

# Empowering You.

Welcome to 191 North Wacker, the workplace that empowers people and companies to achieve their biggest goals. The superior location and vibrant, panoramic views provide inspiration at every turn. Our versatile, open floorplates allow businesses to adapt to the elements of change, while an array of on-site offerings, including a heated, enclosed parking garage, a fully equipped fitness facility and a brand-new conference center and lounge, make both life and business easier to manage. In spring 2021, we will introduce the largest virtual kitchen in Chicago, which will provide an extensive menu of exciting food options and delivery services within the building. 191 North Wacker is the premier office destination that's leading the way to a more empowering future.







# Building Facts

## BUILDING SIZE

733,759 SF

## CEILING HEIGHT

13' Ceilings

## SUSTAINABILITY

LEED Certified – Platinum

BOMA 360

Energy Star Certified

## TECHNOLOGY

Mobile DAS System

## YEAR CONSTRUCTED

Constructed 2003 / Renovated 2017

## BUILDING OWNERS

Manulife Investment Management

Allianz Real Estate

## BUILDING MANAGEMENT

Manulife Investment Management

## BUILDING LEASING

Transwestern

## NUMBER OF FLOORS

37 Floors

## TYPICAL FLOORPLATE

25,000 SF

## PARKING

150 Enclosed Spaces

## AMENITIES

Fitness Center

Conference Center

Tenant Lounge

Two Secure Bike Rooms











# Everything, for Everyone

From accessibility to wellness, 191 North Wacker offers amenities to enhance and strengthen your work life.



## PARKING

Improve your commute with our 150 enclosed parking spots and two secure bike rooms.



## FITNESS CENTER

Break a sweat and accomplish wellness goals in our renovated fitness center - free for tenant use.



## CONFERENCE CENTER

Host large scale meetings in the conference center or kick back in our tenant lounge.



## VIRTUAL KITCHEN (COMING SPRING 2021)

Pick up your caffeine fix, quick lunch or a snack at our on-site grab-and-go restaurant.



## RETAIL BANKING

Grab cash anytime at Signature Bank located in the lobby.













## Perfectly Positioned

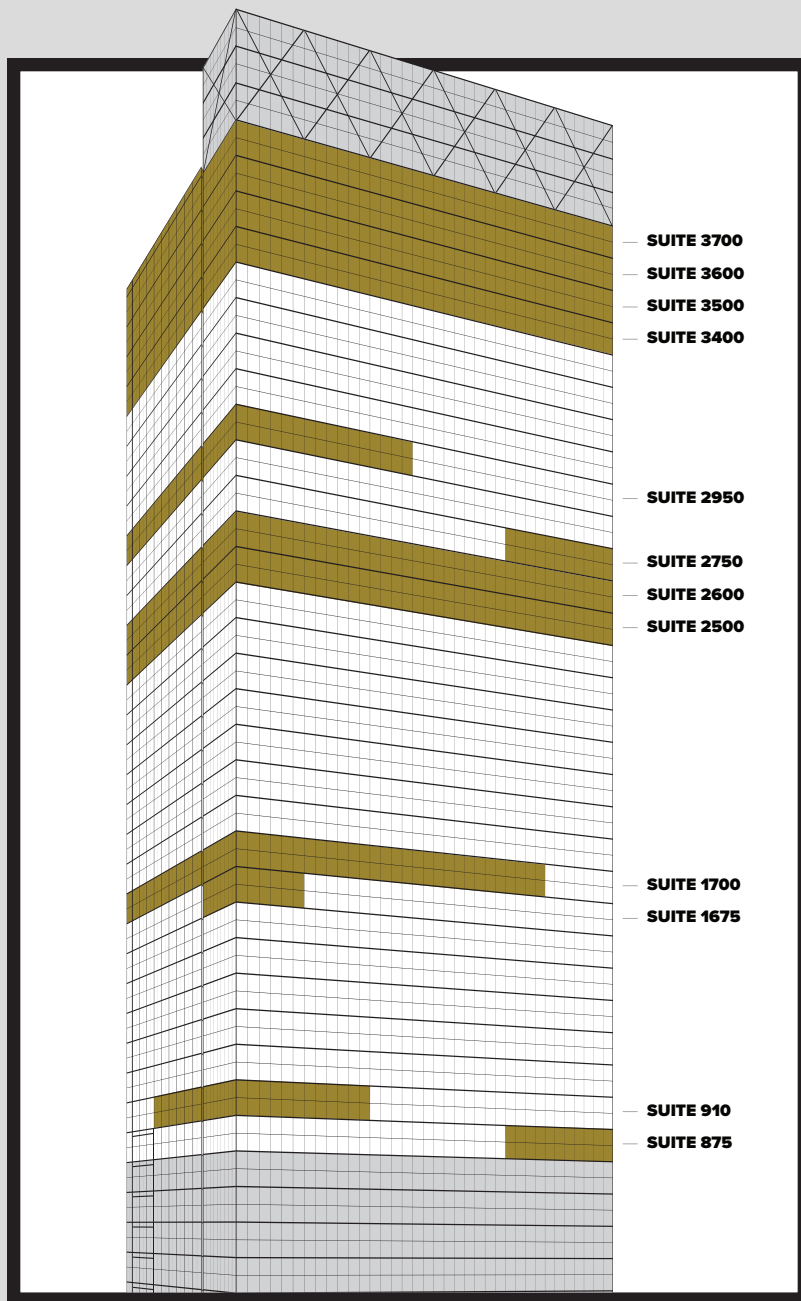
Located in Chicago's energetic West Loop at the corner of North Wacker Drive and West Lake Street, 191 North Wacker is optimized for convenience, accessibility and entertainment.

5-minute walk to the Clark & Lake 'L' station.

Convenient access to the Ogilvie and Union Station.

Just steps to CTA bus stops: routes 37 and 125.

Walking distance to the Riverwalk, Theater District, North Michigan Avenue shopping and River North entertainment & restaurant district.

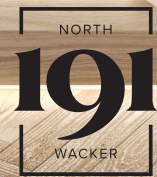


# Opportunity Awaits

191 North Wacker has the ideal suite to suit first-rate tenants with available space ranging from 2,400 to 104,000 SF.

Suite	Size (SF)	Plans/Renderings	Condition
Suite 3700	25,788	Plans/Renderings	104,279 SF high-rise block located on the building's top four floors. Complete with an internal atrium staircase and monument branding opportunities.
Suite 3600	26,125	Plans/Renderings	
Suite 3500	26,192	Plans/Renderings	
Suite 3400	26,170	Plans/Renderings	
Suite 2950	10,121	Plans/Renderings	New Spec Suite
Suite 2700	7,439	Plans	58,262 SF two-and-a-half floors of fully built-out, fully furnished space with two internal staircases.
Suite 2600	25,172	Plans	
Suite 2500	25,651	Plans	
Suite 1700	19,456	Plans/Renderings	New Spec Suite
Suite 1675	2,561	Plans	Existing Conditions
Suite 910	9,828	Plans	Existing Conditions
Suite 875	2,407	Plans	Existing Conditions







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