

35

CHICAGO
60601

WEST
WACKER

AVAILABLE FOR SUBLEASE

25,000 - 350,000 SF

Spaces → *where ideas are
free to soar*



AN ICONIC EXPERIENCE AT 35 W WACKER

A premier trophy office building in the heart of Downtown Chicago, 35 W Wacker offers a rare sublease opportunity in an iconic, 50-story tower along the Chicago River that features timeless architecture from the world-renowned design firm Roche Dinkeloo & Associates.

Walking distance to the Mag Mile and several exciting downtown destinations, 35 W Wacker delivers breathtaking, 360-degree views of the river, the Chicago skyline and Lake Michigan, as well as weather-protected pedway access to the Renaissance Hotel, the Daley Center and more.

- **TOTAL SQUARE FOOTAGE AVAILABLE: 25,000 - 350,000 SF**
- **TYPICAL FLOOR PLATE: 25,000 SF**
- **TERM LENGTH: THROUGH 12/31/30**

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HIGHLIGHTS & ON-SITE AMENITIES



Including:

- **100% Renewable electricity**
- Elevate35 fitness center
- Catch 35
- Starbucks
- Convenience 35 shop
- Plans underway for new lobby and tenant lounge
- Highly efficient, 25,000 sf floor plates, with up to 12 corner offices per floor
- 110-Space, below grade, private parking garage and tenant bike storage
- 22 High speed passenger elevators
- Two freight elevators and four shuttle elevators
- 24/7/365 Manned security with CCTV video monitoring
- Neutral Host, third party design-installed cellular DAS, through Verizon and AT&T (in negotiations with T-Mobile)

Sustainability Awards

- Leed platinum certification
- Energy Star-rated
- Boma 360 performance building





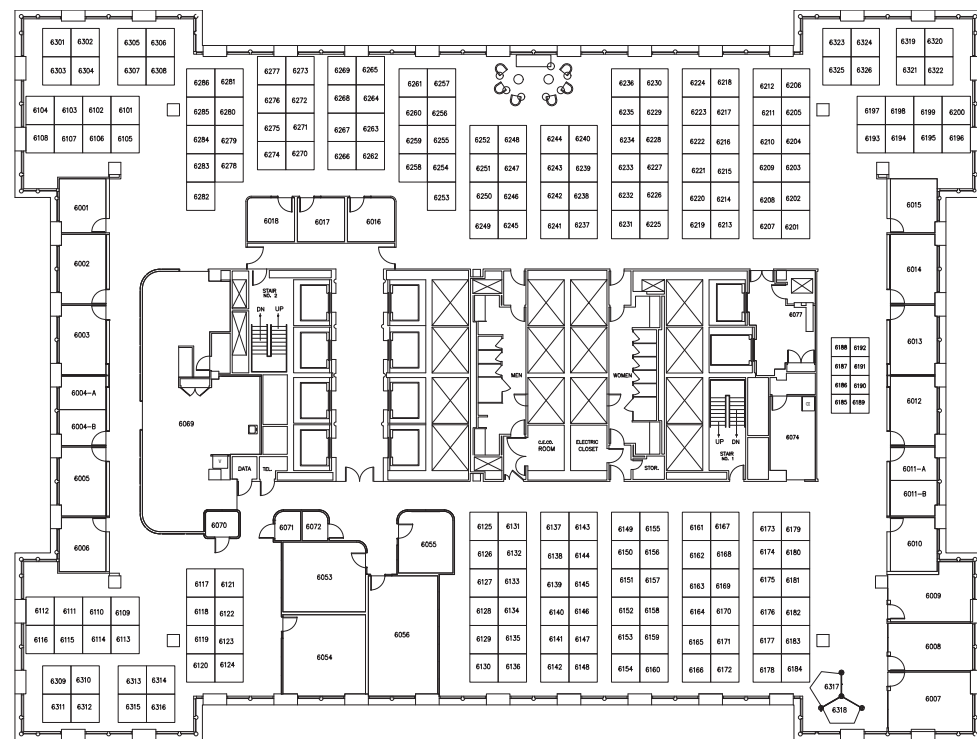
6TH FLOOR PLAN

- 4 Conference rooms
- 3 Phone rooms
- 1 Kitchen
- 16 Private offices
- 204 Workstations

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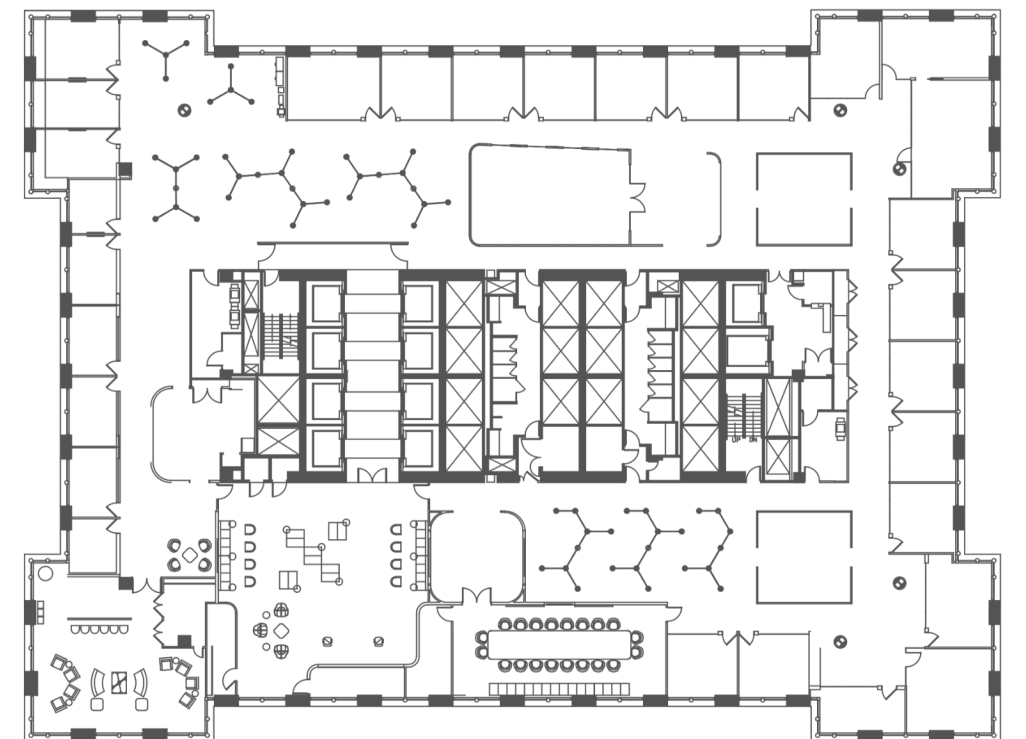
11TH FLOOR PLAN

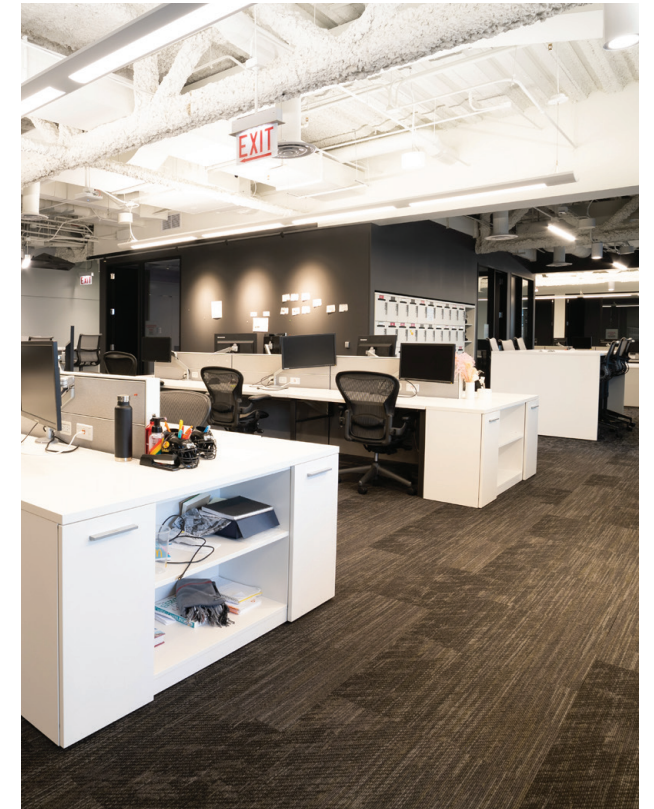
- 1 Large reception
- 2 Conference rooms
- 1 Presentation/casual meeting space
- 1 Kitchen
- 1 Kitchenette
- 29 Private offices
- 54 Workstations

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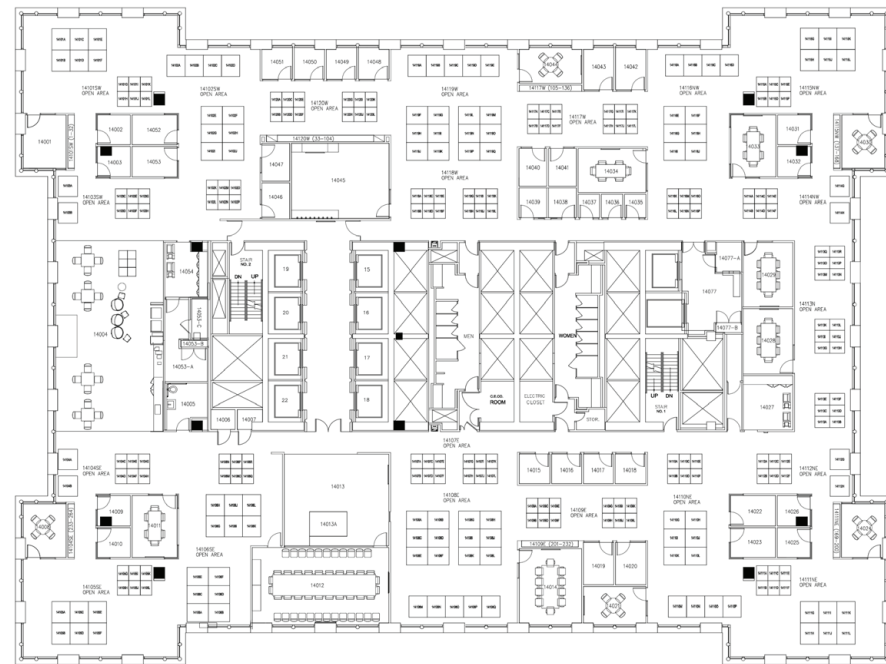
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14TH FLOOR PLAN

- 1 Reception
- 8 Conference rooms
- 1 Kitchen
- 5 Huddle rooms
- 12 Team rooms
- 21 Phone rooms
- 132 Bench workstations
- 76 High-top workstations
- 264 Lockers



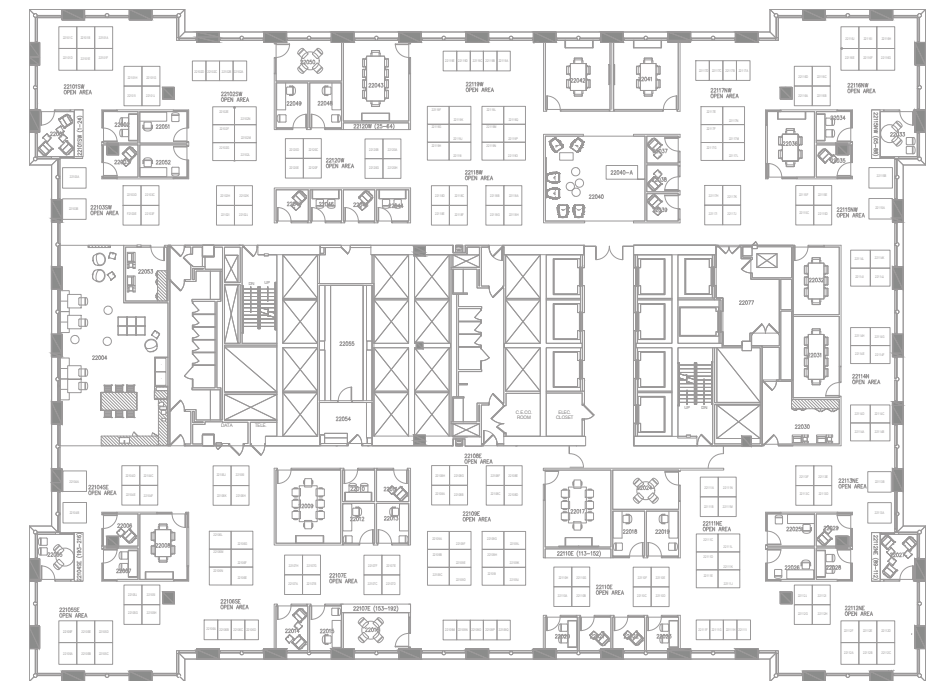
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22ND FLOOR PLAN

- 1 Reception
- 9 Conference rooms
- 1 Kitchen
- 7 Huddle rooms
- 12 Team rooms
- 21 Phone rooms
- 146 Bench workstations
- 60 High-top workstations
- 216 Lockers



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ACCESSIBILITY & LOCATION

CHICAGO TRANSIT
 CTA
 NOTABLE "L" STOPS



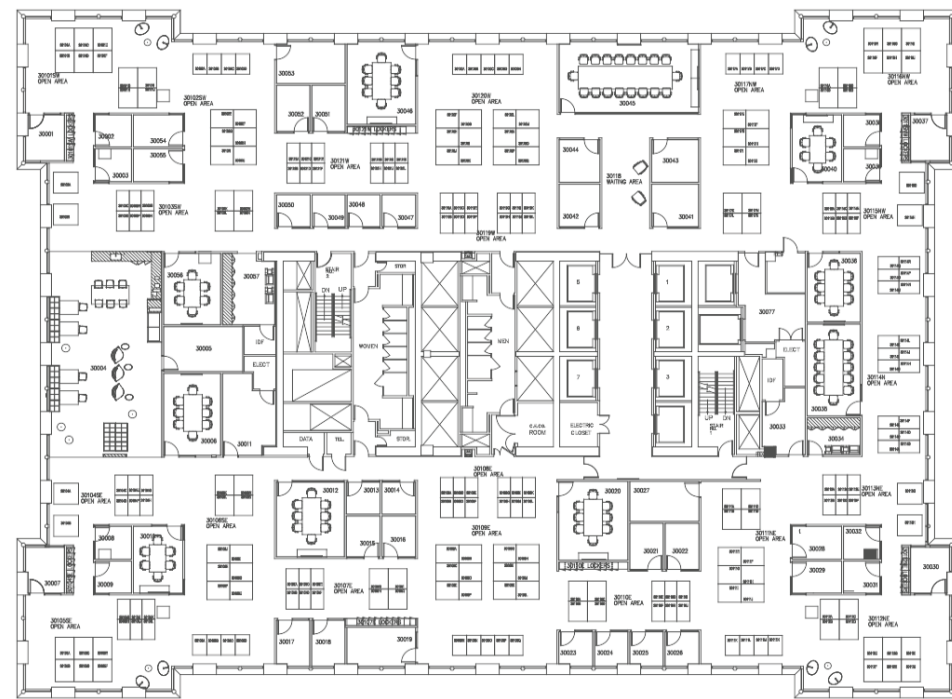
30TH FLOOR PLAN

- 11 Conference rooms
- 1 Kitchen
- 7 Huddle rooms
- 14 Team rooms
- 20 Phone rooms
- 134 Bench workstations
- 72 High-top workstations
- 216 Lockers

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Spaces

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