

77 WEST WACKER



Timelessly Modern

RBA

959,258 SF

Typical Floor

22,400 SF

Available Square Feet

500,391 SF

Max Contiguous

152,612 SF

77 West Wacker is a shining example of modern classicism, standing boldly on the riverfront. Designer Ricardo Bofill of Barcelona and Chicago architect James DeStefano joined forces, combining noble materials with classical details, to yield a timelessly modern space. With its silver, reflective exterior and colonnades and pediments inspired by the architecture of ancient Greece and Rome – this 50-story office tower permeates the Chicago skyline. Enter the lobby, and you're greeted by 42-foot ceilings, Mediterranean marble, an abundance of natural light, and stunning works of art. By night, the building is illuminated through a design by Pierre Arnaud, who also lit the Parthenon in Athens and the Pyramids in Egypt. To top it off, 77 West Wacker is thoroughly fit for the modern tenant. It's centrally located and just steps away from the Riverwalk, an abundance of transit options, and an array of quality dining and entertainment possibilities.



Three Lawyers and a Judge
Xavier Corbero

**THE LOBBY'S 42-FOOT CEILINGS
DELIVER A MONUMENTAL
SPACE WITH MEDITERRANEAN
MARBLES, REFLECTING POOL,
AND STUNNING WORKS OF ART.**



Big Eyelids
Antoni Tapies

Building Amenities

77 West Wacker delivers work, wellness, and convenience in a timelessly modern design.

The 8,000 SF conference space and hospitality lounge offer 30' high ceilings, soft seating, a fireplace, an outdoor plaza, and private mezzanine level meeting rooms. An on-site concierge is available for tenant event planning and corporate services.

The 12,000 sf full-service fitness center is complete with a basketball court, rejuvenating saunas, an aerobics studio, and physical therapy.

77 West Wacker offers convenience through a 42 space heated executive lower level and 1,200 parking spaces at an adjacent garage, alongside a secured bicycle storage room and a fix station. Additionally, there's a full-service restaurant and bar located right in the lobby of the building offering sit-down, carry-out, catering services, and al fresco dining with a private outdoor terrace.



The Iridium Center
Located on the first floor



Fitness Center
Located on the mezzanine level

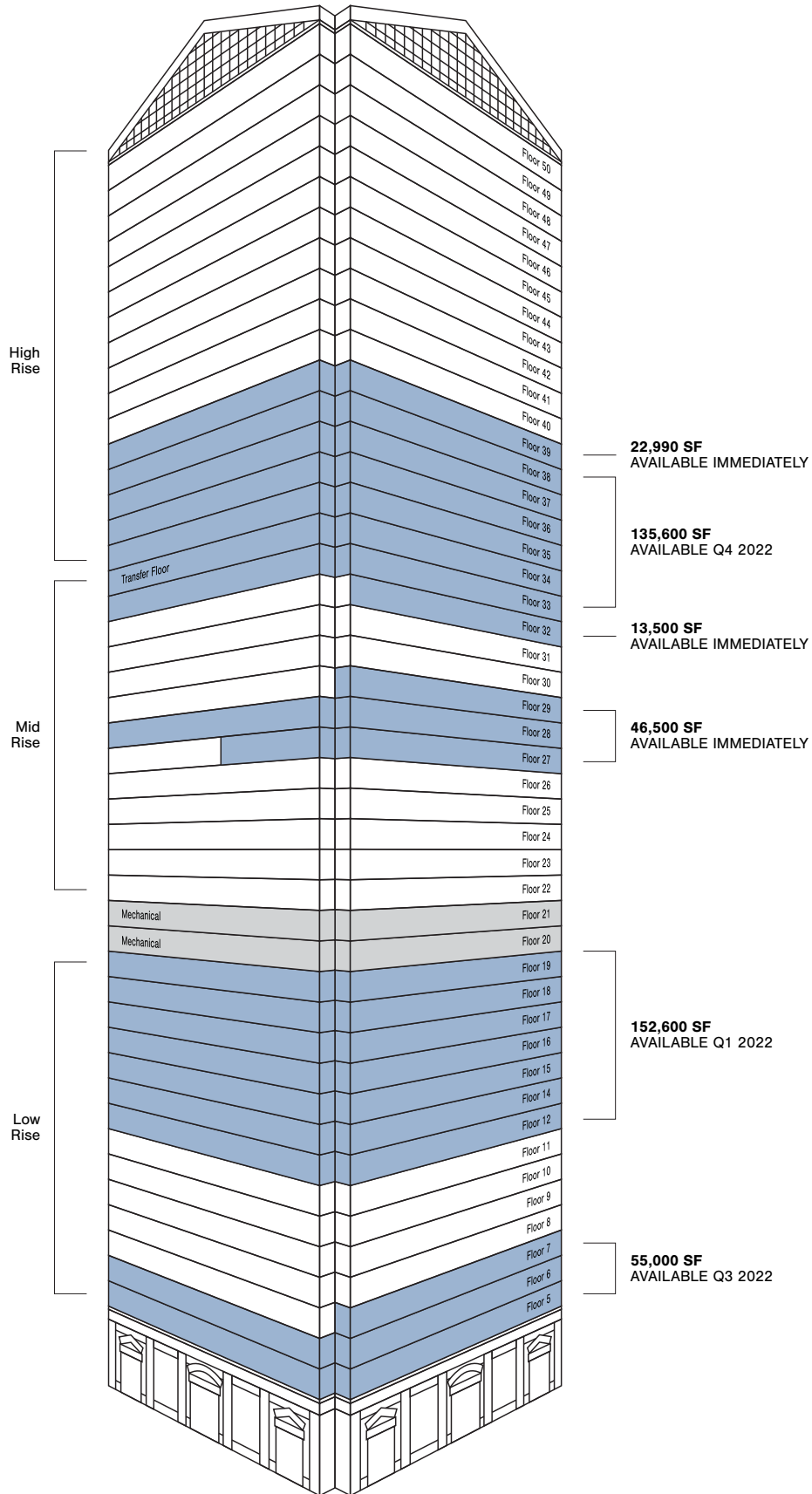


The Iridium Center
Located on the first floor



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OPEN CONCEPT

22,700 SF



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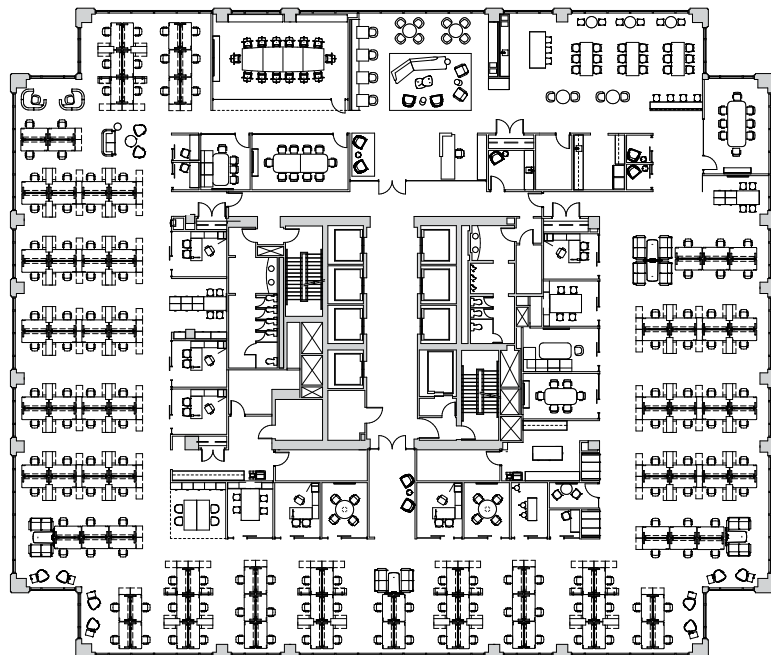


77 West Wacker's open floorplan is perfect for when collaboration is the key to success.

- 94 workstations
- 6 private offices
- 52 benching seats
- 6 conference rooms
- 4 huddle rooms
- 6 phone rooms

The ideal infrastructure for synergetic creativity.

152 people & 149 RSF/PP as planned.



HYBRID CONCEPT

22,700 SF



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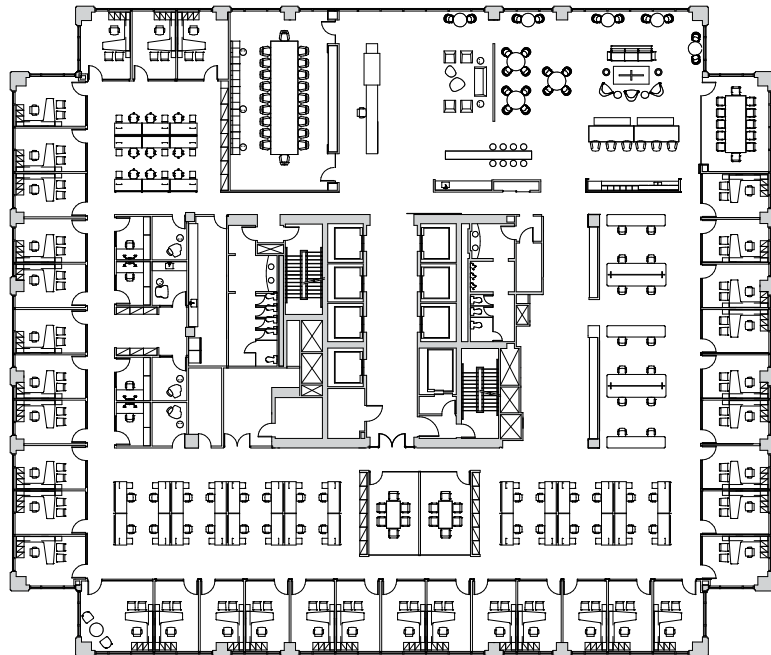


The contemporary tenant will feel right at home in 77 West Wacker's hybrid Floorplan.

- 36 private offices
- 37 workstation
- 18 benching seats,
- 4 conference rooms
- 3 phone rooms

Employees can both join forces and work solo with ease.

91 people & 249 SF/PP as planned



PRIVATE CONCEPT

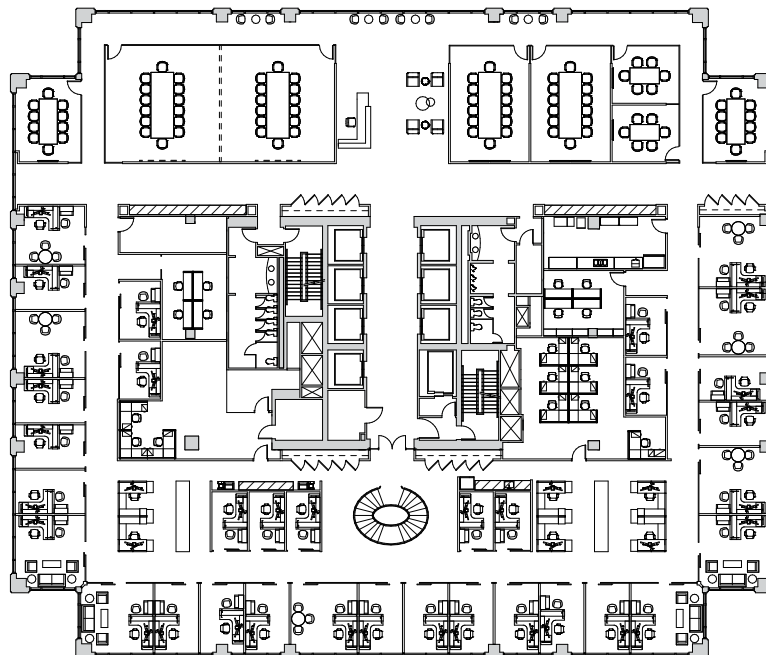
22,700 SF





77 West Wacker's private concept modernizes the traditional floor plan.

- Executive reception
- Conference suites
- 34 private offices
- 16 workstations
- Internal staircase to privately connect to multiple floors.



Building Specifications

Structure

Concrete shear core with a steel frame perimeter column.

Floor Loading

50 lbs. of live load PSF and 20 lbs. of partition load PSF.
Additionally, 150 lbs. PSF immediately adjacent to the core.

Floor Plan Design

Eight corners surround a compact floor with a 5-foot planning module and 45' lease spans.

Windows

6.5' x 5'

Substantial glass on Wacker Drive enhance the views, which are almost completely unobstructed on all sides.

Ceiling Height

13 Feet Unfinished

9 Feet Finished



Typical Full Floor Vacancy

Central variable air volume system



Elevators

Destination dispatch with enhanced security access system 3 banks, 19 cars, 4 hydraulic passenger elevators and 6,000-pound capacity freight elevator.

Heating, Ventilating, And Air Conditioning

Central variable air volume system with fan powered boxes at approximately one per 1,000 SF. Direct digital controls and a centralized web-based building automation system.

Electrical

5 watts PSF

Virtually unlimited capacity available for special uses.

Distributed Antenna System

In-building DAS network supports multiple carriers and wireless services.

Sustainability





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