



145

SOUTH
WELLS

SERIOUS FUN

SERIOUS BUSINESS

UNIQUELY CONCRETE

145 S Wells is the Loop's premier boutique, concrete loft office with modern design and character — from the lobby to the rooftop.

With a focus on hospitality, well-being, and connection, 145 S Wells is designed to support all aspects of your workday from engaged community to increased productivity.

PROPERTY SIZE

210,318 RSF
including 3,734 RSF retail

LEVELS

20 floors — including lobby, parking, 17 floors of office, and a 20th floor amenity lounge and outdoor terrace

FLOORPLATE SIZE

11,438 - 12,706 RSF

SLAB-TO-SLAB HEIGHT

12' concrete ceilings

ARCHITECT

Thomas Roszak Architecture

DEVELOPER

Moceri + Roszak

FEATURES

Opportunity to move quickly into a brand new spec suite, or customize your space to best fit your team's needs

Efficient floorplates with flexible solutions so your entire team can be together on one floor all your own

Touchless building entry

Cardkey elevators to your floor

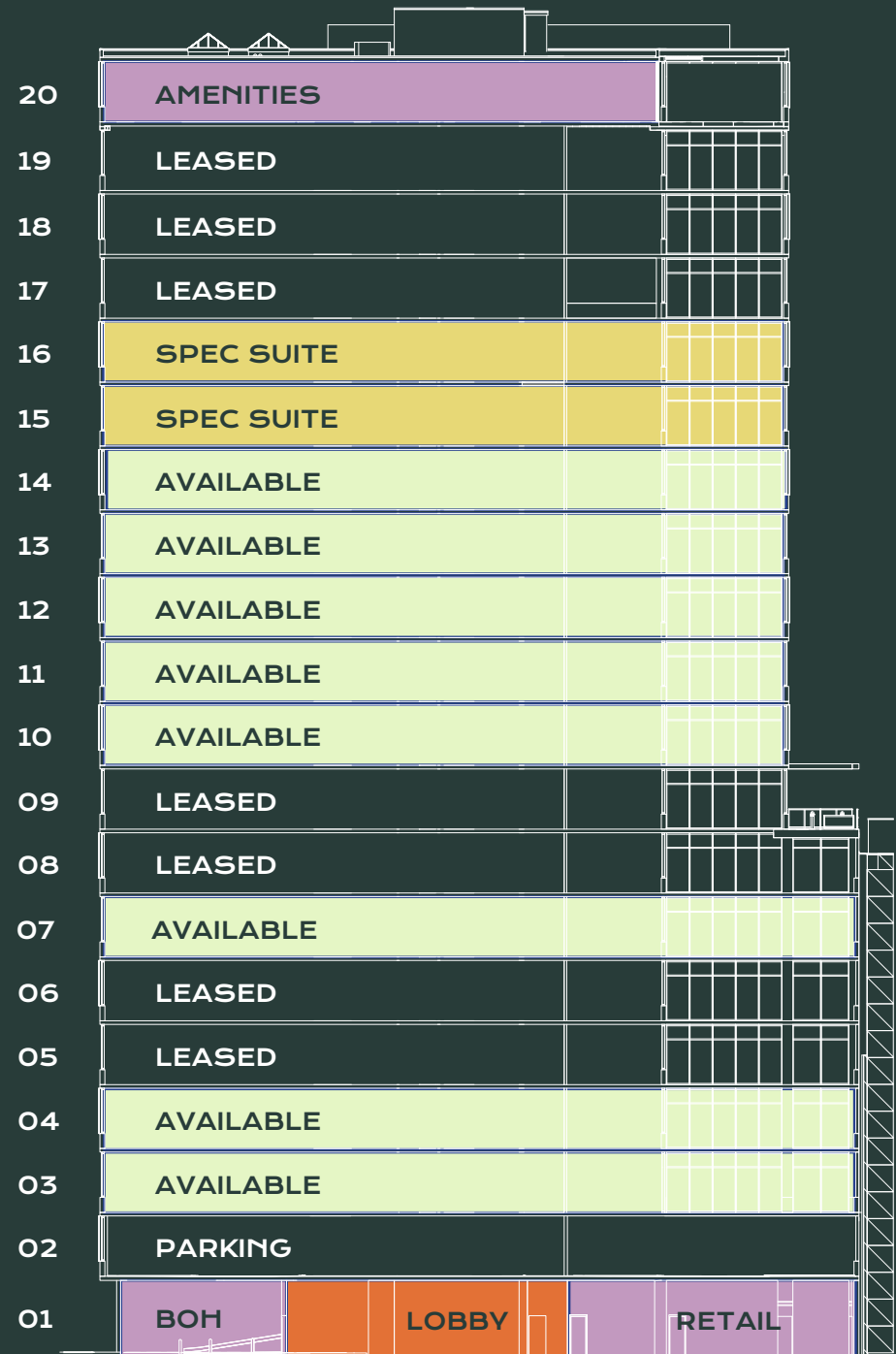
24-stall executive parking garage with direct access to tenant floors

Close to expressways and additional parking

Immediate access to the L at the Quincy/Wells station

Superior HVAC ionizers

LEED Gold certification

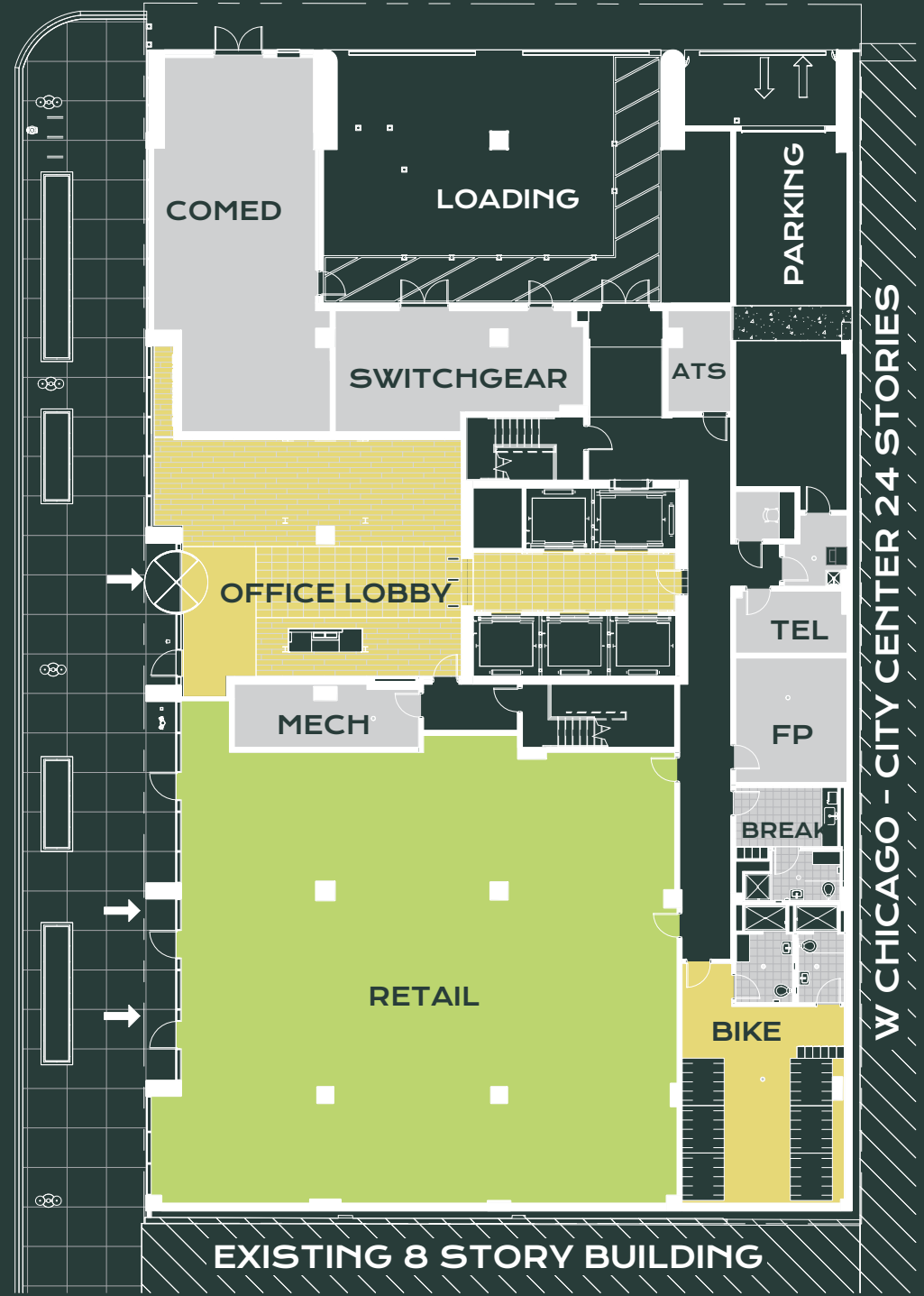


GROUND FLOOR
LOBBY



GROUND FLOOR
FLOOR PLAN

S. WELLS ST



W CHICAGO - CITY CENTER 24 STORIES

AMENITIES
TERRACE LOUNGE



AMENITIES

UNAPOLOGETICALLY COOL

The **creativity and community** at 145 S Wells extends to the **20th floor amenity lounge** and out onto the rooftop terrace, including:

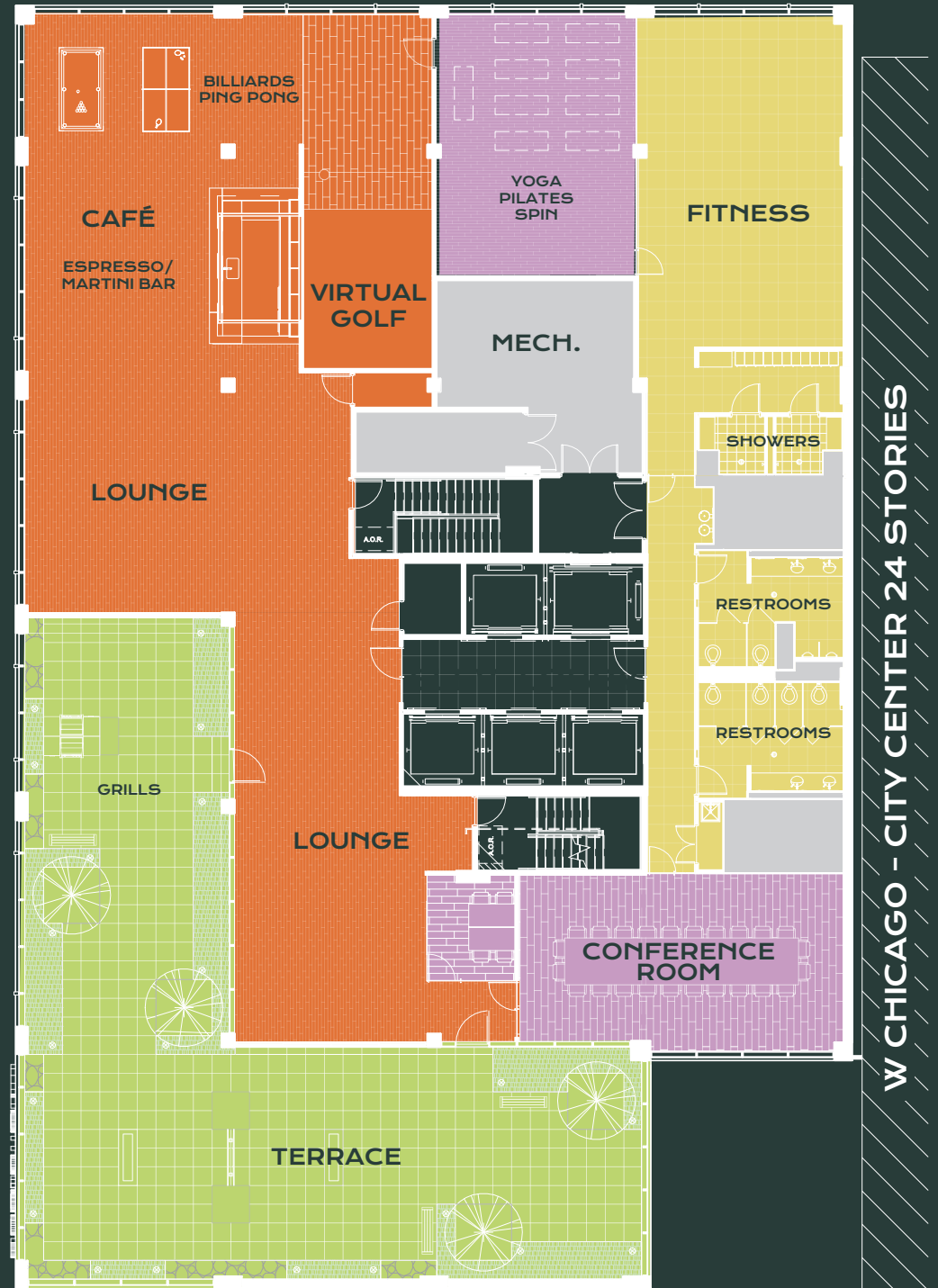
Outdoor terrace lounge with grills, fire pit, & green space

Golf simulator

Fitness center with a **yoga, pilates,** and **spin studio**

Café and bar serving coffee/espresso and alcoholic beverages

Conference center



AMENITIES



LOUNGE



TERRACE LOUNGE



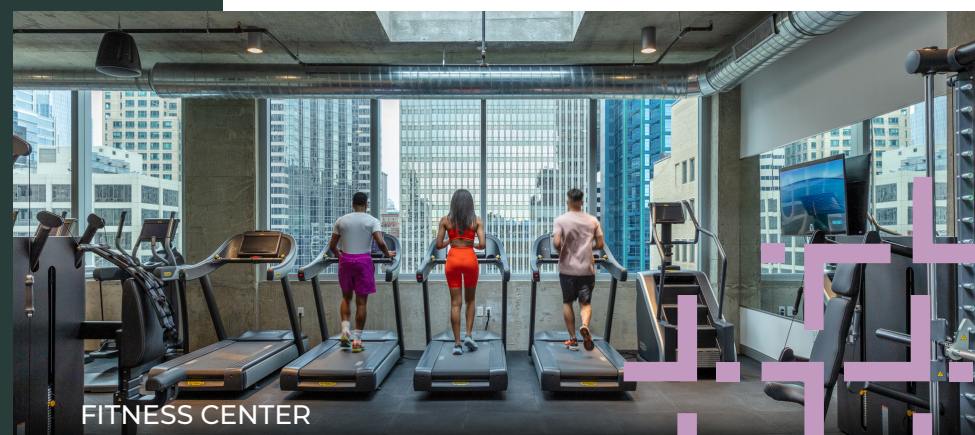
VIRTUAL GOLF



CONFERENCE ROOM



SOCIAL SPACES

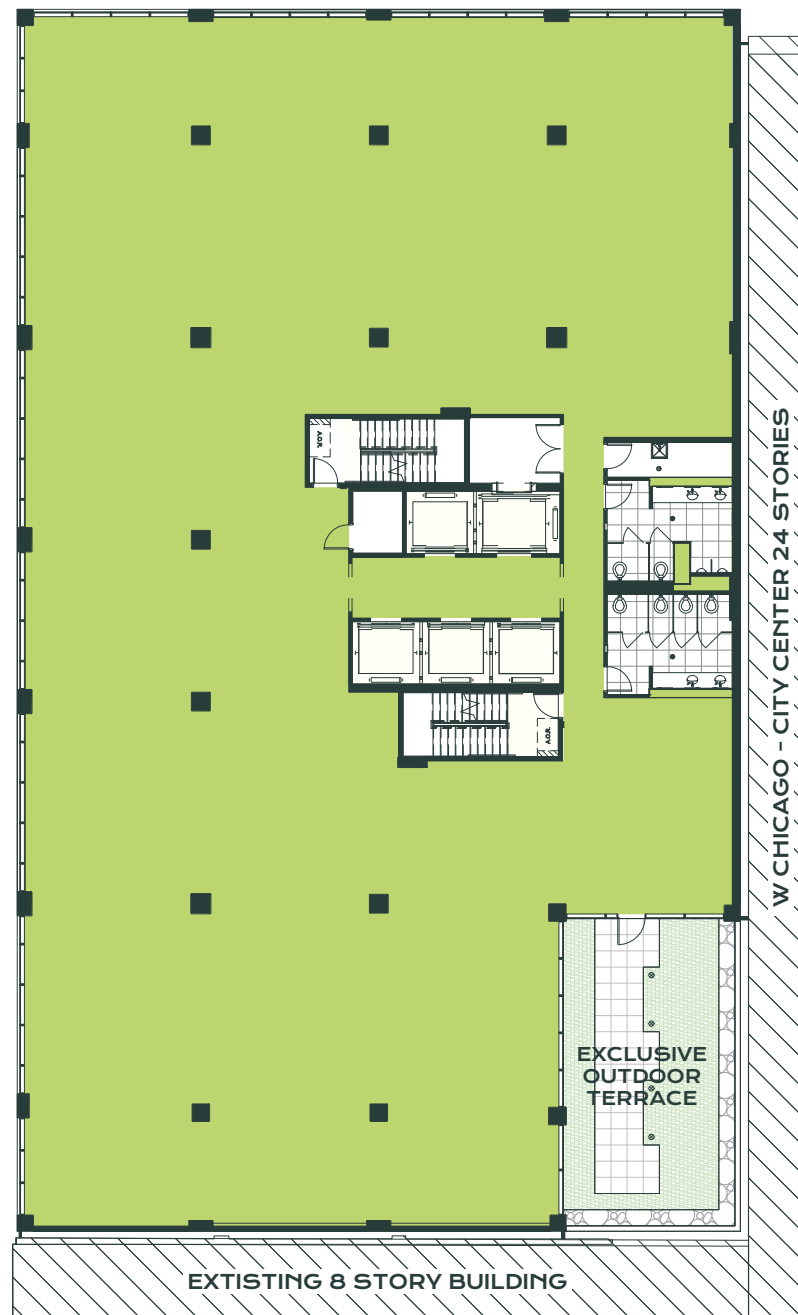


FITNESS CENTER

OFFICE FLOORPLANS

FLOOR
3

12,706 RSF



OFFICE FLOORPLANS

FLOOR
4

12,887 RSF

145
SOUTH
WELLS



OFFICE FLOORPLANS

FLOOR
7

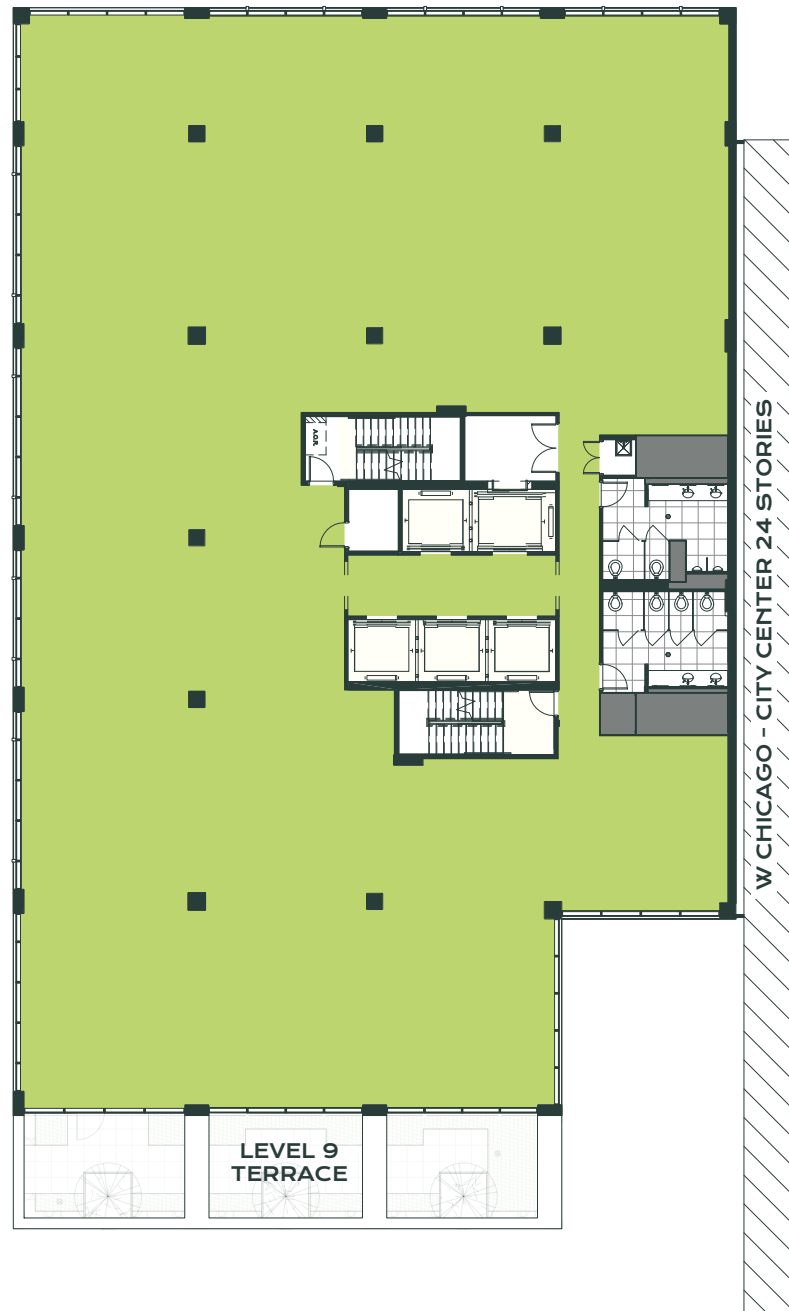
12,841 RSF



OFFICE FLOORPLANS

FLOORS 10-14

11,438 to 11,534 RSF



OFFICE FLOORPLANS
SPEC SUITES



OFFICE FLOORPLANS

SPEC SUITE 1500

11,584 RSF

Personnel

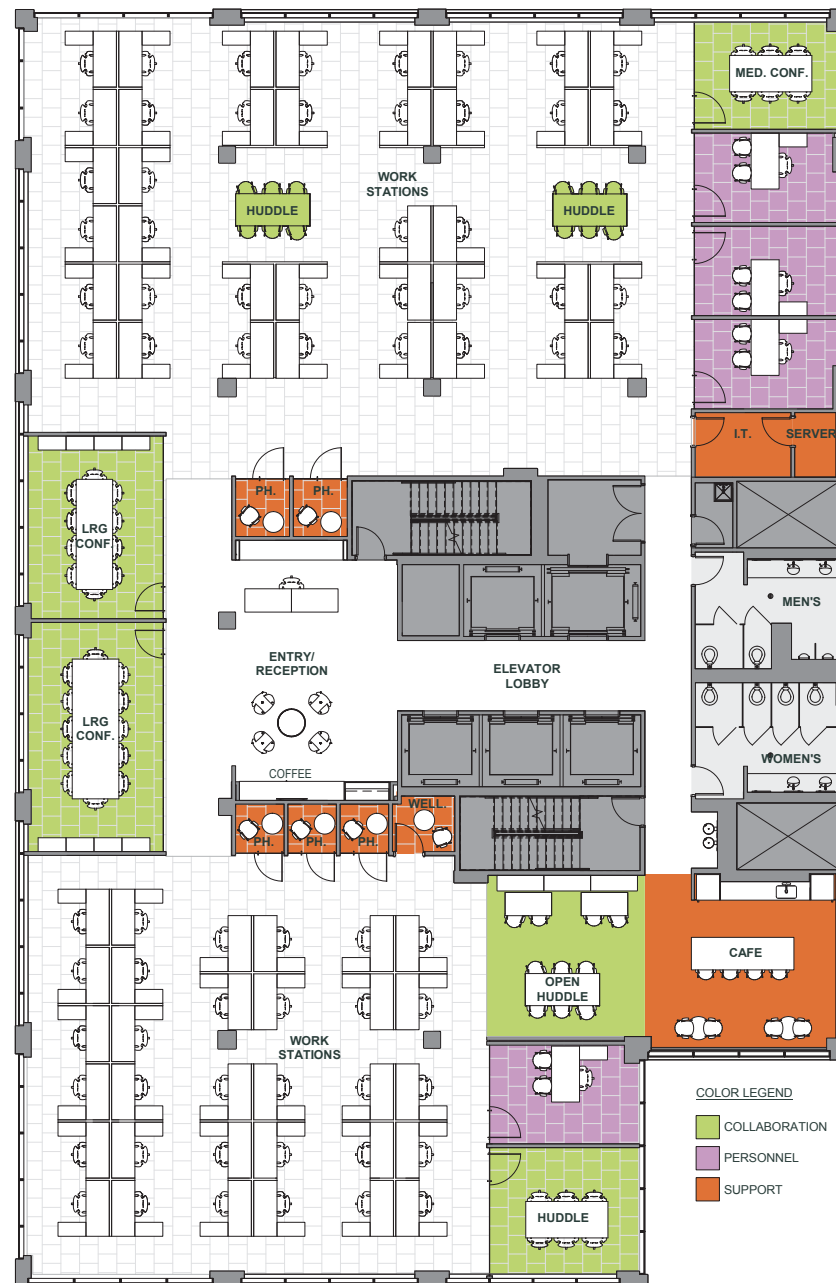
Office	4
Workstations	70
Reception	1

Collaboration Areas

Boardroom <i>seats 12</i>	1
Large conference <i>seats 10</i>	1
Medium conference <i>seats 6</i>	2
Open huddle	3

Support Areas

Phone room	5
Wellness room	1
Café	1
Coffee bar	1
Copy/print	1
Coats	1
IDF	1
Storage	1



OFFICE FLOORPLANS

SPEC SUITE 1601

6,406 RSF

Personnel

Office	9
Workstations	16
Reception	1

Collaboration Areas

Large conference <i>seats 10</i>	1
Medium conference <i>seats 6</i>	2
Huddle <i>seats 4</i>	2

Support Areas

Wellness room	1
Café	1
Coffee bar	1
Copy/print	1
Coats	1
IDF	1
Storage	1



OFFICE FLOORPLANS

SPEC SUITE 1602

5,178 RSF

Personnel

Office/huddle	1
Workstations	30
Reception	1

Collaboration Areas

Large conference <i>seats 10</i>	1
Huddle <i>seats 6</i>	1
Open huddle	2

Support Areas

Phone room	3
Wellness room	1
Café	1
Coffee bar	1
Copy/print	1
Coats	1
IDF	1
Storage	1



CONCEPTUAL TEST FITS

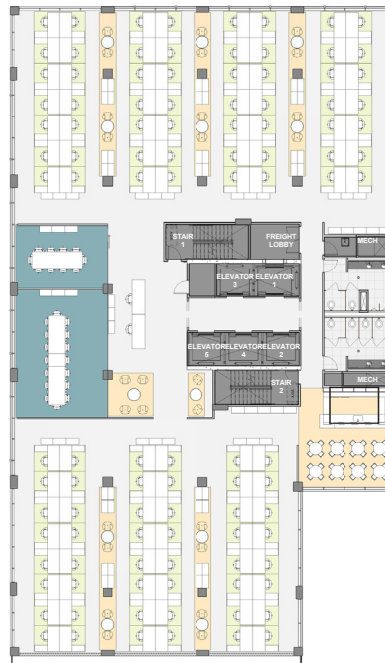
FLOORS 3-8 MIXED OFFICE



12,609 – 12,653 RSF

Total Offices	47
Perimeter offices	25
Interior offices	22
Conference rooms	3

FLOORS 3-8 OPEN 6X6 WORKSTATIONS



12,609 – 12,653 RSF

Workstations	104
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FLOORS 10-19 MIXED OFFICE



12,609 – 12,653 RSF

Total Offices	41
Perimeter offices	24
Interior offices	17
Conference rooms	3

CONCEPTUAL TEST FITS

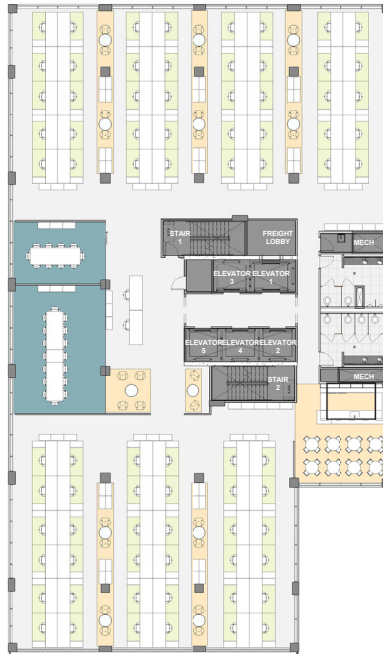
FLOORS 3-8 OFFICE



12,609 – 12,653 RSF

Total Offices	48
Perimeter offices	27
Interior offices	21
Conference rooms	3

FLOORS 3-8 OPEN 6X8 WORKSTATIONS



12,609 – 12,653 RSF

Workstations	76
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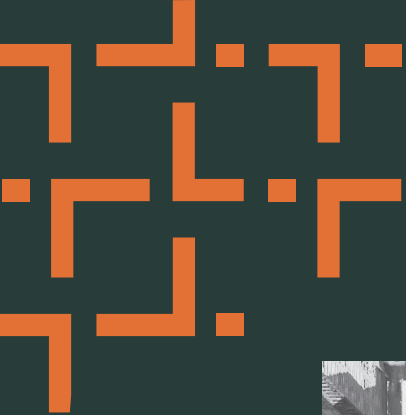
FLOORS 10-19 OFFICE



11,438 – 11,534 RSF

Total Offices	43
Perimeter offices	25
Interior offices	18
Conference rooms	2





NEARBY

SPONTANEOUSLY
PLANNED



GET IN TOUCH

LEASING

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