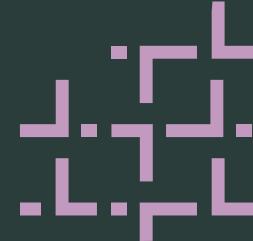




SERIOUS

SERIOUS BUSINESS



CONCRETE

145 S Wells is the Loop's premier boutique, concrete loft office with modern design and character – from the lobby to the rooftop.

With a focus on hospitality, well-being, and connection, 145 S Wells is designed to support all aspects of your workday from engaged community to increased productivity.

PROPERTY SIZE

210,318 RSF including 3,734 RSF retail

LEVELS

20 floors — including lobby, parking, 17 floors of office, and a 20th floor amenity lounge and outdoor terrace

FLOORPLATE SIZE

11.438 - 12.706 RSF

SLAB-TO-SLAB HEIGHT

12' concrete ceilings

ARCHITECT

Thomas Roszak Architecture

DEVELOPER

Moceri + Roszak

FEATURES

Opportunity to move quickly into a brand new spec suite, or customize your space to best fit your team's needs

Efficient floorplates with flexible solutions so your entire team can be together on one floor all your own

Touchless building entry

Cardkey elevators to your floor

24-stall executive parking garage with direct access to tenant floors

Close to expressways and additional parking

Immediate access to the L at the Quincy/Wells station

Superior HVAC ionizers

LEED Gold certification

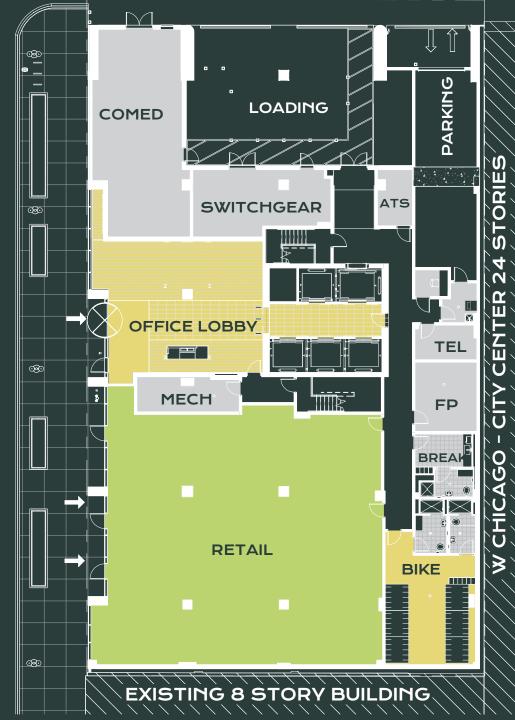




GROUND FLOOR LOBBY



FLOOR PLAN



S. WELLS ST



TERRACE LOUNGE



UNAPOLOGETICALLY

The **creativity and community** at 145 S Wells extends to the **20th floor amenity lounge** and out onto the rooftop terrace, including:

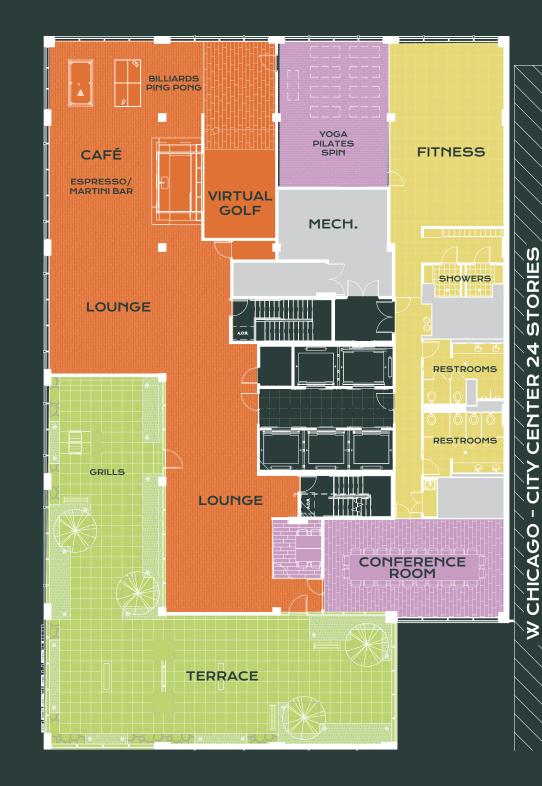
Outdoor terrace lounge with grills, fire pit, & green space

Golf simulator

Fitness center with a yoga, pilates, and spin studio

Café and bar serving coffee/espresso and alcoholic beverages

Conference center

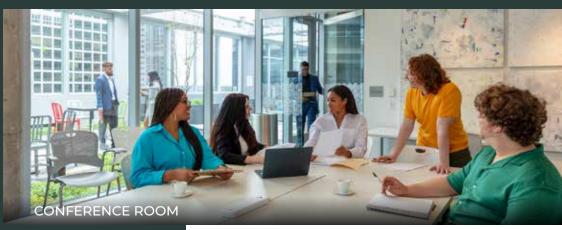


AMENITIES







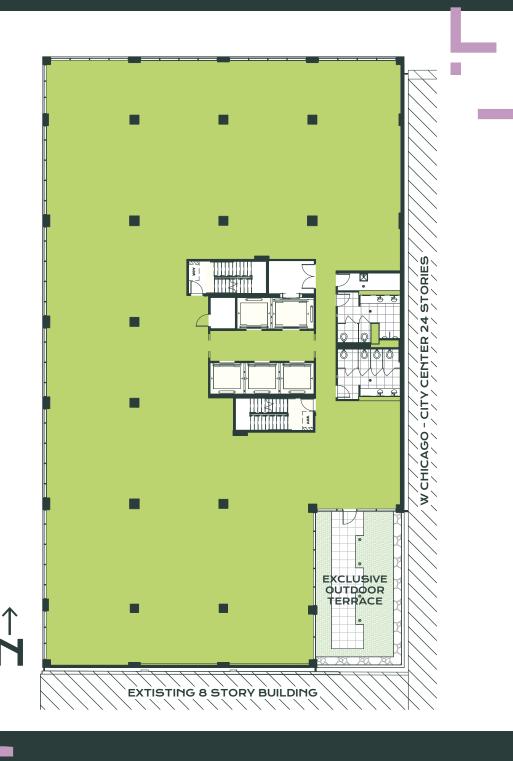






FLOOR 3

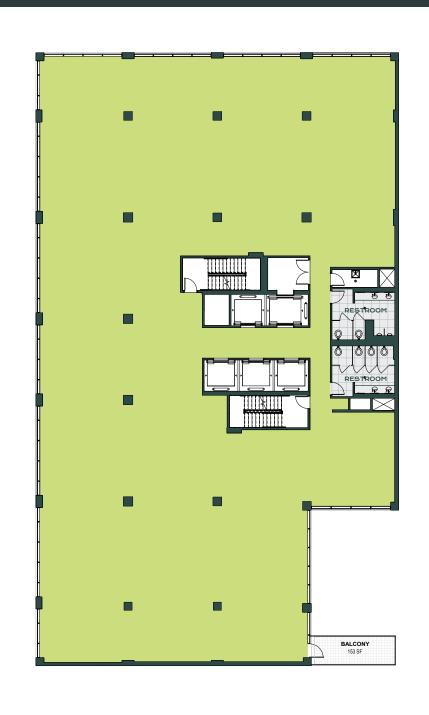
12,706 RSF





FLOOR 4

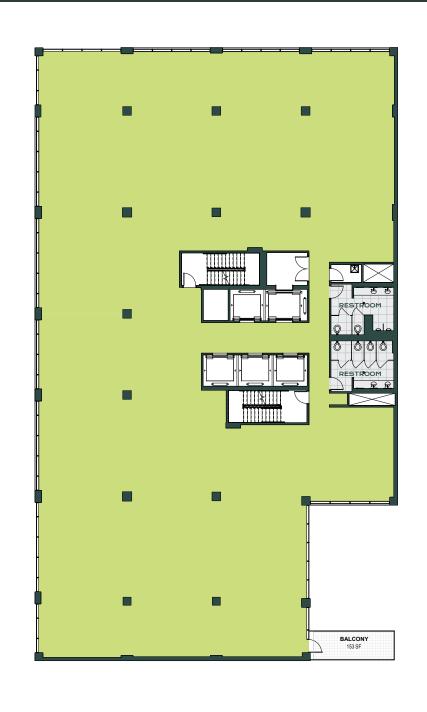
12,887 RSF





FLOOR 7

12,841 RSF





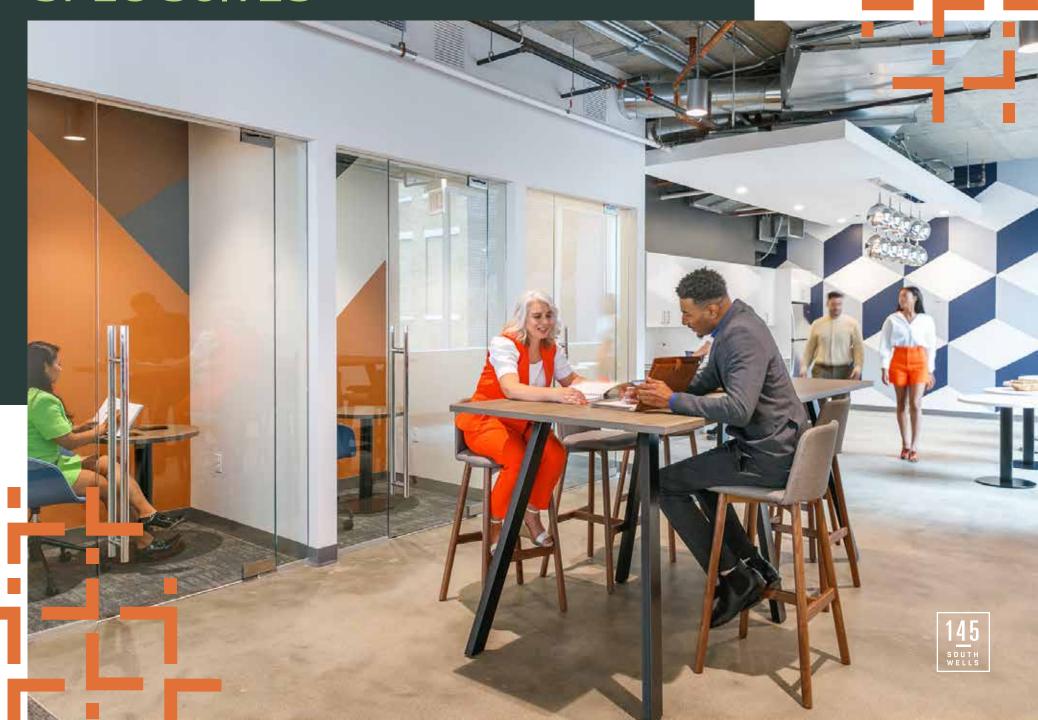
FLOORS 10-14

11,438 to 11,534 RSF





SPEC SUITES



SPEC SUITES









SPEC SUITE 1500

11,584 RSF

Personnel

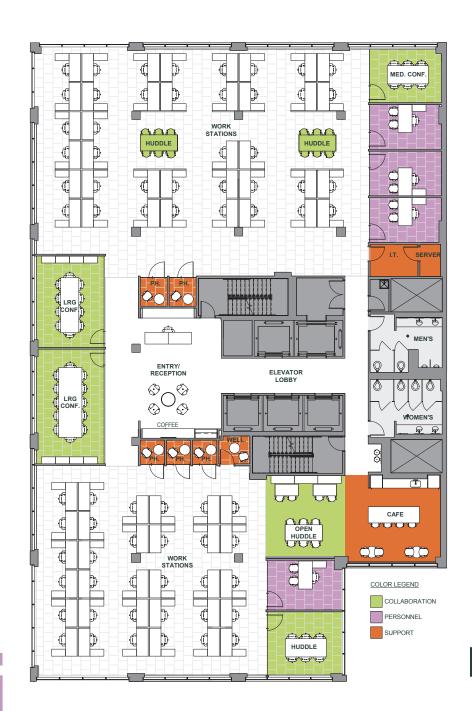
Office 4
Workstations 70
Reception 1

Collaboration Areas

Boardroom 1
seats 12
Large conference 1
seats 10
Medium conference 2
seats 6
Open huddle 3

Support Areas

Phone room 5
Wellness room 1
Café 1
Coffee bar 1
Copy/print 1
Coats 1
IDF 1
Storage 1



SPEC SUITE 1601

6,406 RSF

Personnel

Office 9
Workstations 16
Reception 1

Collaboration Areas

Large conference 1
seats 10

Medium conference 2
seats 6

Huddle 2
seats 4

Support Areas

Wellness room
Café
Coffee bar
Copy/print
Coats
IDF
Storage



SPEC SUITE 1602

5,178 RSF

Personnel

Office/huddle 1
Workstations 30
Reception 1

Collaboration Areas

Large conference 1
seats 10

Huddle 1
seats 6

Open huddle 2

Support Areas

Phone room 3
Wellness room 1
Café 1
Coffee bar 1
Copy/print 1
Coats 1
IDF 1
Storage 1



145

CONCEPTUAL TEST FITS

FLOORS 3-8 MIXED OFFICE



12,609 - 12,653 RSF

Total Offices47Perimeter offices25Interior offices22Conference rooms3

FLOORS 3-8 OPEN 6X6 WORKSTATIONS



12,609 - 12,653 RSF

Workstations 104

FLOORS 10-19 MIXED OFFICE



12,609 - 12,653 RSF

Total Offices	41
Perimeter offices	24
Interior offices	17
Conference rooms	3

145

CONCEPTUAL TEST FITS

FLOORS 3-8 OFFICE



12,609 - 12,653 RSF

Total Offices48Perimeter offices27Interior offices21Conference rooms3

FLOORS 3-8 OPEN 6X8 WORKSTATIONS



12,609 - 12,653 RSF

Workstations 76

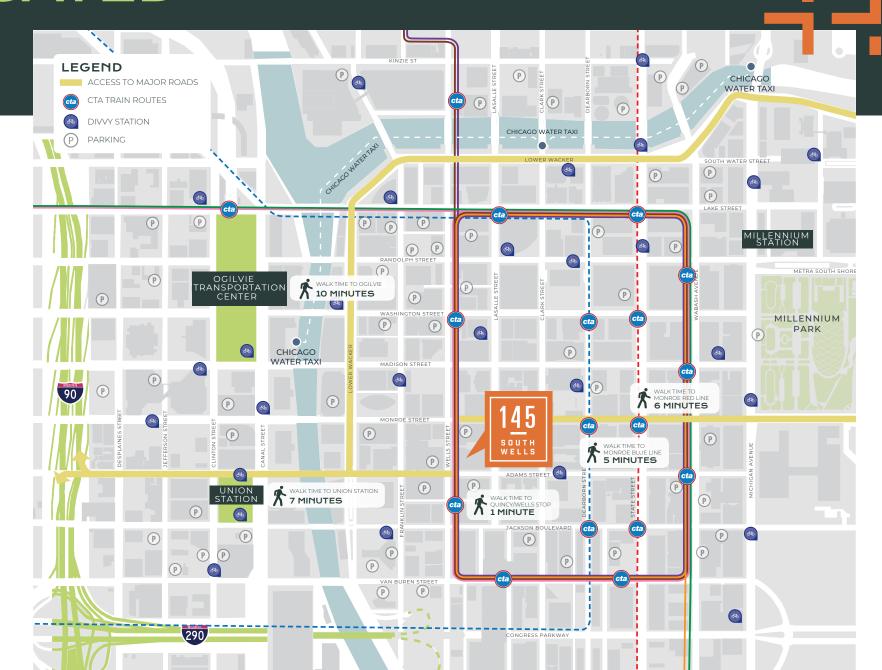
FLOORS 10-19 OFFICE



11,438 - 11,534 RSF

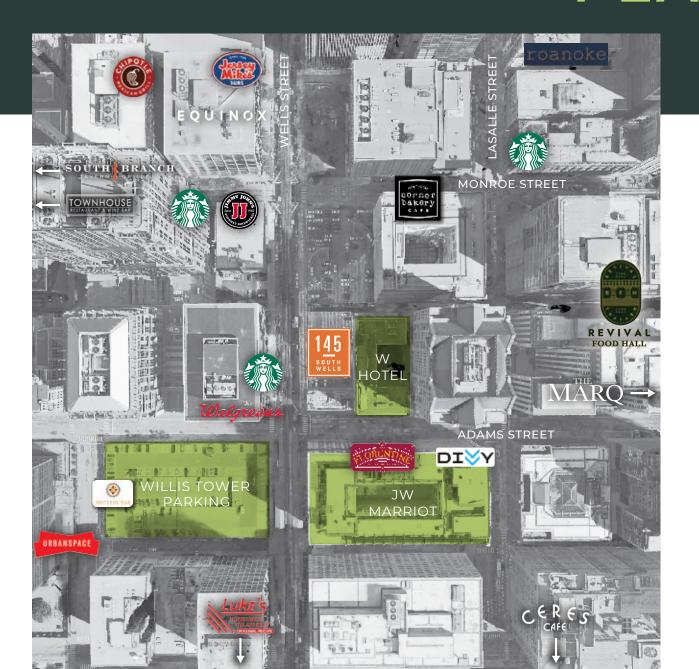
Total Offices	43
Perimeter offices	25
Interior offices	18
Conference rooms	2

IDEALLY LOCATED





SPONTANEOUSLY PLANNED





GET IN TOUCH

LEASING

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