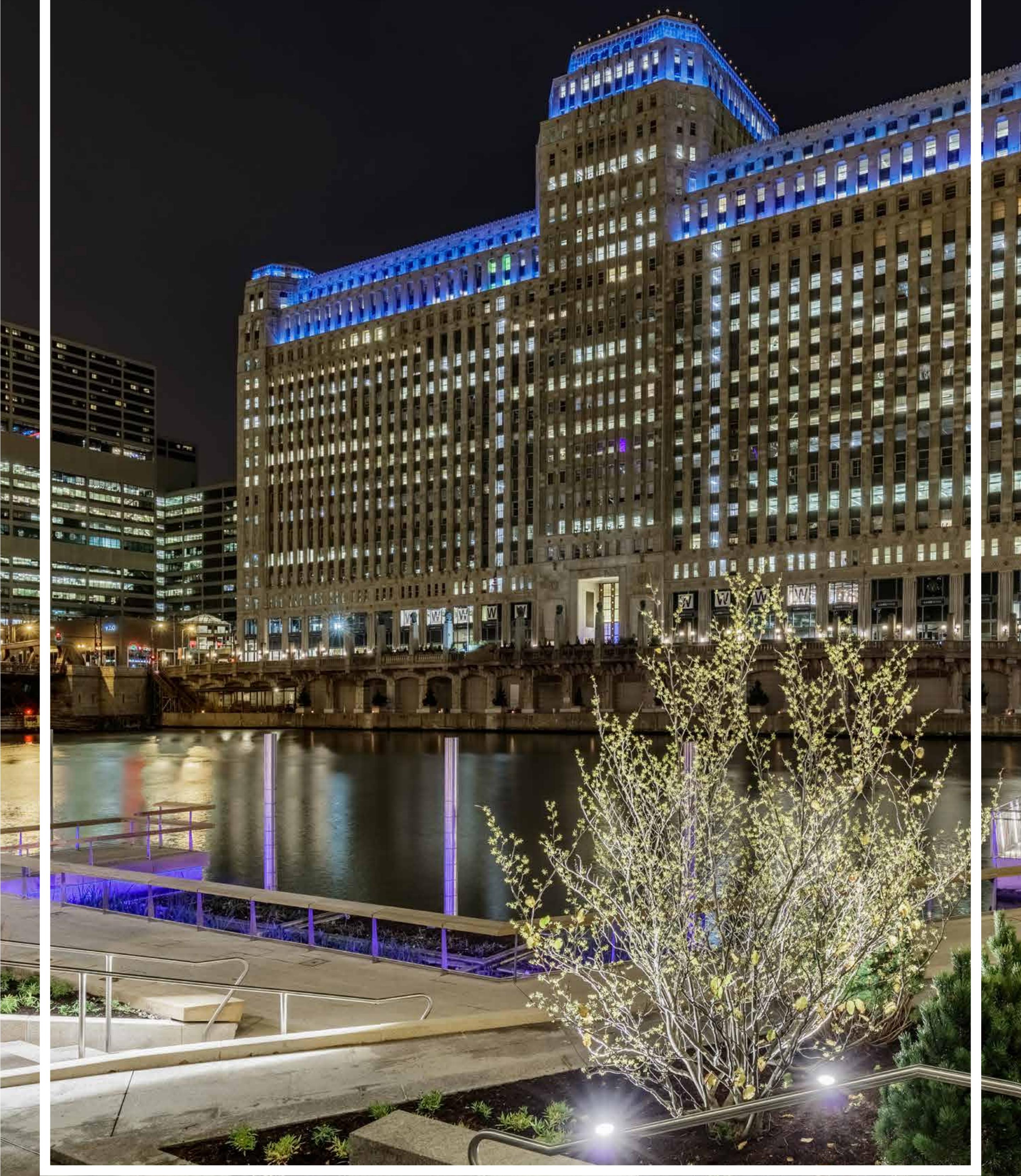


theMART

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.

AN
NEW
SH
RS
H
N
W
E
A
N



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



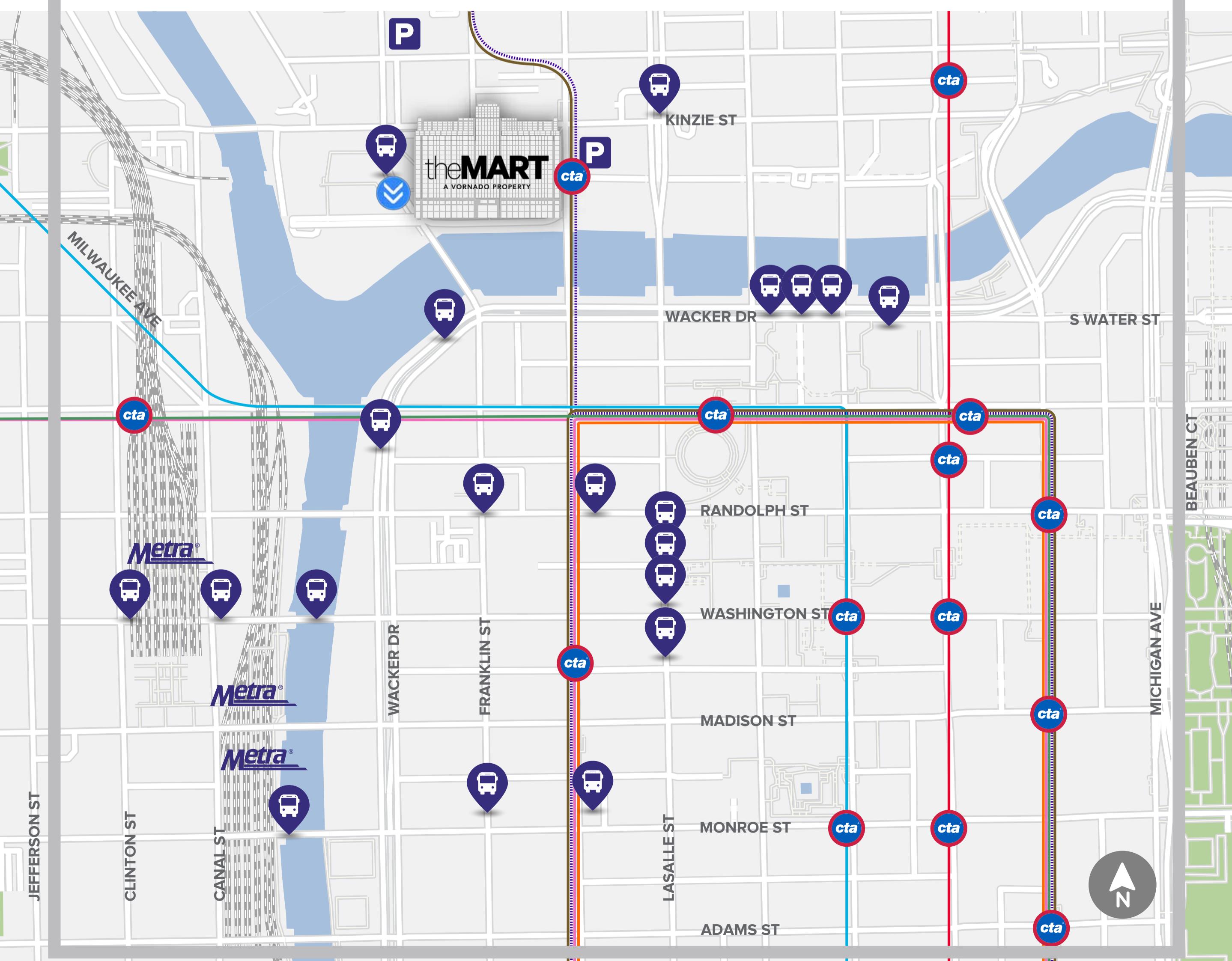
The Verve of River North

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



GRA A BITE



Restaurants near theMART

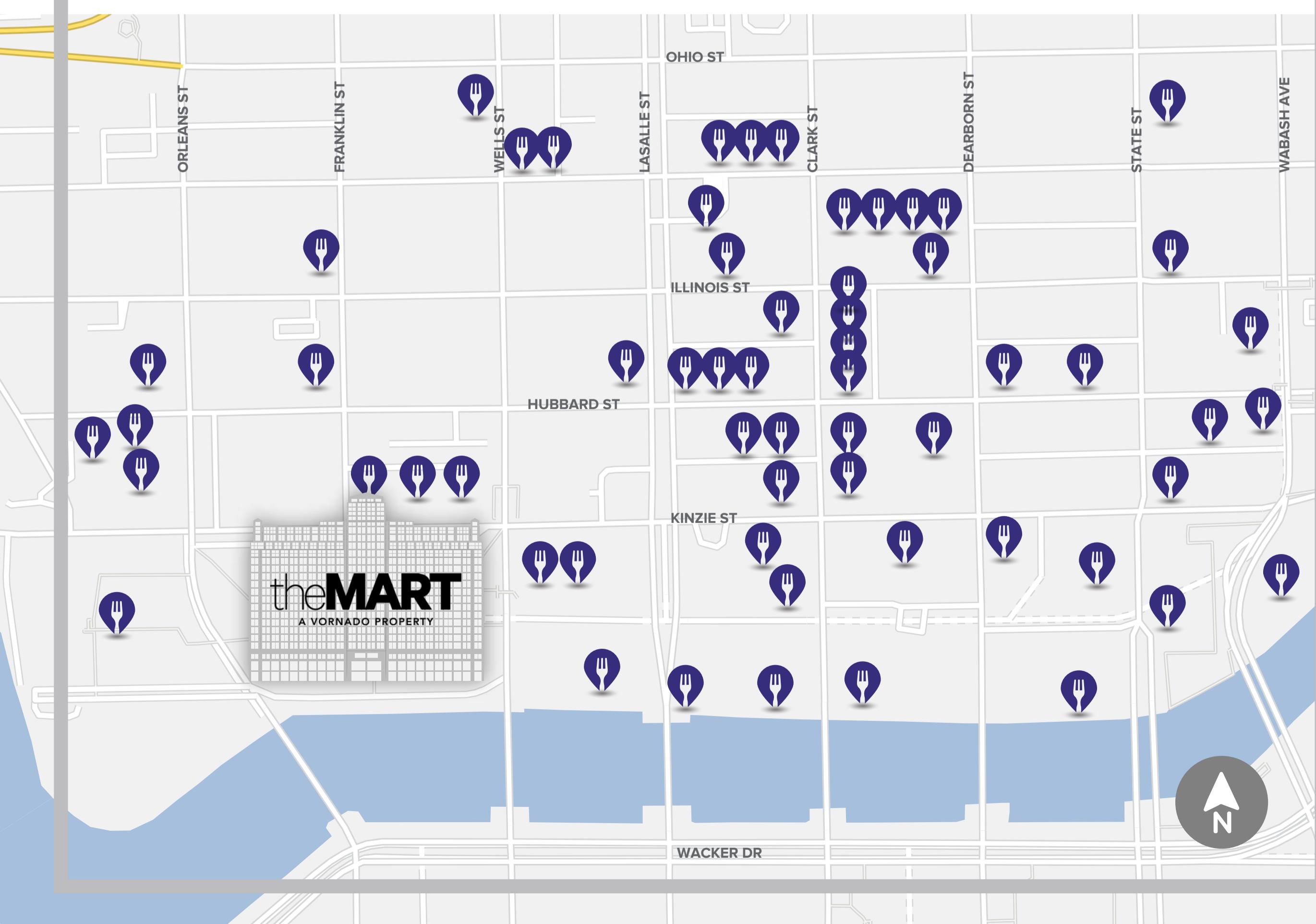
Marchesa
 GT Fish & Oyster
 Tanta Chicago
 Artbella
 Fado Irish Pub and Restaurant
 Weber Grill Restaurant
 Gene & Georgetti
 Maggiano's Little Italy
 Sunda
 Restaurant Beatrix
 Sushi San
 India House Restaurant

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 Portofino
 The Smith
 Nonnina





GRAB A BITE

Food Hall

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



RIVERDECK



Take a breather

New 10,000 SF outdoor space opening Spring 2020

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



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

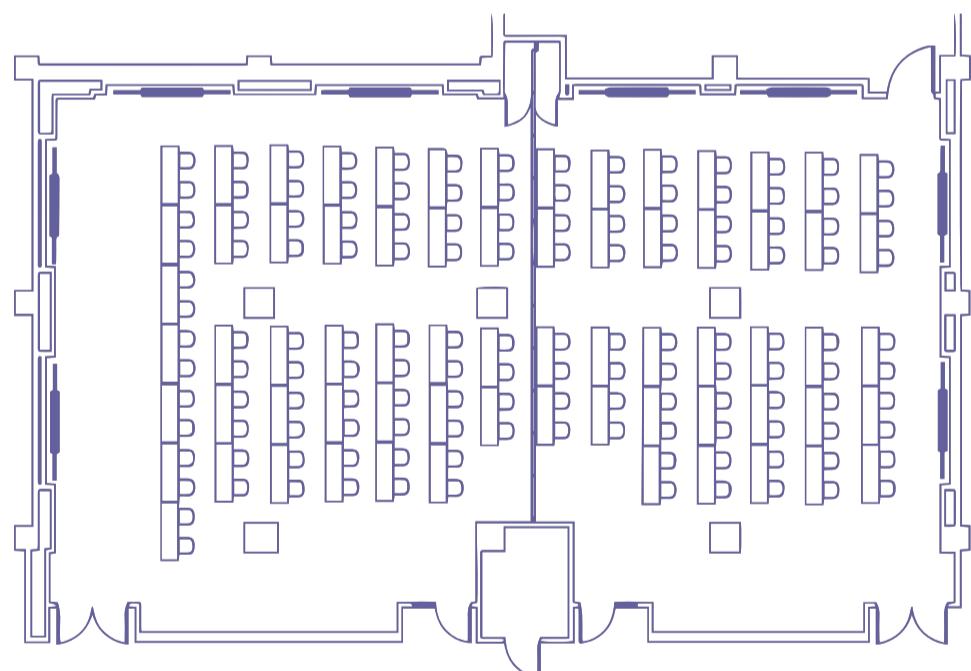
RNG

River North Gym
AT THE MART

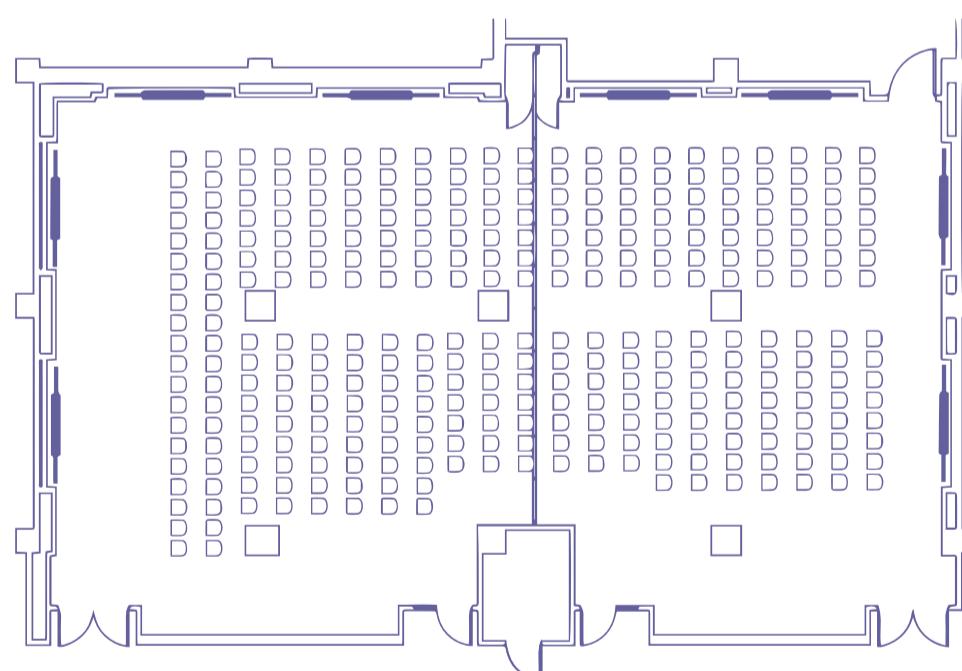
AMENITIES

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

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



124 Seat Classroom



225 Seat Theater

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

TECHNOLOGY

theMART A VORNADO PROPERTY

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

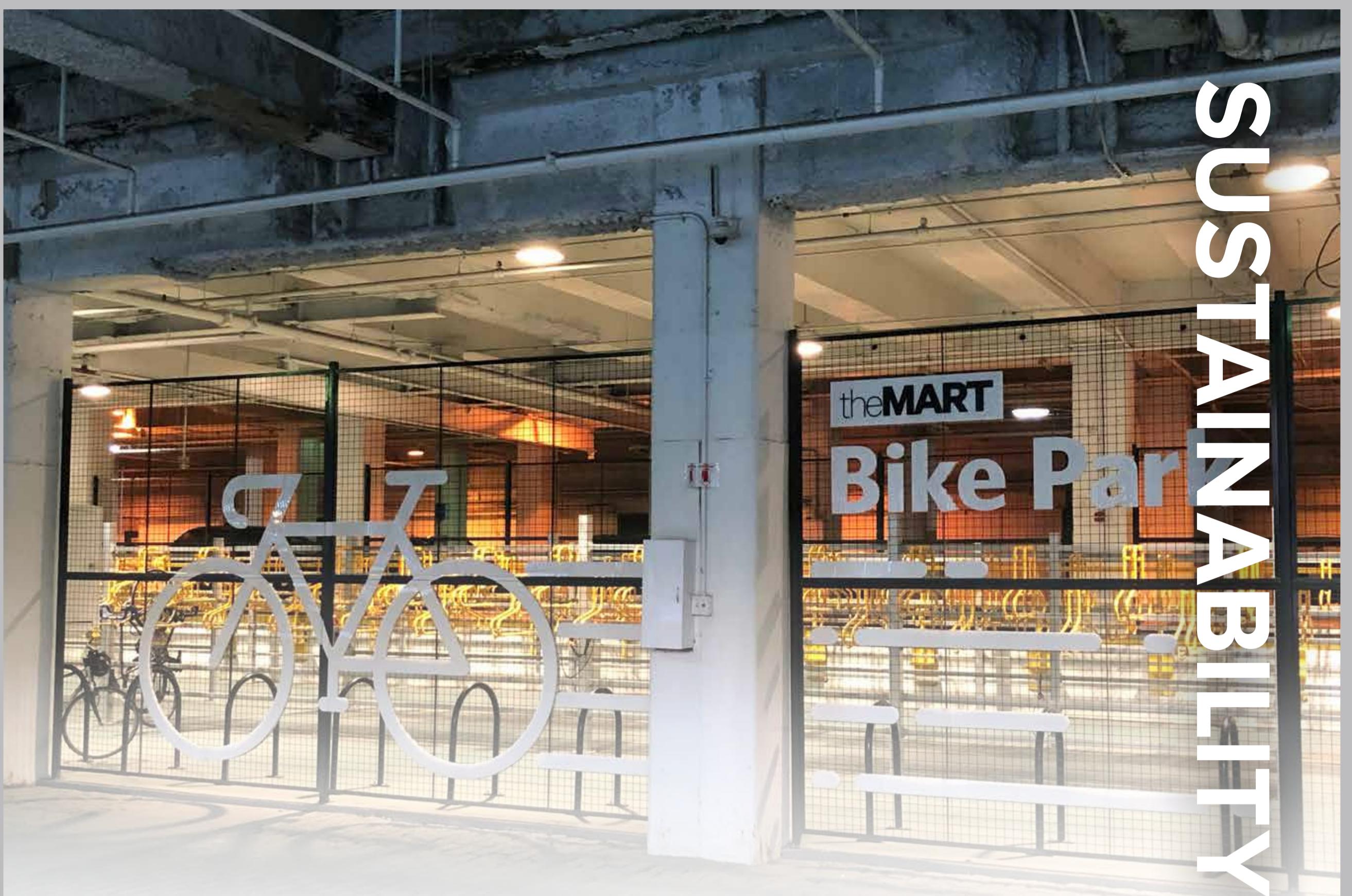
TRACK LEVEL PROVIDERS
AT&T, Crown Castle and Time Warner
APOP 14 TH FLOOR PROVIDERS
Zayo, Cogent and CenturyLink, RCN Comcast fiber optic ring on the 14 th floor

PROVIDERS

IN BUILDING SERVICE PROVIDERS

	DATA					
	Voice Provider	T1 Provider	Internet Provider	DAS/Cellular Provider	Fiber Optics	TV Provider
AT&T	X	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



GREATER
CHICAGO
- FOOD -
DEPOSITORY™

50,000 meals per year



120,000 lbs. of food



JDRF IMPROVING LIVES. CURING TYPE 1 DIABETES.

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



Built 50 bunk beds

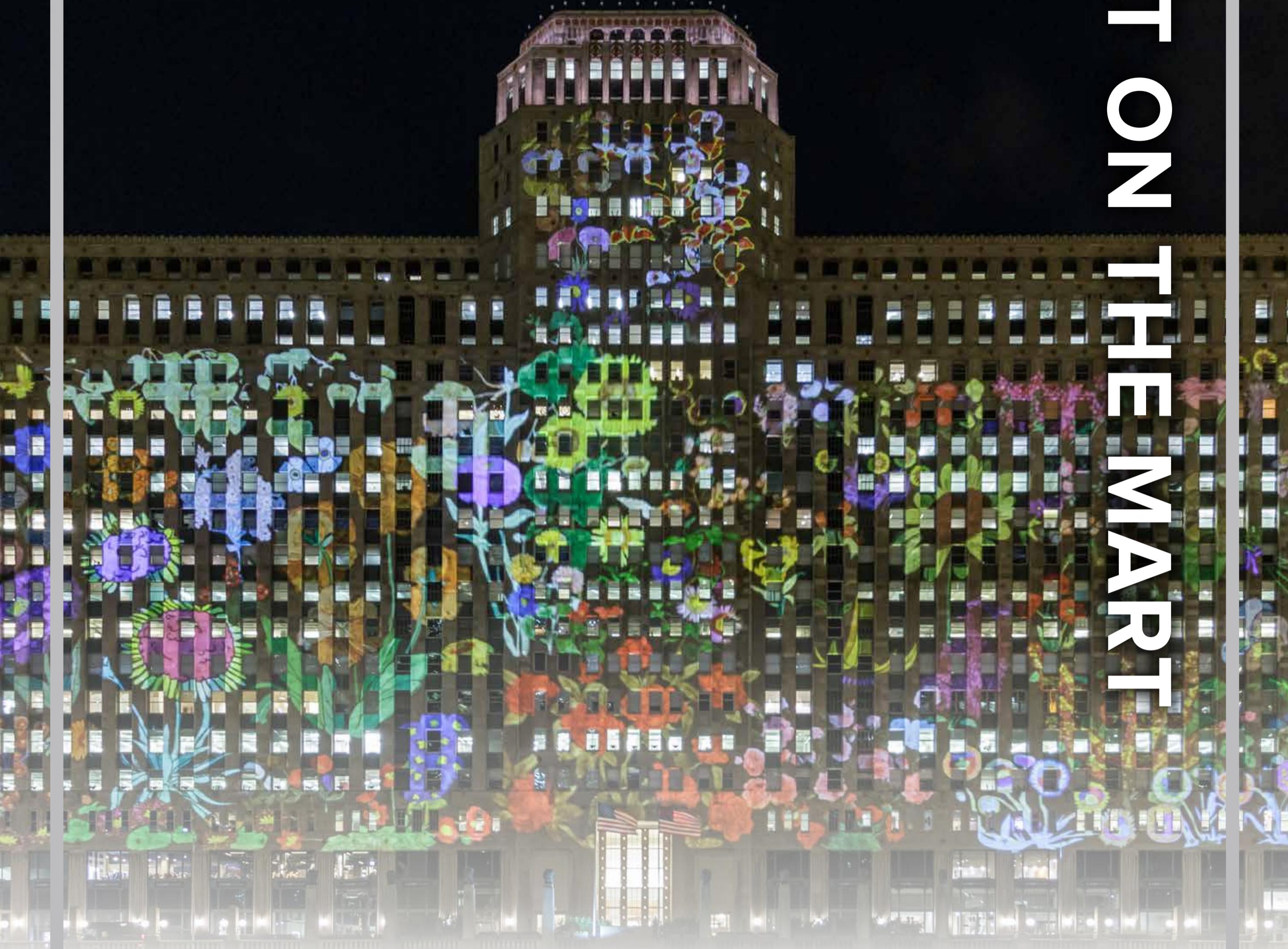


Donates 10% of all ticket sales to Ann & Robert H. Lurie Children's Hospital

designs **4** dignity

Facilitates re-use of commercial interior furnishings and materials

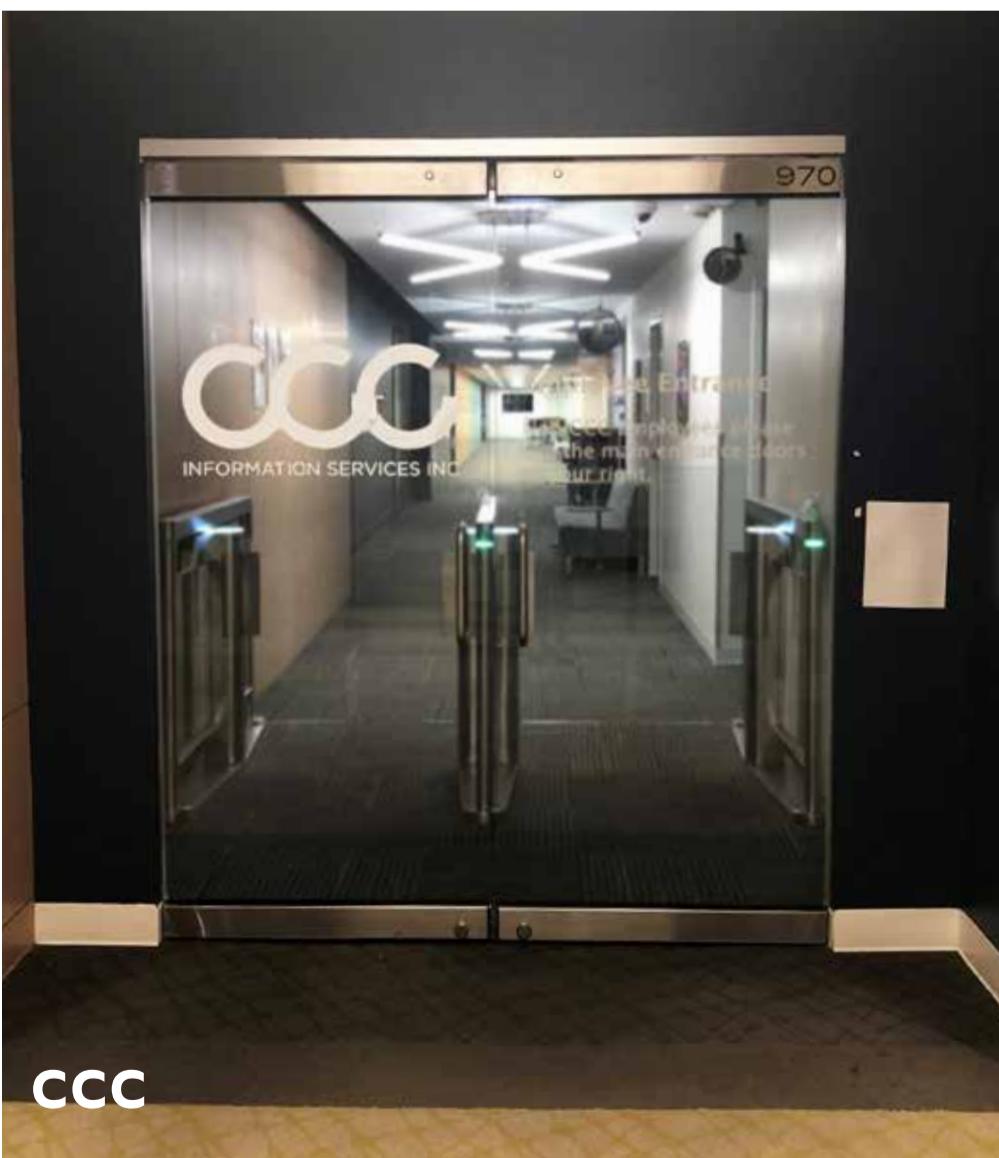
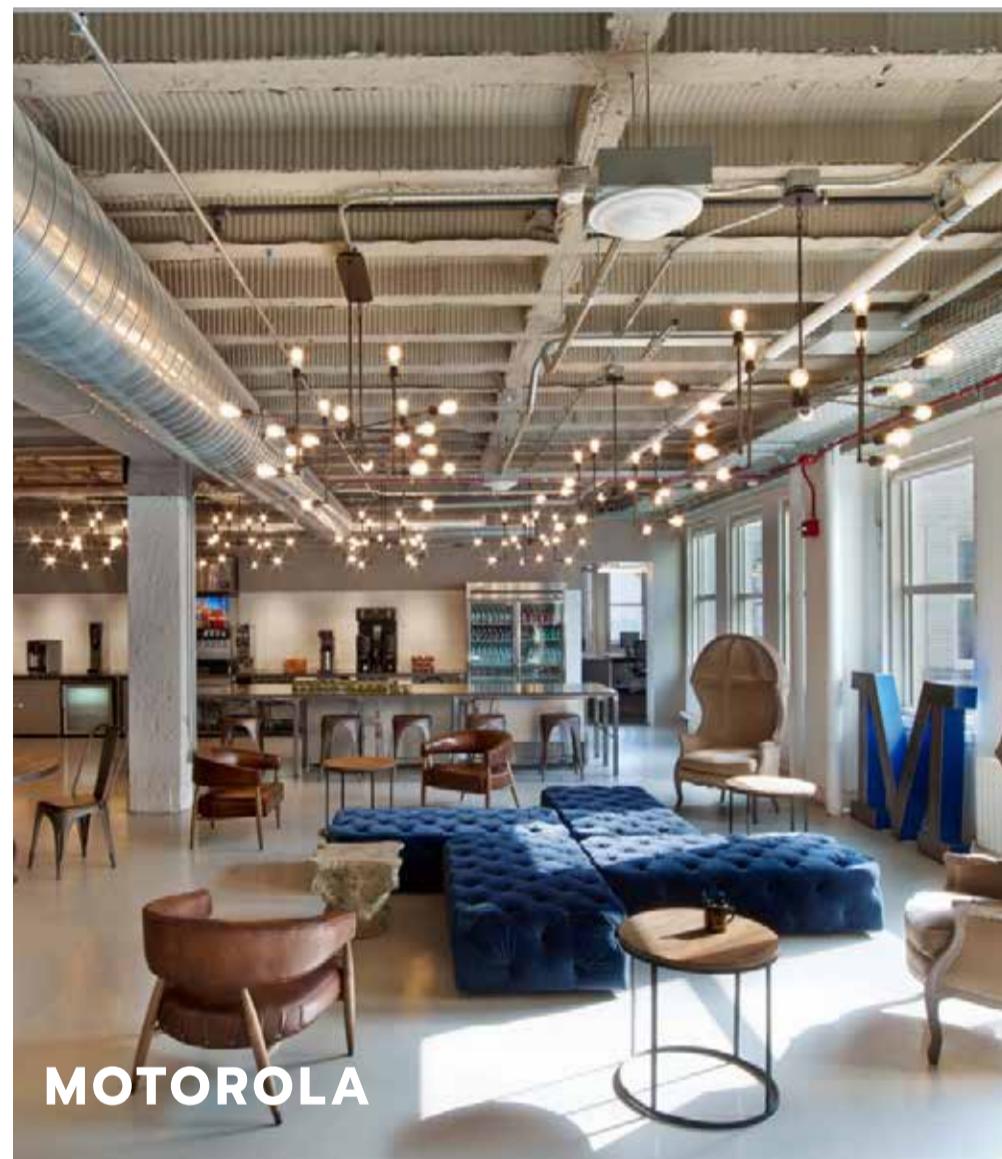
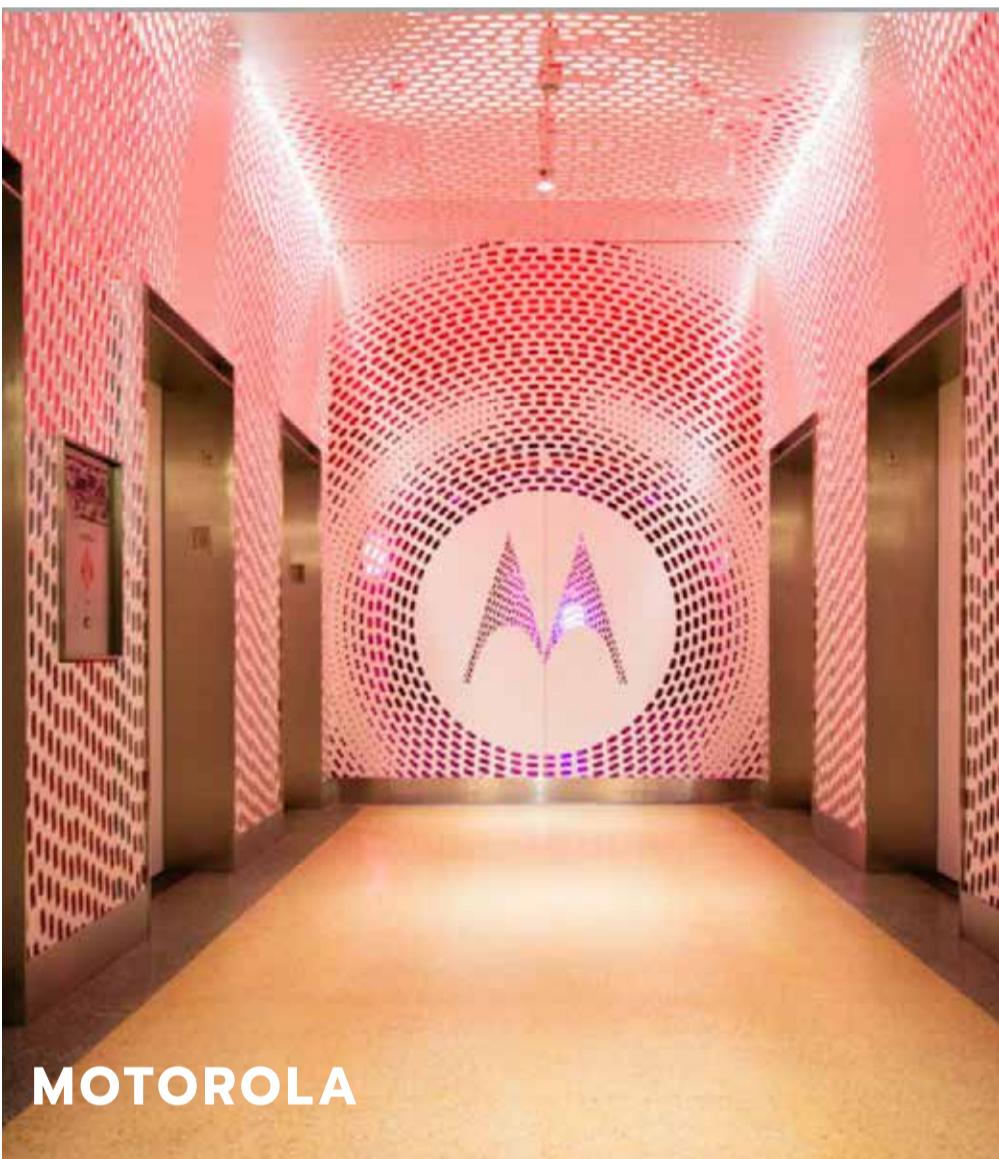
ART ON THE MART

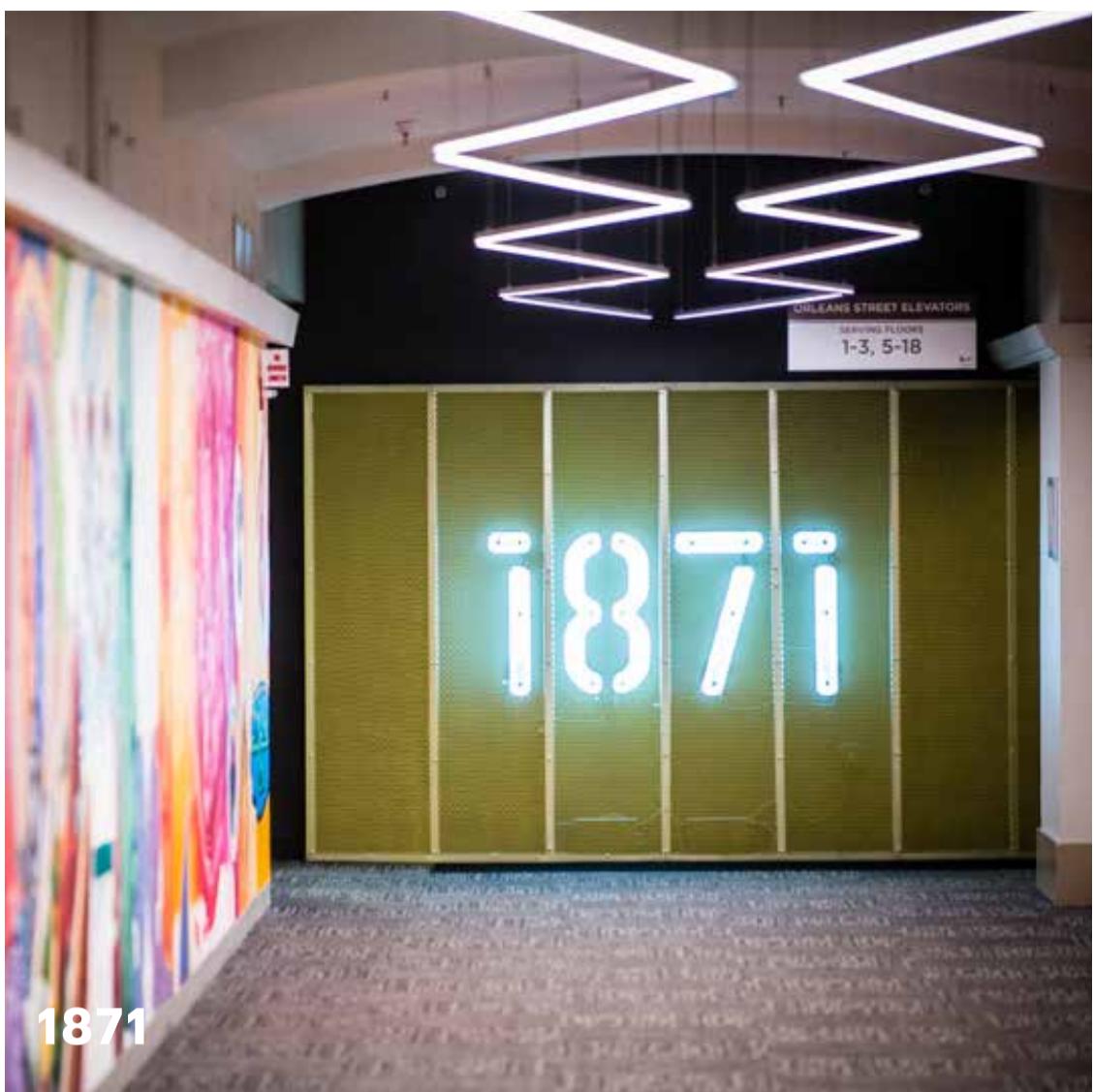


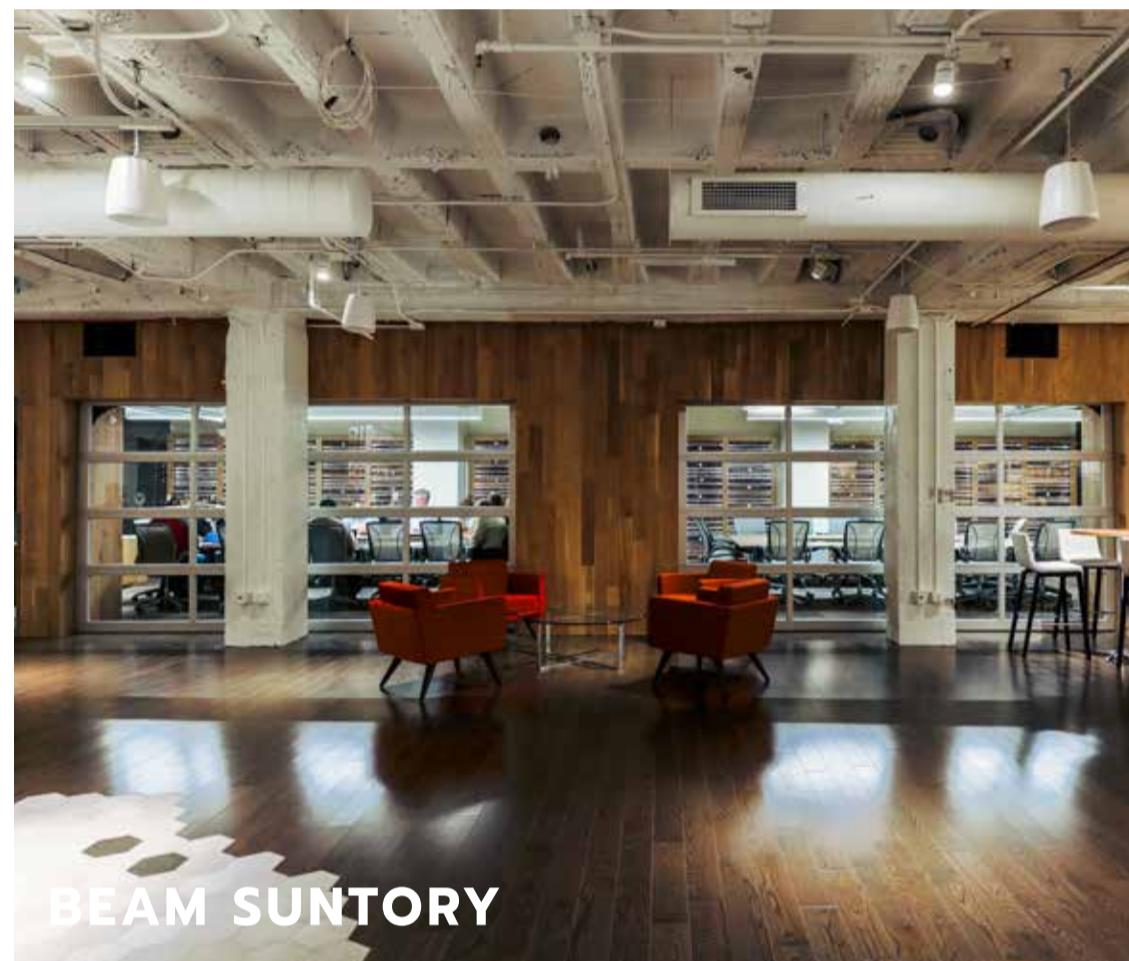
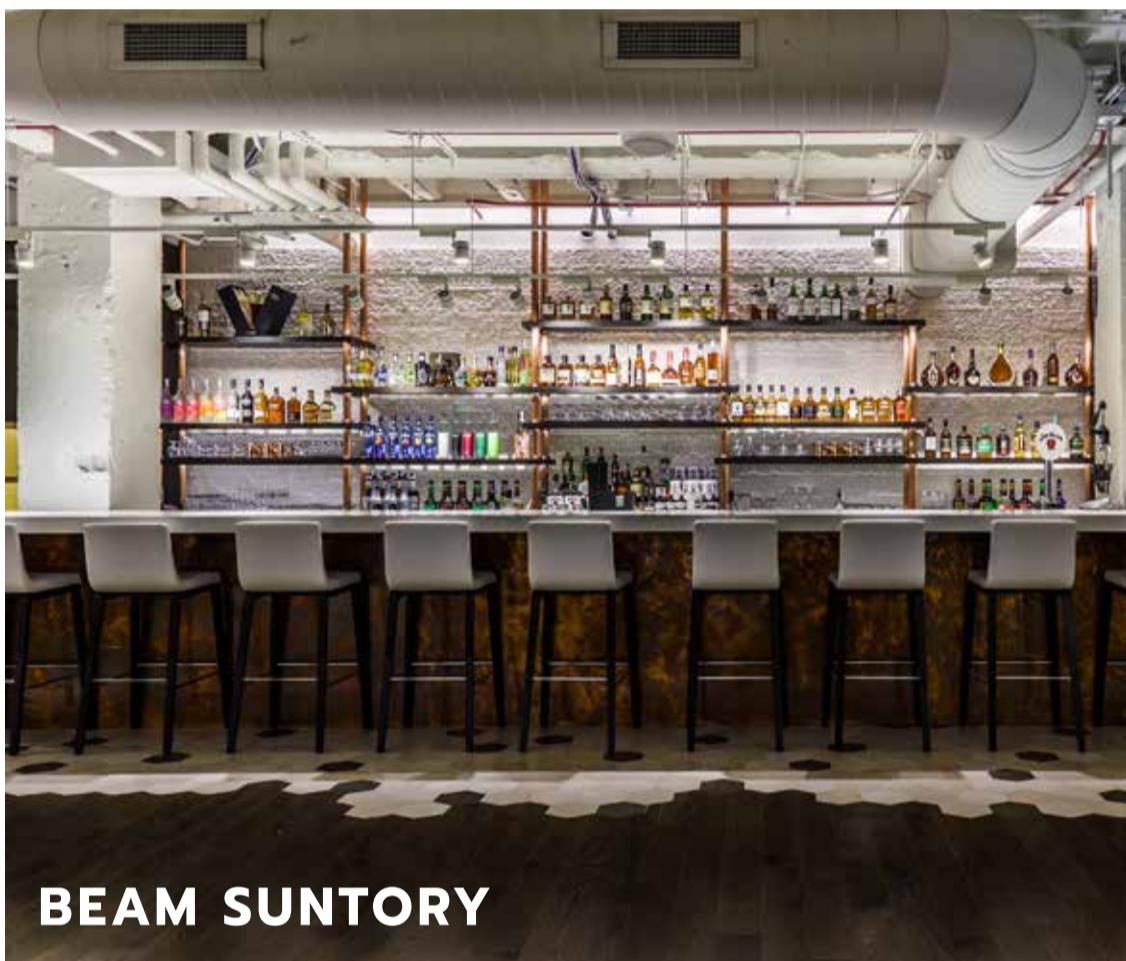
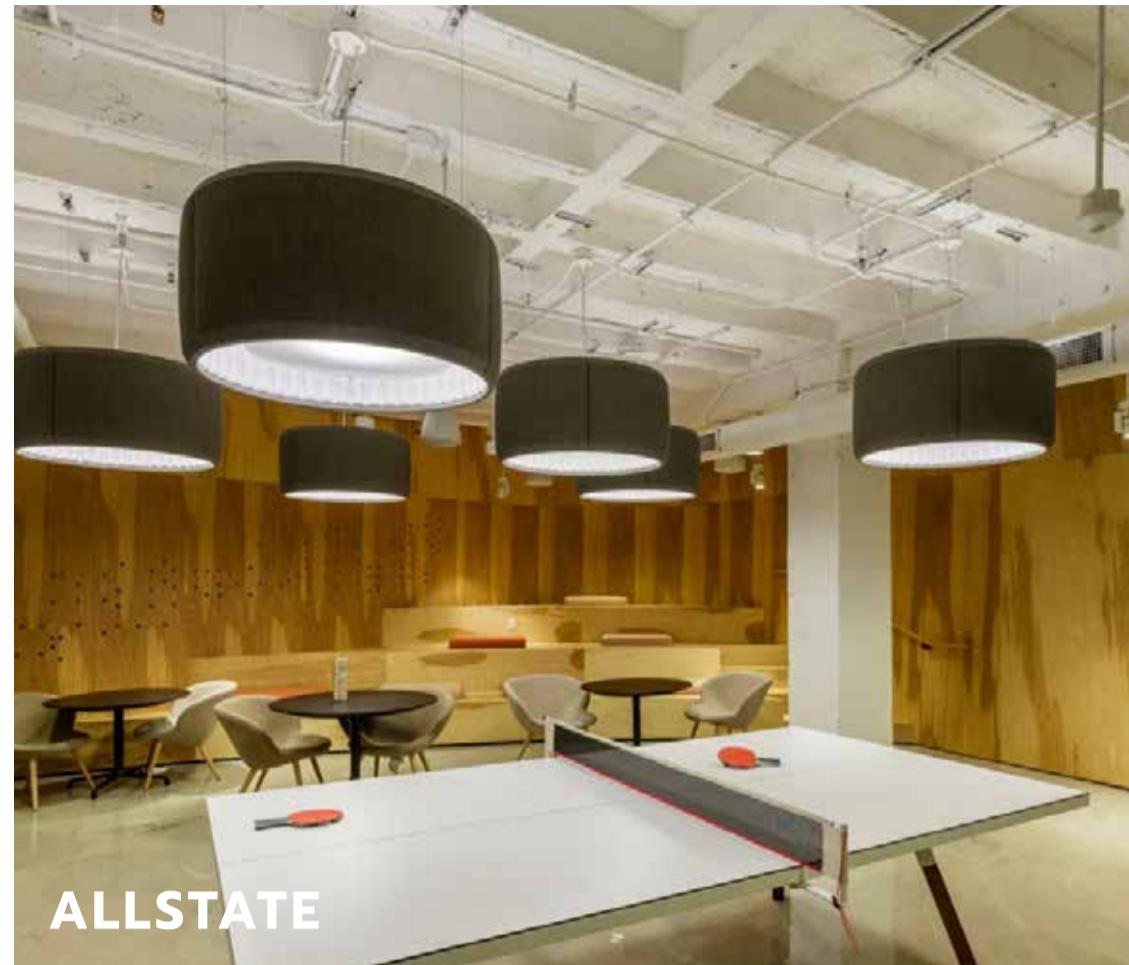
Enhancing Chicago's commitment to public art

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

IN GOOD COMPANY







CONDÉ NAST

Beam SUNTORY

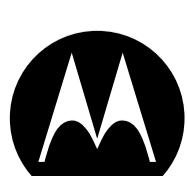
CCC[®]

ConAgra
Foods[®]
Food you love

i871

yelp[®]

PayPal



motorola
a Lenovo company

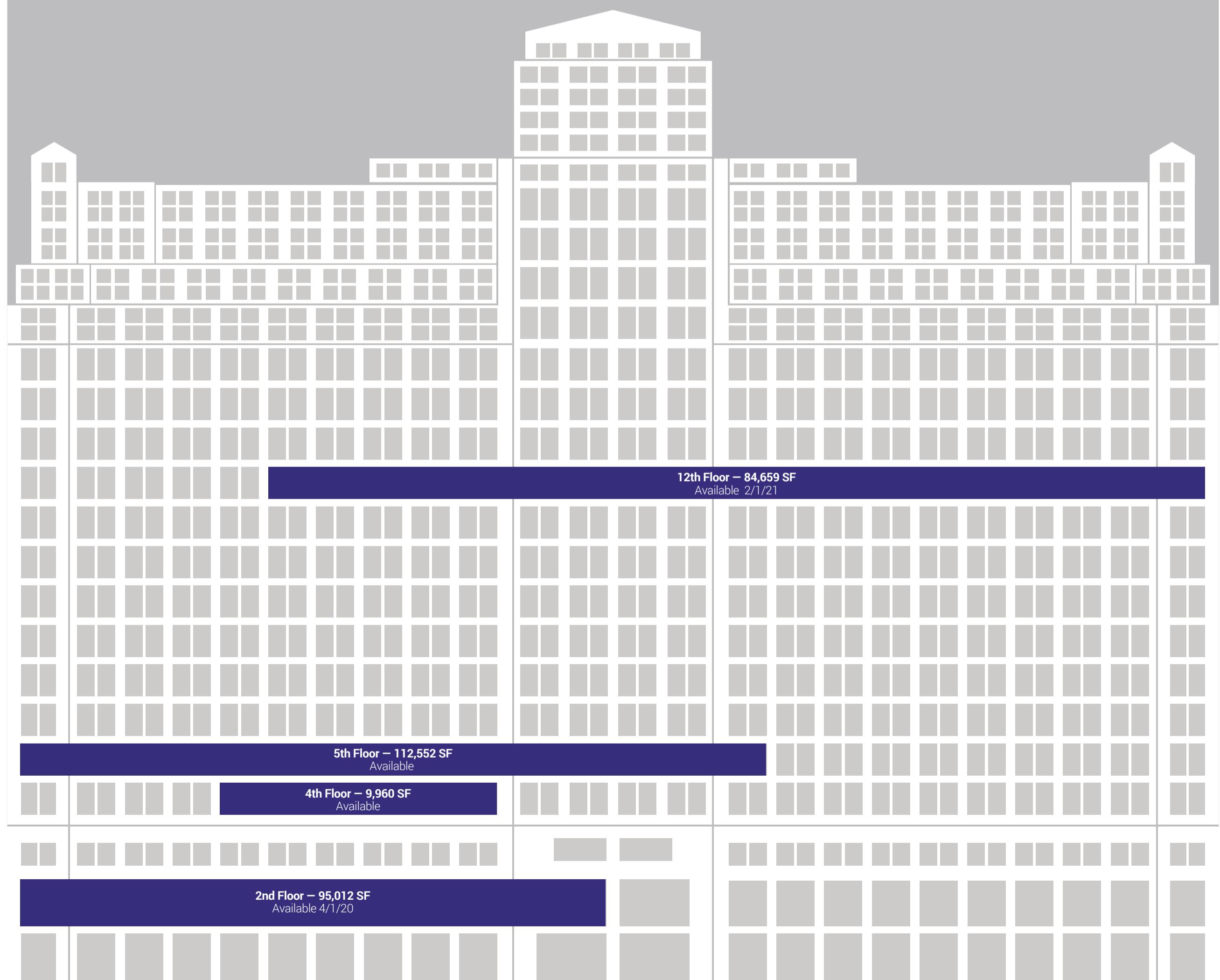


Allstate[®]
You're in good hands.

ANGI
HOME SERVICES

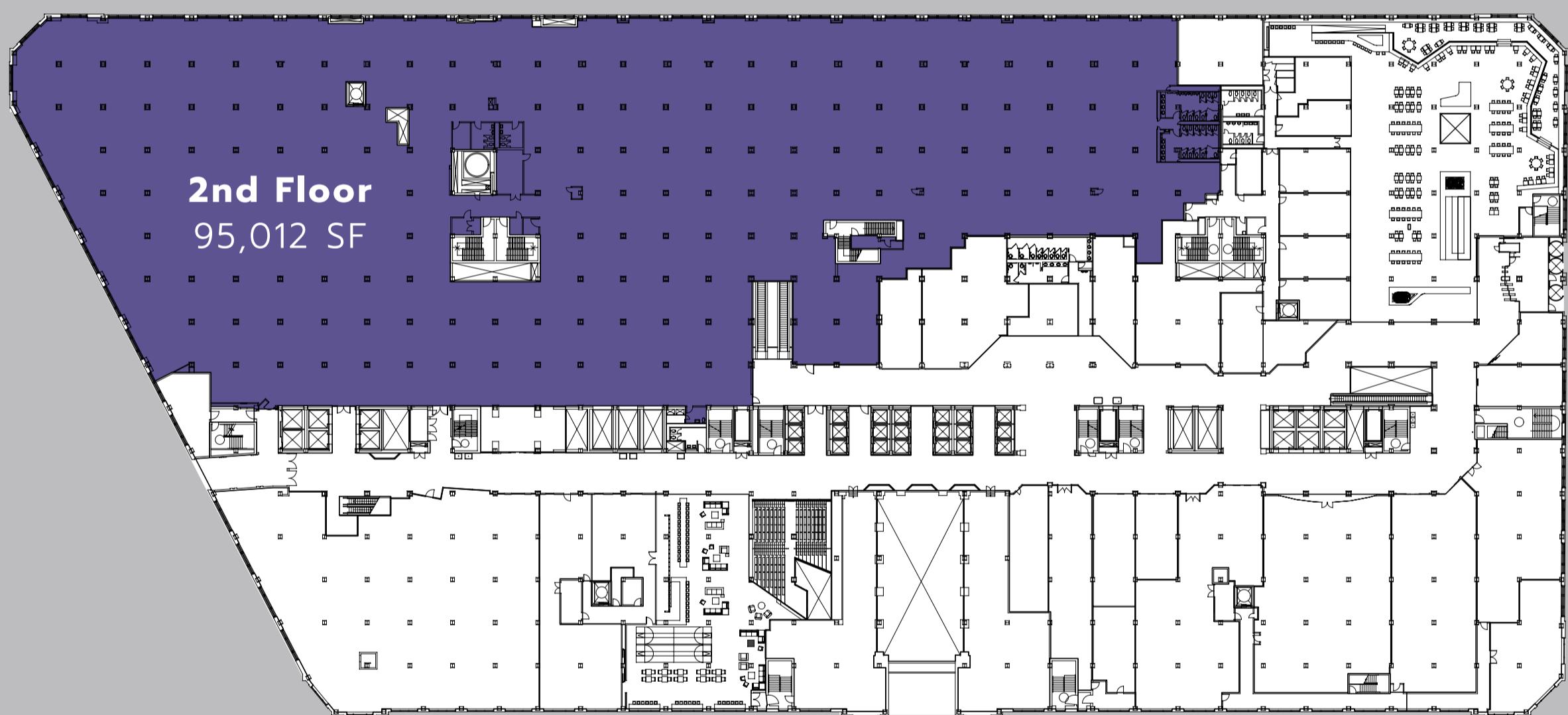
Stacking plan

AVAILABLE SPACE



FLOOR PLAN

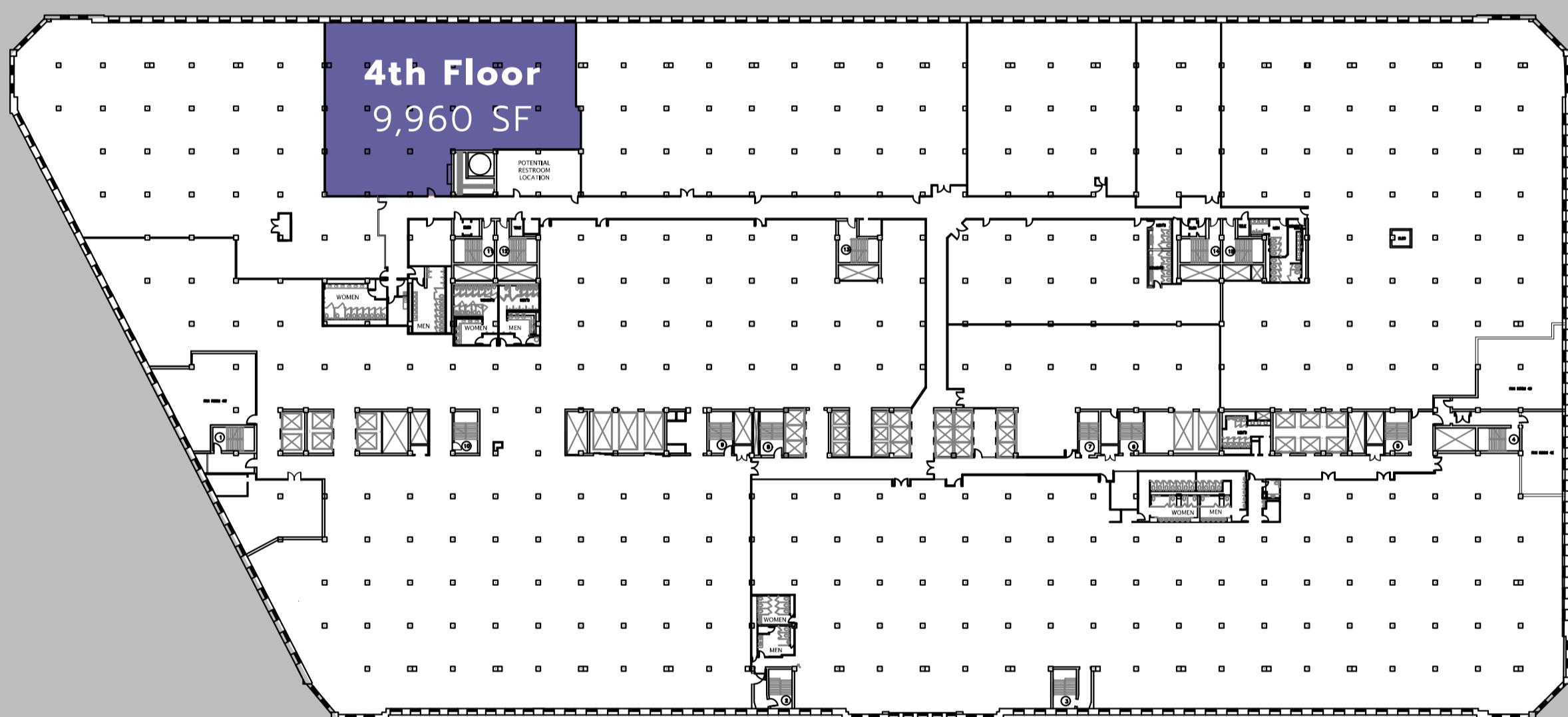
Available 4/1/20



2nd Floor 95,012 SF

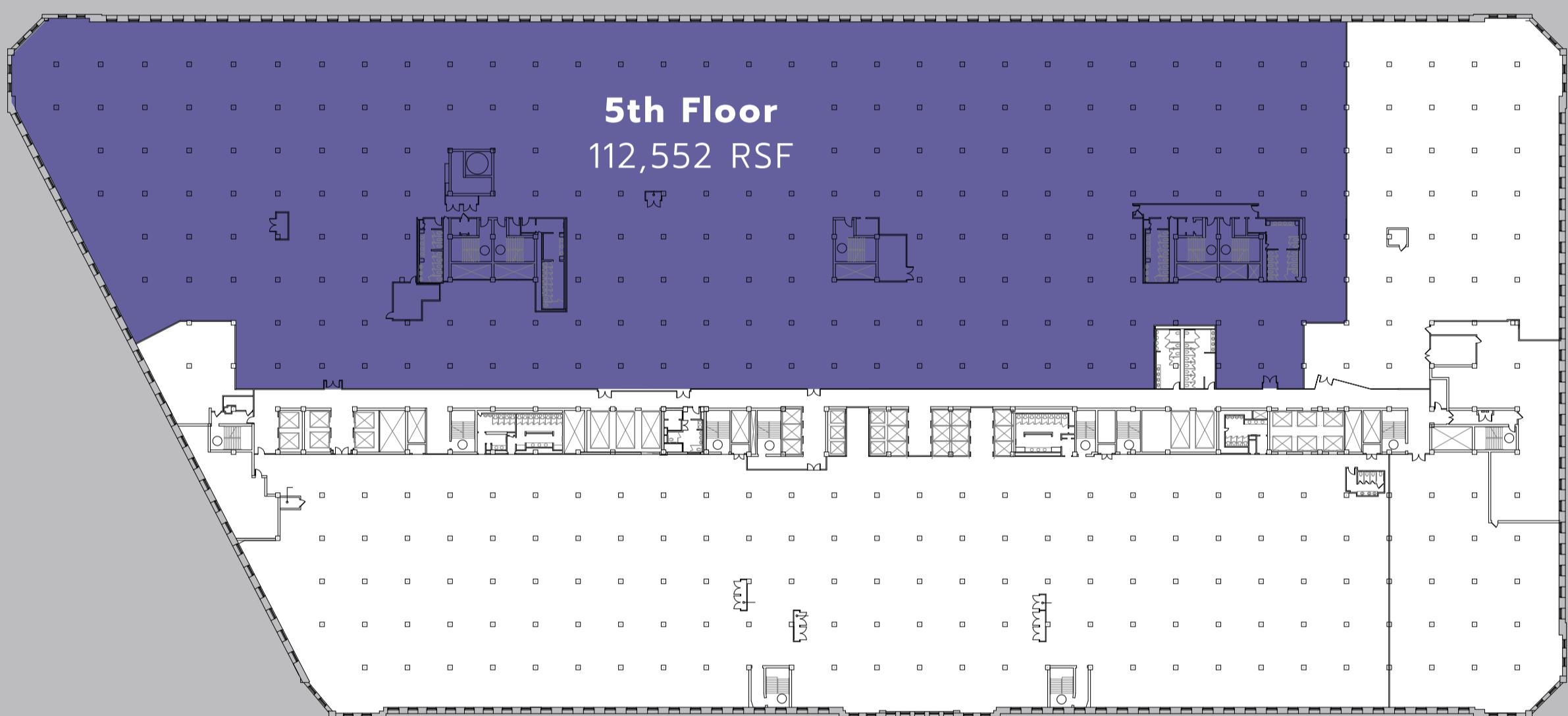
FLOOR PLAN

Available



4th Floor 9,960 SF

FLOOR PLAN



5th Floor 112,552 SF

FLOOR PLAN

Available 2/1/21



12th Floor 84,659 SF