

35 WEST WACKER DRIVE

CHICAGO | IL | 60601



WEST WACKER

CHICAGO



ICONIC
TROPHY TOWER OPPORTUNITY

UNLOCK AN ELEVATED CHICAGO EXPERIENCE

Rising high above the Chicago River along iconic Wacker Drive, 35 West Wacker presents a remarkable opportunity to take your tenant experience to world-class heights with rare, big block availability in the heart of downtown Chicago. This renowned trophy building combines an elegant offering of on-site amenities with stunning city views and walkable access to Chicago's most popular dining, retail and entertainment destinations.

With 375,000 contiguous square feet available in this landmark building, 35 West Wacker offers the opportunity to join an elite class of companies who have made a home all over the Chicago CBD, including Google, with their new \$280M headquarters just two blocks away.





HIGHLIGHTS & AMENITIES

Catch 35 Seafood and Premium Steaks

Full-service Elevate35 fitness center features high-end machines, group classes, spin studio, private locker rooms, towel service and more

Incredible views of downtown and the Chicago River

Short walk to three different CTA stations

Abundant covered parking nearby

Easy access to premier dining and attractions

On-site Starbucks

Convenience 35 shop

Highly efficient, 26,000-square-foot floor plates

110-space, below grade, private parking garage and tenant bike storage

100% Renewable electricity

22 high-speed passenger elevators

24/7/365 manned security with CCTV video monitoring

SUSTAINABILITY



AWARDS

RARE HIGH RISE
BIG BLOCK
OPPORTUNITY
ON THE RIVER



FLOOR 48 - 9,913 RSF
FLOOR 47 - 25,665 RSF
FLOOR 46 - 27,186 RSF
FLOOR 45 - 27,186 RSF
FLOOR 44 - 27,443 RSF
FLOOR 43 - 27,362 RSF
FLOOR 42 - 27,362 RSF
FLOOR 41 - 27,581 RSF
FLOOR 40 - 27,582 RSF
FLOOR 39 - 27,582 RSF
FLOOR 38 - 26,848 RSF
FLOOR 37 - 25,733 RSF
FLOOR 36 - 25,706 RSF
FLOOR 35 - 25,795 RSF
FLOOR 34 - 26,518 RSF

FLOORS 38-48
AVAILABLE 2028

FLOORS 34-37
AVAILABLE 2025

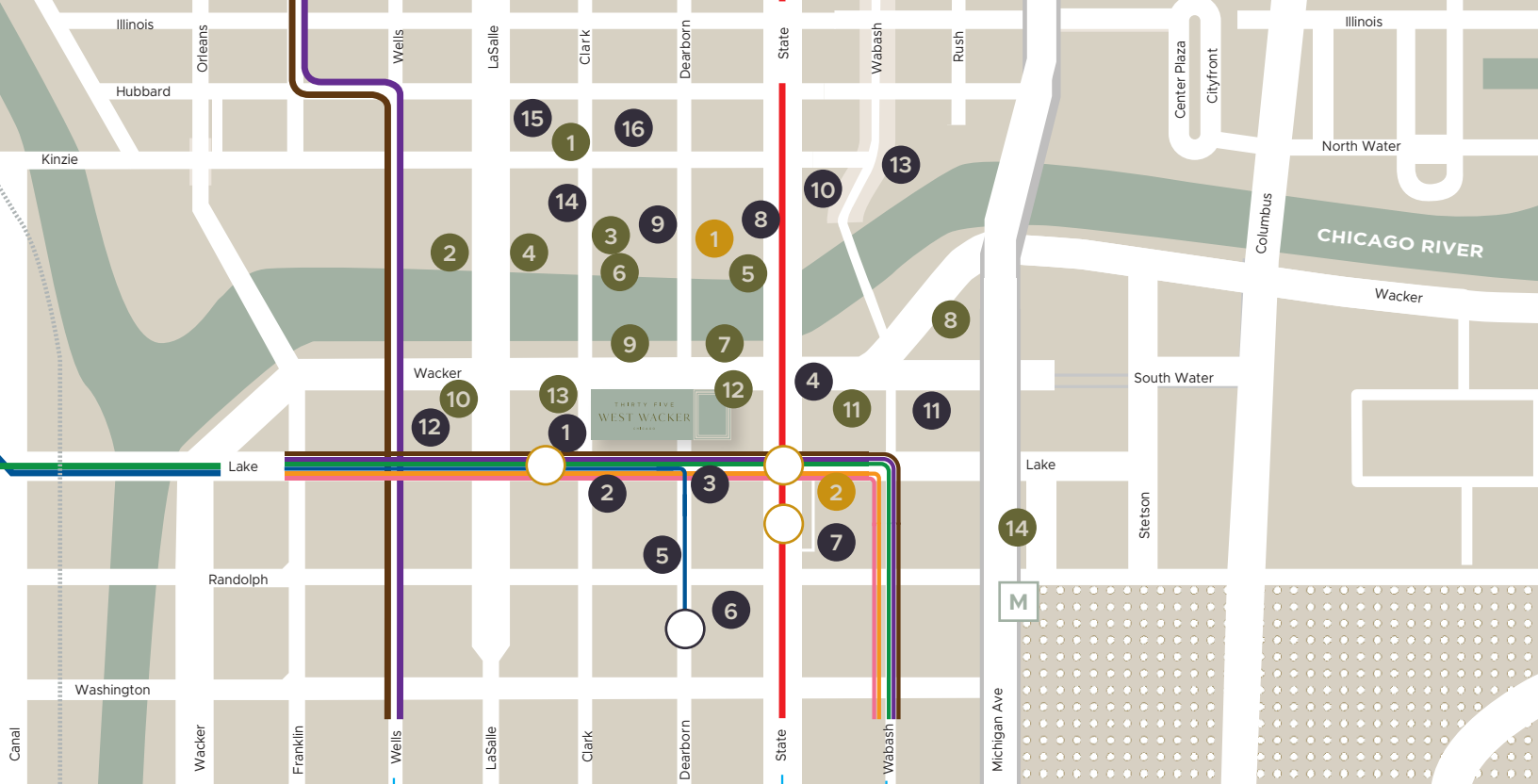
A WORLD CLASS CITY AT YOUR FINGERTIPS

35 West Wacker's prominent address puts tenants squarely in the heart of Chicago's most iconic dining and entertainment experiences, offering walking access to notable destinations that include the Chicago Riverwalk, Magnificent Mile, Chicago Theatre, several Michelin rated restaurants and more.



COMMUTE SEAMLESSLY

Whether commuting into the city or meeting friends in West Loop, River North or Wicker Park after work, 35 West Wacker's proximity to several garage lots and three separate CTA stops seamlessly connects tenants to all corners of Chicago.



ABUNDANT PARKING

1	200 N Clark	1200 Spaces	9	320 N Dearborn	Valet
2	181 N Clark	650 Spaces	10	330 N Wabash	Valet
3	181 N Dearborn	720 Spaces	11	203 N Wabash	Valet
4	1 East Wacker	175 Spaces	12	222 N LaSalle	125 Spaces
5	150 N Dearborn	N/A	13	401 N Wabash	700 Spaces
6	127 N Dearborn	400 Spaces	14	340 N Clark	Valet
7	20 E Randolph	1124 Spaces	15	108 W Kinzie	Valet
8	300 N State	896 Spaces	16	60 W Kinzie	1500 Spaces

POPULAR RESTAURANTS

1	The Smith	7	City Winery	13	Flight Club
2	Chicago Cut	8	Londonhouse Rooftop	14	Protein Bar & Kitchen
3	RPM Seafood	9	Tiny Tapp	LOCAL ENTERTAINMENT	
4	River Roast	10	Prime & Provisions	1	House of Blues
5	Smith & Wollensky	11	McCormick & Schmick's	2	Chicago Theatre
6	Pizzeria Portofino	12	Catch 35	 "L" Stop	

EASY COMMUTE



PATHS

Underground Street Level Upper Level CTA Train Station

ACCESS

Escalator/Elevator Door



TO THE CHICAGO PEDWAY

Linking together more than 40 city blocks and covering five total miles of Chicago's Central Business District, the Pedway connects tens of thousands of pedestrians per day to commercial buildings, residential towers, CTA stations and commuter rail facilities through underground tunnels and overhead bridges.



WEST
3
WACKER



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FOR MORE INFORMATION ON LEASING 35 WEST WACKER, PLEASE CONTACT:

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