



THE WRIGLEY BUILDING CHICAGO

400-410 NORTH MICHIGAN AVENUE, CHICAGO, IL 60611 | THEWRIGLEYBUILDING.COM



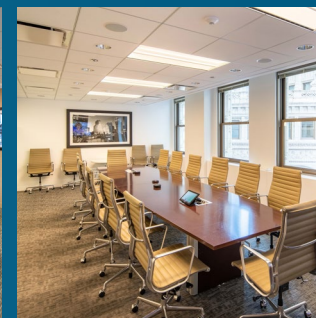
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THEWRIGLEYBUILDING.COM

ZELLER 312.374.2700

BUILDING AMENITIES



Walgreens



P
Peet's
COFFEE™

Lou Malnati's
PIZZERIA

The Wrigley Building Health Club
Onsite Community Engagement Manager
Programmed Events & Gaming Amenities
Tenant Lounge
Conference Facilities
Bike Room
Mother's Room/Wellness Room
Mail Room/Messenger Center
Commuter Water Taxi
Walgreens
Ghirardelli
Peet's Coffee & Tea
Lou Malnati's



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ARCHITECTURE

1921
South Tower
Constructed

1924
North Tower
Constructed

250,000
Terra Cotta Tiles

6
Shades of White

425 ft
Height

472,000 rsf
Office & Retail Space

The Wrigley Building is a Chicago original, one of the few business locations in the world that needs no other address. Designed by Graham, Anderson, Probst & White, this icon of Chicago's celebrated Magnificent Mile has welcomed generations of tenants proud to call The Wrigley Building their home.

Constructed of 250,000 terra cotta tiles in six shades of white, the tiles are off white at the base and blue white at the top allowing the building to appear brighter as it rises. The clock tower is patterned after La Giralda, the bell tower of the Seville Cathedral in Seville, Spain.



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GUIDE TO NEARBY RESTAURANTS



Beatrix.....	American.....	\$\$
Bongiorno's.....	Italian.....	\$
Corner Bakery.....	Breakfast/Sandwich.....	\$
Eataly.....	Italian.....	\$\$\$
Foxtrot.....	Cafe/Grab n Go.....	\$\$
Labriola.....	Italian.....	\$\$
Lou Malnati's.....	Italian/Pizza.....	\$\$
Morton's.....	Steakhouse.....	\$\$\$\$
Michael Jordan's Steakhouse.....	Steakhouse.....	\$\$\$\$
Nando's.....	Chicken.....	\$\$
O'Brien's Riverwalk Cafe.....	American.....	\$\$
Ocean Prime.....	Seafood.....	\$\$\$\$
Pizzeria Uno & Due.....	Pizza.....	\$\$
Potbelly.....	Sandwiches.....	\$
Shaw's Crab House.....	Seafood.....	\$\$\$
Smash Burger.....	Hamburgers.....	\$\$
Sixteen.....	French.....	\$\$\$\$
Smith & Wollensky.....	Steakhouse.....	\$\$\$
Sweetwater Tavern & Grille.....	American.....	\$\$
The Hampton Social.....	American.....	\$\$
The Northman Beer & Cider Garden.....	Riverwalk Beer/Cocktails.....	\$\$
The Purple Pig.....	Mediterranean.....	\$\$
Tortoise Supper Club.....	American.....	\$\$\$
Travelle at The Langham.....	American.....	\$\$\$
Yardbird.....	American.....	\$\$
Volare.....	Italian.....	\$\$

OTHER

- Peet's Coffee
- Starbucks
- Walgreens
- Whole Foods

10 additional restaurants located at Illinois Center

Located within The Shops at North Bridge

• Aloha Poke Co.....	Hawaiian.....	\$\$
• Big Bowl.....	Chinese.....	\$\$
• Doc B's Fresh Kitchen.....	American.....	\$\$
• Eddie V's Prime Seafood.....	Seafood.....	\$\$\$\$
• Goddess and the Baker.....	Breakfast/Sandwich.....	\$\$
• Habitant.....	Tapas.....	\$\$
• Jimmy Johns.....	Sandwich.....	\$
• Joe's Seafood.....	Seafood.....	\$\$\$\$
• Just Salad.....	Salad/Health Food.....	\$\$
• Lao Sze Chuan.....	Chinese.....	\$\$
• Panda Express.....	Asian.....	\$
• Potbelly.....	Sandwich.....	\$
• Shake Shack.....	American.....	\$
• Te'amo Boba Bar.....	Bubble Tea.....	\$\$
• Weber Grill Restaurant.....	American.....	\$\$

HOTEL RESTAURANTS & ROOFTOPS

Château Carbine.....	Pendry Hotel	Stetsons.....	Hyatt Regency
ETA Restaurant & Bar.....	Loews Hotel	Streeterville Social.....	Loews Hotel Rooftop
LH Rooftop.....	Londonhouse Rooftop	Terrace 16.....	Trump Tower Outdoor Patio
Kostali.....	The Gwen Hotel	The Palm.....	Swissotel
Raised Urban Rooftop Bar.....	The Renaissance Hotel	Upstairs at the Gwen.....	The Gwen Hotel Rooftop
		Venteux.....	Pendry Hotel

*Rooftops indicated on map by yellow highlight



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AWARDS

International Downtown Association
2022 IDA Award of Excellence for Weddings at Wrigley

BOMA International
2017 International BOMA TOBY Award:
The Outstanding Historical Building of the Year

BOMA Chicago
2017 BOMA North Central Region TOBY Award

NAIOP
2014 Chicago Office Redevelopment of the Year

American Institute of Architects
2014 Honor Award for Distinguished Building

ULI
2014 Chicago Vision Award
Historic Redevelopment Project (Finalist)

Chicago Building Congress
2014 Rehab Construction Merit Award

Landmarks Illinois
2014 Richard H. Driehaus Foundation Preservation Award (RIBC) Award

Greater Chicago Food Depository
2014 Renovation of the Year

City of Chicago Office of the Mayor
2014 Landmark Award for Preservation Excellence
Exterior Renovation

Building Design & Construction Magazine
2013 30th Annual Reconstruction Awards (Bronze)

Friends of Downtown
2013 Best Renovation (Finalist)



TECHNOLOGY

WiredScore

Gold Certification

IMG

Building's riser management company improves building connectivity infrastructure

Distributed Antenna System

Enhanced Cell Service

WiFi

Delivers the Future of Connectivity

Cogent

Provides cutting-edge optical internet service. Cogent's next gen IP network provides superior speed, reliability and is simple to set up since it brings fiber directly into each tenant's space.

Schneider Electric

New and upgraded building automation system by Schneider Electric I/A Series.

IDenticard

Upgraded full feature access control program, keycard access at entrances and dedicated elevators for after-hours access.

ExacqVision

Video Management System (VMS) software used for surveillance.

EST Life Safety & Communications

New fire alarm, life-safety & sprinkler systems.

ComEd

Up to 6.45 watts per square foot available for tenant load. Networked ComEd vaults at each building; each vault contains multiple utility transformers served by independent utility lines providing uninterrupted power.

Carrier

New & upgraded HVAC system. New medium pressure loops on each floor, upgraded & expanded central chiller plant, and new condenser risers for tenant supplemental cooling 24/7.

Telecom

AT&T, CenturyLink, Level 3, Cogent, Comcast, Verizon



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SUSTAINABILITY, CERTIFICATIONS & TECHNOLOGY

WELL Health-Safety Rating

Provides a centralized source and governing body to validate efforts made by owners and operators who take the necessary steps in order to prioritize the health and safety of their tenants, visitors and staff.



Fitwel

Promotes occupant health and well-being to support physical, mental, and social health for all building tenants and visitors.



LEED Silver Core and Shell



BOMA 360 Performance Program

Management and Sustainability. Sets the standard worldwide for operational best practices in the commercial real estate industry.



Energy Star Rating

Government backed program for certifying energy efficient buildings. Symbol of financial & environmental performance.



WiredScore Gold

Recognizes and promotes best-in-class digitally connected buildings.



Retrofit Chicago

Highly selective program that is committed to reducing energy usage by 20 percent.

Recycling Program

Comprehensive building wide recycling program.

EFCO Brand Windows

Series 290 windows, with insulated glass and low 'E' coating. Commercial and Architectural Grade rating and thermal barrier in frame and sash.



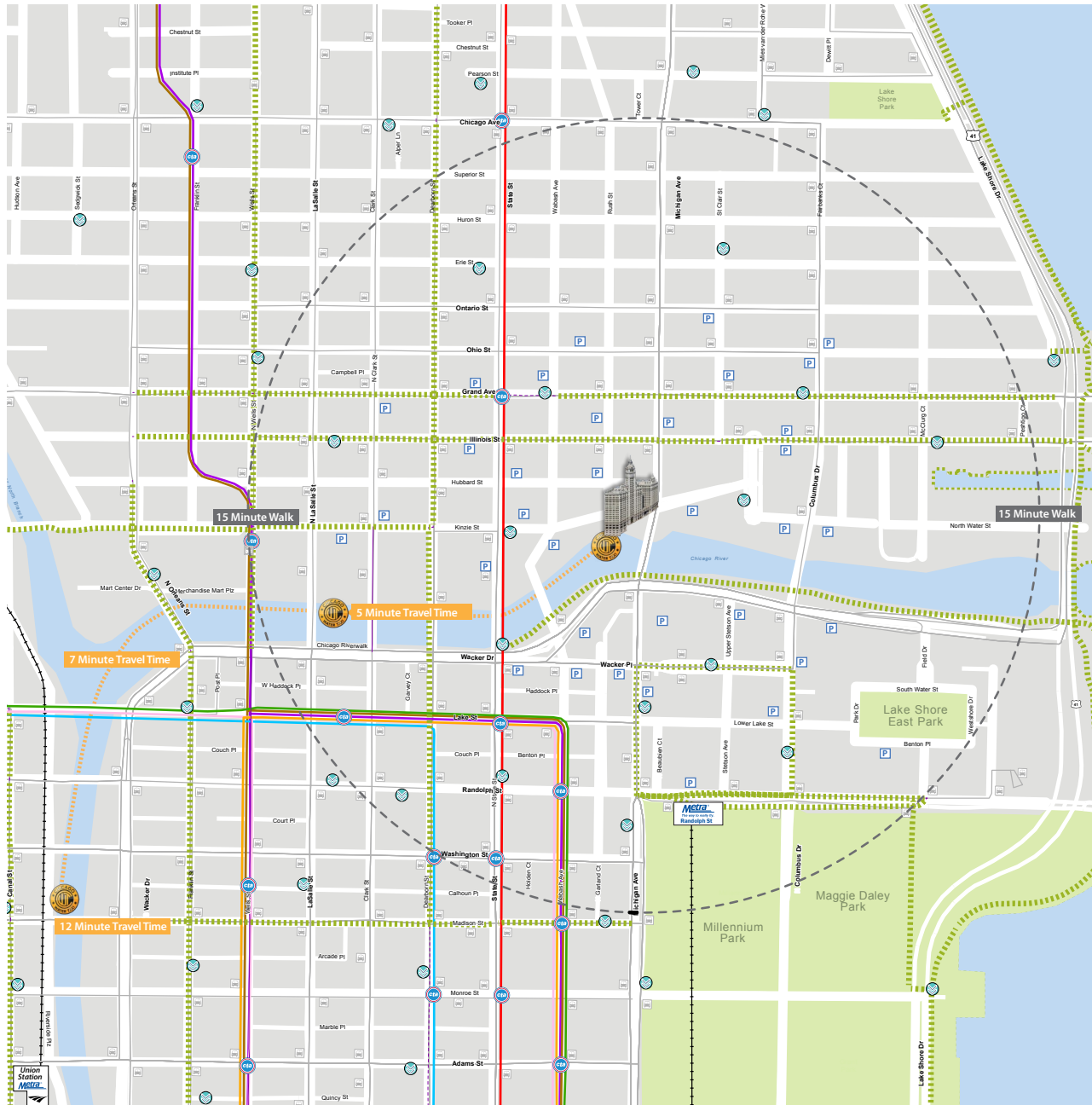


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TRANSPORTATION

Transportation for tenants of The Wrigley Building is fast and easy. CTA buses stop at the front door. Elevated train stations are nearby. A CTA express bus—or 10-minute water-taxi ride—takes passengers right to Metra’s Union and Ogilvie commuter rail stations. Lake Shore Drive and major expressways are readily accessible.

- 
Chicago Water Taxi
 Connecting the West Loop at Ogilvie and Union Station to North Michigan Avenue
- 
Chicago Transit Authority
 Bus and Loop Train Stops
- 
Divvy
 Bike Sharing System with over 3,000 bikes and 300 Stations in the City of Chicago
- 
Metra
 Suburban train lines serves the counties of Cook, DuPage, Lake, Will, McHenry, and Kane
- 
Public Parking
- 
Bike Lanes



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TENANT LANDSCAPE

Perkins + Will

An architecture and design firm established in 1935.

Wendela Boats

Sightseeing company running multiple boat tours from April to early October

National Football League

American football league consisting of 32 teams.

Nature Conservancy

A global non-profit working to create a world where people and nature can thrive

Mid-America Real Estate Group

A full-service retail real estate organization in the Midwest

Zing Zang

The company behind America's number one Bloody Mary mix, as well as other popular cocktail

Brainlab

A medical technology company that develops manufactures, and markets software-driven technology

Chicagoland Chamber of Commerce

A non-profit organization promoting business in the Chicago metropolitan area

Resource Innovation

Clean energy provider of program, advisory and software services

Alper Services

11th largest independent insurance firm in the nation

Oil Dri Corporation

A worldwide leader in producing, marketing and selling high-quality sorbent products

Bluebeam Software

Solutions for design and construction management



 **Zeller**

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