

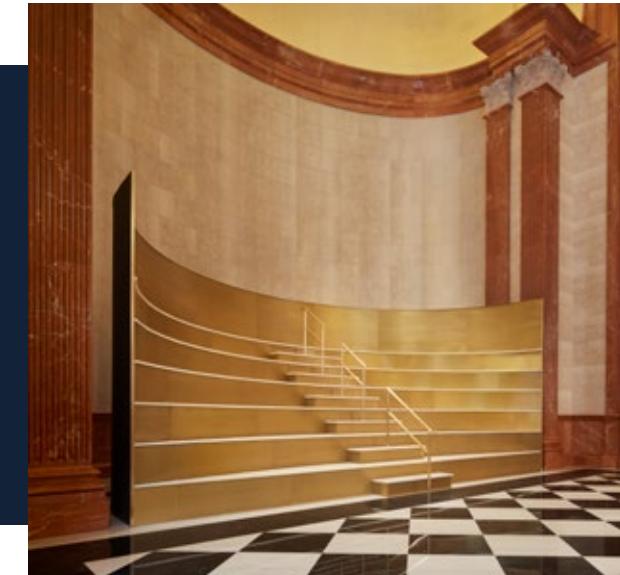


190
SOUTH LASALLE
Ascends



Innovative Welcome

190 South LaSalle's redesigned lobby ascends the tenant experience on LaSalle Street. Tenants and visitors alike are welcomed into the lobby with the addition of several new seating areas. The amphitheater seating offers an inviting and functional feel to the lobby, while the coffee bar with café seating creates a sense of hospitality with a modern convenience. Security has also been enhanced with added turnstiles. This innovative design creates a warm welcome to 190 South LaSalle's striking lobby.



Sit back and enjoy the unique sound experience of the new amphitheater

Like an instrument made from brass and stone, the amphitheater responds to visitors, weather, and time of day to weave an ever-changing ethereal sonic environment. The amphitheater conducts a generative score using 91 speakers, 81 light sensors, and 3 motion sensors comprising 15 instruments, 4 tempos, and 7 time scales producing an infinite number of audio experiences.

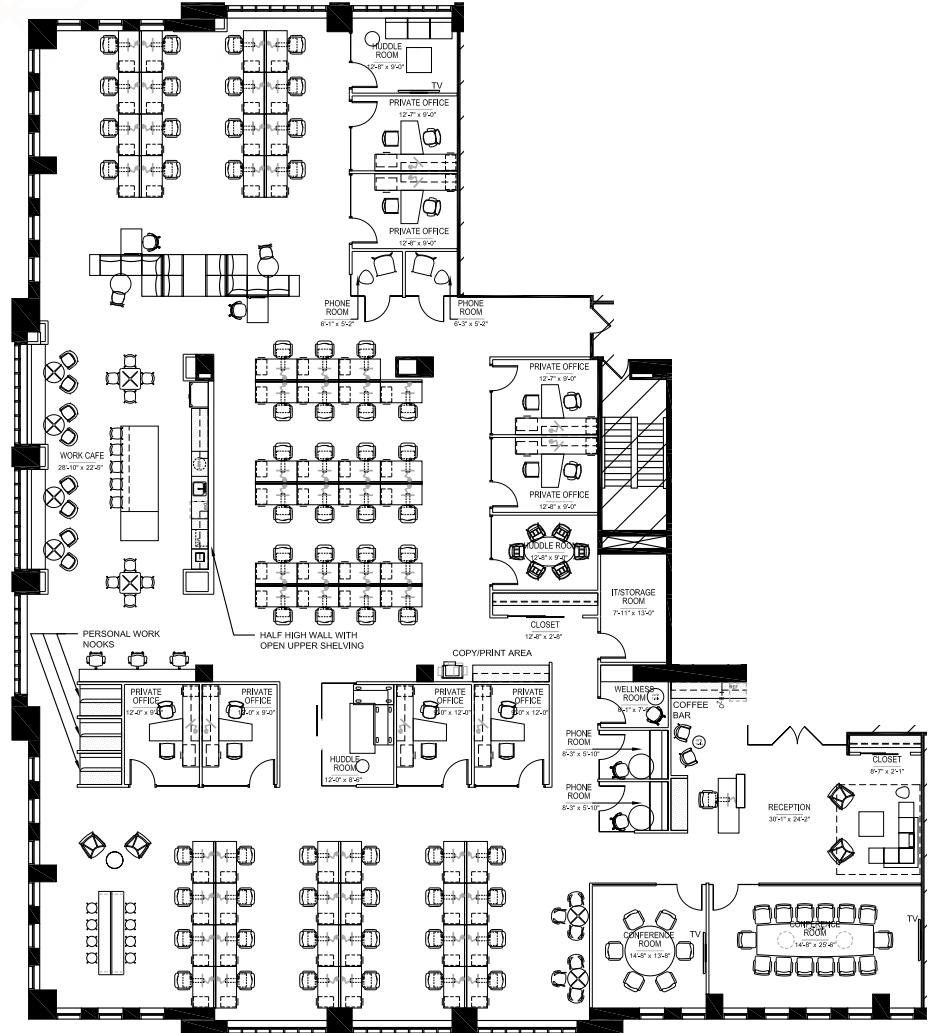
You will never have the same sound experience twice

Space Available

UNIQUE TOP OF BUILDING SPACE

38th Floor | 11,788 RSF

38th floor
11,788 RSF
Conceptual Layout



Highlights

- Incredible lake views
- High ceilings
- Unique window line with arched windows

Space Available

Spec Suites

Brand New & Fully Furnished

**Suite 2625
3,968 SF**

**Suite 2600
9,149 SF**

**Suite 2650
4,151 SF**

The floor plan illustrates a modern office layout with the following key features and labels:

- Common Areas:** Conference rooms, Reception, Copy, IT, and Break Areas.
- Suites:** Suite A and Suite B, both of which are currently **IN LEASE**.
- Office Units:** Numerous individual office spaces arranged in a grid pattern along the perimeter and within larger suites.

**Suite 2800
11,305 SF**

**Suite 2875
4,382 SF**

**Suite 2050
5,870 SF
Available Now**

**Suite 2050
5,870 SF
Available Now**

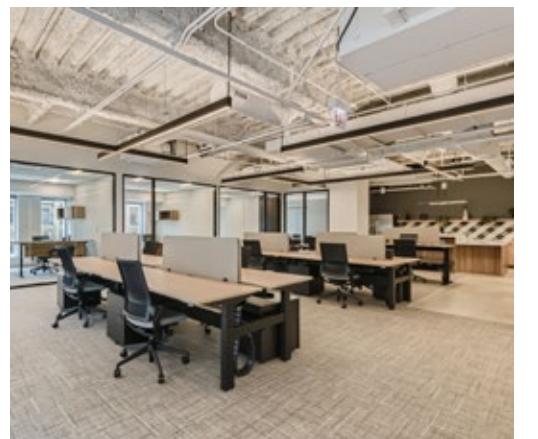


Space Available

The Hive | 15

Office Made Easy

900 RSF – 4,100 RSF of ready to occupy suites on the 15th floor



- Quick, short-form license agreement
- Flexible lease terms
- Fully furnished and cabled
- The fastest, easiest move-in possible
- Suites feature individual kitchenettes and conference rooms
- Flexible payment options
- Additional exclusive meeting, lounge and bar space
- Individual suites with identity, ranging from 900 to 4,100 SF
- Pricing inclusive of phone, internet, electric, security/ access control



Space Available

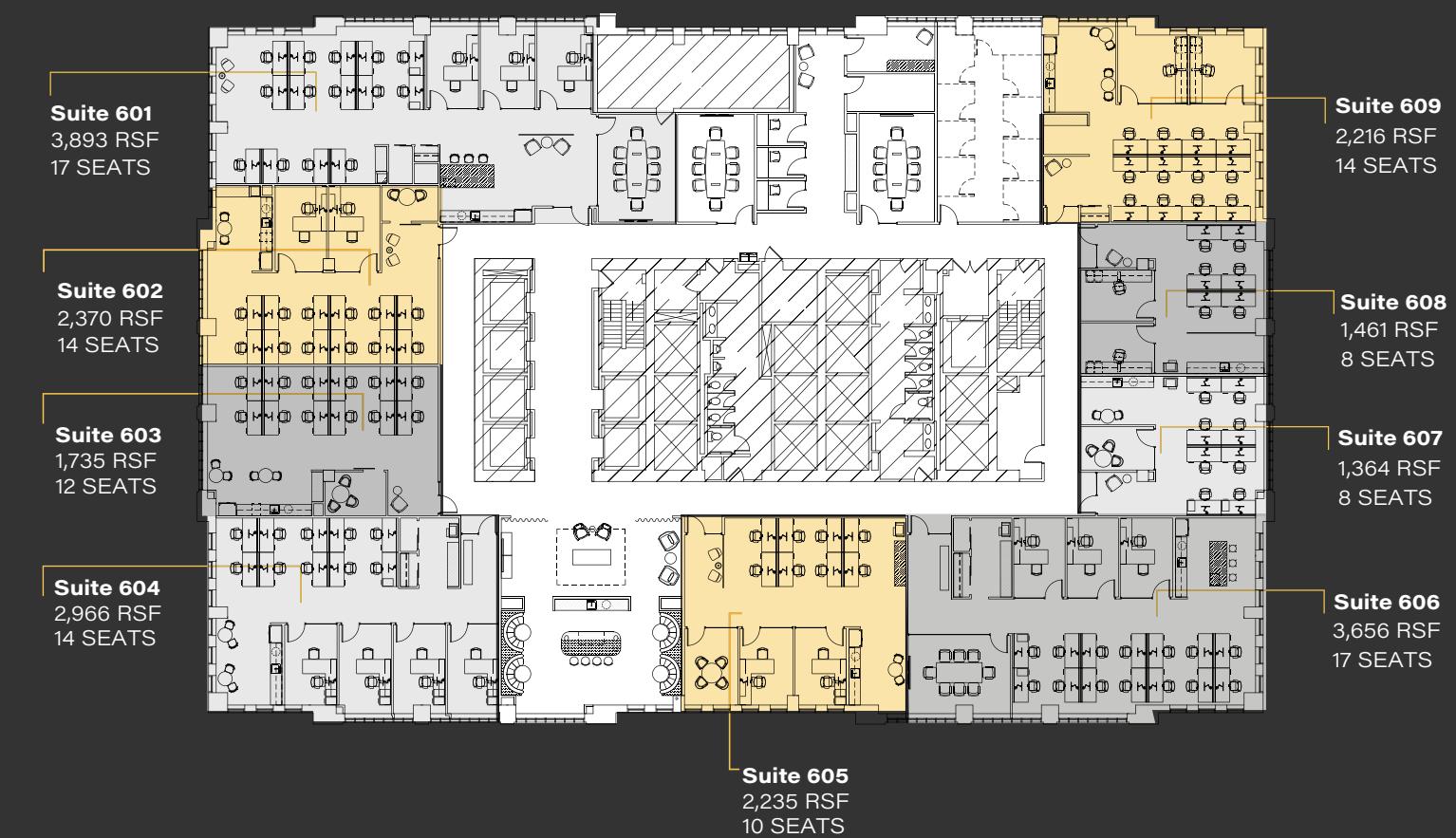
The Hive | 6

Introducing the next phase of the Hive delivering 1Q24!

1,300 RSF – 3,900 RSF of ready to occupy suites on the 6th floor



- > Quick, short-form license agreement
- > Flexible lease terms
- > Fully furnished and cabled
- > The fastest, easiest move-in possible
- > Suites feature individual kitchenettes and conference rooms
- > Flexible payment options
- > Additional exclusive meeting, lounge and bar space
- > Individual suites with identity, ranging from 1,300 to 3,900 SF
- > Pricing inclusive of phone, internet, electric, security/ access control



Amenities

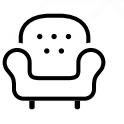
EXPERIENCE AN UPDATED AMENITY PACKAGE
YOU WON'T FIND ANYWHERE ELSE



Bike room



30 vehicle
on-site
executive
garage



The Library
Lounge



The Stacks
Tenant Lounge
and Lobby Bar



Fitwel
Certified



Platinum
Wired
Certified



**THE STACKS
TENANT LOUNGE + BAR**

Penthouse amenity space
with gaming tables, tv
screens and refreshments

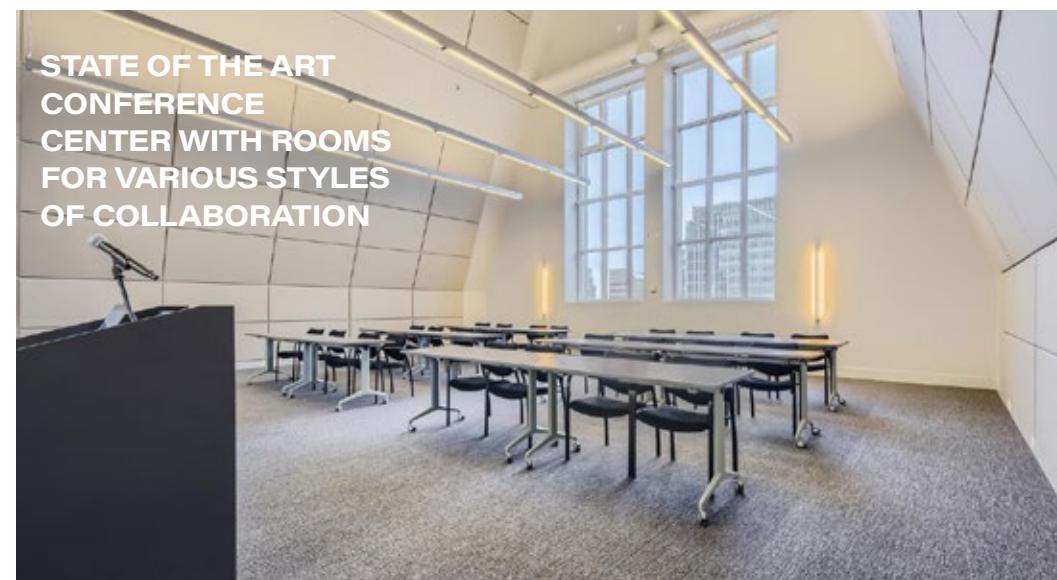
TENANT CONNECTIVITY

7 service providers offering high speed fiber connectivity including AT&T and Comcast Business.

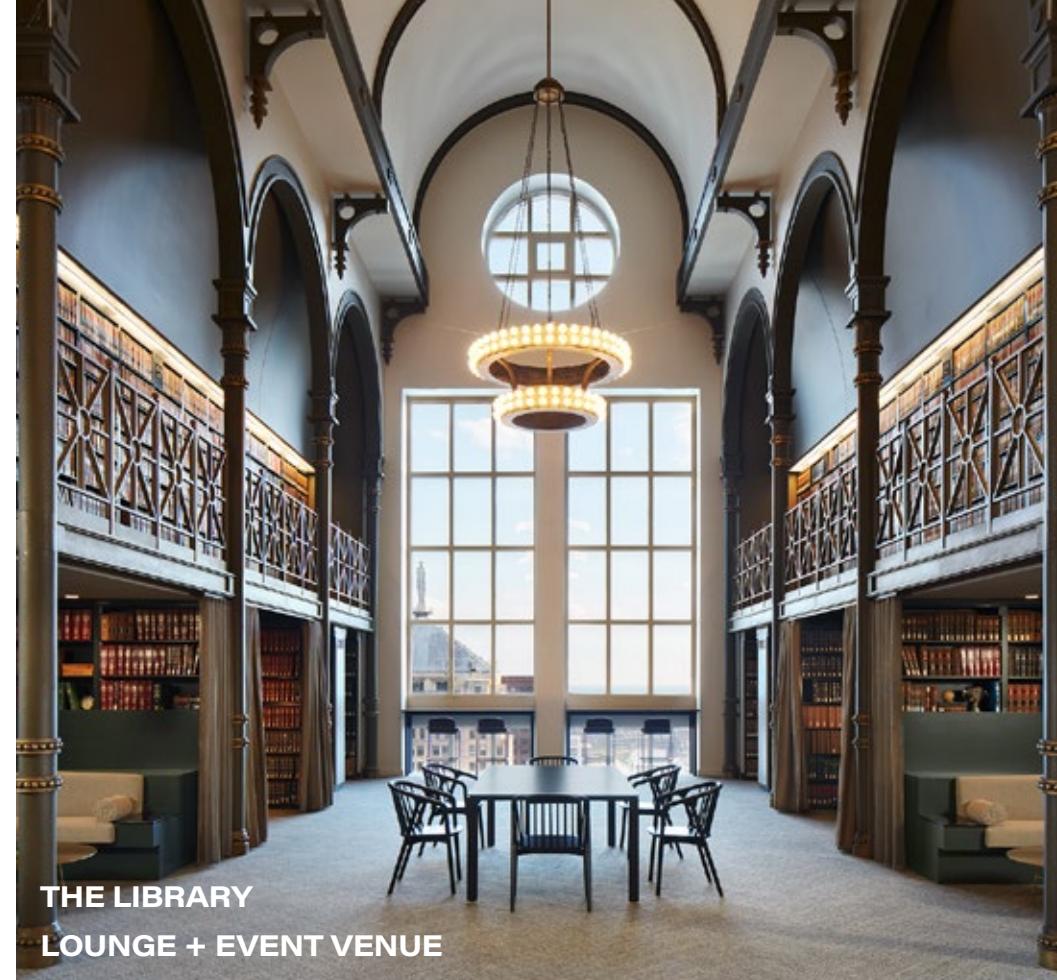
Dark Fiber is available for tenants to lease as an unlit dedicated fiber option.

Free Wi-Fi is provided in lobby and amenity areas.

Enhanced Mobile Antenna System.



STATE OF THE ART CONFERENCE CENTER WITH ROOMS FOR VARIOUS STYLES OF COLLABORATION



**THE LIBRARY
LOUNGE + EVENT VENUE**



EXERCISE YOUR MIND AND BODY IN OUR REIMAGINED FITNESS CENTER

The newly remodeled 190 Athletic Club offers tenants a refreshed environment for their daily workout with updated modern décor and finishes, warm colors and lighting throughout.

Tenants will also enjoy the renovated locker rooms with new showers and steam rooms. At 190 South LaSalle let your workout inspire you.



BRING YOUR BUSINESS TO
the heart of LaSalle

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