

# State + Every Thing







**BRANDING**

State Street retail presence building and monument signage opportunity



Truly



One of Chicago's most vibrant and cultured areas, this neighborhood boasts a truly well-rounded lifestyle. It is home to the highest concentration of restaurants in the city and offers easy access to the Financial District and the Loop. **FiveOneFive** is surrounded by hotels, residential buildings and steps away from shopping on Michigan Avenue.



# Centered



Your wellbeing is top priority at **FiveOneFive** with our new, refreshing lobby design. Whether you collaborate among the new stadium seating or relax with a drink from the bar cart — you can expect a warm welcome at the corner of State and everything.

# New Lobby









**FiveOneFive** has a robust second full-floor, WiFi-enabled amenity center. Tenants will find a state-of-the-art fitness center, lounge, rooftop deck and conference center, along with multiple common areas, including an inviting two-story lobby and an urban outdoor plaza. It's an inspired space that creates a tenant experience with wellness in mind.

# Exceptional Amenities







ilities

### **LOUNGE**

Unwind in the tenant lounge with quiet zones, multiple fireplaces, soft seating, and bar with Sweetgreen Outpost

### **OUTDOOR PATIO**

Enjoy the fresh air with a respite outdoors on the second floor roofdeck

### **FITNESS CENTER**

Focus on your wellbeing in the state-of-the-art fitness center available for tenant use only (One time charge of \$50)

### **CONFERENCE CENTER**

Movable furniture for various configurations, audio visual equipment and dedicated kitchen

### **PLAZA**

Relax on the urban plaza and enjoy the fresh air and natural light in the heart of the city

### **BIKE ROOM**

Secure bike storage available on site

### **CLEANING**

Green cleaning products and equipment reduce the building's carbon footprint

### **CAFÉ**

Enjoy Starbucks conveniently located in the building







# Soaring Views



**Virtually  
fly-through  
penthouse**



**Conceptual  
high rise  
tour**



**Full floor  
virtual tour  
of Suite 700**





**Suite 2900/Penthouse** 19,231 RSF

**Suite 2800** 24,035 RSF

**Suite 2700** 24,034 RSF

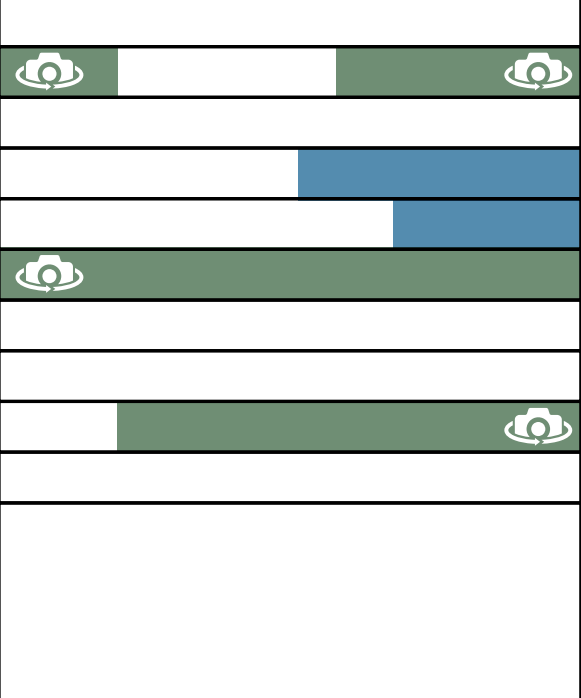
**Suite 2600** 17,000 RSF

**Suite 2450** 7,223 RSF

**Suite 2350** 4,089 RSF

**Suite 1801** 13,162 RSF

**Spec Suite 1700** 5,322 RSF



**Spec Suites:**

**1130** 8,493 RSF | **1170** 5,163 RSF

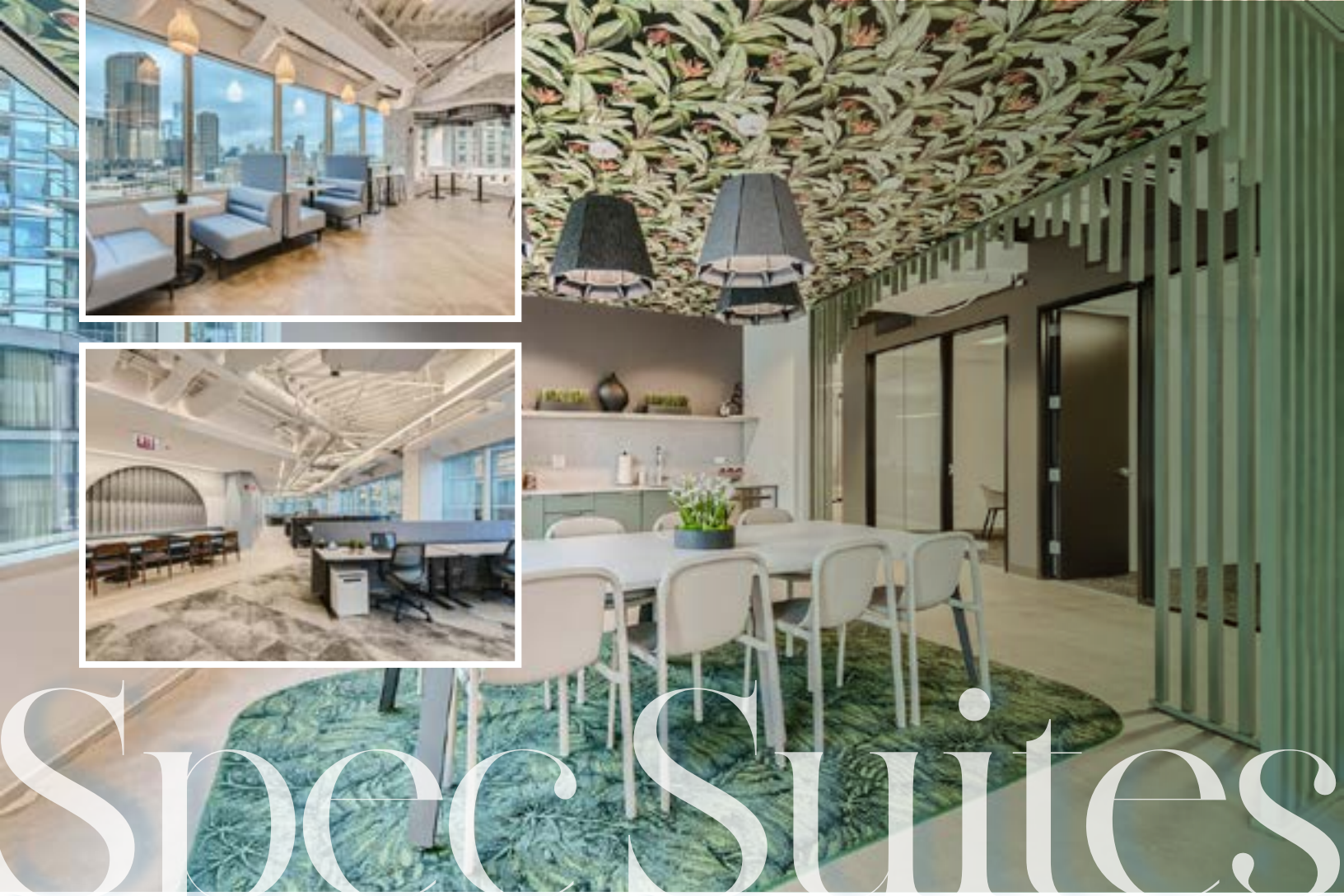
**Suite 925** 3,689 RSF

**Suite 850** 12,267 RSF

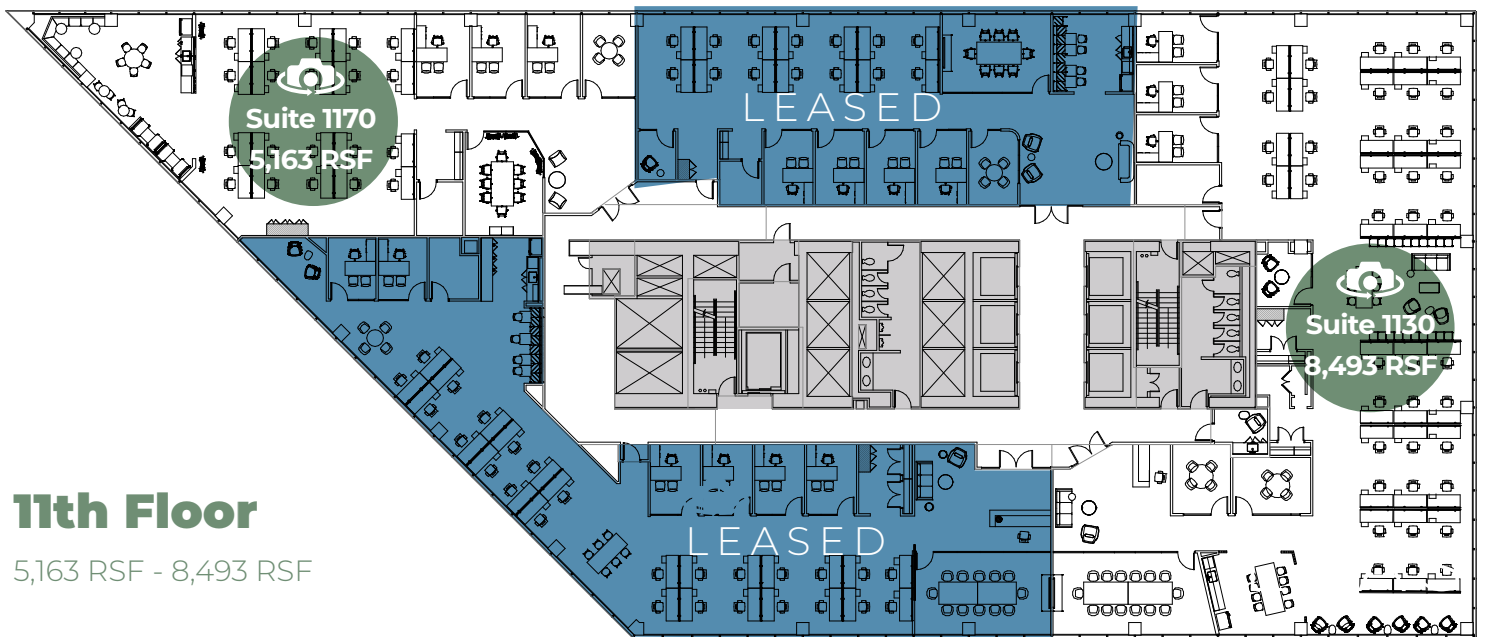
**Spec Suite 700** 24,301 RSF

**Spec Suite 410** 12,579 RSF





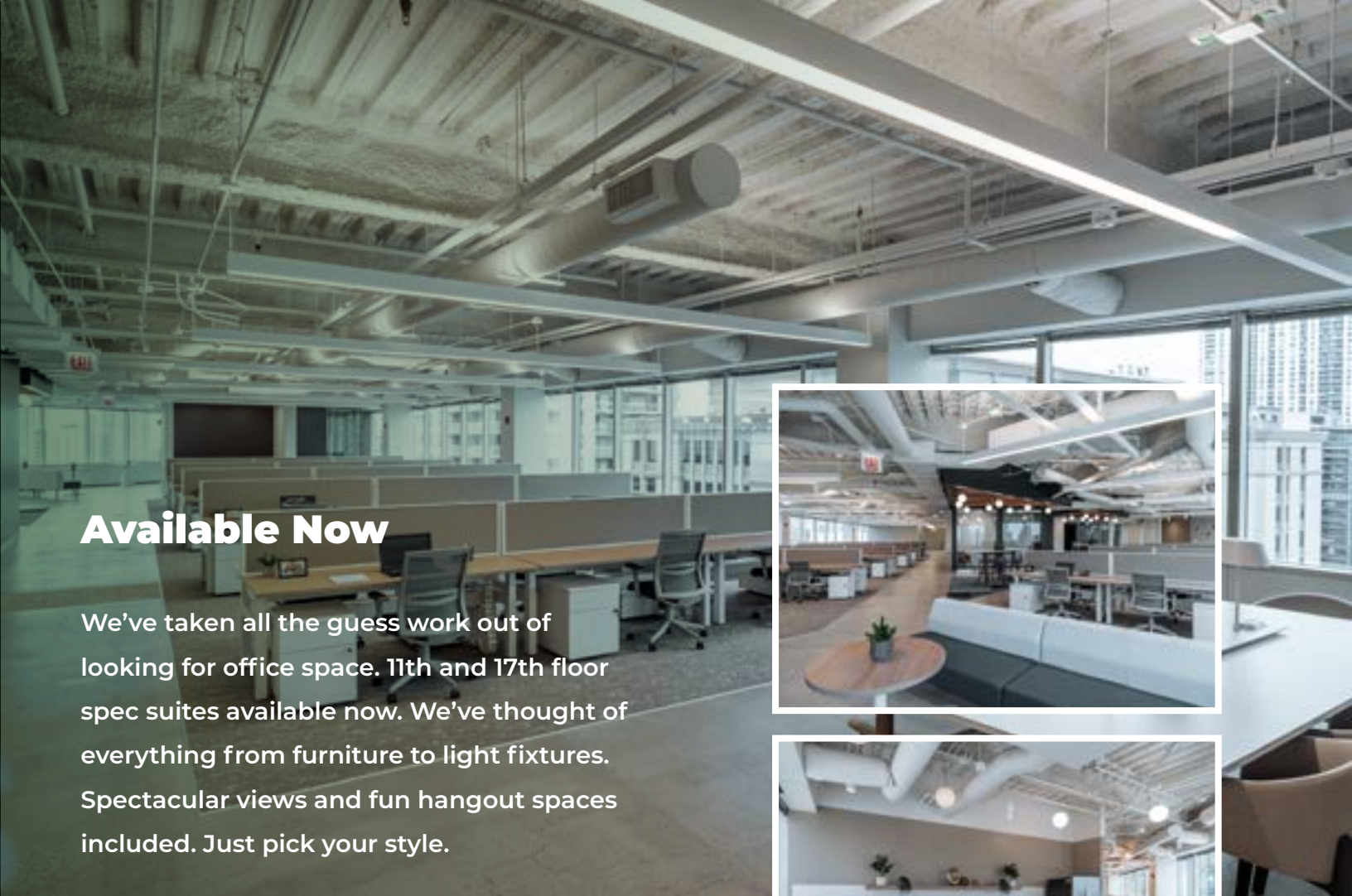
# Spec Suites



## 11th Floor

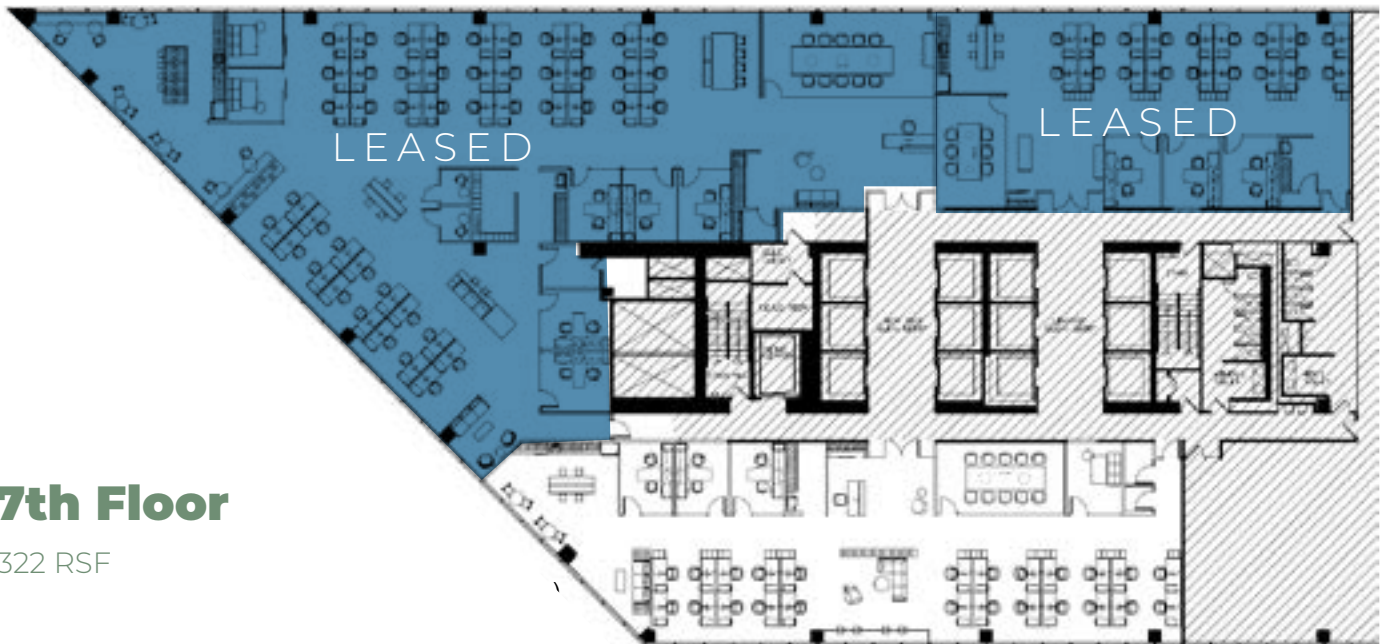
5,163 RSF - 8,493 RSF





## Available Now

We've taken all the guess work out of looking for office space. 11th and 17th floor spec suites available now. We've thought of everything from furniture to light fixtures. Spectacular views and fun hangout spaces included. Just pick your style.



## 17th Floor

5,322 RSF









Spec Suite

# FLOOR



**7th Floor**

24,301 RSF





TWO STORY LOUNGE

29th Floor



## 29th Floor 19,231 RSF

This unique space at the top of building features a two-story penthouse with exceptional views and 25 foot ceiling heights. A blank canvas waiting to be re-imagined.



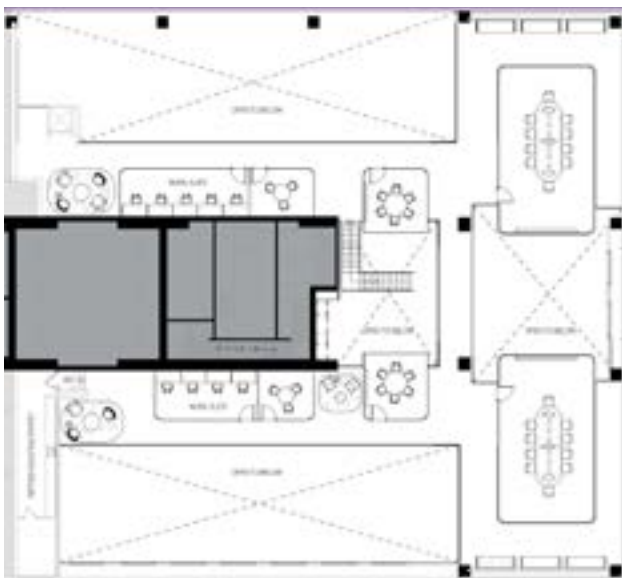
LOWER PENTHOUSE





ELEVATOR LOBBY

# ntthouse

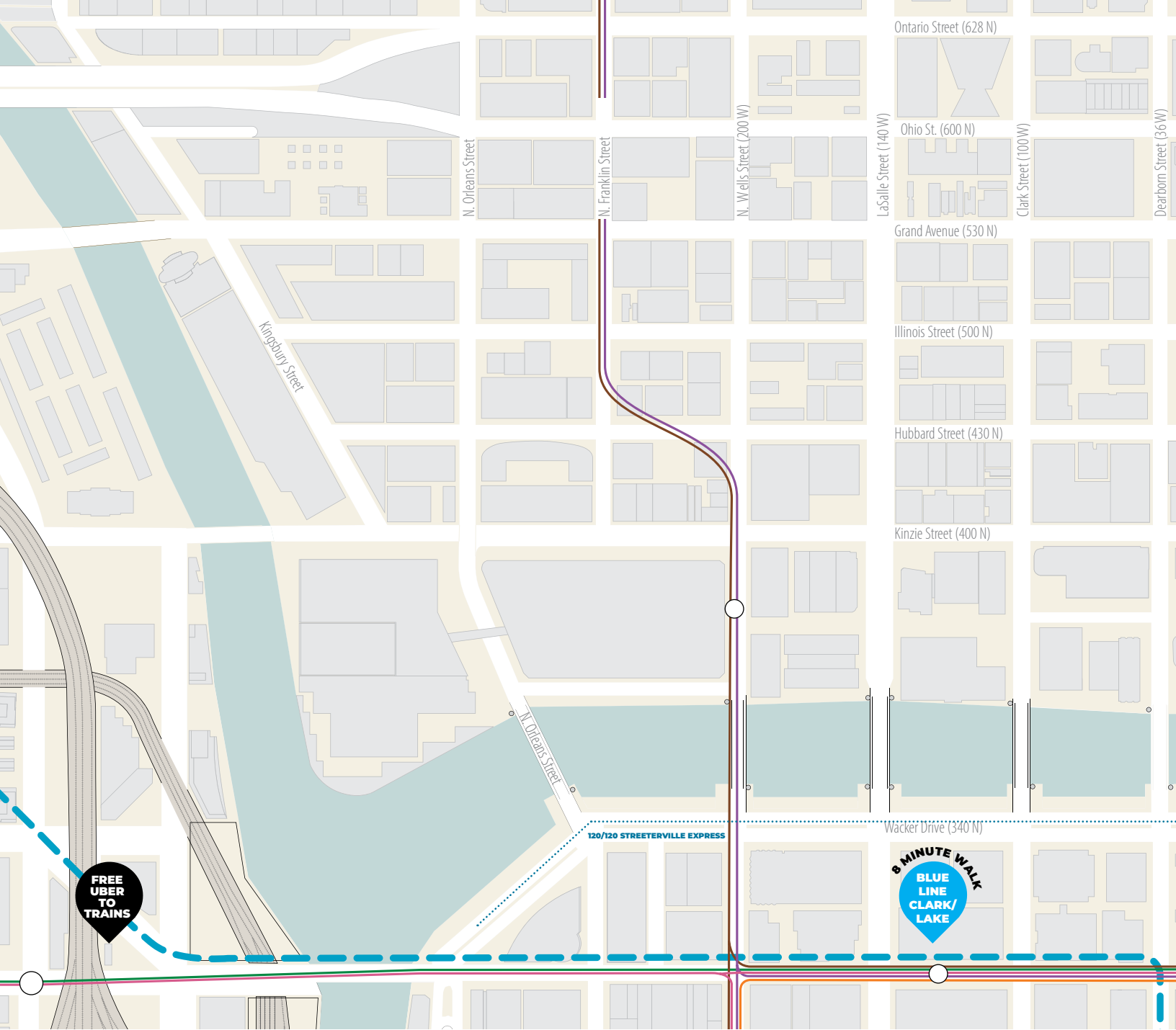


UPPER PENTHOUSE



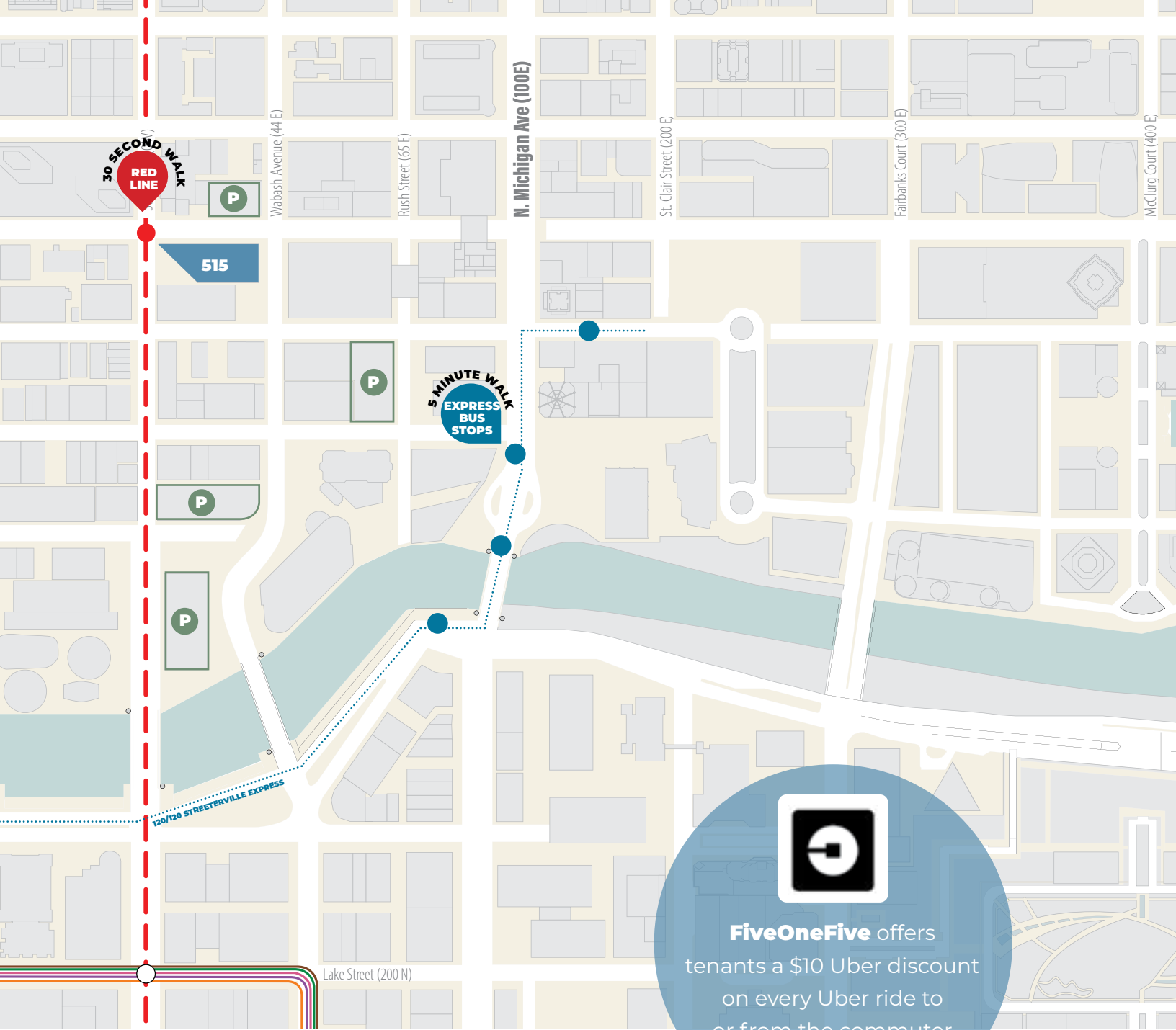
CAFE





# Access





## Accessible and Easy

Located at the corner of State and Grand Avenue, Five One Five's tenants can easily connect to I-90/94 and nearby major thoroughfares. For a more carbon-efficient commute, tenants can access the Red Line

on-site, as well as multiple bus lines. There are 1,000 parking spaces adjacent to the Building at 10 E. Grand Avenue and an additional 900 spot garages at 404 N Wabash.



Designed by the Pritzker Prize-winning architect, Kenzo Tange, FiveOneFive is an icon in Chicago's rich architectural vocabulary. In the heart of River North's vibrant, amenity-rich neighborhood, it delivers all of the benefits inherent in an intelligent building designed for intelligent workplaces.

**1990**

YEAR BUILT

**29**

STORIES

**660k**

RSF



**Recycling**

11.45 tons of waste diverts annually to recycling facility centers. This conserves 133 trees, or 59,920 gallons of water annually.



**Energy Star Partner**

Committed to sustainability, the building has been awarded the US EPA's prestigious ENERGY STAR Partner of the Year award.



**LED Lighting Program**

The garage and stairwell lights were replaced with LED fixtures that saves 37,584 kWh/year. This is equivalent to saving 204 gallons of gasoline.



**The Best Bees Company**

Beehives are located on the roof. Bees are vital in supporting the growth of trees, flowers, and other plants and keeping plants and crops alive. Honey from the harvest is shared with tenants for a sweet treat.



**Energy Star Certified**

Our certified building uses 35% less energy and generates 35% fewer greenhouse gas emissions.



**Water Efficiency**

The building saves 59,920 gallons of water annually which is enough to meet the fresh water needs of 3,192 people for a year.



**Carbon Conscience**

For a more carbon efficient commute, the building has a secure, renovated bike room, and a ride sharing service to commuter train stations.



**Composting**

Our program diverts waste and saves valuable resources from ending up in landfills, reduces methane emissions from landfills, and lowers our carbon footprint.



**Rooftop Gardens**

Our gardens provide herbs and vegetables we share with tenants weekly in warm months while increasing pollination and honey production to the bees.



**Fitwel Certified**

Fitwel is a nation-wide certification program to support healthier workplace environments and improve occupant health and well-being. FiveOneFive North State has been awarded a 2 Star Fitwel rating. Learn more at [fitwel.org](http://fitwel.org).





### FLOOR DETAIL

- Typical floor plate is 24,000 rsf
- 12'9" deck-to-deck height  
8'9" ceiling heights

### VIRTUALLY COLUMN-FREE

- 30' column span on the north and south sides of building
- 30' to 40' column span on east side of building
- 15' to 35' column span on west side of building
- 30' typical bay depth; 5' planning module

### POWER SOURCES

- Three total power feeds from two separate substations with automatic transfer switch
- 600 amps per floor with 5 watts per square foot

### CONNECTIVITY

- DAS allows for reliable, high performing 4G-LTE cellular connectivity throughout the building
- Current telecommunication providers are AT&T, Verizon, Cogent, Comcast and Zayo
- FiveOneFive has excessive riser capacity for extensive telecommunications, fiber optic and high-speed internet access connections and offers redundancy through multiple points of entry
- FiveOneFive North State is Gold WiredScore Certified. Learn more at [WiredScore.com](http://WiredScore.com)

### CONTROLLED ACCESS

- 24-hour manned security with camera surveillance and after-hours tenant card access
- Emergency back up generator and 24-hour monitored fire command panel

### ELEVATORS

- 12 high-speed passenger elevators with two banks of six cars each
- One freight elevator that is 9'3" deep, 5'6" wide and 10' high with a 6,000-pound capacity
- Three loading dock bays and a private dock bay/receiving area

### HVAC

- Two 850-ton centrifugal chillers
- Heat and air supplied to VAV perimeter zones through medium pressure ventilation system with perimeter reheat coils
- Supplemental condenser water available to tenants after hours

### LEED

- FiveOneFive North State is LEED Gold Certified
- LEED buildings are energy and resource efficient by conserving water, reducing waste and carbon emissions, and use



BEACON  
CAPITAL PARTNERS



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