

George W. Dunne Cook County Office Building

69 W. Washington Street, Chicago, IL



For more information or to arrange a tour:

Ivan Boone

312 893 0470 - iboone@frontiercommercial.com

350 N. Orleans St. | Suite 900N | Chicago, Illinois 60654



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Current Space Available:

Office Space (full floors)

Suite 1500 – 20,039 (divisible to 10,000) sqft

Suite 900 – 28,249 (divisible to 14,000) sqft

Retail Pedway Space (contiguous)

Suite LL14 – 1,498 sqft

Suite LL15 – 645 sqft

Suite LL17 – 402 sqft

Property Information:

- 720,976 total square footage
- Renovated in 1990
- LEED Gold certified for operating efficiency
- Institutionally owned and privately managed
- 9 foot finished ceiling height for office space

Location Benefits:

- Centrally located, nearby public parking
- Adjacent to City Hall and key government buildings.
- Pedway access to CTA, retail and public services.
- Day Care, Bike Room & Wellness Area
- 1,100 visitors per day & 2,000 employees on site
- Conference Center, Wellness area & Employee Café
- On-site: Subway, Citibank, CVS Pharmacy, sundry store
- IL Secretary of State – Drivers Express
- Planned bike room.

Asking Rent:

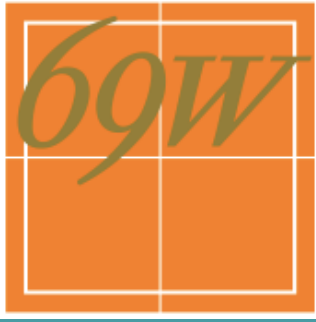
Available upon request.



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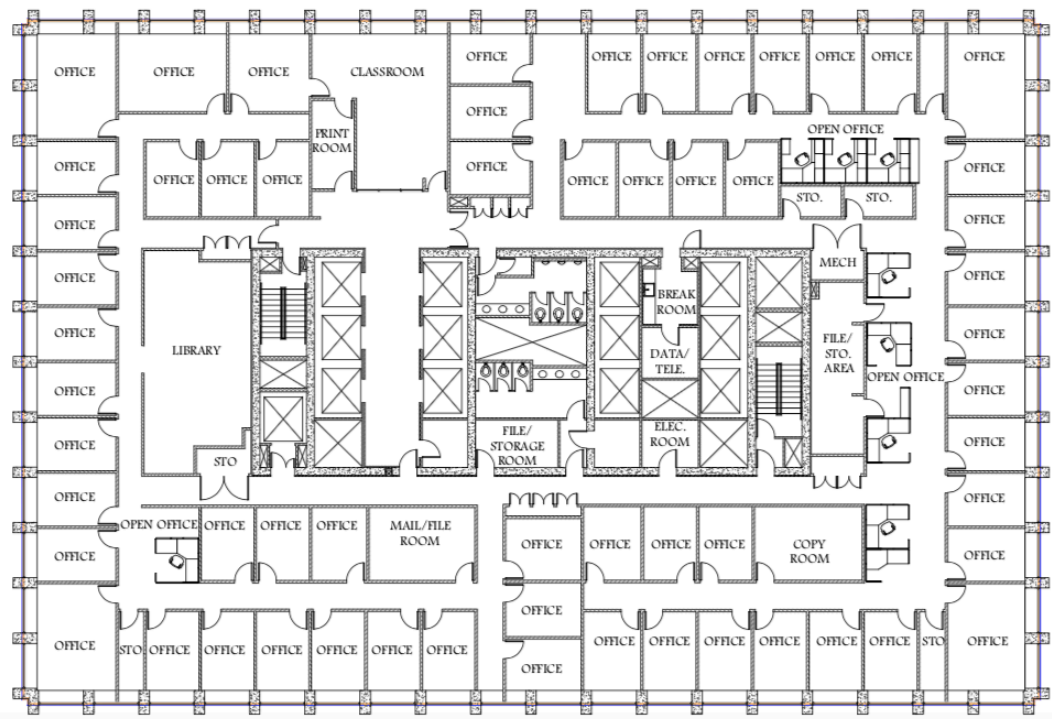


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Suite 1500 – 20,039 square feet

(Divisible)

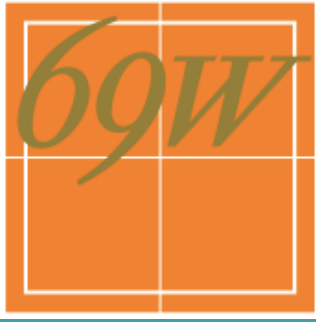


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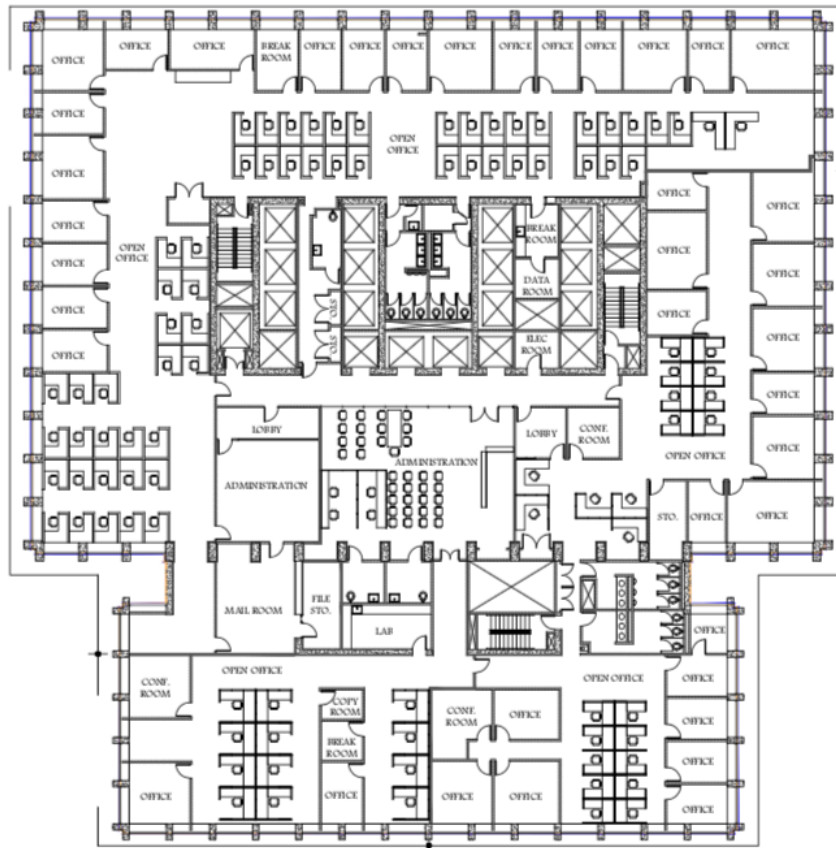


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Suite 900 – 28,249 square feet

(Divisible)

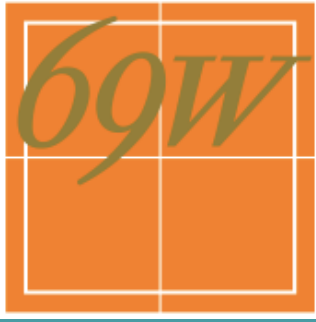


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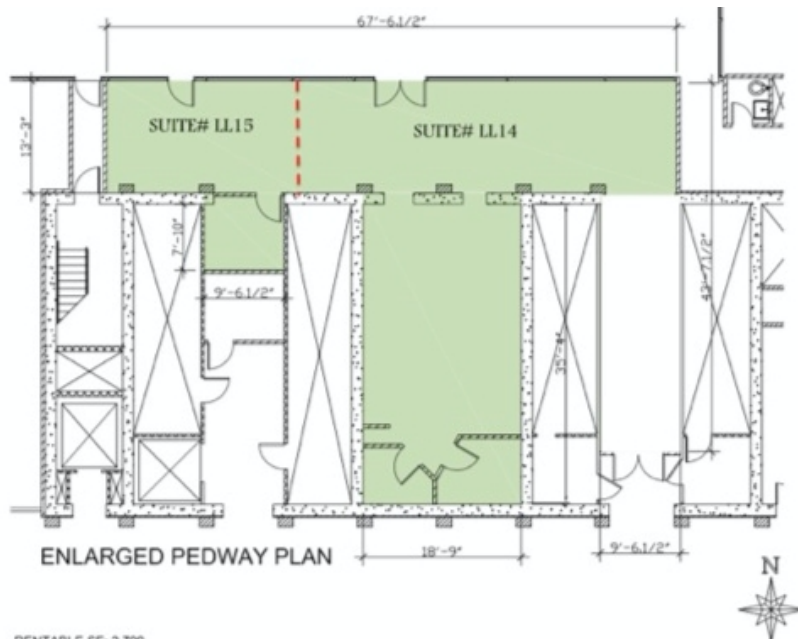


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Pedway Retail or Office Space

- LL14 - 1,498 square feet
- LL15 - 645 square feet
- Food or Retail use
- 9' Ceiling height
- 160 amps/3 phase 208/220 service
- 2,000 employees on site
- 1,100 visitors per day



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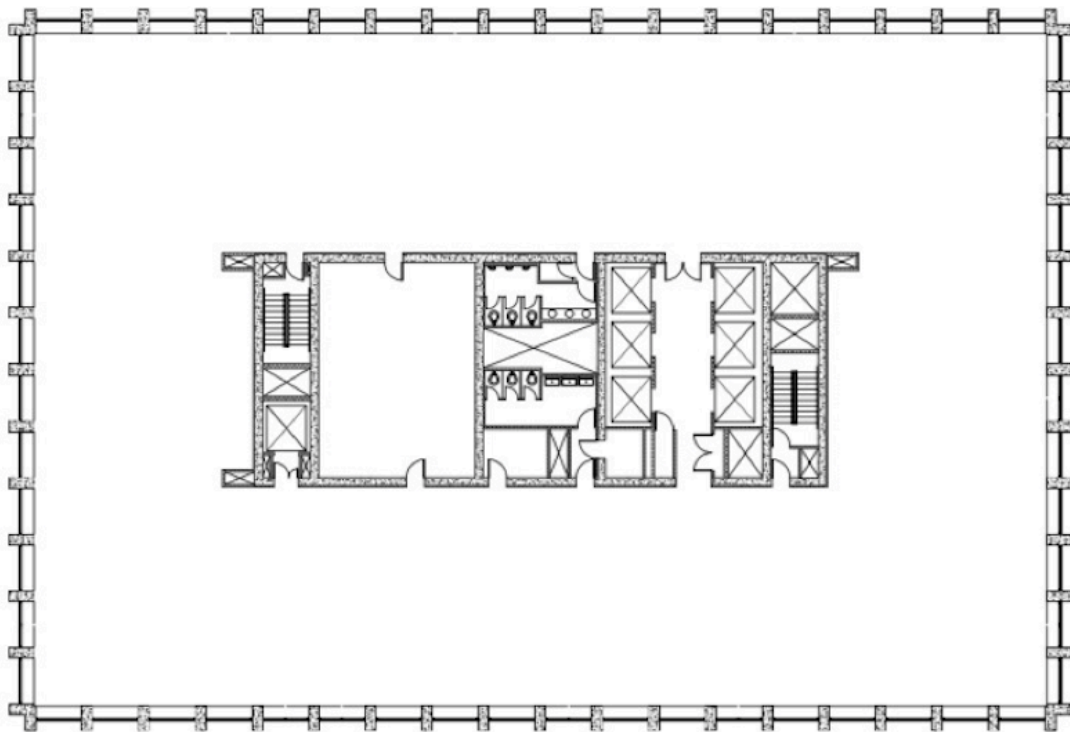
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Base Plan Sample Mid & High Rise Floor



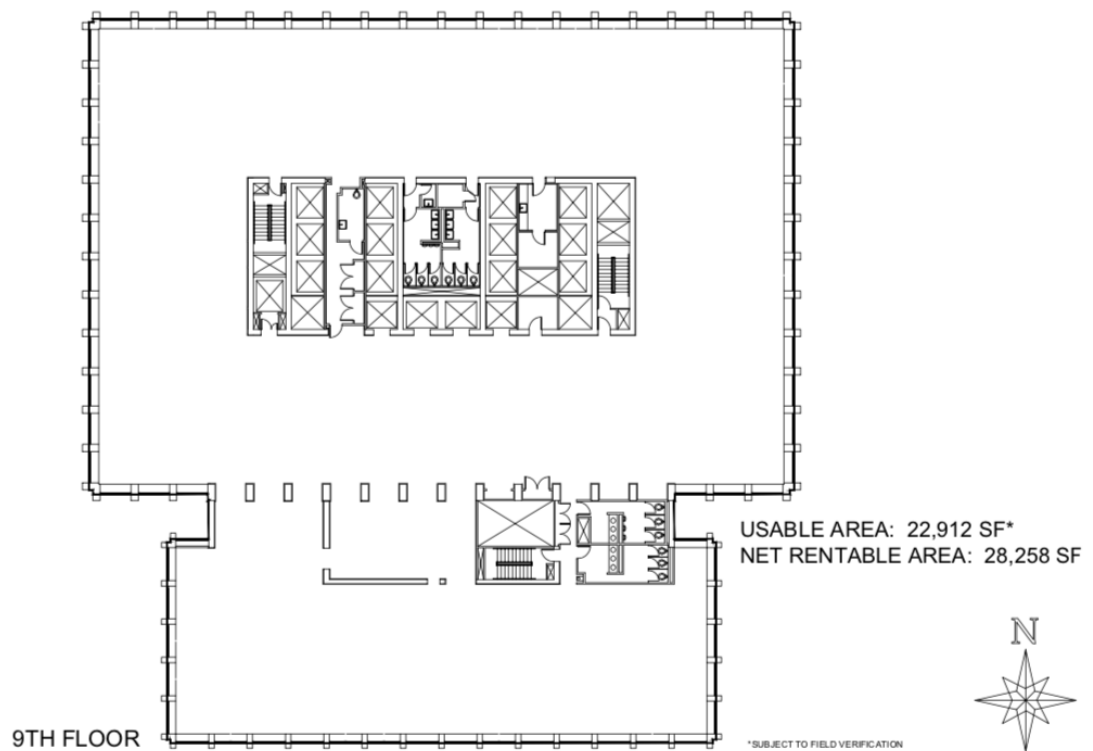
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Base Plan Sample Low Rise Floor



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General Property Information

The George W. Dunne Cook County Office Building is located at the southwest corner of Dearborn and Washington Streets in the heart of Chicago's central business district. The building offers direct access to downtown Chicago's popular underground pedestrian pedway, with its year-round, weather proof link to CTA subway trains, retail shopping, the courts, other government offices, including the Richard J. Daley Center, Thompson Center and the Chicago City Hall/Cook County Building, as well as the financial district, business clubs, cultural institutions, and numerous dining options. The centrally situated Cook County Office Building is perfectly located for convenient access for not only the hundreds of Cook County, City and State tenants who commute to work, but the thousands of County citizens who use the various services and departments at the building on a daily basis.

The 37-story building, which was purchased by the county in 1997, was designed by Skidmore, Owings & Merrill in 1963, completed in 1965 and features floor-to-ceiling windows that create extraordinary interior light, a productive work environment and wide-open views of the city. A classic example of the international-style of architecture, the 720,976 square foot building contains 650,000 square feet of office space, 23,000 square feet of retail space, 18,000 square feet of storage space and a 9-story annex, affectionately referred to as the "bustle." Built primarily of poured concrete, the unique "waffle iron" design was the first concrete structure of its kind to be built with a column-free design, which affords extremely efficient, practical office layouts for the 20,000 square foot floor plates. The impressive, 26 foot high, floor-to-ceiling glass-enclosed lobby, clad in Italian travertine, is home to Citicorp's retail banking facility and provides direct escalator access to the underground pedestrian pedway system. The Cook County Office Building also has the distinction of being home to the world class sculpture by Spanish artist Joan Miro, "Miro's Chicago" which was unveiled in 1981 and is located in the building's adjacent western plaza overlooking Chicago's famous Picasso sculpture.

The Cook County Office Building is also home to the Cook County/City of Chicago Child Care Center, the only day-care facility located in the Central Business District with two outdoor play areas. The day-care center services not only Cook County and City of Chicago employees, it is open to enrollment by community families as well.



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Property Systems Overview

Heating

Heat is provided to the building by (3) 25,106 MBH input, 600 HP Natural Gas powered Cleaver Brooks Fire tube low pressure Steam Boilers. All 3 boilers were manufactured in 1963. Steam to hot water converters are used and hot water is pumped to booster coils and induction units. Steam is supplied to the AHUs. Individual pumps with VFDs serve the converters and are controlled to a individual DP set point. Modulating steam valves at the AHU regulate the steam flow. Hot water temperature is on an outdoor air reset, linearly resetting from 100F to 135F for each individual converter. VFDs CVs start on the first optimum start or occupancy mode and turn off based on occupancy mode. A freeze protection sequence operates when the OA is less than 34F. Boilers are started manually by the engineers.

Cooling

Cooling to the building is provided by (2) 1000 ton Trane chillers and (1) 500 ton Trane chiller. The chillers are original to the building. All were retrofitted to R123 in 2000 and all 3 chillers went through a complete tear down and overhaul in 2019. All have new VFD's and Micro Processors. The chillers are water-cooled and chilled water pumps with VFDs distribute 44F chilled water to the cooling coils with modulating valves in the AHUs. One chilled water pump is operated for each chiller that is operating, but never more than 2 pumps will operate at a time. Chilled water pump VFDs are controlled by a constant DP set point and a bypass valve on the 37th Floor will open to maintain a minimum chilled water flow rate of 2600 GPM. Chillers are started manually by building engineers. The 2800 ton capacity cooling tower is in service year round 24/7 and has 4 cells each cell is equipped with cooling tower fans with VFDs which modulate to meet the condenser water set point of 72F in the summer and 68F in the winter. Condenser water pumps with VFDs are set to 100% speed and one condenser water pump is operated for each chiller that is operating (or overnight), but never more than two will operate at a time. There are 42 supplemental cooling units on the condenser water side to serve auxiliary tenant cooling loads which run 24/7. All 4 CT fans stage together during occupied hours, 2 CT fans operate in unoccupied hours.



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Property Systems Overview

Ventilation

There are 14 Air Handling Systems which serve the building. The Air Handling Units were originally constant volume but were retrofit with VFDs on supply and exhaust/return fans. AHUs start up based on an optimal start sequence. AHUs are scheduled from M-F 7AM-5PM and Sat 7AM-1PM for floors 20-35, M-F 6:25AM-6PM and Sat 6:25AM-1PM for floors 4-19, and M-F 7AM-5PM and Sat 7AM-1PM for floors 20-35

Dual temperature Perimeter Induction System

The building's perimeter is heated and cooled by a dual temperature induction system. A dual temperature induction system utilizes high velocity air (supplied by a dedicated air handler unit) to induce room air over a dual temperature coil which then tempers the air. The ability to provide either heating or cooling, but not both simultaneously, is a function of whether there is hot or chilled water being circulated through the hydronic coil at any given time. The building engineers can change the dual temperature distribution systems between heating and cooling depending on the outside air conditions.

The dual temperature induction system is divided into a number of different zones, which makeup different N, S, E and W facades of the building exposure. The systems are further broken down between high zone systems (floors 20-37) and low zone systems (1-19). Each system is equipped with its own steam to hot water heat exchanger (CV-X), circulation pumps, expansion compensation, etc.

Booster Coil System

The building utilizes several air handling systems which distribute air to the core spaces of the building on each floor. Each floor takeoff is equipped with a hot water booster coil which provides some level of temperature control/re-heat for the air being delivered to each floor



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Property Systems Overview

Electrical distribution

69 W Washington has four (4) services from ComEd. Each service is 480 Volt/3 phase. The services come into the building in the Basement via buss ducts with all the main Switchgear in the Basement Switchgear Room. Services are as follows:

A/C 3rd Floor – 4000 amp main switch feeding directly to the 3 chillers on the 3rd Floor

Building Services – 4000 amp main switch with additional switches serving Motor Control Centers (MCC) throughout the building.

Tenant High Rise – 4000 amp main switch with 1600 amp switch feeding the high rise tenant floors bus duct (26-35). This service also feeds Basement Distributions TTXLL1, TTXLL2 and SWBD-1B which are metered tenant services for floors Basement to 2nd Floor.

Tenant Low/Mid Rise – 4000 amp main switch with two (2) 2000 amp switches for bus ducts serving low rise floors (4-16) and mid-rise floors (17-25)

There are approximately 27 transformers throughout the building that provide 208/120 volt power to various electrical panels to tenant areas and building needs.

The building is also equipped with (2) Emergency Diesel Generators

1 – 800 Kw that supplies emergency lighting, fire pumps, fire alarm systems and elevators

1 – 1250 Kw that supplies mechanical equipment; domestic water pumps, HVAC pumps and cooling tower fans

Plumbing

The incoming city water is connected into a large domestic booster pump system to provide adequate water pressure throughout the building. The domestic water pump system consists of three primary pumps and two high pressure pumps. The primary pumps provide water pressure for the low and mid-rise water pressure zones in the building and suction water pressure to the high-rise zone pumps. The low-rise zone utilizes Pressure regulation valves (PRV) to reduce the pressure to the plumbing fixtures in this zone. The building is divided into three distinct water pressure zones.

Low-rise zone – basement to 12th floor

Mid-rise zone – 14th floor to 21st floor

High-rise zone - 22nd floor to 37th floor penthouse.

Each zone has its own dedicated combination steam/electric domestic hot water tank.



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