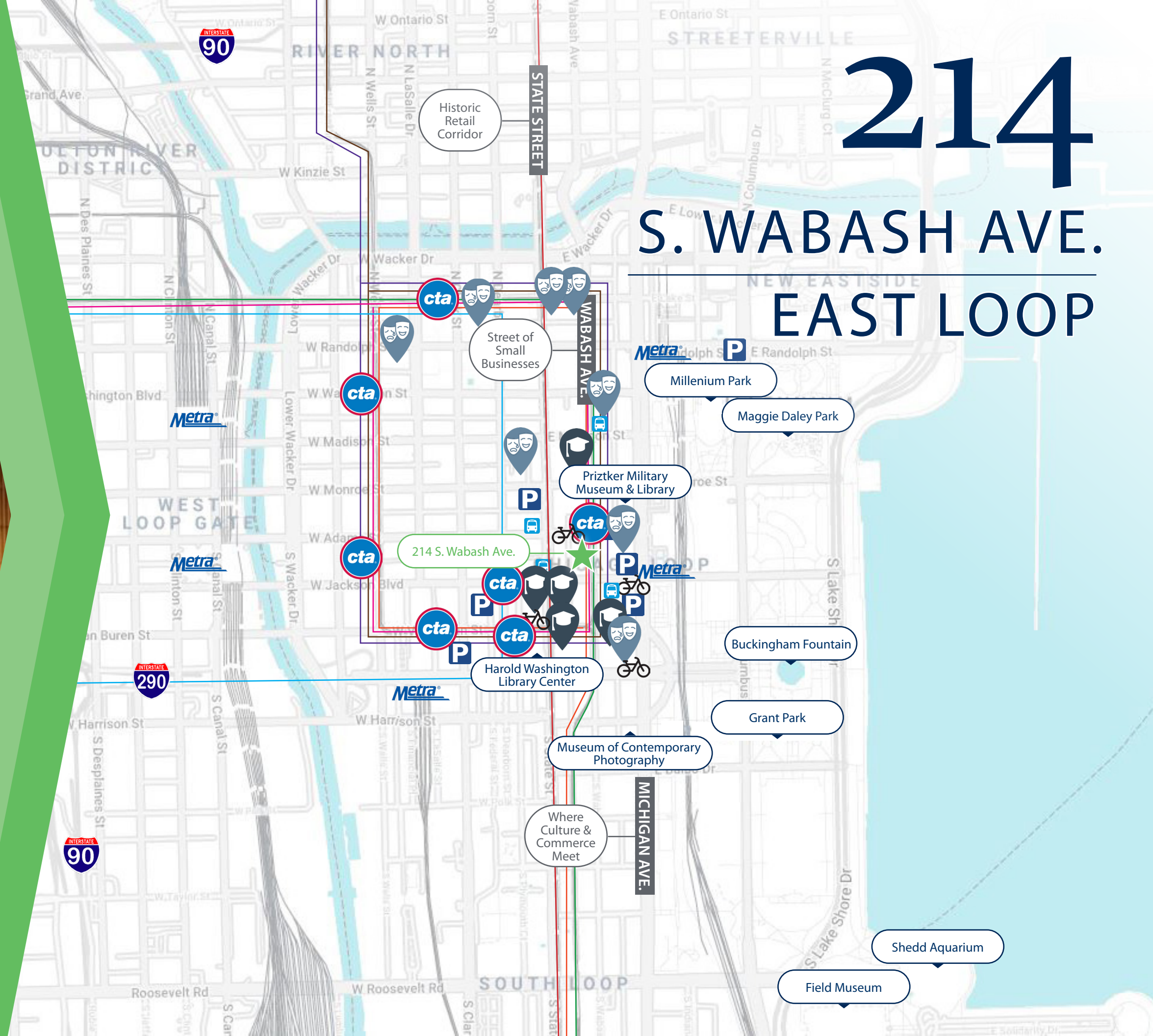


[VIEW VIRTUAL TOUR](#)



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