



DISCOVER
YOUR
SANCTUARY

 **NBC
TOWER**

NBC TOWER

NBC Tower stands as a beacon of thoughtful, postmodern architecture in a world-class location. Tucked in behind the hustle and bustle of Michigan Avenue, the building presides over an expansive 50-acre development that boasts intimate views of the river, lakefront and skyline. And yet, a world's worth of urban accommodations lie in wait steps away. NBC Tower is ideally situated, linking Chicago's Near North Side to the Loop. Clients and visitors alike will be in awe of the quiet respite intrinsic to this Chicago icon.



*RBA 896,764 SF
Stories 36
Class A
Year Built 1989 / R. 2018*

*Owner Metropolis Investment Holdings
Leasing Transwestern
Management JLL*

*Discover Your Sanctuary
www.nbctower.com*

BUILDING AMENITIES

Renovated in 2021

RESTAURANTS

- **Cityfront Cafe:** daily hot bar, full soup and salad bar, grab-n-go options, and beer & wine
- **Tower Espresso:** serving Italian coffee, pastries, sandwiches, and empanadas
- Catering services available
- 24-hour lounge with vending

FITNESS CENTER

- Recently renovated, enhanced and expanded
- Exclusive for tenants
- State-of-the-art Precor equipment
- Newly installed Peloton Bikes
- Locker room with showers and towel service
- Flat-screen television monitors
- Free WiFi access for all members

CONFERENCE CENTER

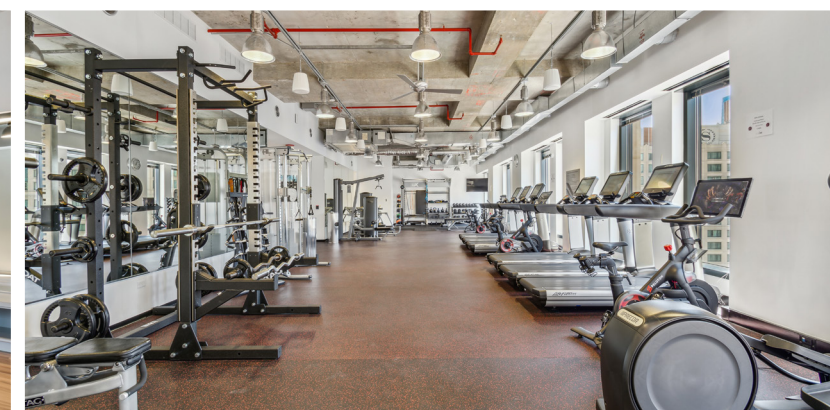
- 2 separate full-service conference rooms
- Total capacity is 56 individuals (Board Room: 16, Training Room: 40)
- Lobby check-in and lounge area
- Caterer-friendly kitchen
- Wifi and audio/visual equipment
- Dramatic lake, river, and city views

THE GOLF CLUB

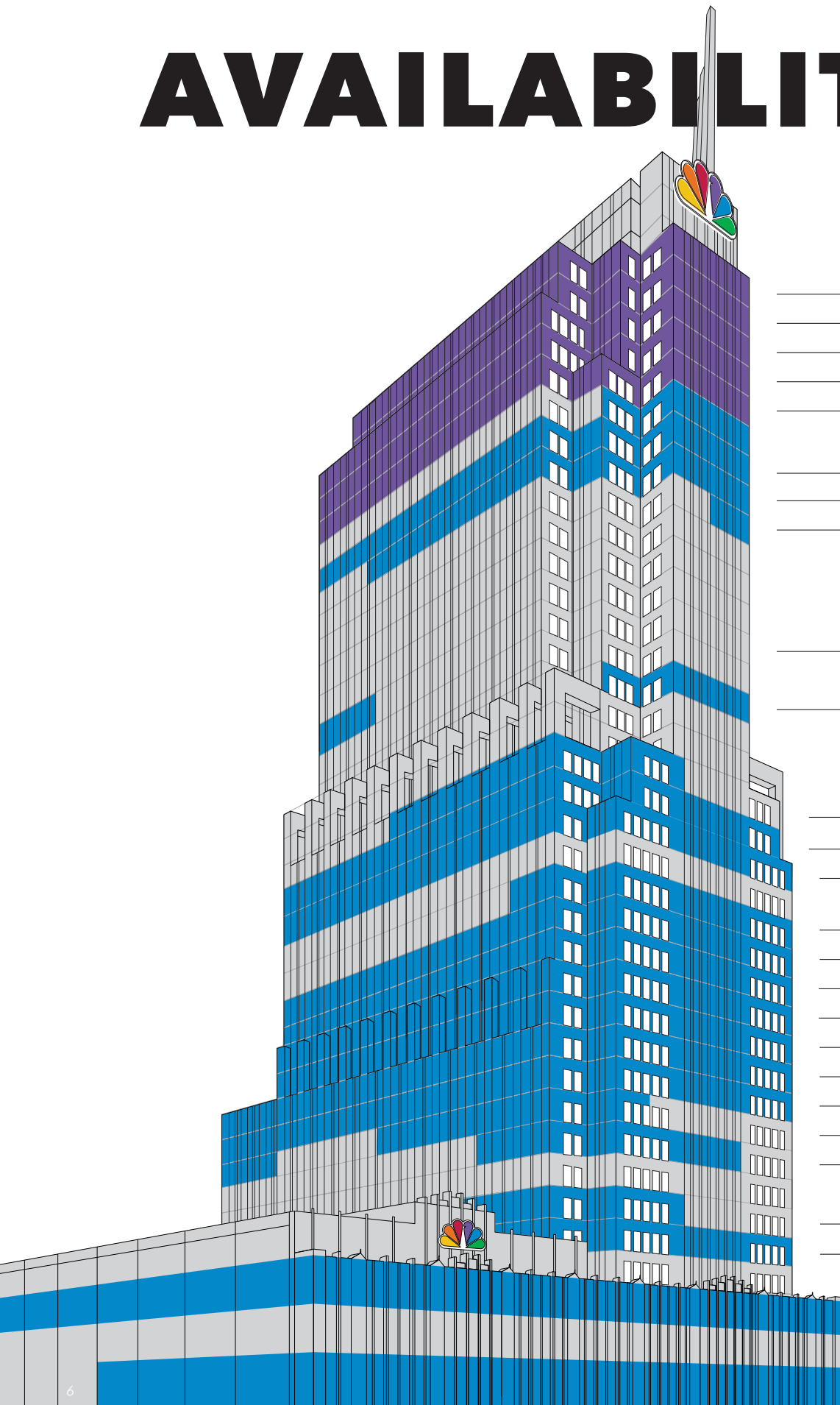
- Brand new lounge with exclusive usage for NBC Tower tenants
- State-of-the-art full swing golf simulator
- Lounge includes wet bar, televisions, music system, and comfortable seating

PARKING

- In-building heated parking for 230 cars
- Exterior surface parking for 469 cars
- Daily, monthly and hourly parking available
- Early Bird, Evening and Weekend rate discounts
- Garage services: complimentary windshield solvent fill, battery starting and tire inflating
- Accessible via Lower Michigan Avenue



AVAILABILITIES



THE PENTHOUSE AT NBC TOWER

AVAILABLE IN JAN 2026

- FLOOR 37 | 8,184 SF
- FLOOR 36 | 15,376 SF
- FLOOR 35 | 17,967 SF
- FLOOR 34 | 17,967 SF
- FLOOR 33 | 18,580 SF

- FLOOR 31 | 18,517 SF
- FLOOR 30 | 16,485 SF
- FLOOR 29 | 3,280 SF

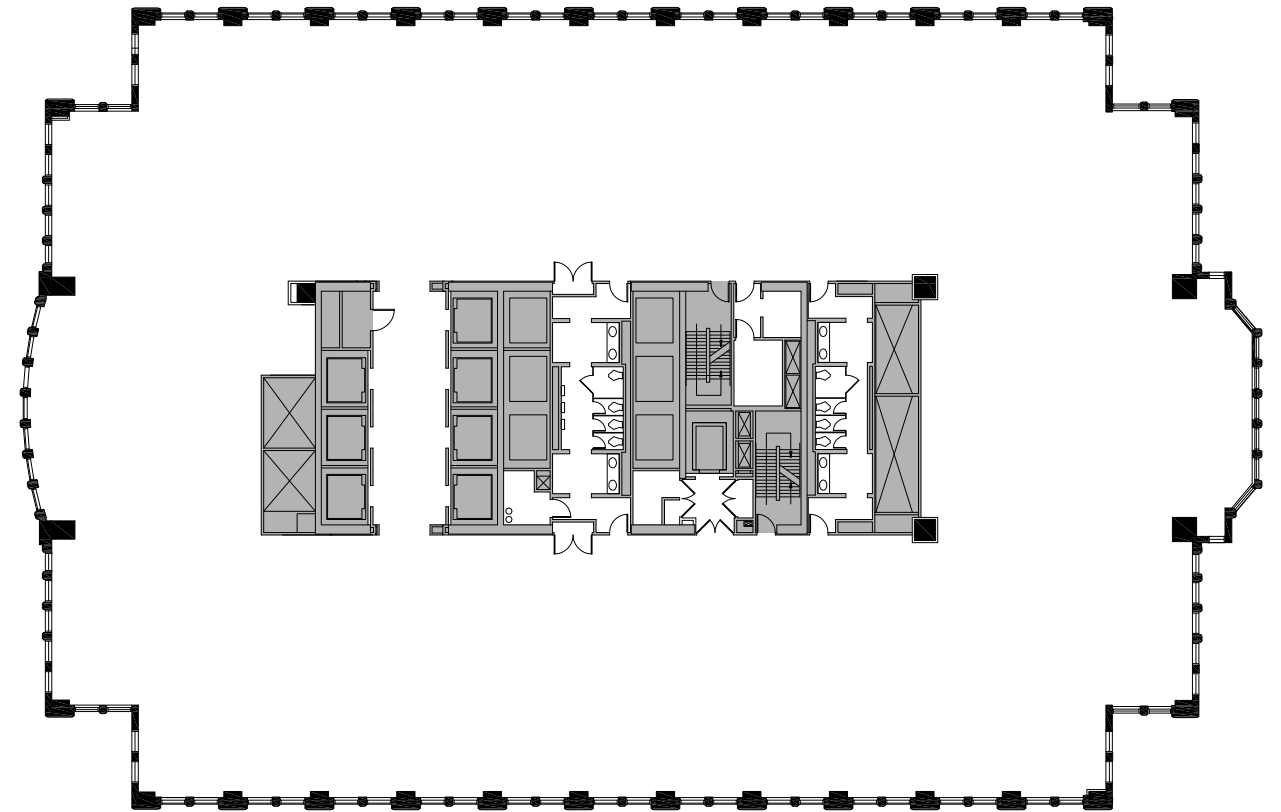
- FLOOR 25 | 7,511 SF
- FLOOR 23 | 18,273 SF

- FLOOR 20 | 8,848 SF
- FLOOR 19 | 22,900 SF
- FLOOR 18 | 23,372 SF

- FLOOR 16 | 5,769 SF
- FLOOR 15 | 23,456 SF
- FLOOR 14 | 23,456 SF
- FLOOR 13 | 23,463 SF
- FLOOR 12 | 23,491 SF
- FLOOR 11 | 30,447 SF
- FLOOR 10 | 29,107 SF
- FLOOR 09 | 14,187 SF
- FLOOR 08 | 8,273 SF

- FLOOR 06 | 7,741 SF
- FLOOR 05 | 30,321 SF

- FLOOR 03 | 32,875 SF
- FLOOR 01 | 28,622 SF



TYPICAL FLOORPLATE

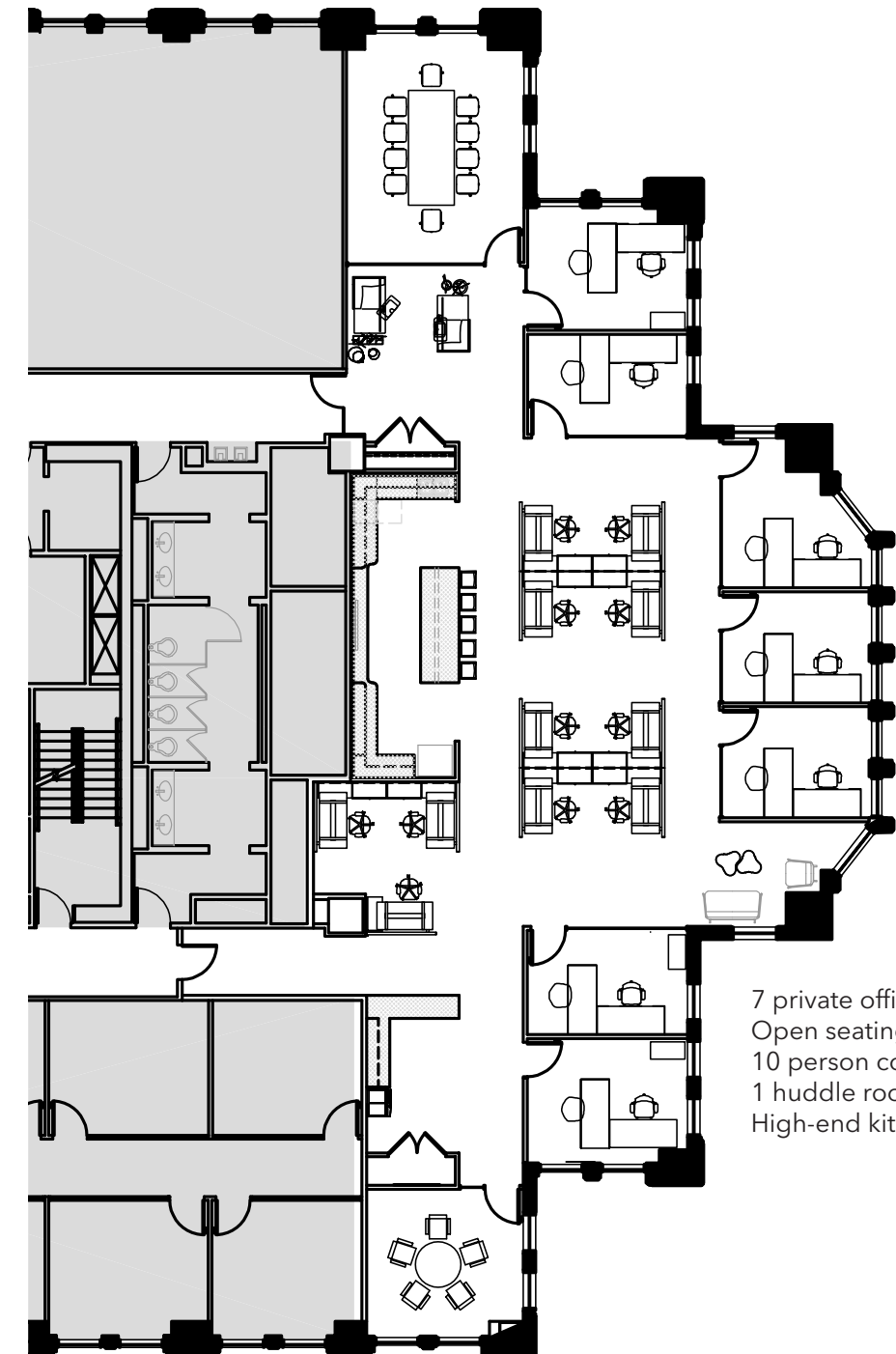
Nothing stands in your way from the awe-inspiring views from within. Free yourself from the constraints of columns, and embrace the freedom of true space flexibility.

- 18,000 - 30,000 SF floorplates
- 9-foot finished ceiling height
- Ample power
- Redundant fiber

ONE-OF-A-KIND SANCTUARY SUITES



SANCTUARY SUITE 2520 4,962 SF



- 7 private offices
- Open seating for 11
- 10 person conference room
- 1 huddle room
- High-end kitchenette



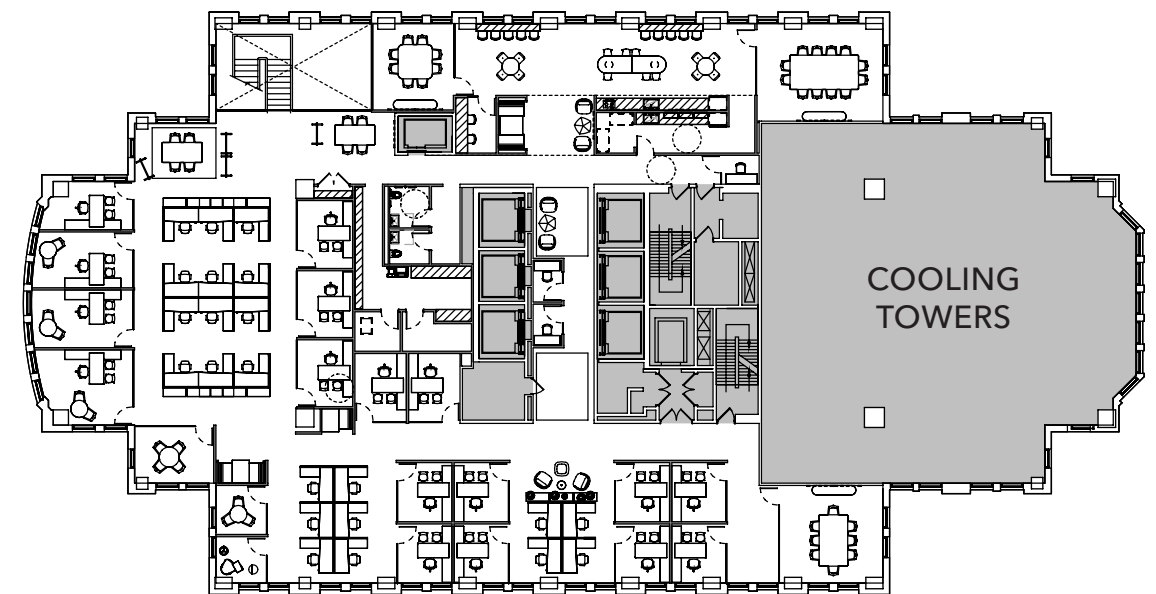
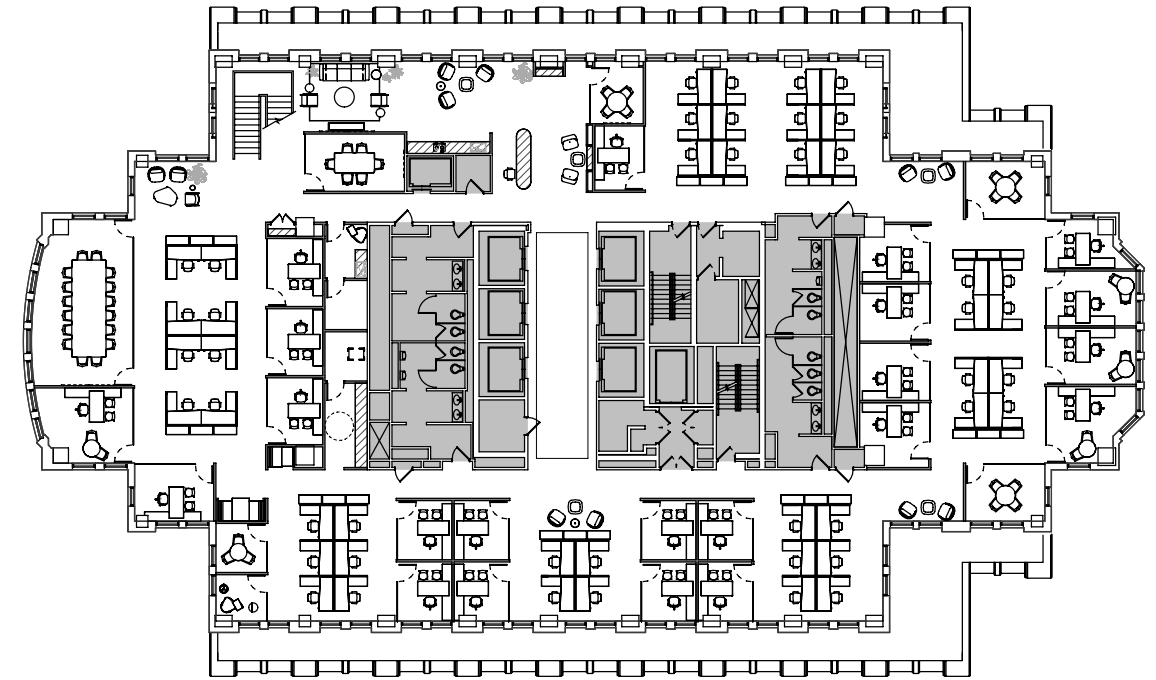
THE PENTHOUSE AT NBC TOWER



Step into an extraordinary piece of Chicago's architectural history with the unveiling of the Penthouse at NBC Tower. Perched majestically at the top of the tower on floors 33-37, this prestigious office space spans an impressive 78,000 square feet and will be available January 2026.



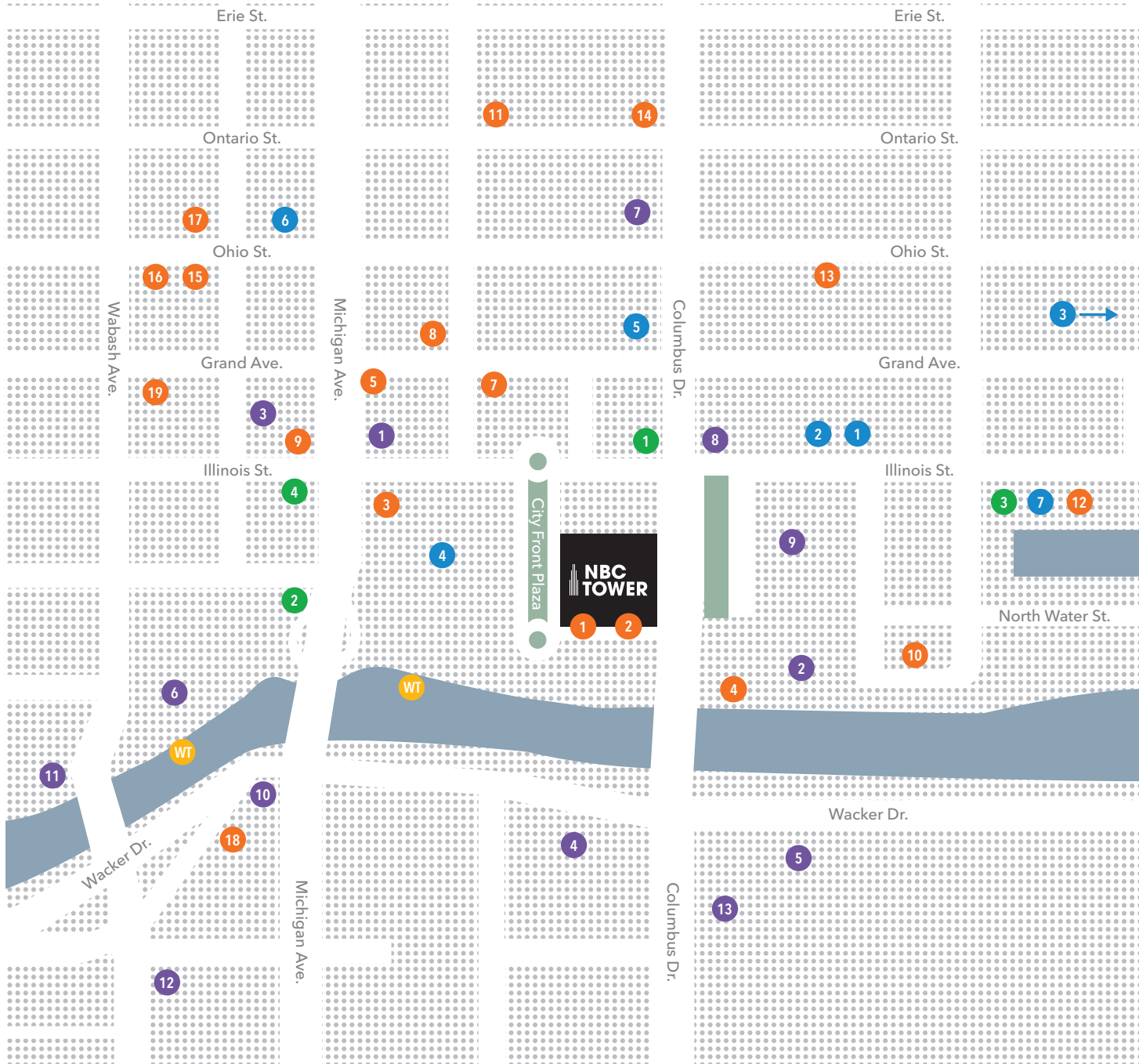
FLOORS 36 & 37 CONCEPTUAL



TAKE A VIRTUAL TOUR OF THE PENTHOUSE AT NBC TOWER



AREA AMENITIES



Get here by car, by bike, by train, by bus, or by boat. Indulge in the pulsing city life of the Magnificent Mile and River North, all within a blink of an eye. Be here, connected to acclaimed restaurants, world-class shopping and global talent.

RESTAURANTS

- 01** Tower Espresso
- 02** Citypoint Cafe
- 03** Blue Bottle Coffee
- 04** Shula's Steakhouse
- 05** Michael Jordan's Steakhouse
- 06** YolK
- 07** Volare Ristorante Italiano
- 08** The Hampton Social
- 09** The Purple Pig
- 10** Lizzie McNeil's
- 11** Capital Grill
- 12** Cupitol Coffee & Eatery
- 13** Dollop Coffee
- 14** LYFE Kitchen
- 15** Joe's Seafood, Prime Steak & Stone Crab
- 16** Eataly
- 17** Shake Shack
- 18** Land & Lake Kitchen
- 19** Doc B's Restaurant (River North)

ENTERTAINMENT

- 01** AMC River East 21
- 02** Lucky Strike Lanes
- 03** Navy Pier
- 04** Museum of Ice Cream
- 05** Planet Fitness
- 06** AMC DINE-IN 600 N. Michigan
- 07** Pinstripes

RETAIL

- 01** Whole Foods
- 02** Walgreens
- 03** Target
- 04** The Shops at North Bridge

HOTELS

- 01** InterContinental Chicago Magnificent Mile
- 02** Sheraton Grand Chicago Riverwalk
- 03** The Gwen
- 04** Hyatt Regency Chicago
- 05** Swissotel
- 06** Trump Intl. Hotel & Tower
- 07** Marriott Downtown Magnificent Mile
- 08** Embassy Suites Hotel
- 09** Loews Hotel
- 10** London House
- 11** The Langham, Chicago
- 12** Kimpton Hotel Monaco Chicago
- 13** Radisson Blu Aqua Hotel AMC

WT Water Taxi



THE METROPOLIS BEWELL™ PROMISE

Metropolis is committed to health and wellness throughout its portfolio. The safety and wellness of our building communities including tenants, staff, and visitors are top priorities and are the cornerstone of the Metropolis BeWell™ Promise. As a testament to our continued efforts to implement a best-in-class environment, Metropolis, together with our management company JLL, partnered with Fitwel, Underwriters Laboratories (UL) and the US Green Building Council (USGBC) to independently validate that the build's operational strategies are optimized to enhance building occupants health and wellness.



FITWEL CERTIFIED

Fitwel is the world's leading certification system committed to building health. Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being. Fitwel was created by the U.S. Centers for Disease Control and Prevention and U.S. General Services Administration. NBC Tower received its fitwel certification for health and wellness strategies that positively impact the health of our building occupants.



UL VERIFIED

Metropolis also collaborated with UL as an early adopter of their new voluntary program for real estate owners who want to demonstrate their commitment to healthy indoor environments through an extensive process of indoor air quality (IAQ) testing and assessment. NBC Tower proudly received its UL Verified Healthy Building Mark for Indoor Air and Water quality. This achievement is a significant milestone in our BeWell™ Promise to deliver an indoor environment with superior air quality that supports health and well-being.



LEED SAFETY FIRST CREDITS

Metropolis also collaborated with UL as an early adopter of their new voluntary program. The USGBC launched its new LEED Safety First credits program in 2020 as part of its Healthy Economy Strategy to address concerns related to the pandemic and to assist with building re-entry. As a result, NBC Tower proactively sought LEED Safety First credits, and the building has since earned credits for Cleaning and Disinfecting, which validate that the building's best practices align with public health and industry guidelines.



LEED SILVER CERTIFIED

In addition to being LEED Silver Certified, we are proud to announce that we also earned the LEED Safety First Credit for Cleaning and Disinfecting that validates that the building's best practices align with public health and industry guidelines for cleaning and disinfecting.



ENERGY STAR® PARTNER

We have partnered with the EPA and committed to protecting the environment through the improvement of our energy performance and operations. Using EPA-provided tools from the ENERGY STAR® program, NBC Tower can better track our facilities, operations, and even construction projects. This will help enhance our endeavors that reduce potential harm to Mother Nature.

MEET YOUR LANDLORD

Prominently positioned along the Michigan Avenue skyline sits NBC Tower, a sanctuary for office tenants, and where your landlord is your partner. This iconic building is owned by Metropolis Investment Holdings Inc., a privately held real estate company known for its unparalleled level of service and dedication to long-term relationships with tenants.

Metropolis owns NBC Tower debt-free and continues to invest in infrastructure improvements and amenities because it's not just about return on investment but about occupier satisfaction and well-being. This commitment to excellence is evidenced by NBC Tower's tenants who have occupied the building for decades.



www.nbctower.com

KATIE STEELE

+1 312 881 7062
katie.steele@transwestern.com

ERIC MYERS

+1 312 881 7017
eric.myers@transwestern.com

