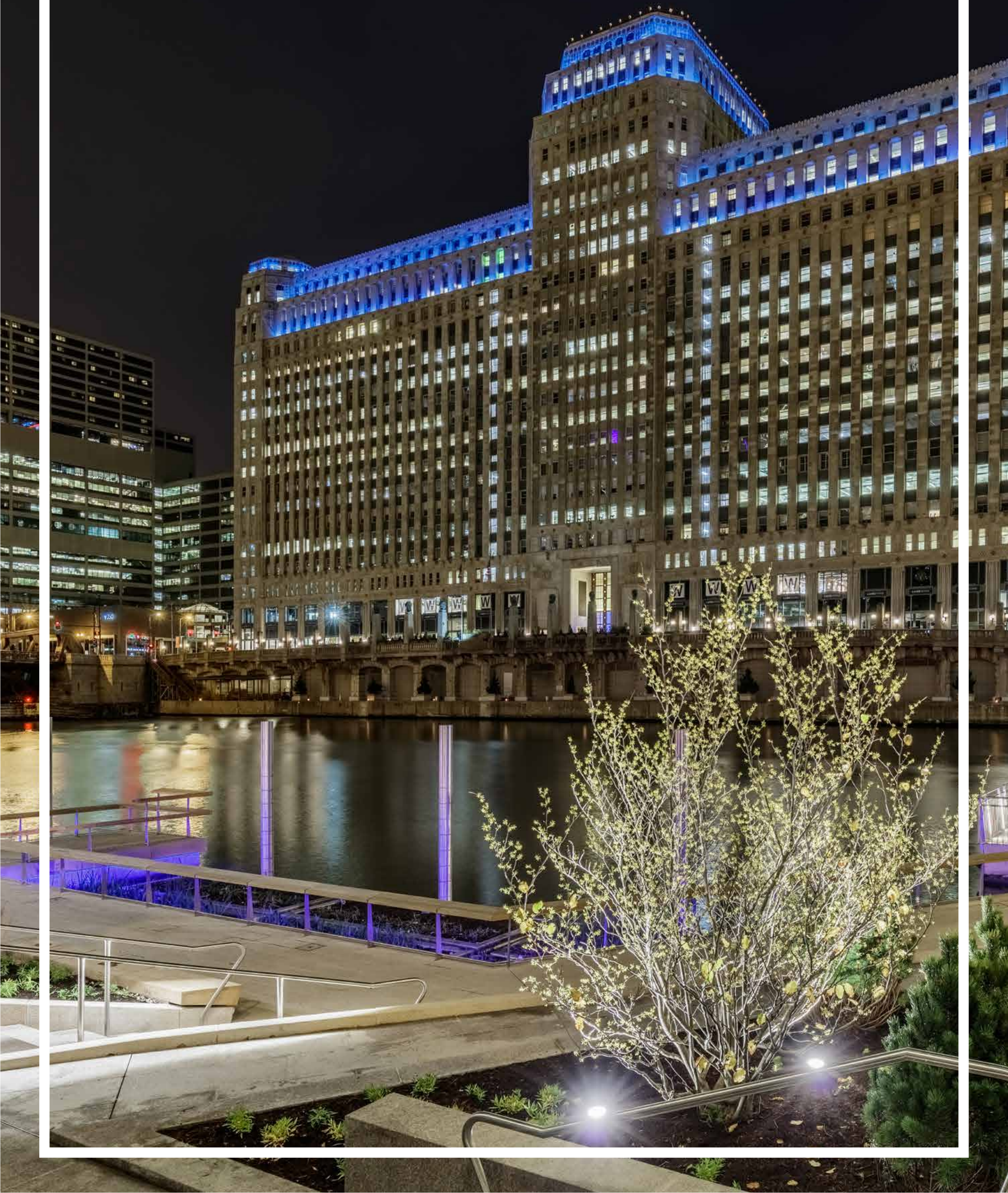


# theMART

A VORNADO PROPERTY





# HISTORY

**1931** The Merchandise Mart opens at the height of the Great Depression

Developed to be the central marketplace bringing wholesalers and retailers together

**1938–45** U.S. Army uses The Merchandise Mart as the “Midwest Pentagon”

**1946** Kennedy family purchases the building for \$14 million and returns it to its original use as wholesale showroom

**1998** Vornado Realty Trust purchases the building

**2012** Google leases 600,000SF / Showroom Restack

**2017** theMART reveals its latest renovations, including the Grand Stair and Marshall’s Landing, the new heart of theMART

**2019** Vornado Realty Trust has a long-term ownership view and is committed to its investment in theMART, its largest asset.



# OWNERSHIP

## VORNADO

REALTY TRUST

- One of the largest US REITs with total enterprise value of approximately \$31 billion
- Premier office and high street retail assets and a focused strategy of growing its dominant position in New York City
- 88 properties totaling 29.8MM SF with a highly diverse, blue chip tenant roster
- Franchise assets in San Francisco, 555 California Street (1.8MM SF), and Chicago, theMART (3.7MM SF)
- Listed on NYSE for over 50 years and S&P 500 constituent since 2005
- NAREIT Leader in The Light award 2018, 9th consecutive year



# NEIGHBORHOOD

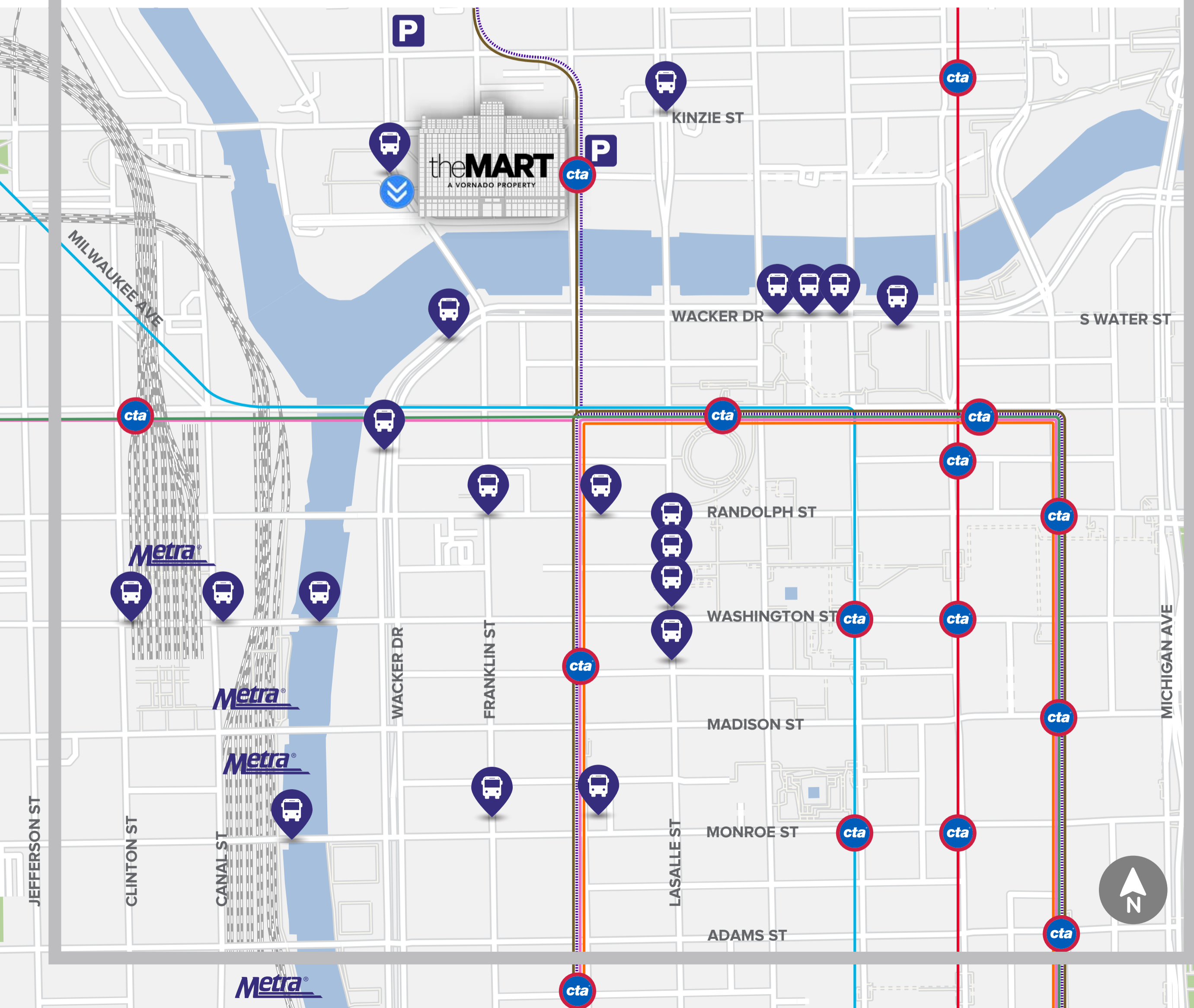
## The Verve of River North

Located in Chicago's Most Vibrant Neighborhood

- Steps from the iconic Chicago riverwalk
- Safe and established area
- New Salesforce HQ coming to River North 2023
- Surrounded by acclaimed eateries and rich artistic culture
- Exploding residential growth

# ACCESSIBILITY

- Brown and Purple CTA elevated train stop on the second floor
- 10 minute walk to Ogilvie & Union train stations
- Water Taxi Stop
- CTA bus stop on Orleans St.
- In-building parking & 2,500 parking spaces nearby





Restaurants near theMART

- Marchesa

GT Fish & Oyster

Tanta Chicago

Artbella

Fado Irish Pub and Restaurant

Weber Grill Restaurant

Gene & Georgetti

Maggiano's Little Italy

Sunda

Restaurant Beatrix

Sushi San

India House Restaurant
- Mastro's Steakhouse

RPM Italian

Sable Kitchen & Bar

3 Greens Market

Coco Pazzo

Epic

Hubbard Inn (Temporarily Closed)

Roka Akor Chicago

Topolobampo

XOCO/ Frontera Grill

Bub City

Ruth's Chris Steak House

Vermillion
- Benny's Chop House

The Hampton Social

Gilt Bar

Bavette's Bar & Boeuf

Kinzie Chophouse

Celeste

Havana Grill

Mercadito Chicago

Lyfe Kitchen

Hub 51

Shaw's Crab House

Merchants Café

Highline Bar + Lounge
- Moe's Cantina River North

Chicago Cut Steakhouse

River Roast

The Kitchen Chicago

Siena Tavern

Harry Caray's Italian Steakhouse

Smith & Wollensky

Travelle

Sixteen

Shamrock Club

Untitled Supper Club

Enolo Wine Café
- Ironside Bar & Gallery

Howl at the Moon Chicago

Andy's Jazz Club & Restaurant

Tortoise Supper Club

Reverie

Bar Sotano

RPM on the Water

Pizzeria Portifino

The Smith

Nonnina



# GRAB A BITE

## Food Hall

- Full service restaurant in Marshall's Landing
- 22 quick service restaurants in theMART





# RIVER DECK

## Take a breather

New 10,000 SF outdoor space opening Spring 2020

- Al fresco seating
- Beautiful river and city views
- Lush greenery
- Available for event rental
- Food truck Friday

A photograph of a modern lounge interior. In the foreground, there are orange tufted armchairs and a wooden table with a small potted plant. In the background, several people are sitting at tables, looking out large windows that offer a view of a city skyline. The lighting is bright and natural, coming from the windows.

# MARSHALL'S LANDING

## MARSHALL'S LANDING

—

### **theMART's new center of gravity**

Marshall's Landing is our new 12,000 SF Lounge for tenants and guests to work, socialize, meet, eat, drink and caffeinate

# RNG

River North Gym  
AT THE MART

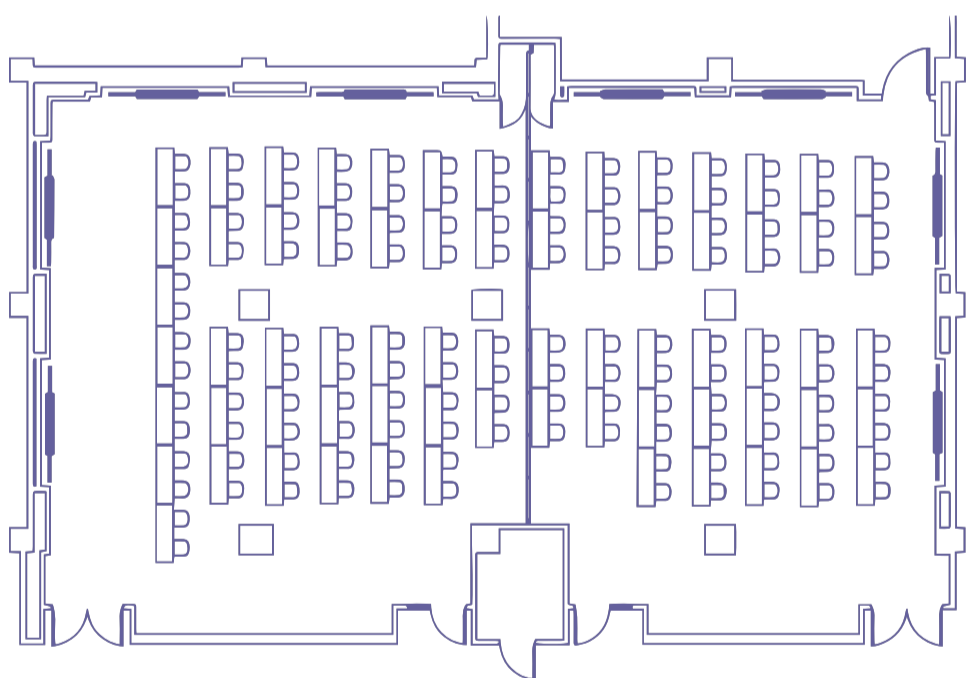
## AMENITIES

### 20,000 SF Fitness Facility Located on the 9th Floor

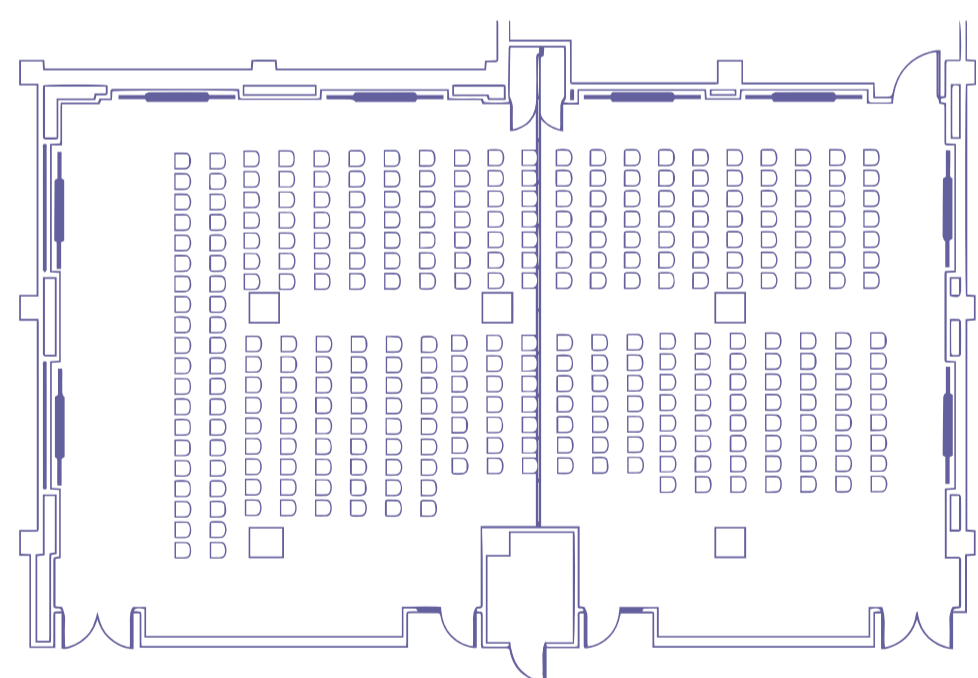
- Personal training
- Results programming
- Unlimited group classes
- High Intensity Interval Training
- ATI physical therapy

### MEET ON 6

theMART CONFERENCE CENTER, SUITE 6-180



**124 Seat Classroom**



**225 Seat Theater**

- Conference Services Manager assistance for meetings and event planning
- 2 Rooms with moveable wall
- Variety of furniture layouts
- State-of-the-art Audio visual



TECHNOLOGY

TECHNOLOGY INFRASTRUCTURE

BUILDING SERVICES READILY AVAILABLE

Basic Voice Service	X
T1 Service	X
DSL Service	X
DS3 Service	X
Fiber Optics	X
Cable / Satellite Television	X

Wi-Fi Coverage

Complementary WiFi is offered throughout the common areas of the first and second floors. This newly installed system is built with Cisco’s Meraki technology and utilizes several different providers offering stability and redundancy. WiFi is also available throughout the 7th floor exhibition space and 6th floor conference center.

Distributed Antenna System (DAS)

Recently installed cellular backbone provides enhanced service throughout the Building, including:

- 1,600 antennas
- Consistent and reliable service
- Support for thousands of simultaneous mobile connections
- Funding and implementation by the leading wireless carriers
- Neutral host front-end equipment

GENERAL RISER BUILDING INFORMATION

TRACK LEVEL PROVIDERS
AT&T, Crown Castle and Time Warner
APOP 14 <sup>TH</sup> FLOOR PROVIDERS
Zayo, Cogent and CenturyLink, RCN Comcast fiber optic ring on the 14 <sup>th</sup> floor

IN BUILDING SERVICE PROVIDERS

PROVIDERS	DATA					
	Voice Provider	T1 Provider	Internet Provider	DAS/Cellular Provider	Fiber Optics	TV Provider
	AT&T	X	X	X	X	
	cogent				X	
	comcast	X		X		X
	CenturyLink®		X		X	
	zayo®				X	
	CROWN CASTLE FIBER		X		X	
TimeWarner					X	
RCN	X		X		X	

# SUSTAINABILITY

2018 was a landmark year for theMART achieving three premier sustainability awards:



theMART has joined the healthy building movement with Fitwel 2-star Certification in 2018. theMART is the largest building to earn this prestigious distinction.



The only certification for indoor air quality to require real-time continuous monitoring demonstrating theMART's commitment to air quality. It is now piloting the first ever Core and Shell Certification.



LEED Gold  
Certification

# SOCIAL RESPONSIBILITY



## Giving Back



50,000 meals per year



120,000 lbs. of food



Contributed over \$55,000 including donations, fundraising and sponsorship solicitations



Built 50 bunk beds



Donates 10% of all ticket sales to Ann & Robert H. Lurie Children's Hospital

designs **4** dignity

Facilitates re-use of commercial interior furnishings and materials

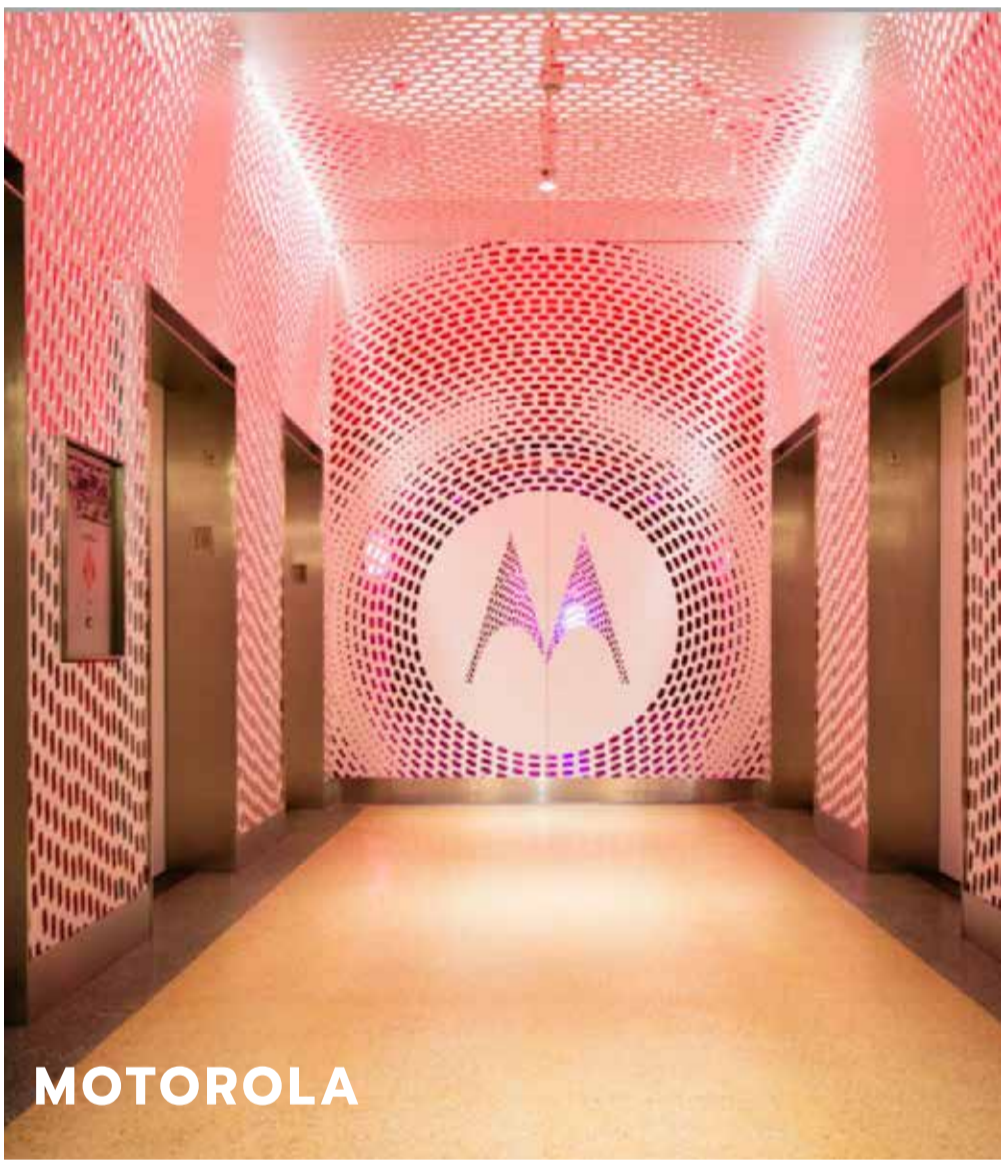
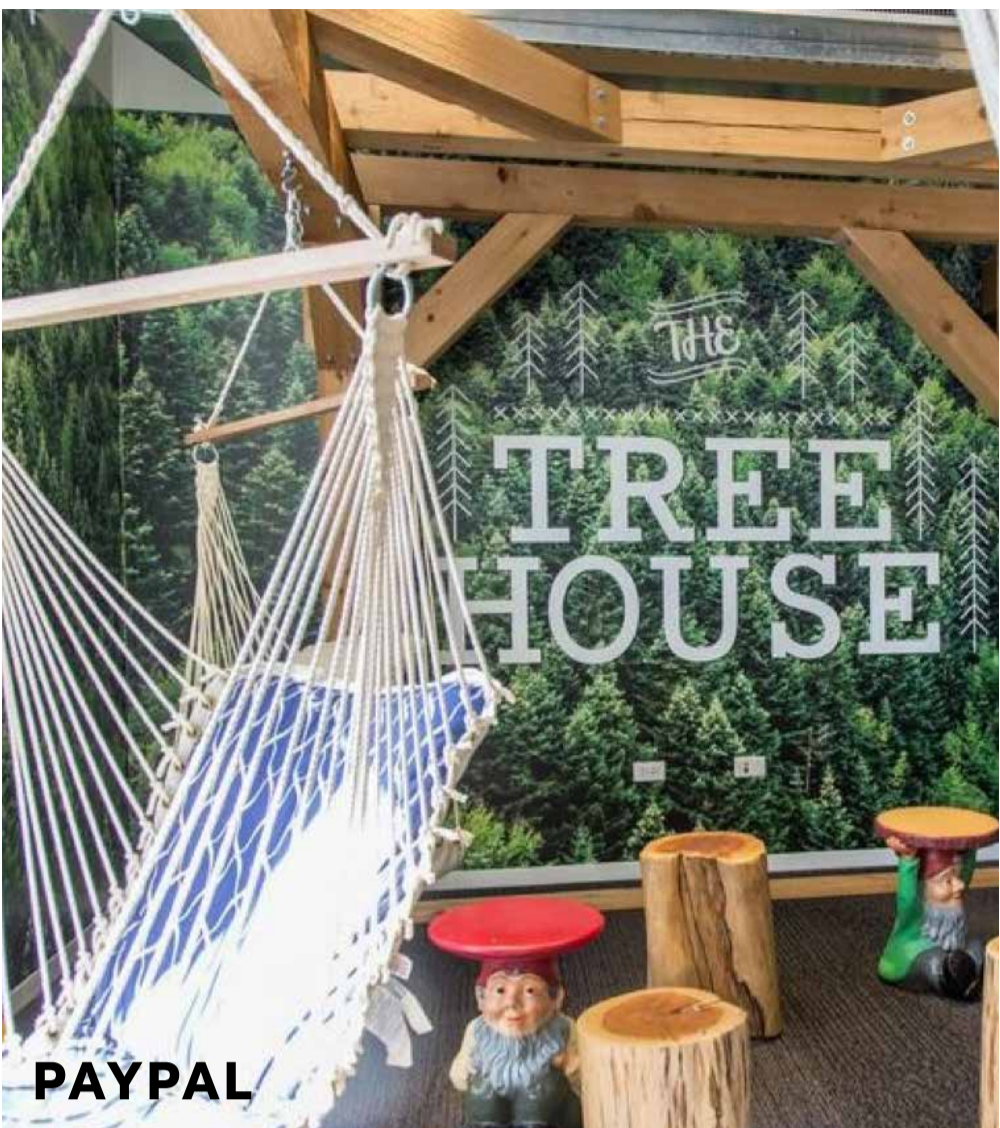


# ART ON THE MART

## Enhancing Chicago's commitment to public art

- The world's most innovative and technologically advanced public art installation
- Chicago's newest landmark
- Unprecedented scale, illuminating the 2.5 acre limestone facade of the building
- Projections are displayed year-round at dusk, Wed-Sun evenings

IN GOOD COMPANY





1871



1871



YELP



YELP



CONDE NAST



CONDE NAST



CONDÉ NAST

Beam **SUNTORY**

**CCC**

ConAgra  
**Foods**  
Food you love

**i87i**

yelp

**PayPal**

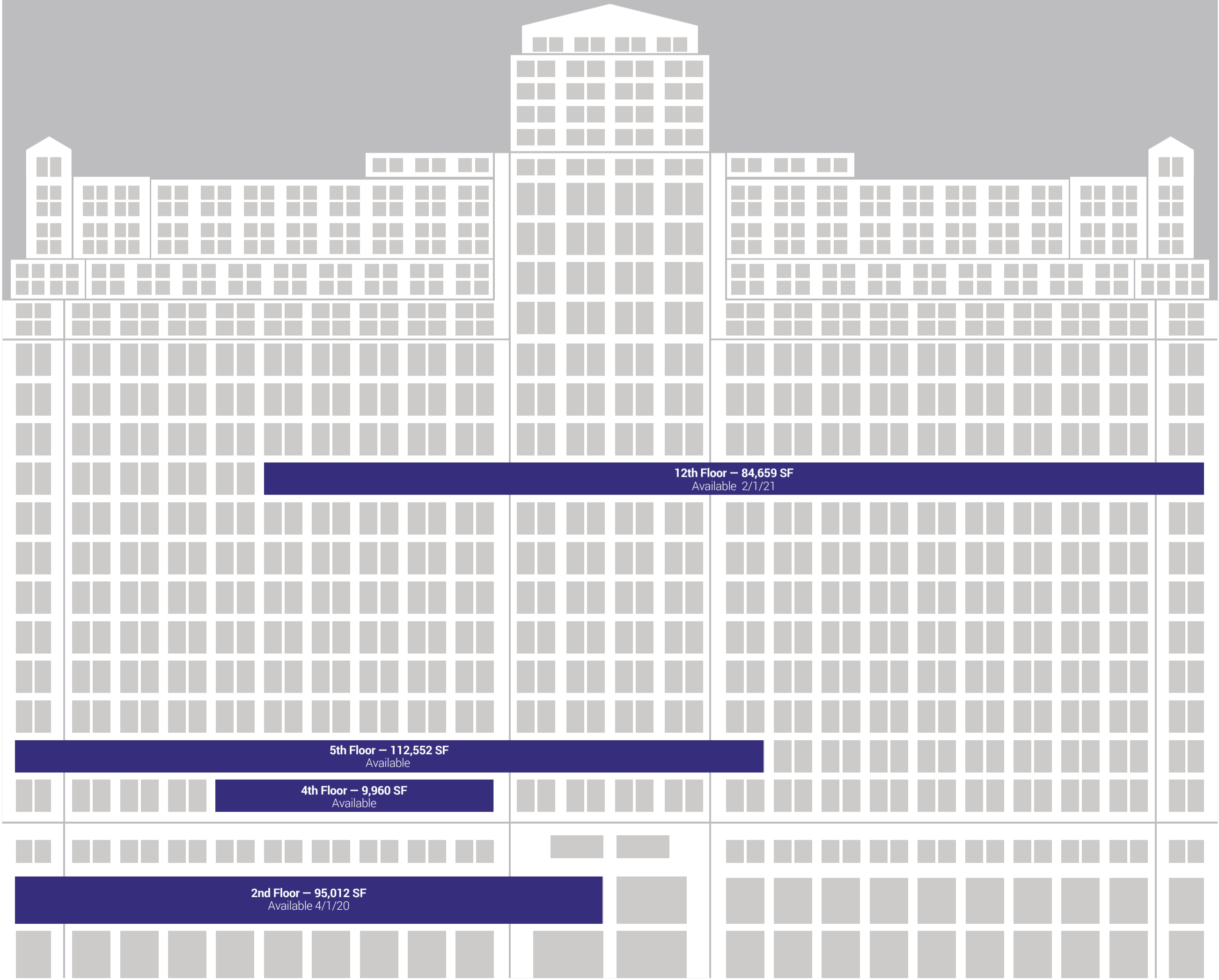
**motorola**  
a **Lenovo** company

**Allstate**  
You're in good hands.

**ANGI**  
**HOMESERVICES**

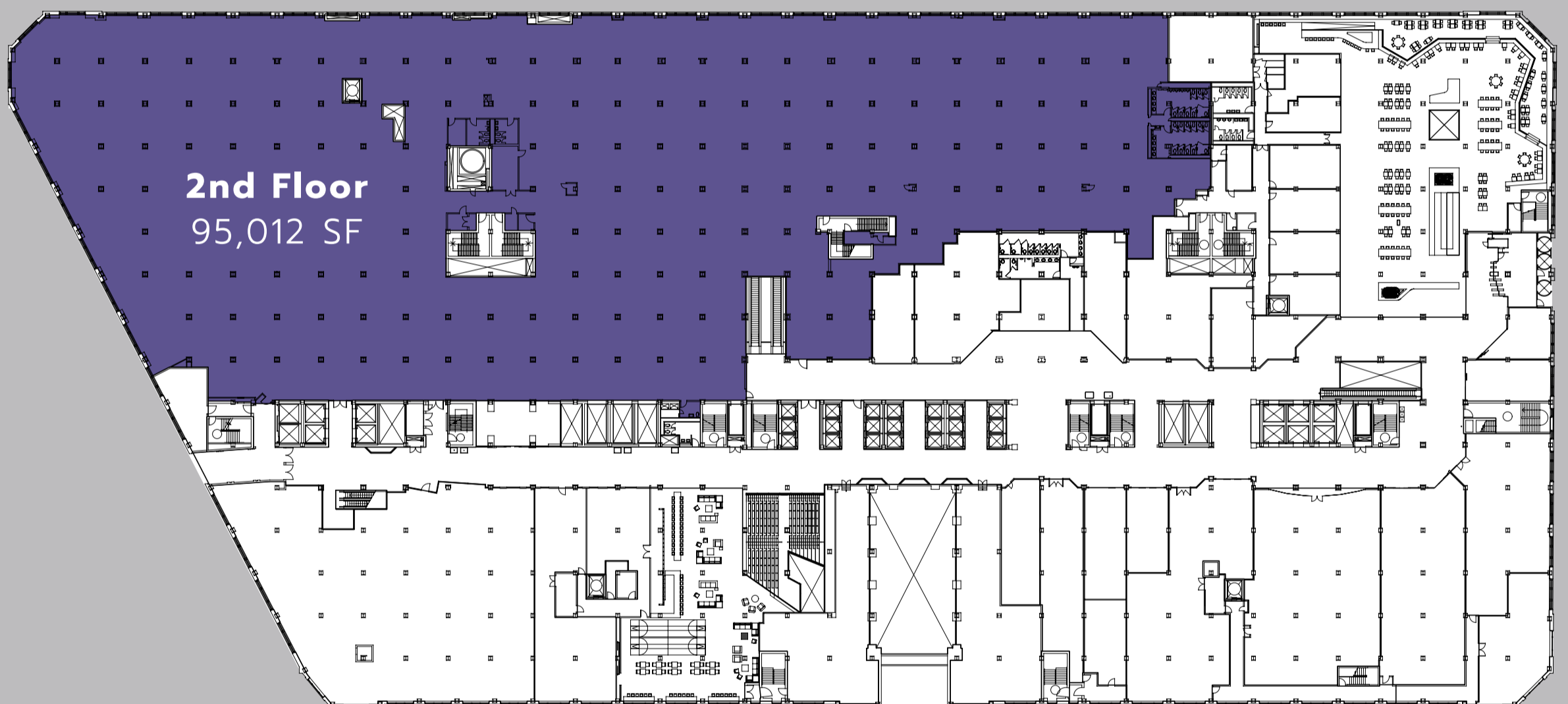
# Stacking plan

AVAILABLE SPACE



# FLOOR PLAN

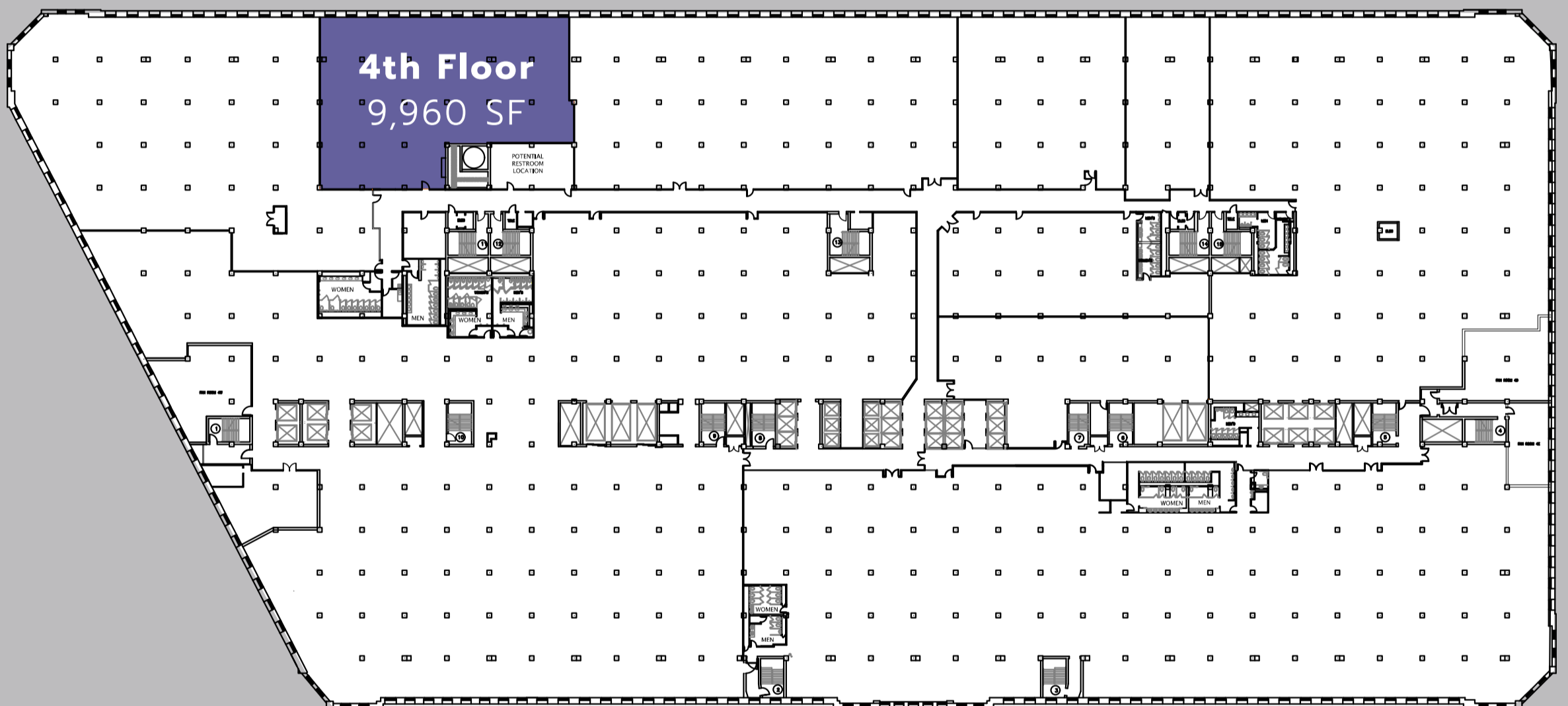
Available 4/1/20



**2nd Floor** 95,012 SF

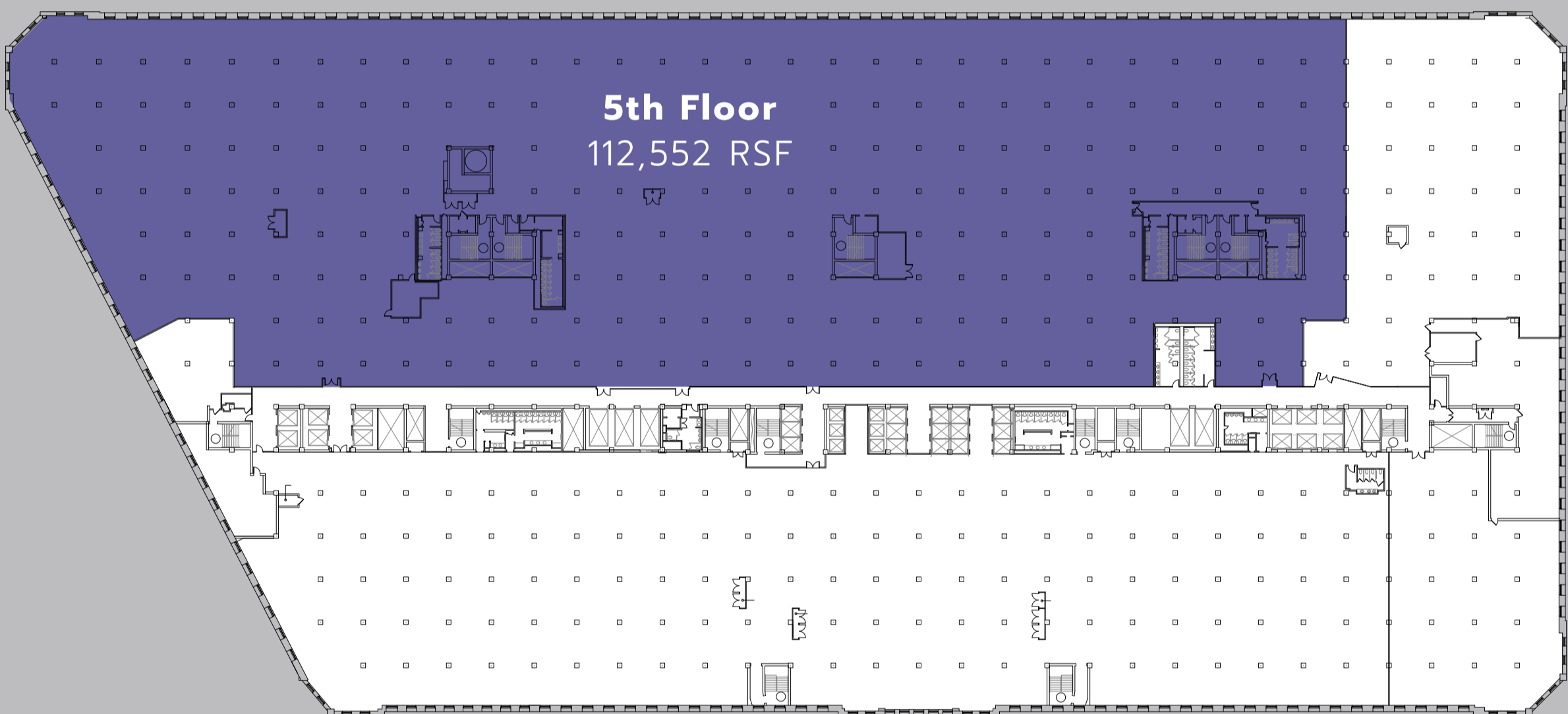
# FLOOR PLAN

Available



**4th Floor** 9,960 SF

# FLOOR PLAN



**5th Floor** 112,552 SF

# FLOOR PLAN

Available 2/1/21



**12th Floor** 84,659 SF