



AN **ICON** ELEVATED

2 2 4 S M I C H I G A N A V E

CBRE

HISTORICAL TIMELINE

1904

Building built in 1904. Daniel Burnham was the architect, developer and client, he built the building with 5 other investors. A year later, the facade was extended to Michigan Avenue.

1923

The unique water fountain was added to the central lobby.

1940s

The official starting point of Route 66 was designated to the doorstep of 224 S Michigan and currently stretches from Chicago to Los Angeles.

1980s

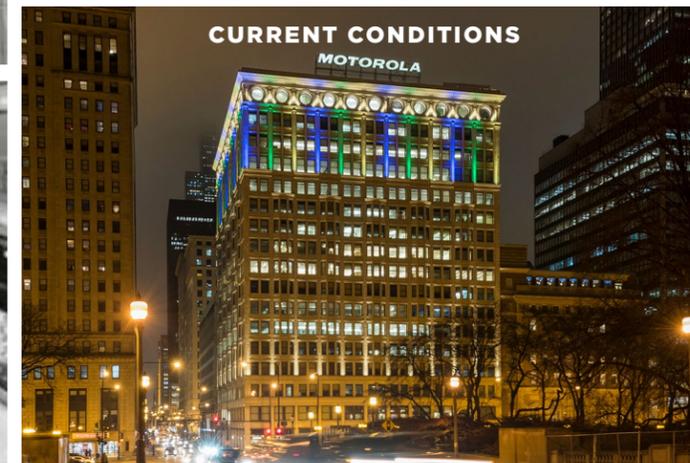
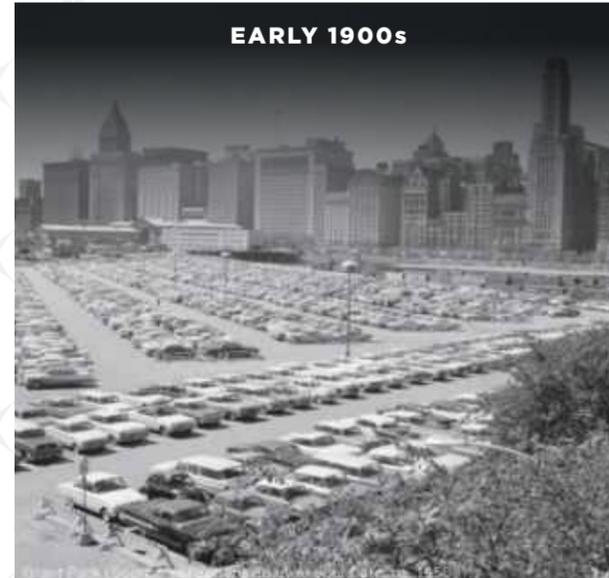
The building was under major renovation, including upgrades to the MEP and elevators. There was an egress staircase and upper skylight added to the building. In the mid 80s, the lobby fountain was removed.

2018

The building renovations included adding a fitness center and penthouse tenant lounge where Daniel Burnham used to office from the building.

2020

Building upgrades continued with new security turnstiles and elevator systems, MERV13 air filters to promote building wellness and The Exchange Restaurant opening.



Committed Long-Term Ownership

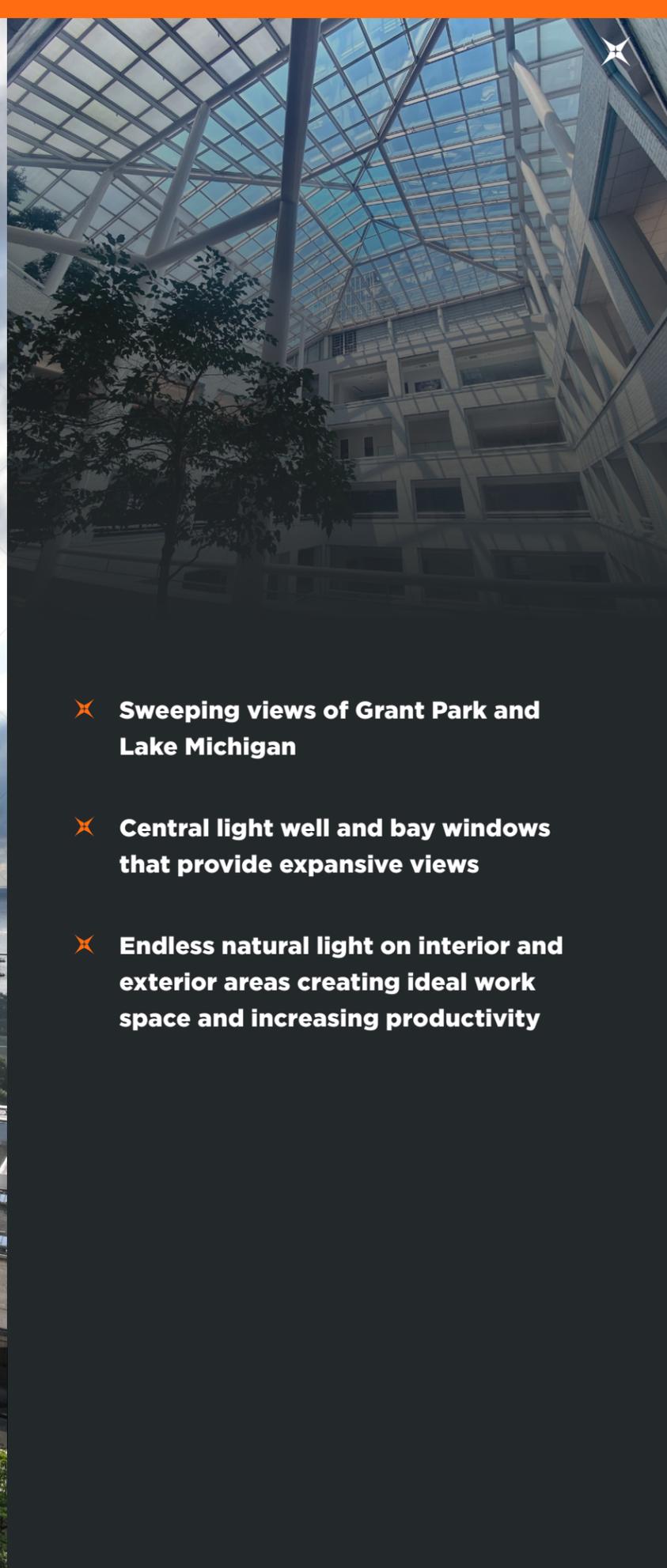
The Railway Exchange has been owned by a legacy-institution since 2006 and is a premier long term investment.

Your Michigan Avenue Oasis

Above bustling Michigan Avenue, abundant bay windows with tranquil park views make for productive and peaceful workdays.



N O R T H E A S T F A C I N G V I E W S



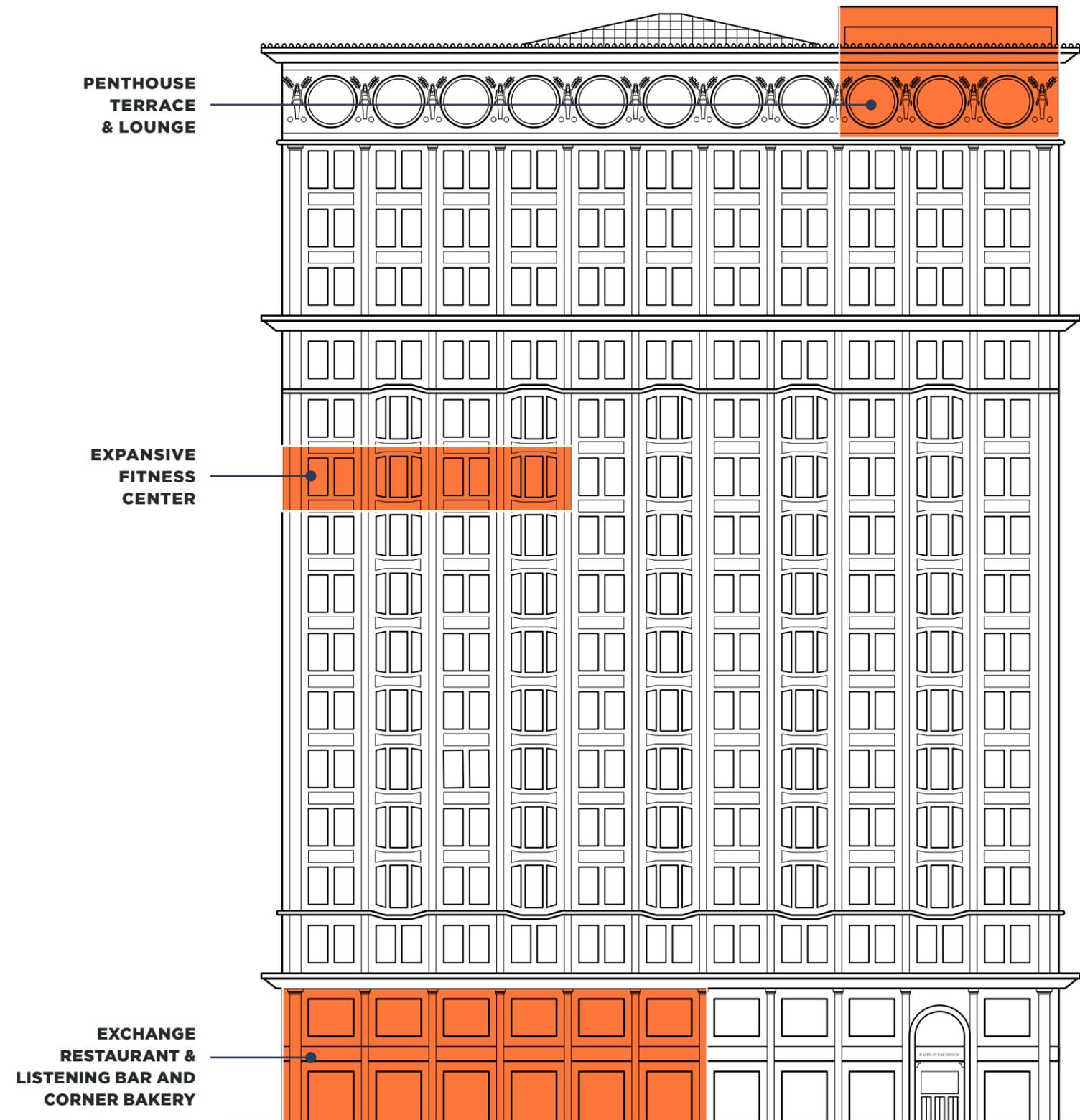
- ✘ **Sweeping views of Grant Park and Lake Michigan**
- ✘ **Central light well and bay windows that provide expansive views**
- ✘ **Endless natural light on interior and exterior areas creating ideal work space and increasing productivity**



One of a Kind Amenities

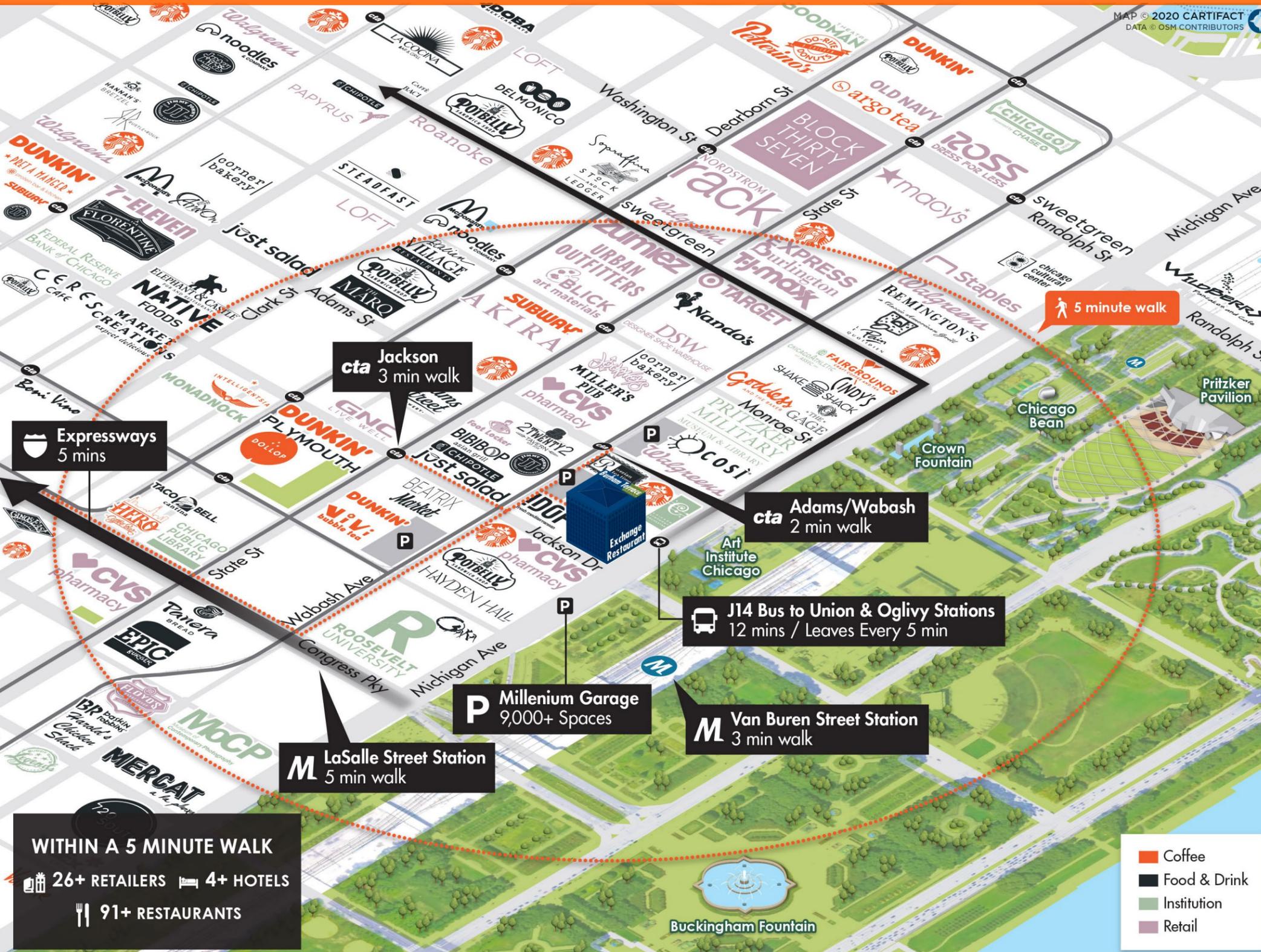
224 S Michigan has unrivaled amenities that can take you seamlessly from day to night. From health and wellness to entertainment to breathtaking views, we have everything you could ask for and more.

- ✘ **Brand new Exchange Restaurant and Listening Bar offers fast casual, sit-down dining and elegant bar experience**
- ✘ **Expansive fitness center with locker rooms**
- ✘ **Burnham Penthouse Terrace and Lounge with incredible 180-degree views of Lake Michigan and Grant Park.**



24/7 CONVENIENCE

The Railway Exchange offers ultimate convenience in the Loop for commuters with every amenity and luxury imaginable within blocks. Millennium Park, Lakeshore Drive, L stops, restaurants, hotels and theaters, all just steps away.



On the Cultural Mile, adjacent to Grant Park with over 200 restaurants and 15 hotels nearby



Backdoor immediate access to Van Buren CTA Stop and easy walk LaSalle St Metra, Van Buren Metra Electric and the South Shore Line to Indiana.



Over 10,000 parking spaces within 2 blocks and over 1,300 spaces at adjacent Grant Park South Garage. Immediate access to Lakeshore Drive and quick access to 290 and 90/94 via Congress Pkwy



SUITE 1650: 7,121 SF
**Available Immediately -
High Rise Lake Views!**

SUITE 1500: 23,394 SF
**Full Floor Available Immediately -
Move-In Ready with Expansion Space!**

SUITE 1350: 10,134 SF
Available Immediately

Make Your Mark in a Historic Skyline Icon

The Railway Exchange has a recognizable presence on Michigan Avenue, with renowned architecture that has stood the test of time since 1904 and still delivers the wow factor. It attracts architectural and cultural enthusiasts through its doors and delivers charm at every turn.

Spec Suite Available

SUITE 500:
14,180 SF



10' 11"
Slab Height

**9' Typical
Finished
Ceiling
Height**

**52' Atrium
to Window
Line Depth
for efficient
planning**

**Renovated
Restroom
and Corridors
in 2020**

**Walker Duct
System**



Schedule a tour today!

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