





# 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 two bike rooms, a 150 space parking garage, and coming soon a new full floor amenity center and ground floor restaurant. 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  
Fitwel Certified  
Energy Star Certified

TECHNOLOGY  
Mobile DAS System

YEAR CONSTRUCTED  
Constructed 2003 / Renovated 2017

BUILDING OWNERS  
Manulife Investment Management

BUILDING MANAGEMENT  
Manulife Investment Management

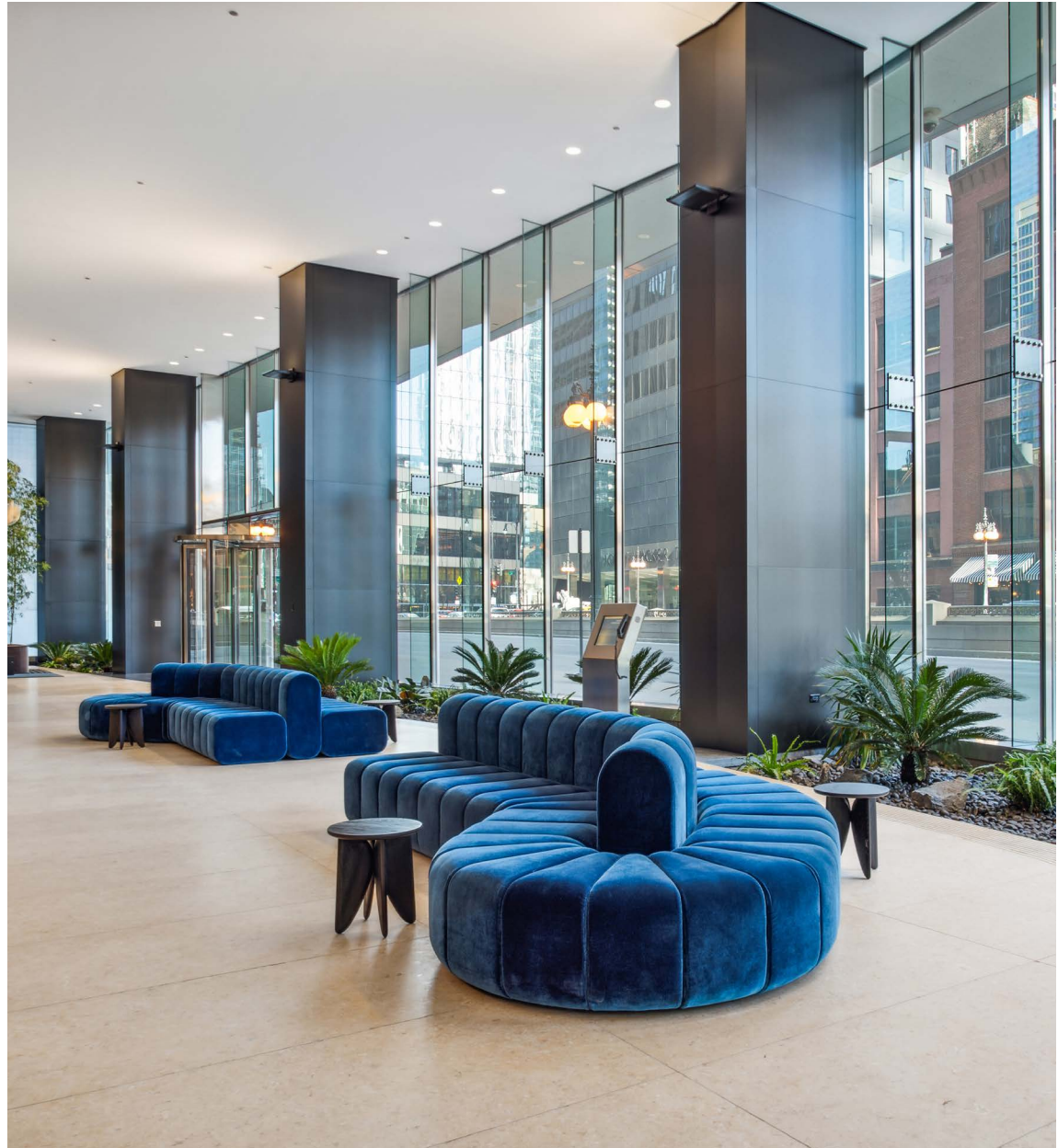
BUILDING LEASING  
Transwestern

NUMBER OF FLOORS  
37 Floors

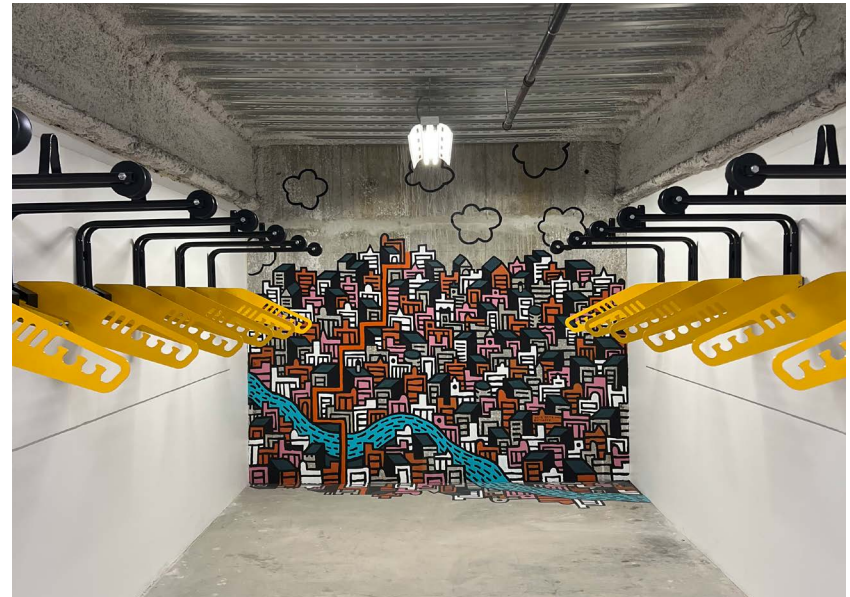
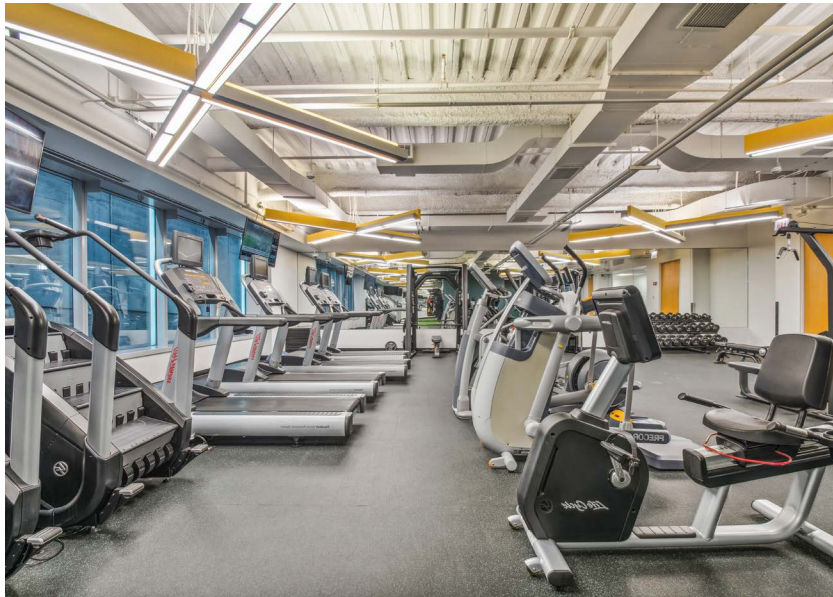
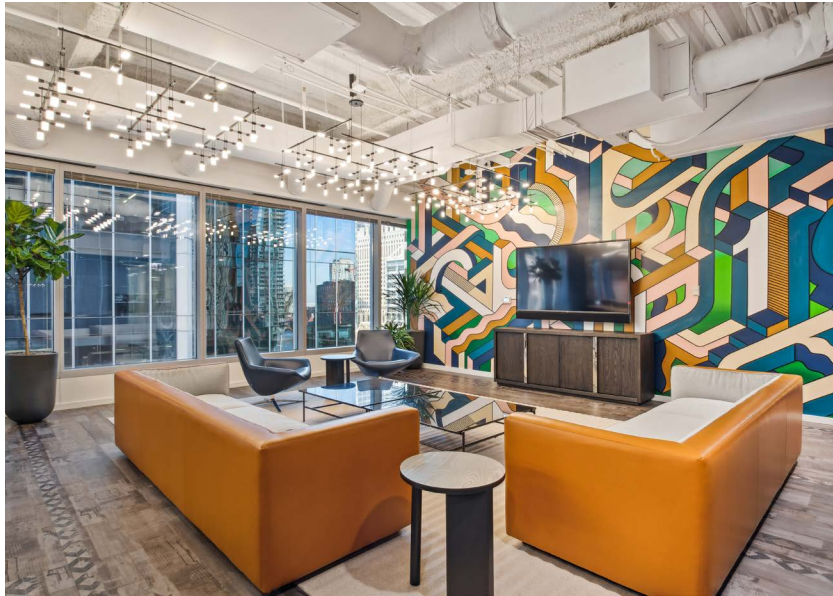
TYPICAL FLOORPLATE  
25,000 SF

PARKING  
150 Enclosed Spaces

AMENITIES  
**NEW** Fitness Center - *Coming Soon*  
**NEW** Conference Center - *Coming Soon*  
**NEW** Tenant Lounge - *Coming Soon*  
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.



### RETAIL BANKING

Grab cash anytime at Signature Bank located in the lobby.



### NEXT LEVEL BIKE STORAGE

Brand-new bike room with greater capacity, high-end secure racks, and a bike repair station with a compressor.



# COMING SOON

## Transcend the ordinary

curating a realm where work and well-being harmonize seamlessly. Our upcoming 25,000-square-foot state-of-the-art amenity floor isn't just a space—it will be an oasis of productivity and rejuvenation. Let's delve into the extraordinary features that await our tenants:

### HOLISTIC WELLNESS AT FIT 191

Step into our tenant-exclusive fitness center, meticulously designed for whole-body vitality. From cutting-edge cardio machines to free weights, Peloton bikes, and the TRX machine, it's where you'll recharge both physically and mentally. Operated by a third-party professional hospitality group, we prioritize your complete well-being because we believe that a healthy employee thrives in every endeavor.

### MINDFUL MEETINGS IN THE CONFERENCE CENTER

Envision a theater style auditorium and a 150-person conference room—spaces that adapt effortlessly to your vision. Whether it's a corporate summit or a creative brainstorming session, our flexible layout ensures seamless collaboration. And fear not—the catering kitchen ensures your guests are nourished and energized throughout.



# COMING SOON



## THE REFINED TENANT LOUNGE

Here, unwind becomes an art form. Our tenant lounge exudes sophistication with its chic bar, communal tables, and cozy nooks for private conversations. Our coworking spaces offer flexibility and inspiration, while privacy seating fosters uninterrupted focus. And yes, the fireplace—a beacon of contemplation—overlooks the majestic Chicago River and the iconic skyline.

## CRAFTSMANSHIP AND ELEGANCE

Designed by the esteemed Lamar Johnson Group and operated by a third-party operator, 191 North Wacker's amenity floor is a testament to thoughtful design and superior finishes. Anticipate delivery in Q3 2025 — a promise of excellence.

**Join the 191 North Wacker  
Community: Where work  
transcends boundaries,  
and every detail is  
meticulously curated to  
elevate your experience.**







## 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.

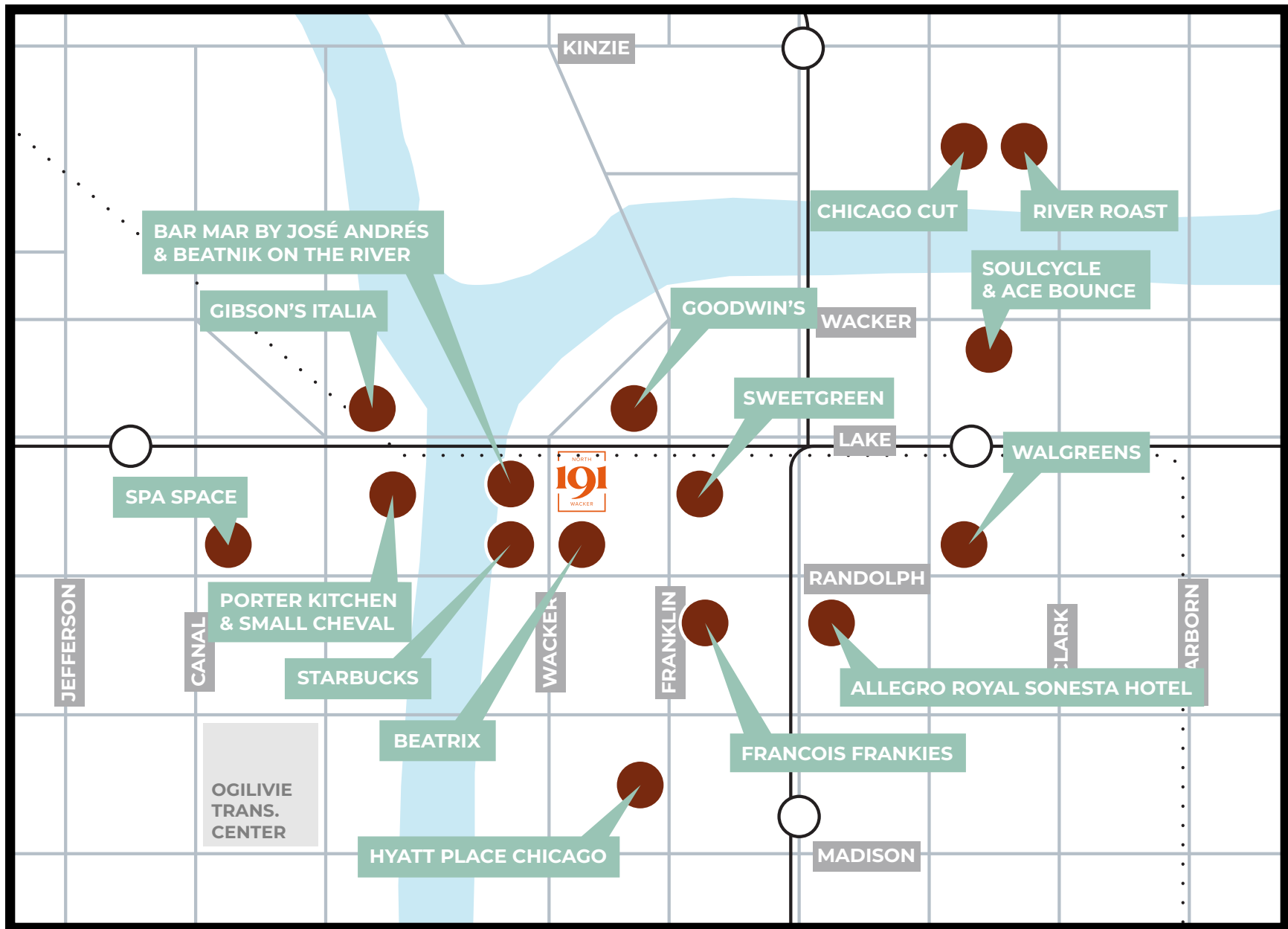
5-minute walk to the Clark & Lake 'L' station.

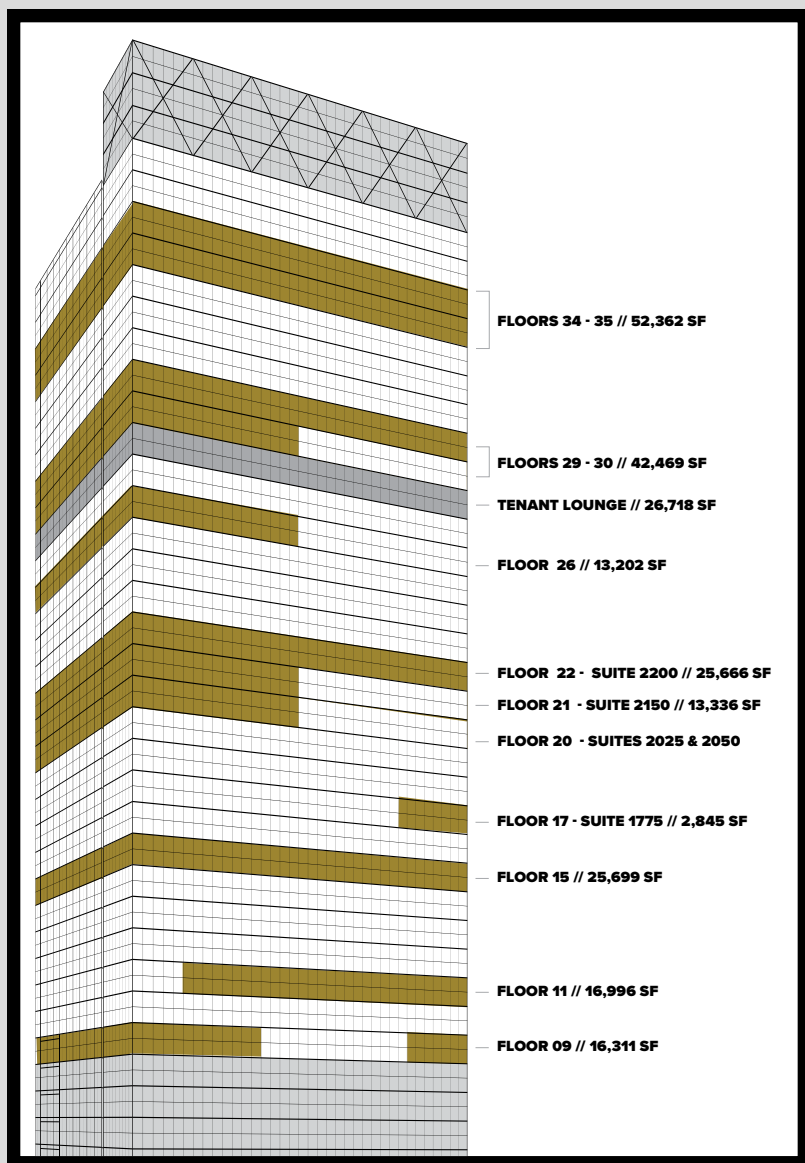
Convenient access to the Ogilvie and Union Station.

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

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







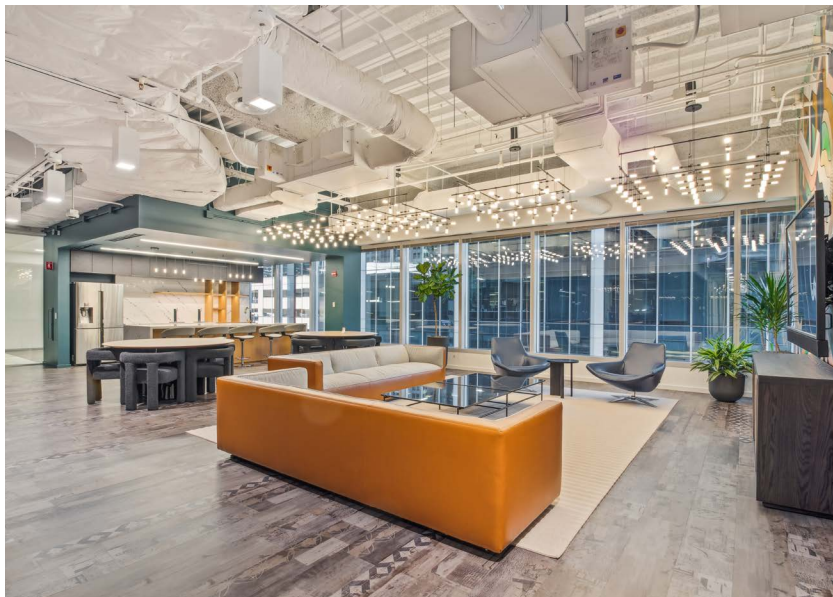
## Opportunity Awaits

191 North Wacker has the ideal suite to suit first-rate tenants with available space ranging from 2,200 to 104,000 SF.

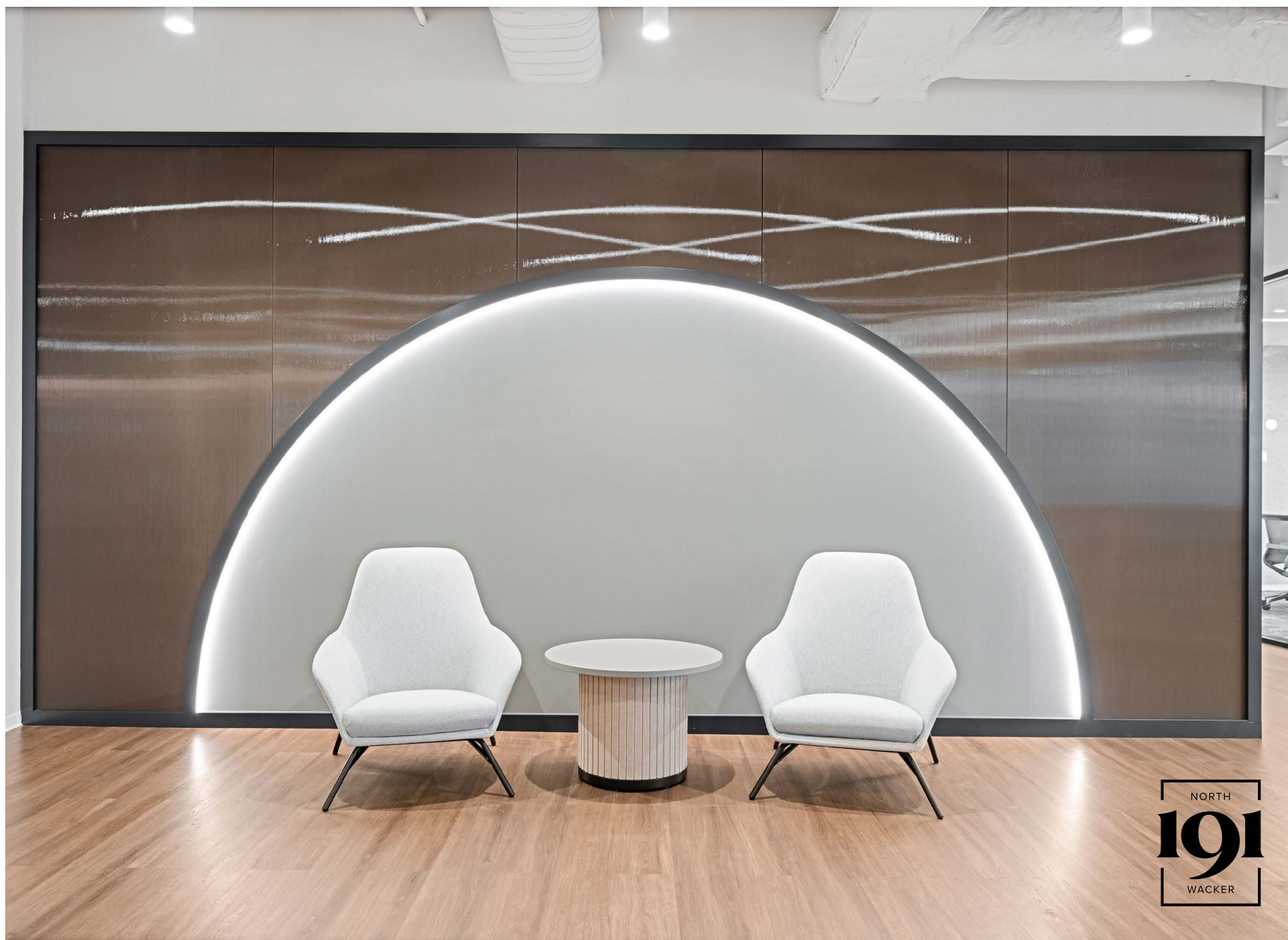
Suite	Size (SF)	Condition
Suite 3500	26,192	52,362 SF opportunity in High Rise
Suite 3400	26,170	
Suite 3000	26,268	Excellent Existing Conditions
Suite 2900	16,999	Excellent Existing Conditions
Suite 2800	26,718	<b>NEW AMENITY FLOOR COMING SOON</b>
Suite 2680	10,930	Raw Space
Suite 2650	2,272	Raw Space
Suite 2200	25,666	Full Floor Availability
Suite 2150	13,336	Raw Space
Suite 2050	5,764	Brand New Spec Suite - Fully Furnished
Suite 2025	7,604	Brand New Spec Suite - Fully Furnished
Suite 1500	22,208	Excellent Existing Conditions
Suite 1150/1180	10,918	Existing Conditions
Suite 1775	2,845	Existing Conditions
Suite 1175	3,692	Existing Conditions - River Views
Suite 1125	2,385	Existing Conditions
Suite 980	2,947	Existing Conditions - Fully Furnished
Suite 910/915	9,828	Raw Space
Suite 900	3,536	Existing Conditions

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**KATIE STEELE**

312.881.7062

[katie.steele@transwestern.com](mailto:katie.steele@transwestern.com)

**KATHLEEN BERTRAND**

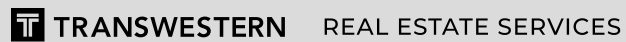
312.881.7046

[kathleen.bertrand@transwestern.com](mailto:kathleen.bertrand@transwestern.com)

**ERIC MYERS**

312.881.7017

[eric.myers@transwestern.com](mailto:eric.myers@transwestern.com)



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