

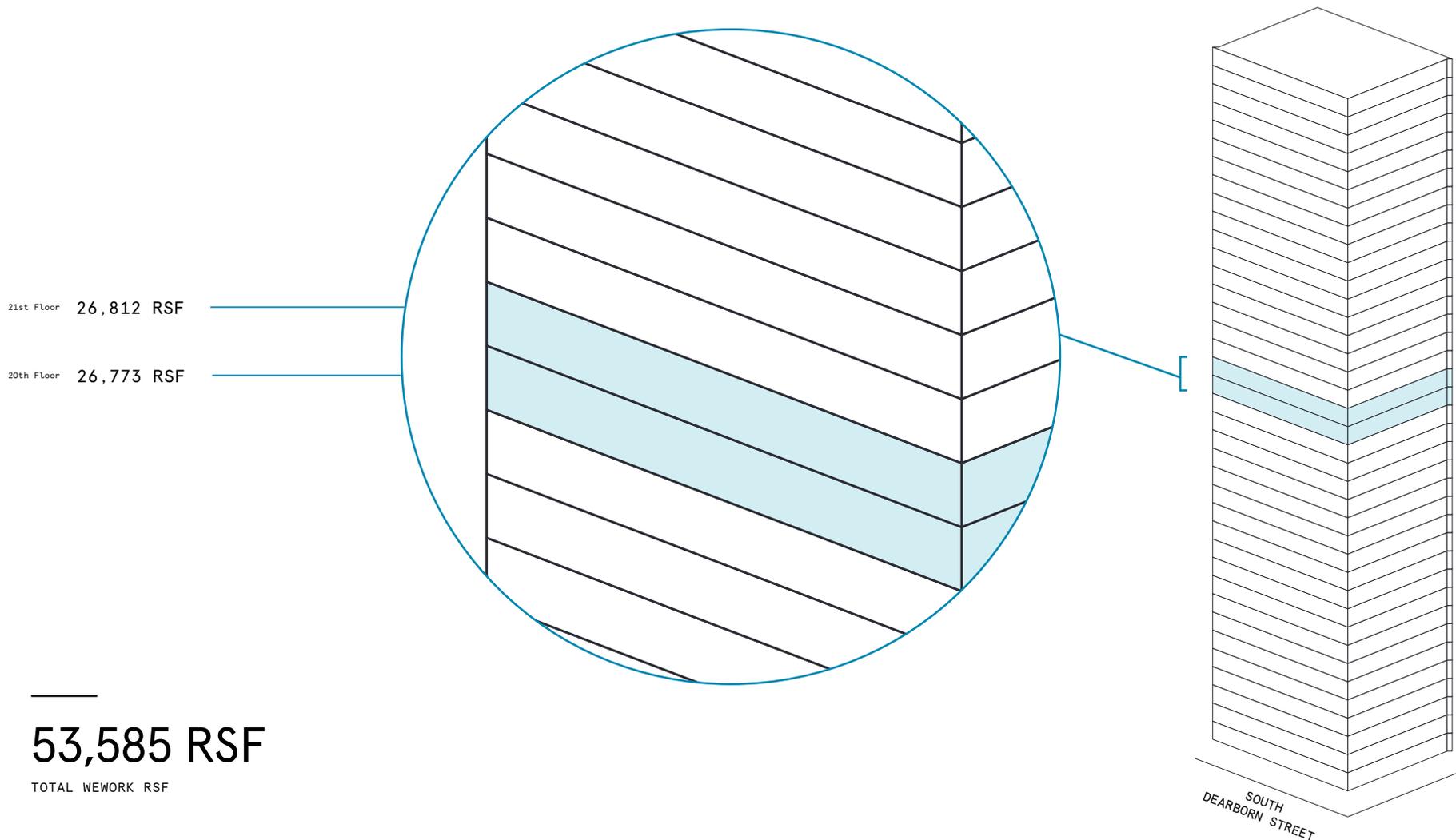


# One South Dearborn

## Space availability summary

WeWork @ 1 South Dearborn Street  
Chicago, IL

**wework**



**53,585 RSF**

TOTAL WEWORK RSF

# One South Dearborn

At a glance

Dedicated, private suites available from 1,135 to 6,093 RSF

Move-in ready offices as large as 6,093 RSF – furnished and wired

**40**

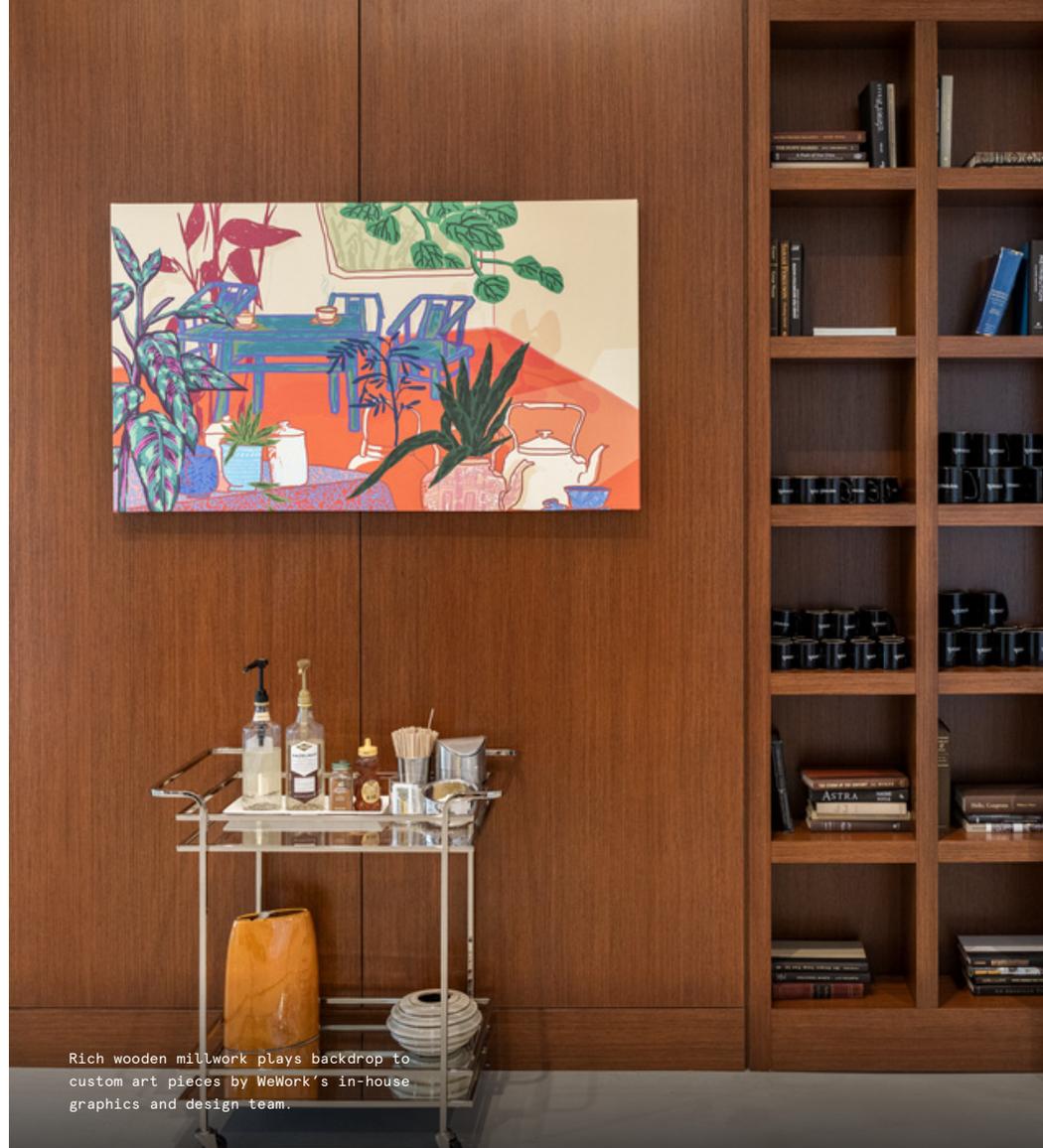
TOTAL BUILDING FLOORS

**828,538**

TOTAL BUILDING SQ FT



Plush seating and colorful accents create a warm, inviting atmosphere.



Rich wooden millwork plays backdrop to custom art pieces by WeWork's in-house graphics and design team.

## An inviting workspace in the heart of Chicago

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One South Dearborn is a 38-floor metal and glass skyscraper designed by architectural firm DeStefano Keating Partners Ltd. Completed in 2005, the building is located in the highly coveted Chicago Loop near several train stops, including the Blue, Brown, Green, Orange, Pink, and Purple lines. One South Dearborn has nearly 850,000 square feet of space. WeWork's design elements—including polished concrete floors and corrugated metal—with a professional design aesthetic that draws inspiration from the history of Chicago.

WeWork's offering spans two floors on the 20th and 21st levels and includes a mix of meeting spaces, private offices, and common lounges. Alongside WeWork's full suite of amenities, members also have access to the building's unique facilities, including a fitness center and concierge dry cleaning lockers.



Coveted floor-to-ceiling windows take full advantage of the surrounding natural light.

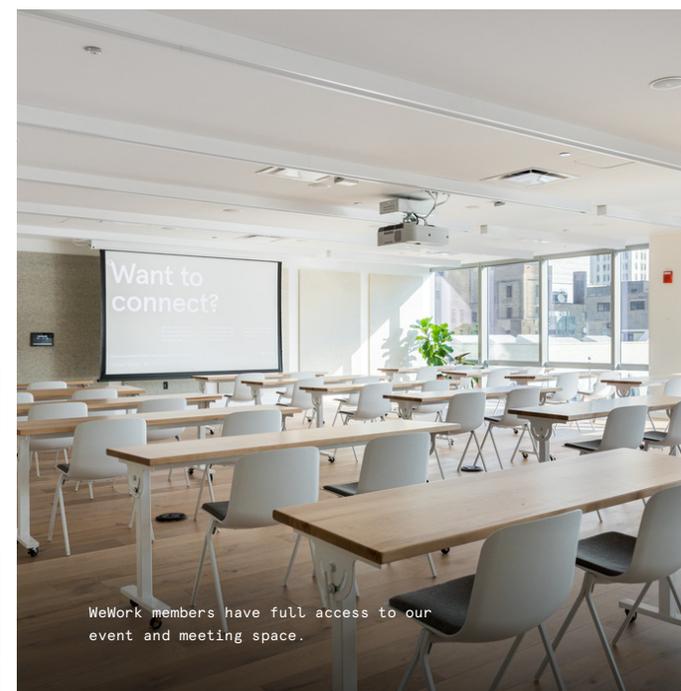
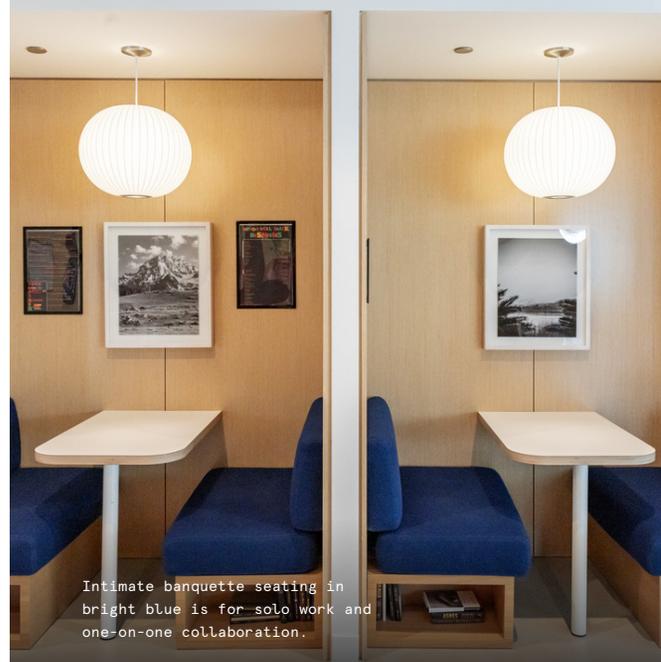


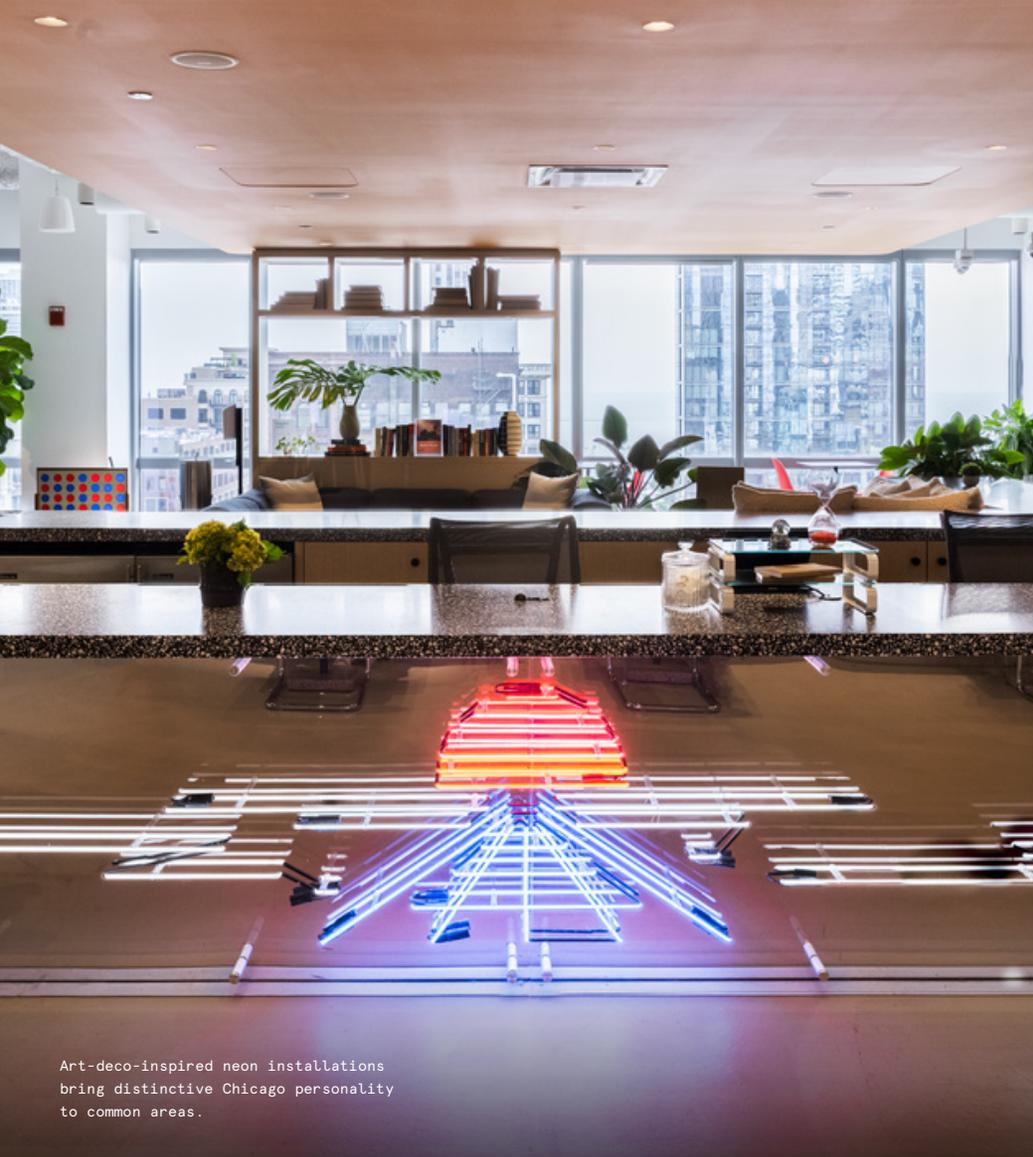
Couches and other comfortable seating options are readily available in shared workspaces.

# Modern amenities meet an inviting atmosphere

One South Dearborn offers access to one of Chicago's most popular and exciting areas, with a personality to match. Unexpected design moments, vibrant hues, and an understated zen feel make this workspace the destination for creative, collaborative work.

- Vintage rugs and furnishings help the space feel more like a home study than a traditional office
- "Hidden" art moments throughout help the space feel fresh, youthful, and creative
- The mix of textures includes polished concrete floors, corrugated metal, terrazzo countertops and backsplash, and natural-fiber carpeting





Art-deco-inspired neon installations bring distinctive Chicago personality to common areas.



Stop by the pantry at any time to grab a tea or top up your coffee.

## On-site amenities

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- 24/7 security
- Electronic keycard access
- Business-class printers
- Professional and social events
- US mail drop
- Private meeting rooms
- Mother's room
- Wellness/meditation room
- Event space
- Locker room with showers
- Phone booths
- Bicycle storage
- On-site parking
- Access to car charging stations

# Building specifications

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## Hours of operation

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Monday - Friday: 8am-5pm



## Security

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24/7 attended lobby



## Certifications

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Energy Star certified



## Building history

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Built in 2003  
Designed by  
Destefano Keating Partners  
Developed by Hines



## Ceiling heights

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13 feet slab-to-slab



## HVAC

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Monday - Friday: 6am-10pm



## Building size

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40 stories  
828,538 SF



## Elevators

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7 passenger elevators  
with a capacity of 4,000 lbs  
2 freight elevators  
with a capacity of 4,500 lbs



## Fire strategy

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Fully-sprinklered floors

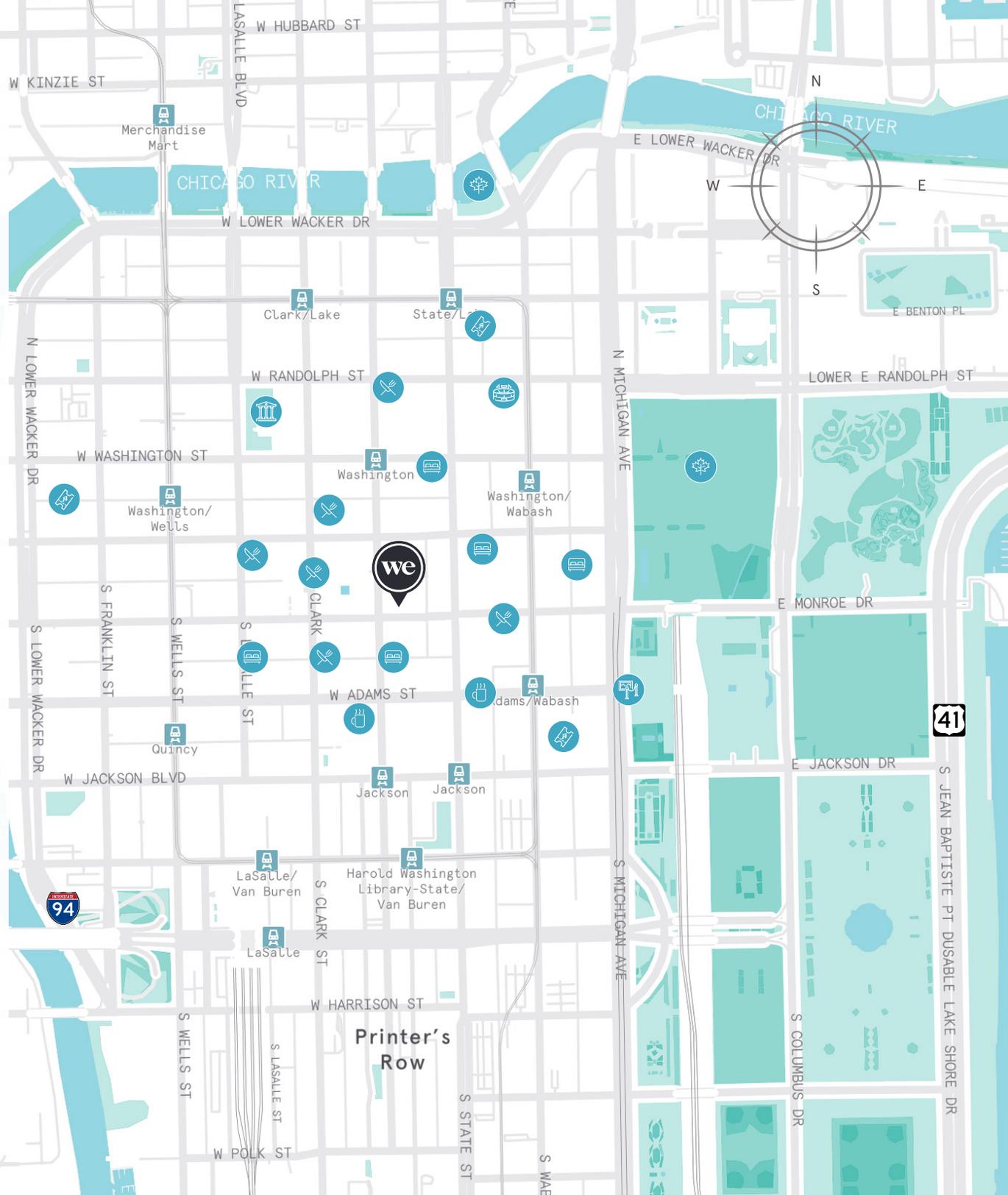
# Enjoy working from the heart of Chicago

Thanks to its prime location, One South Dearborn allows members to take full advantage of everything the Windy City has to offer. In addition to its proximity to popular attractions like Millennium Park, The Art Institute of Chicago, and the Chicago Cultural Center, the surrounding neighborhood is home to plenty restaurants and bars, making business lunches, clients dinners, or post-work happy hours easy to get to.

Long known for its famed pizza and world-class steakhouses, there are a wide variety of eateries and bars to choose from, including local hotspots like The Village, Good Stuff Eatery Chicago, and karaoke bar Brando's Speakeasy. For those looking for a more formal option, 70 West Madison Chicago is only moments away from the space.

## Distance to WeWork

SP+ Parking		Walk	1 min
InterPark		Walk	1 min
Dearborn & Monroe Bus Stop (22, 24, 36, 62, 151)		Walk	1 min
Dearborn & Madison Bus Stop (22, 24, 36, 62, 151)		Walk	1 min
Divvy Bike Share		Walk	2 min
Monroe Blue Line Subway Station		Walk	2 min
Monroe Red Line Subway Station		Walk	3 min
Washington/Wabash Subway (Brown, Orange, Purple, Green, Pink)		Walk	3 min
Ogilvie Transportation Center		Drive	4 min
Chicago Union Station		Drive	5 min



# 20th Floor

26,773 RSF

3

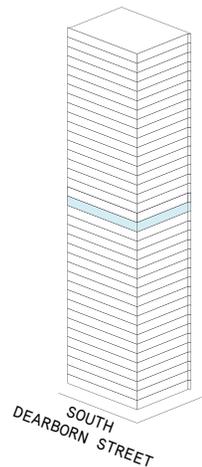
MEETING ROOM(S)

6

SHARED WORKSPACE(S)

## LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



# 20th Floor

26,773 RSF

3,073 RSF Suite 20-101

2  
MEETING ROOM(S)

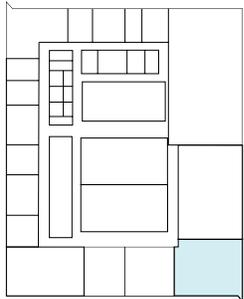
1  
PRIVATE OFFICE(S)

WEST MADISON STREET



WEST MADISON STREET

SOUTH DEARBORN STREET



SOUTH STATE STREET

# Suite 20-101

## 20th Floor

2

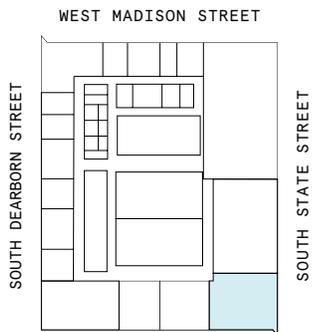
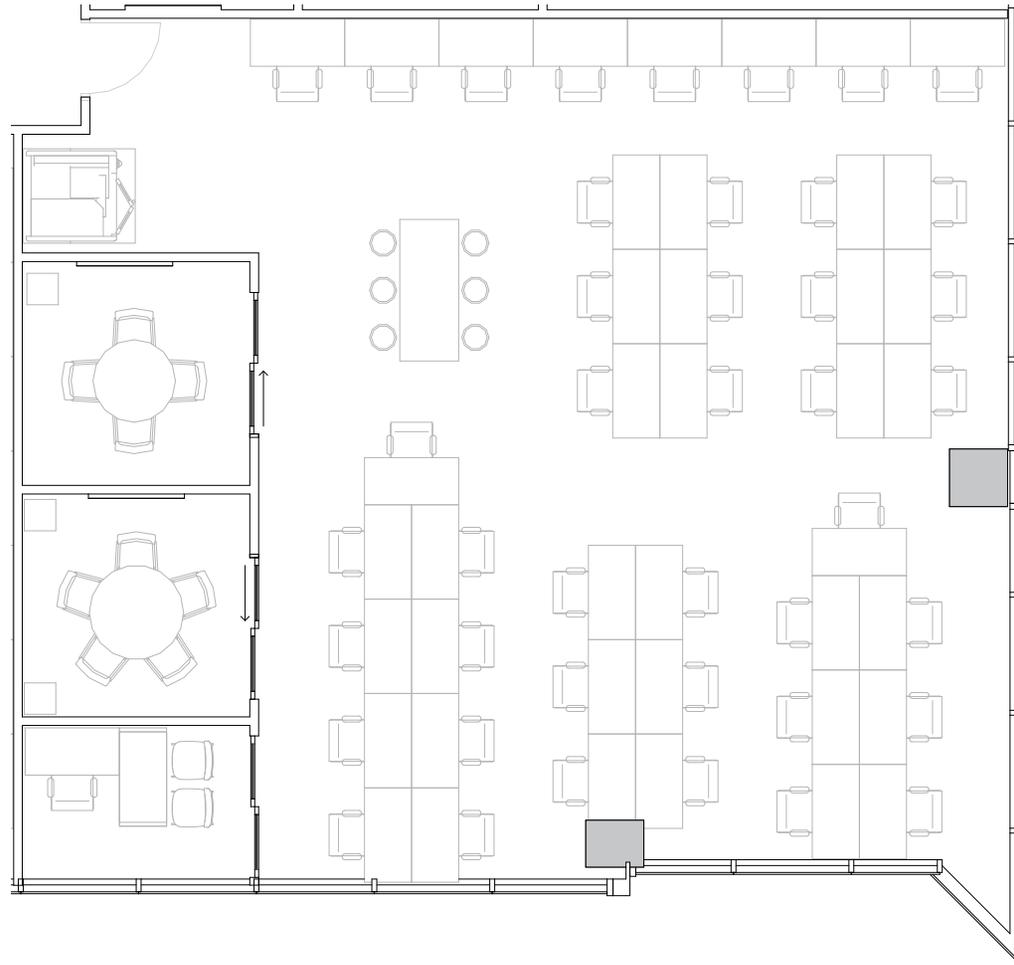
MEETING ROOM(S)

1

PRIVATE OFFICE(S)

3,073 RSF

RENTABLE AREA



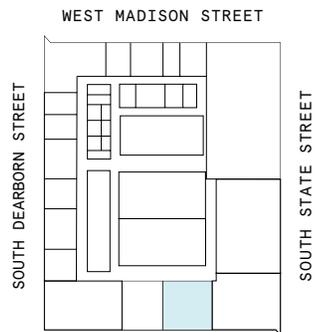
# 20th Floor

26,773 RSF

1,921 RSF Suite 20-102

1

MEETING ROOM(S)

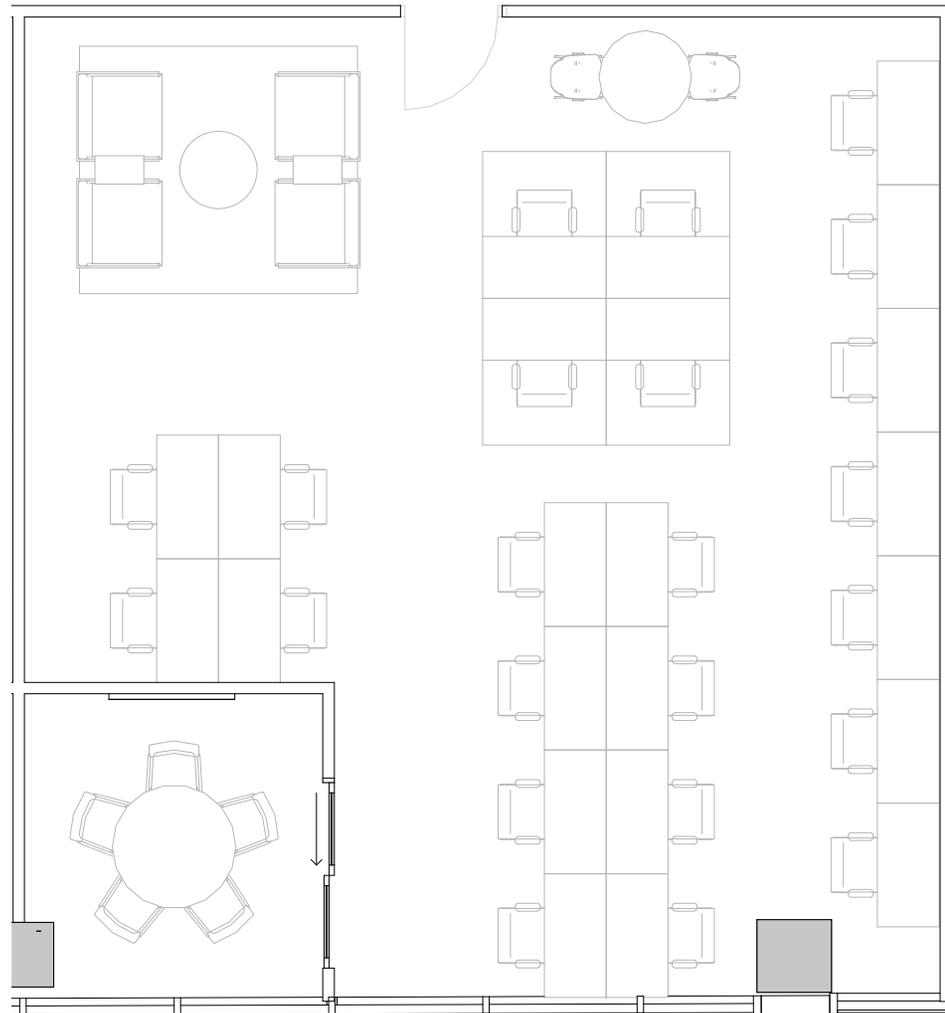
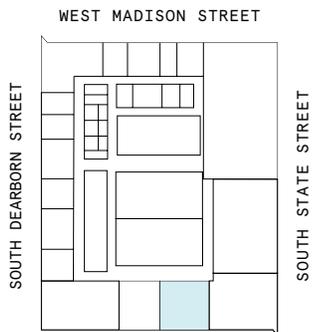


# Suite 20-102

## 20th Floor

1  
MEETING ROOM(S)

1,921 RSF  
RENTABLE AREA



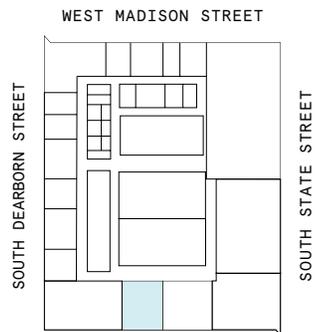
# 20th Floor

26,773 RSF

1,604 RSF Suite 20-103

1

MEETING ROOM(S)



# Suite 20-103

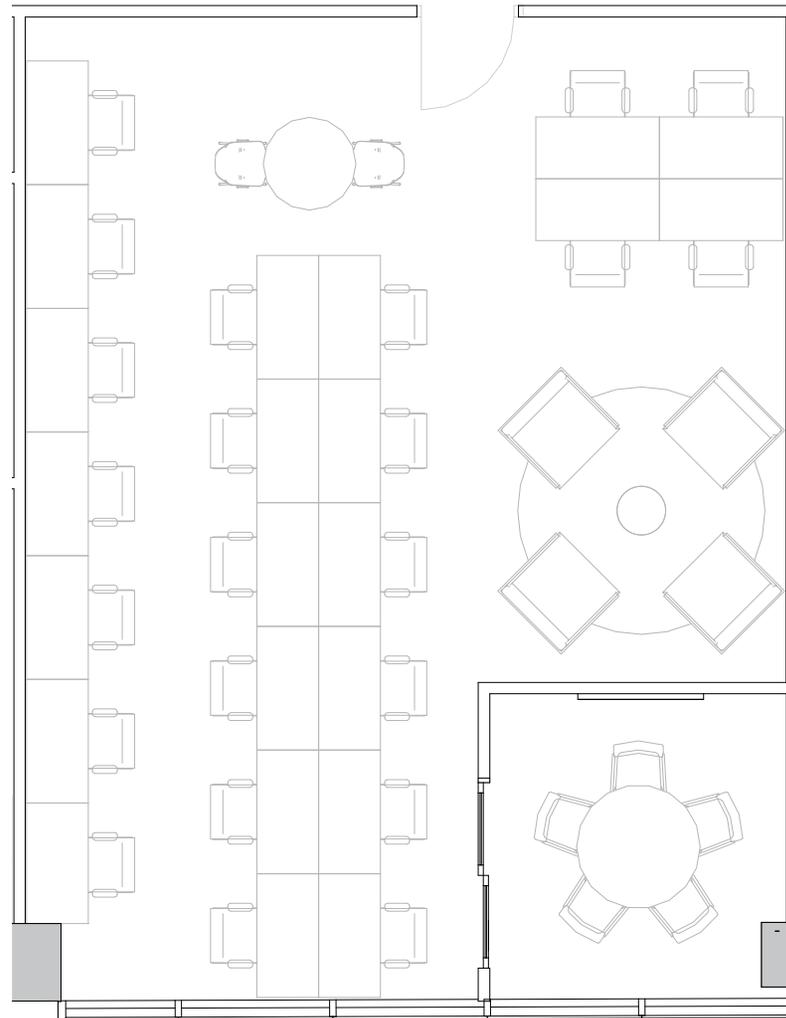
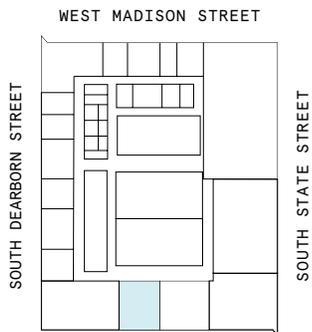
## 20th Floor

1

MEETING ROOM(S)

1,604 RSF

RENTABLE AREA



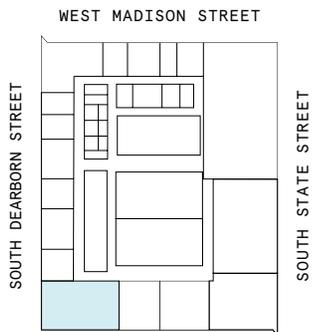
# 20th Floor

26,773 RSF

2,979 RSF Suite 20-104

1  
MEETING ROOM(S)

1  
PRIVATE OFFICE(S)



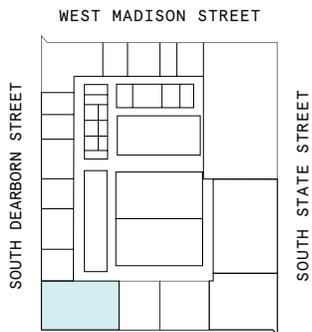
# Suite 20-104

## 20th Floor

1  
MEETING ROOM(S)

1  
PRIVATE OFFICE(S)

2,979 RSF  
RENTABLE AREA



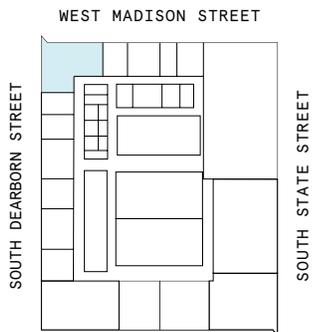
# 20th Floor

26,773 RSF

2,041 RSF Suite 20-120

1

MEETING ROOM(S)

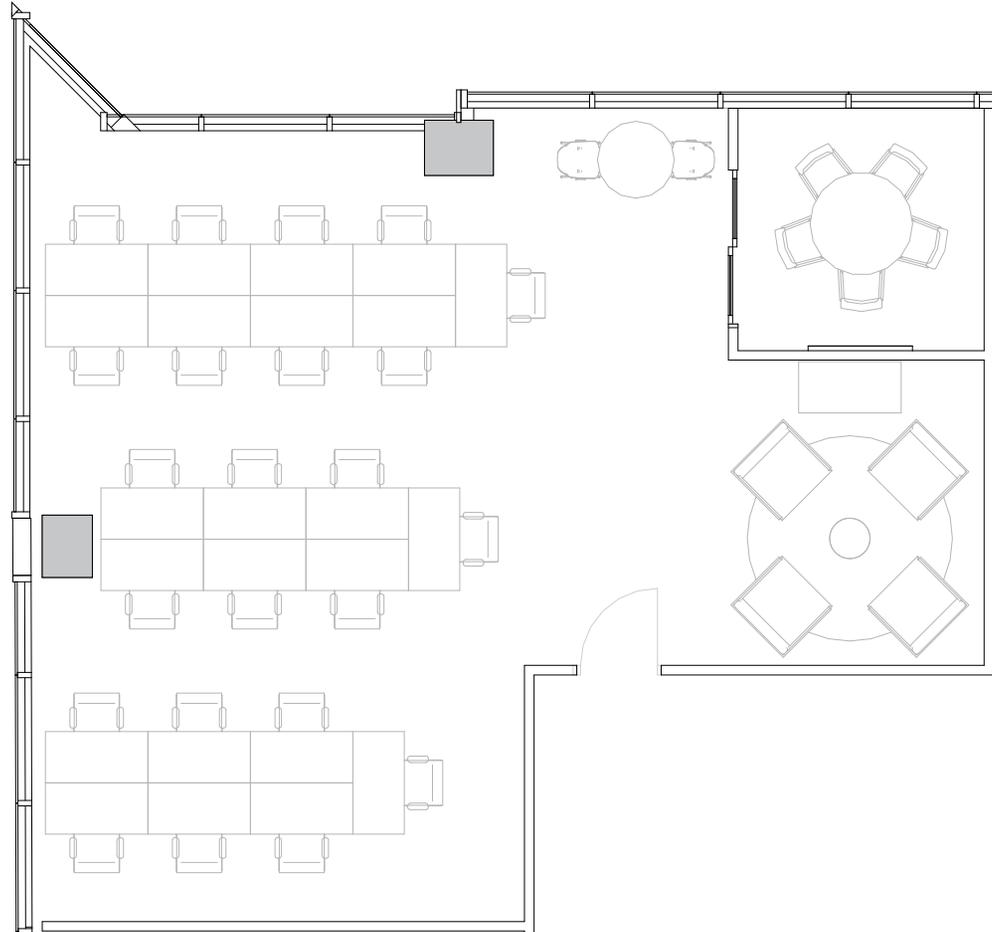
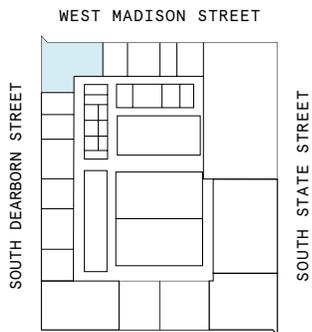


# Suite 20-120

## 20th Floor

1  
MEETING ROOM(S)

2,041 RSF  
RENTABLE AREA



# 21st Floor

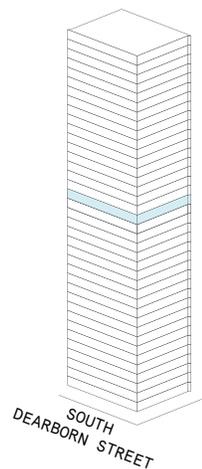
26,812 RSF

9  
MEETING ROOM(S)

6  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



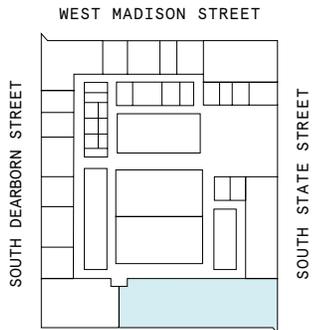
# 21st Floor

26,812 RSF

2,345 RSF Suite 21-107

3  
MEETING ROOM(S)

2  
PRIVATE OFFICE(S)



# Suite 21-107

## 21st Floor

3

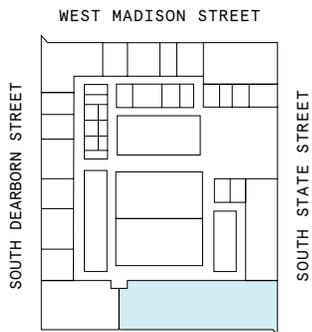
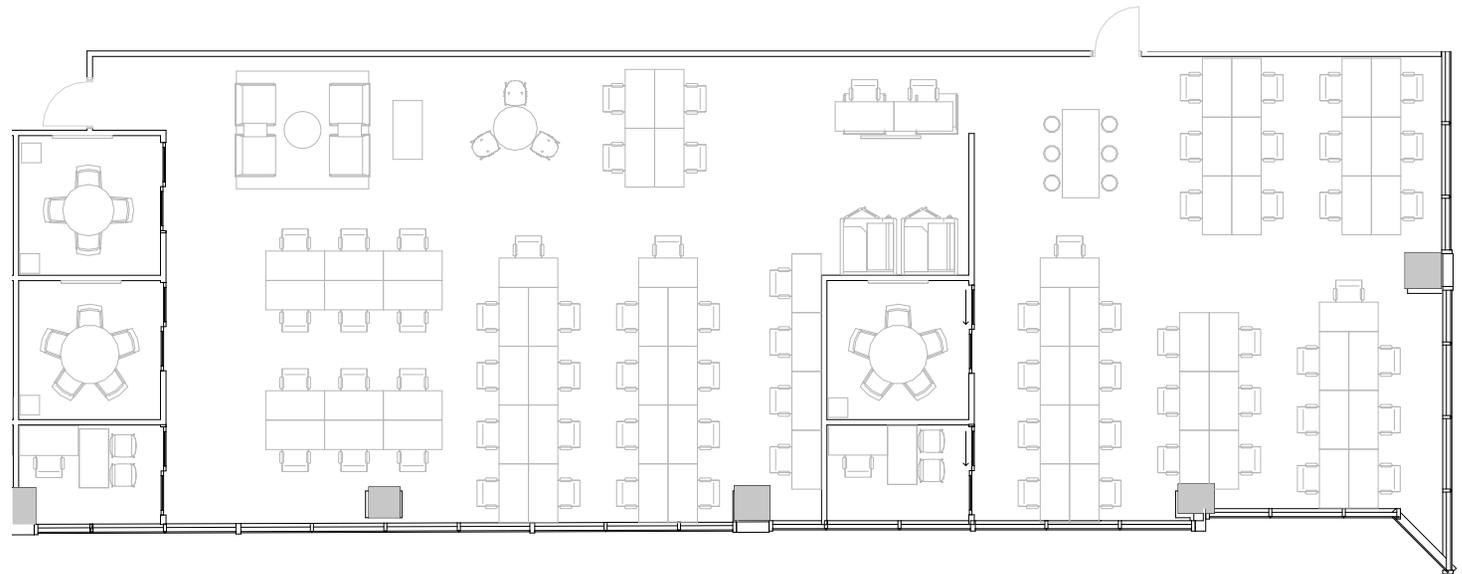
MEETING ROOM(S)

2

PRIVATE OFFICE(S)

2,345 RSF

RENTABLE AREA



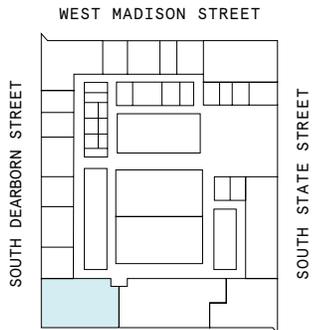
# 21st Floor

26,812 RSF

2,894 RSF Suite 21-111

2  
MEETING ROOM(S)

1  
PRIVATE OFFICE(S)



# Suite 21-111

## 21st Floor

2

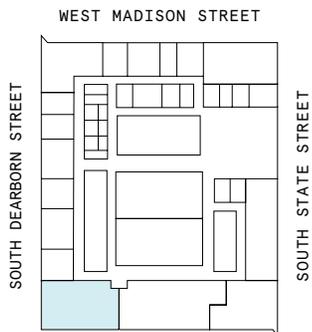
MEETING ROOM(S)

1

PRIVATE OFFICE(S)

2,894 RSF

RENTABLE AREA



# 21st Floor

26,812 RSF

2,018 RSF Suite 21-129

1  
MEETING ROOM(S)

WEST MADISON STREET



SOUTH DEARBORN STREET

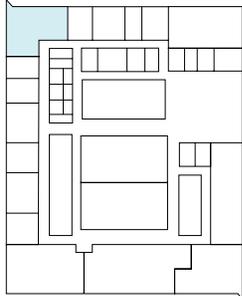
SOUTH STATE STREET



WEST MADISON STREET

SOUTH DEARBORN STREET

SOUTH STATE STREET

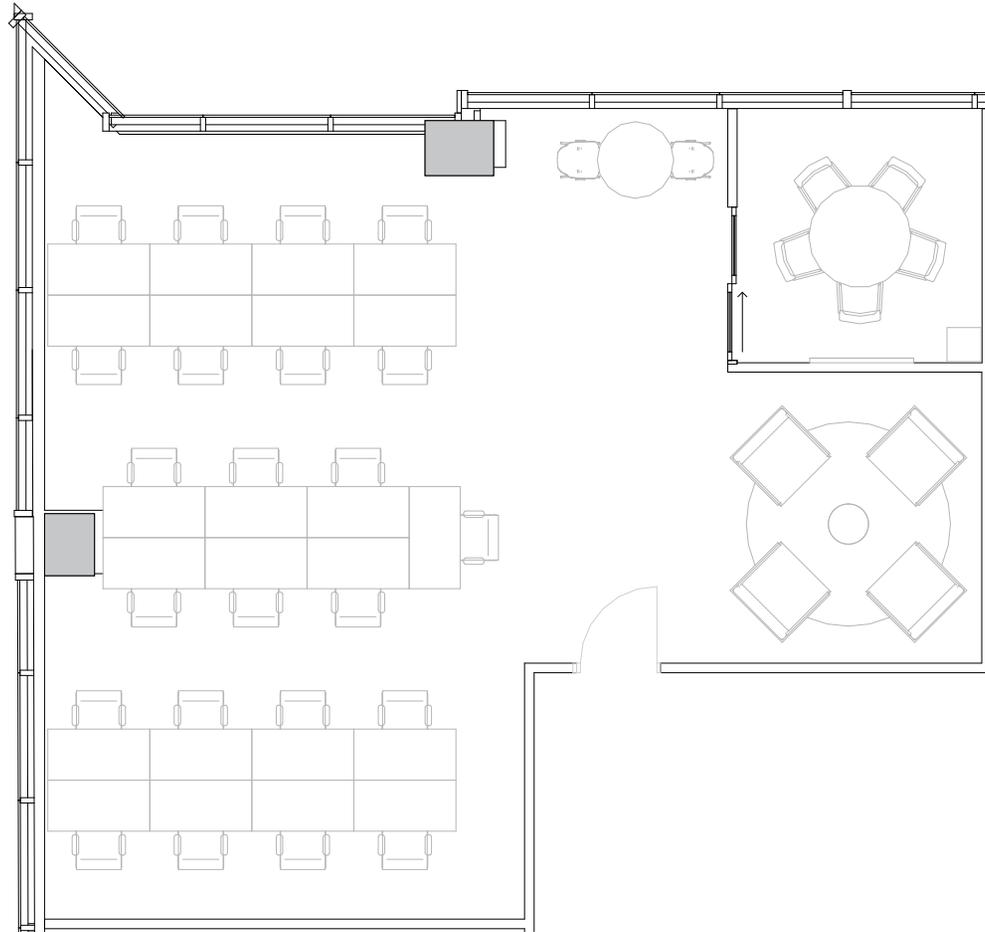
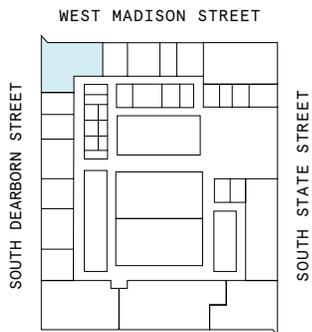


# Suite 21-129

## 21st Floor

1  
MEETING ROOM(S)

2,018 RSF  
RENTABLE AREA

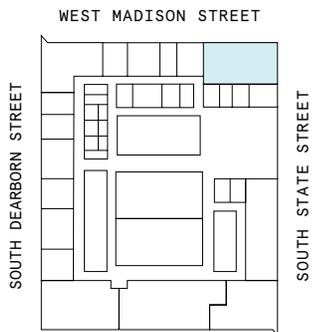


# 21st Floor

26,812 RSF

2,418 RSF Suite 21-137

2  
MEETING ROOM(S)

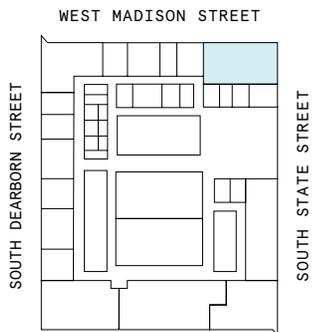
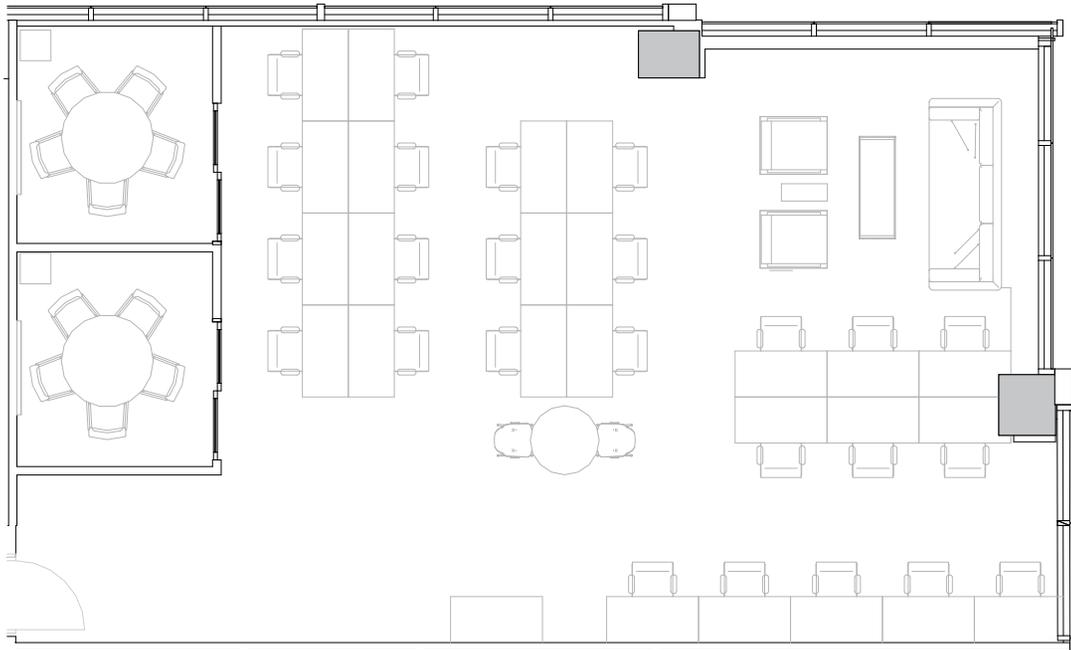


# Suite 21-137

## 21st Floor

2  
MEETING ROOM(S)

2,418 RSF  
RENTABLE AREA



# Contact

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For leasing inquiries please reach out to our team.



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