



— 55 —
FIFTY-FIVE EAST MONROE



Evolved Vibrant Amenitized Convenient



— 55 —
FIFTY-FIVE EAST MONROE
www.55EMonroe.com



FEEL THE 24-7 ENERGY OF CHICAGO'S Most Bustling Neighborhood

55
FIFTY-FIVE EAST MONROE

Where the Action is

Enjoy the benefits of officing in this great Loop building. 55 East Monroe boasts excellent accessibility - proximate to all major train stations and located along a variety of CTA bus routes. 47,000 square-foot divisible floorplates can accommodate a wide variety of space planning and technological needs. With parking, a 20,000 square-foot food court, a bank, sundries store, post office and other conveniences right inside, taking care of business is a snap.

Beyond the everyday nine to five, 55 East Monroe is just steps away from a multitude of exciting Chicago attractions and destinations. Choose from top-notch restaurants, visit cultural venues and stroll amongst the beauty of nearby Millennium and Grant parks. 55 East Monroe puts you in the heart of all the things that make working, living and playing in Chicago so special.



OFFICE LEASING BY:
 **GLENSTAR**

Christian A. Domin
312-212-5321
cdomin@glenstar.com

Chaun Sweet
312-605-9183
csweet@glenstar.com

55Monroe.com

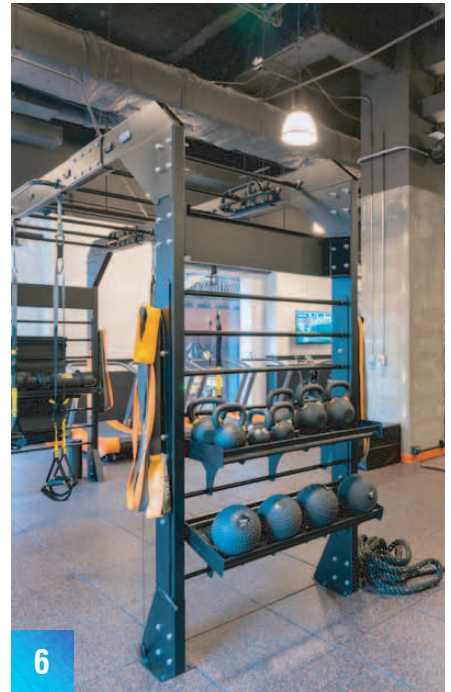
YOU'LL FIND EVERYTHING YOU NEED
For Your Active Lifestyle



Where the Amenities are

55 East Monroe Building Amenities Include:

- Parking for 700 cars
- Forum55 - Extensive 20,000 sf, 454-seat food hall [4 and 5]
- 55 FIT Fitness Center [1 and 6]
- CVS Pharmacy
- Federal Express / Kinko's Store, DHL, UPS
- Palmer House Hilton across the street
- Expansive Video Conference Center [2]
- Nilly Café
- Chase Bank full service branch facility
- Shoe Shine and Repair
- Concierge Service
- In-Building Postal Station
- Fiber Optic Network
- Bike Storage Room w>Showers and Towel Service [3]



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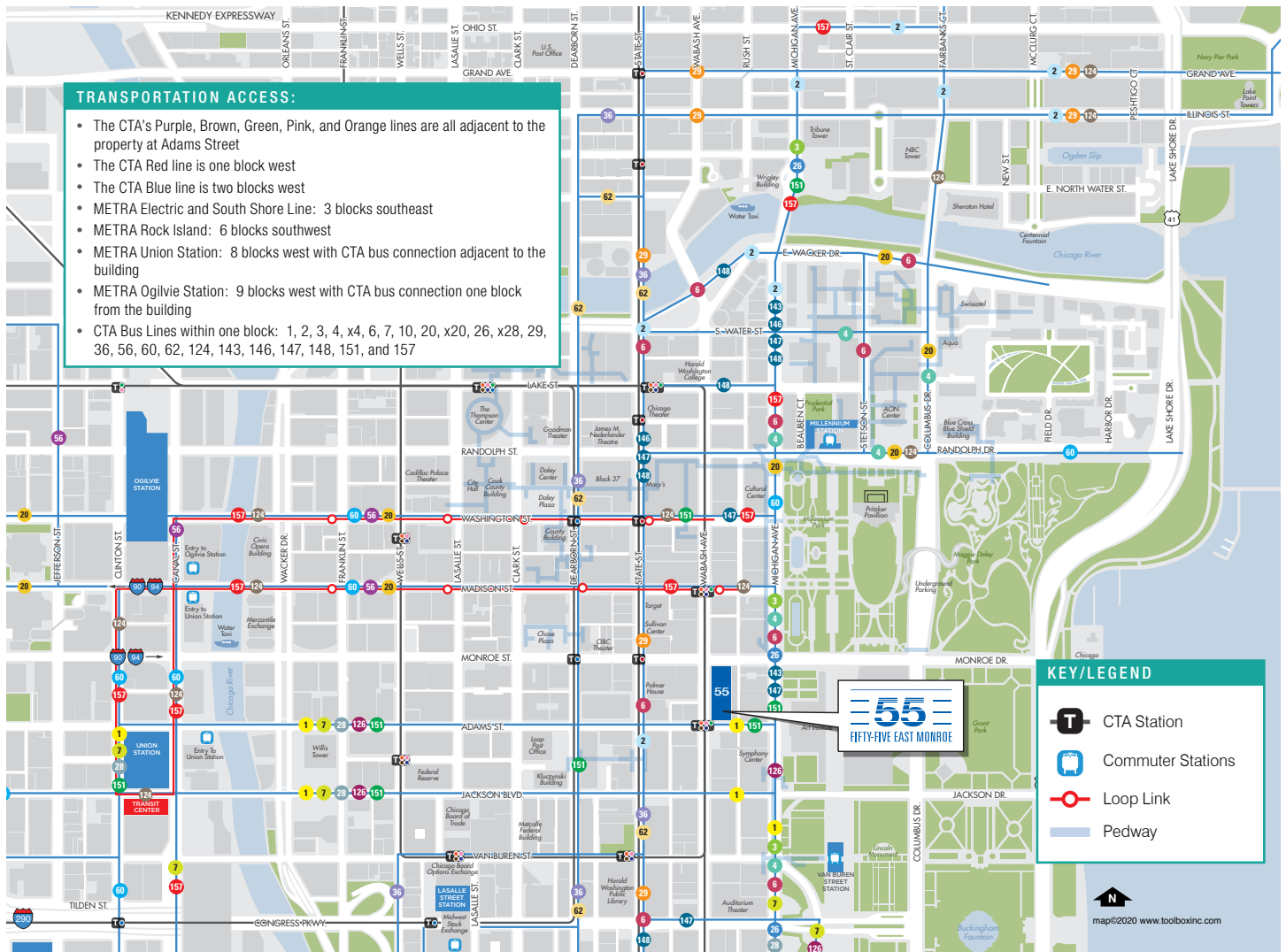
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EXCELLENT TRANSPORTATION OPTIONS MAKES THIS Location a Commuter's Paradise



Where the Access is



WALK TO A VARIETY OF CHICAGO'S Best Dining Within Two Blocks!



Where the Restaurants are

Restaurants Within 2 Blocks of 55 E. Monroe:

WHITE TABLECLOTH (11):

- 1 The Gage
- 2 Acanto
- 3 Opus Restaurant & Cafe
- 4 Park Grill
- 5 Terzo Piano
- 6 Remington's
- 7 Rosebud Prime
- 8 The Grillroom Chophouse
- 9 Lockwood
- 10 Cherry Circle Room
- 11 Atwood

CASUAL SIT-DOWN (19):

- 12 Flat Top Grill
- 13 Russian Tea Time
- 14 Miller's
- 15 Exchequer
- 16 Pizano's Pizza & Pasta
- 17 Ryo Sushi
- 18 Rudy's
- 19 Beef and Brandy
- 20 Tilted Kilt
- 21 Berghoff
- 22 Hanabusa Cafe
- 23 Nando's Peri Peri
- 24 Cindy's
- 25 Game Room
- 26 Poke Poke
- 27 Potter's Burger Bar
- 28 Nilly Cafe*
- 29 Adams Street Brewery
- 30 Corner Bakery

QUICK SERVE (41):

- 31 Forum 55 Food Hall*
- 32 Roti
- 33 Freshii
- 34 Good Stuff Eatery
- 35 Goddess & The Baker
- 36 Cosi
- 37 Brightwok Kitchen
- 38 Naf Naf Grill
- 39 Vapiano
- 40 Panera
- 41 Protein Bar
- 42 Just Salad
- 43 Shake Shack
- 44 Hot Woks Cool Sushi
- 45 Toni Patisserie & Café
- 46 Potbelly
- 47 Panda Express (2 nearby)
- 48 McDonald's
- 49 Sweetgreen
- 50 Tokyo Lunchbox
- 51 I Dream of Falafel
- 52 Hannah's Bretzel
- 53 Pret a Manger (2 nearby)
- 54 Le Pain Quotidien
- 55 Starbucks (4 nearby)
- 56 Falafel Island
- 57 Max's Take Out
- 58 Al's Beef
- 59 Chicago's Finest Beef and Brew
- 60 Chipotle (2 nearby)
- 61 Jimmy John's (2 nearby)
- 62 Subway (2 nearby)
- 63 Dos Toros Taqueria
- 64 Specialty's Cafe and Bakery
- 65 Beatrix Market
- 66 Hero Coffee Bar
- 67 Bibibop Asian Grill
- 68 Sugar Bliss
- 69 Fairgrounds Coffee & Tea
- 70 Jiao



BUILT TO LAST AND CONSTANTLY UPGRADED

To Meet the Needs of the Future

55
FIFTY-FIVE EAST MONROE

Where the Numbers Count

Building Facts:

- Year Constructed: 1972 / Renovated 2014
- Architect: Shaw & Associates
- Management & Leasing Agent: GlenStar Properties LLC
- Office Building Size: 1.2 MSF
- Office Floors: 14-39
- Exterior: Steel and glass
- Slab-To-Slab Height: 11' 9.5" typical
- Finished Ceiling Height: 9' typical
- Exterior Column Spacing: 25'
- Window Module: 5'
- Office Elevators:
 - Three banks of high speed passenger cars with six cars per bank: 3,500 lbs. capacity
 - Two freight cars rated for 5,000 and 6,750 lbs.
 - Three parking garage elevators
- Floor Loading: 50 lbs. per usable square foot live with a 25 lbs. partition load
- Electrical: 6 watts per usable square foot; building standard overhead lighting on house meter
- HVAC: Interior Variable Air Volume (VAV) system, perimeter Constant Air Volume (CAV) system with induction unit perimeter control
- Fire / Life Safety: Fully sprinklered; automatic fire detection and signaling; emergency generator for building systems
- Security: 24-hour manned security with after-hours key-card entry
- Parking: Over 700 indoor self-park spaces
- Fiber Providers: AT&T, Birch Communications, Cogent, Verizon



55 East Monroe is a LEED Platinum Certified Building

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INTRODUCING A NEW, FULLY-EQUIPPED

Conference Center at Fifty-Five

INQUIRE TODAY FOR YOUR NEXT EVENT!

55
FIFTY-FIVE EAST MONROE

Business Conference Center

LOCATED ON THE MEZZANINE

55 East Monroe Conference Center Features:

- Wireless Internet
- Phone Conferencing
- Large Break Area
- Movable Furniture
- Microphones
- Refrigerator, Microwave, Sink and Counter space
- 70" flat screen TV
- Ceiling Mounted Projector
- Catering Availability
- Mounted Speakers

Room Capacities and Rates

Wabash Room:

574 SF / 15 people
\$150 a day, \$100 half day

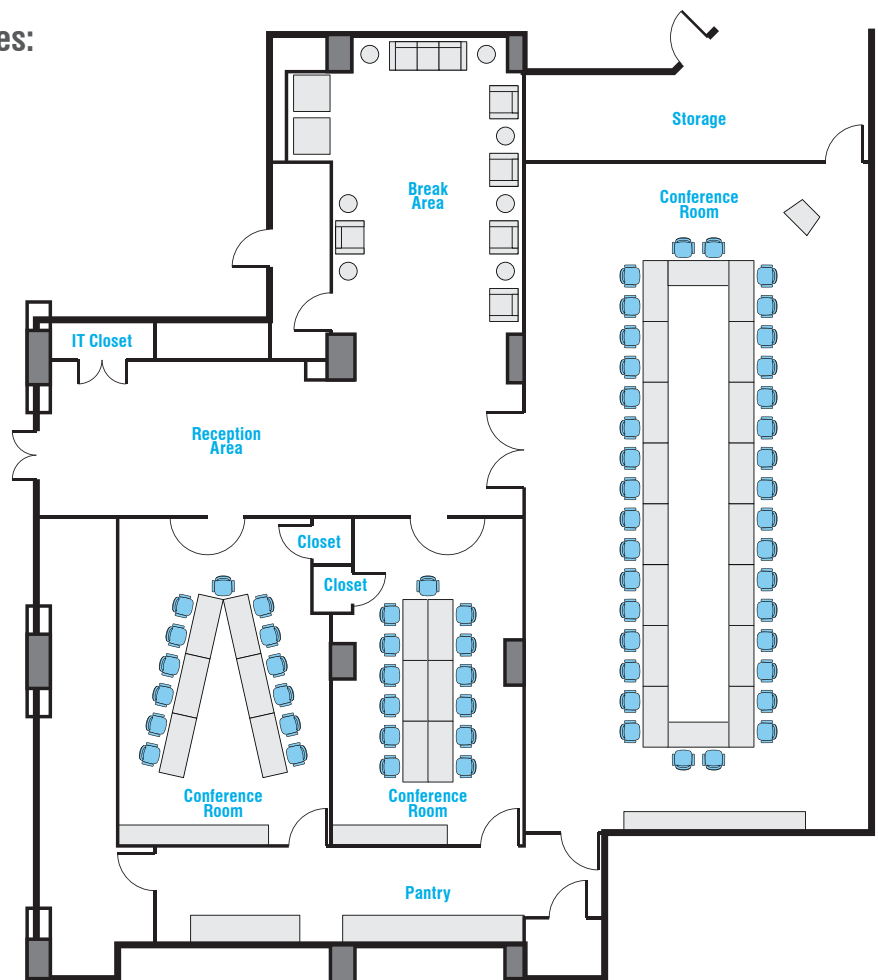
Adams Room:

511 SF / 10 people
\$150 a day, \$100 half day

Michigan Room:

1,937 SF / 60 people
\$250 a day, \$150 half day

See [Set-up Options](#) on Other Side



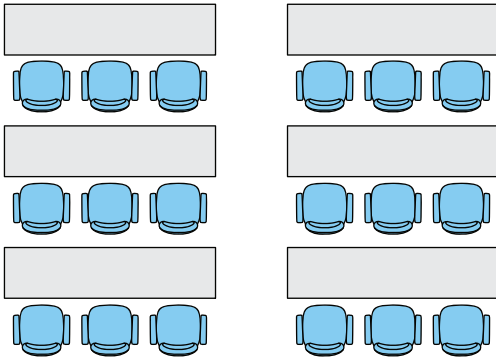
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For Reservations, Log In to BEI and submit a request under
"Resource Scheduler"

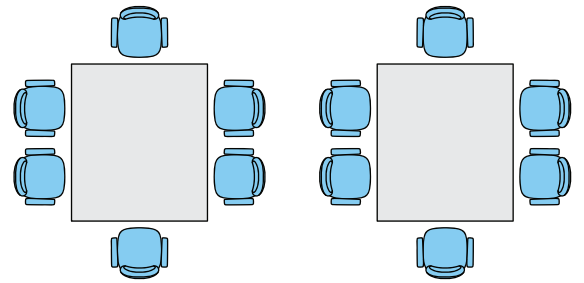
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CLASSROOM



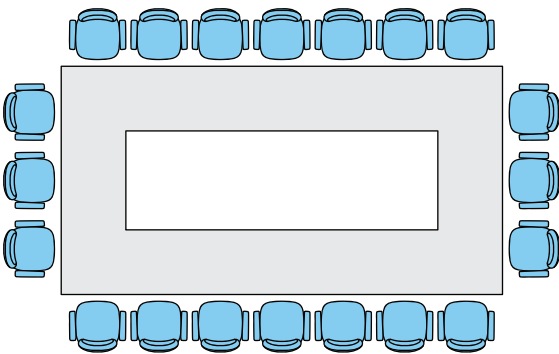
Ideal for groups that do not have much discussion but have a need to take notes.

MEETING SQUARES



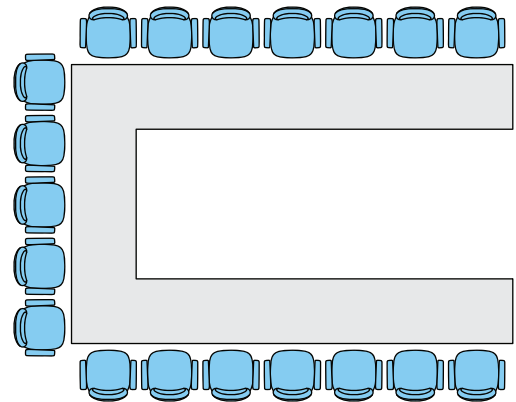
Ideal for any size group that needs to break into smaller groups.

HOLLOW SQUARE



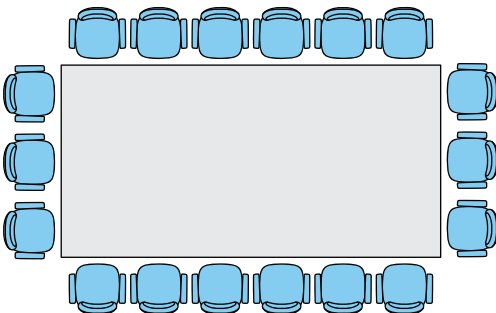
Ideal for groups under 40, with heavy discussion and a need to write or refer to materials.

U SHAPE



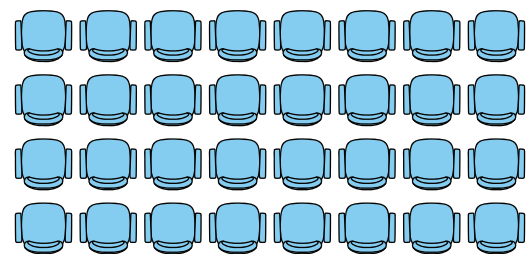
Ideal for groups under 30, with a designated speaker, heavy discussion, and a need to write or refer to materials.

CONFERENCE



Ideal for groups under 20, with heavy discussion and a need to write or refer to materials.

THEATER



Ideal for any size group that does not have much discussion or does not need to refer to materials.

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FAST, FLEXIBLE AND SECURE

Wired and Wireless Options



Available ISPs

Carrier	Cable Type	Network Type	Cable Distribution
AT&T	Copper	Phone or Cable	Full Coverage
AT&T	Fiber	Type 1	Partial Coverage
Birch Communications	Fiber	Type 2	Partial Coverage
Century Link	Fiber	Type 1	Partial Coverage
Cogent	Fiber	Type 1	Full Coverage
RCN	Fiber	Type 1	Partial Coverage
Verizon	Fiber	Type 1	Partial Coverage

Key Features of Connectivity

- 6 fiber providers can provide dedicated, business grade internet access with guaranteed upload and download speeds.
- Multiple Points of Entry on different sides of the building provide tenants the ability to purchase physically diverse primary and back-up internet connections.
- Additional riser capacity is available to support future needs of tenants and ISPs throughout the entire building.
- Telecom equipment is located in protected, designated space, separated by providers and separate from other utilities, reducing the potential for service disruption.
- Dedicated risers are present to contain and protect telecom cables from risk of damage.

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Wired Certification Fact Sheet

Cabling Type	Use	Maximum Speed (Bandwidth rates)
Copper	Used in older Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide internet access to customers.	40 Mbps Down 5 Mbps Up
Coaxial	Used in most Cable provider networks. Typically used for Television sets or Modems.	300 Mbps Down 30 Mbps Up
Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wireline cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal Internet capabilities.	1000 Mbps (1 Gig) Up and Down
Fiber	Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds.	10,000 Mbps (10 Gig) Up and Down

Distribution Type	Definition
Direct to Tenant Space Only	Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service.
Partial Distribution	Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution is less time intensive than direct to tenant space cables.
Full Distribution	Carrier places distribution points (a termination box or a coil of spare cabling) every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenants to receive new service.

NetworkType	Definition
Type 1	Carrier owns the fiber entering the building.
Type 2	Carrier is using someone else's fiber, copper or coax to reach a tenant.
Phone Company or Cable Network	Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offerslower Internet speeds.
Rooftop Connection	Rooftop connections are designated for Fixed Wireless providers. See definition above.

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SUSTAINABILITY



Sustainability is the ability to take care of the natural world by making sure renewal resources are not harvested faster than they can regenerate; pollution creation is limited; and non-renewable resource depletion is carefully managed. Preserving the environment for future generations is a priority at 55 East Monroe, so we're leading by example with our eco-conscious efforts and initiatives. Through operational changes and better use of technology, we've steadily reduced our energy, water and waste while increasing our recycling rates and use of energy efficient lighting. Our continuing commitment to sustainability is evidenced by our efforts to conserve natural resources through our day-to-day operations at 55 East Monroe.

- 55 East Monroe has earned the U.S. Green Building Council's (USGBC) LEED Platinum for Existing Buildings (EB) Operations & Maintenance (O&M). LEED is a rating system for high-performing buildings with the goal of maximizing operational and energy efficiency while minimizing environmental impacts.
- We have earned the prestigious ENERGY STAR label, the national symbol for protecting the environment through superior energy performance. The ENERGY STAR designation indicates that PROPERTY uses about 35% less energy than average buildings and generates 1/3 less carbon dioxide, while still providing quality service and comfort to occupants.
- 55 East Monroe is registered to achieve BOMA 360. The BOMA 360 Performance Program® sets the standard worldwide for operational and sustainability related best practices in commercial office buildings.
- Currently, 70% of our general waste is recycled through a "desk side" recycling program. The program utilizes an off-site sorting center where paper, metal, glass, and plastics are separated and sent to recycling mills.
- We offer recycling for batteries, light bulbs, furniture, toner and electronic equipment such as computers and monitors which have chemicals that can harm the environment when placed in landfills.
- Our cleaning program uses Green Seal™ certified cleaning chemicals and paper products. The Green Seal™ certification involves multiple attributes of environmentally responsible products including materials, manufacturing and product packaging. 55 East Monroe also uses low environmental impact janitorial products and equipment, including non-misting spray bottles, vacuums with HEPA filters and microfiber mops and rags, which are re-used after cleaning and sanitizing.
- 55 East Monroe has 12 bus stops, two train stations and the underground pedway system within three blocks of the building. Six of the seven CTA lines have a stop within one block of the building along with two Divvy docking stations. Interior secured bike parking is available for 46 bicycles, while over 40 exterior bike racks are available. Choosing public transportation instead of driving reduces energy consumption, uses less gasoline and results in lower greenhouse gas emissions
- To protect indoor environments from smoke, a "no smoking" area has been established for all interior spaces and within a 25 foot radius around each building entrance, including covered areas.



Our goal at 55 East Monroe is to deliver exceptional facilities and service while managing our resource use in an efficient and environmentally-conscious manner. We will continue to proactively investigate and implement new initiatives at 55 East Monroe that are consistent with our commitment to sustainability.

MANAGED AND LEASED BY:



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www.55EMonroe.com



55 East Monroe Street p: 312.795.1800
Suite 3950 f: 312.424-8365
Chicago, Illinois 60603

www.glenstarproperties.com