



190
SOUTH LASALLE
Ascends

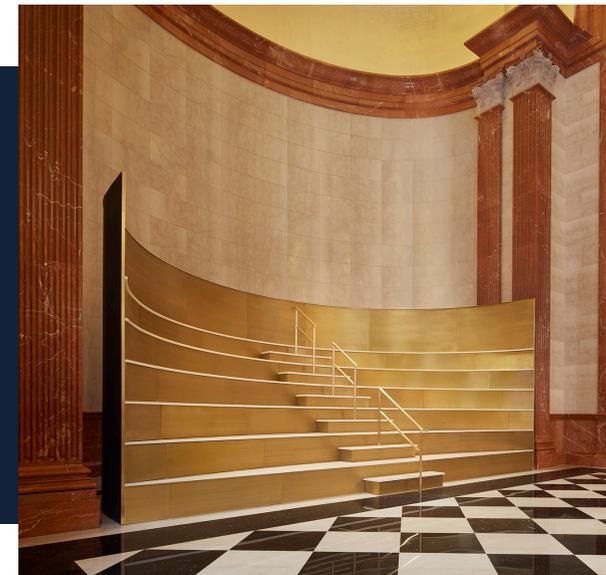
190

190



Innovative Welcome

190 South LaSalle's redesigned lobby ascends the tenant experience on LaSalle Street. Tenants and visitors alike are welcomed into the lobby with the addition of several new seating areas. The amphitheater seating offers an inviting and functional feel to the lobby, while the coffee bar with café seating creates a sense of hospitality with a modern convenience. Security has also been enhanced with added turnstiles. This innovative design creates a warm welcome to 190 South LaSalle's striking lobby.



Sit back and enjoy the unique sound experience of the new amphitheater

Like an instrument made from brass and stone, the amphitheater responds to visitors, weather, and time of day to weave an ever-changing ethereal sonic environment. The amphitheater conducts a generative score using 91 speakers, 81 light sensors, and 3 motion sensors comprising 15 instruments, 4 tempos, and 7 time scales producing an infinite number of audio experiences.

You will never have the same sound experience twice

Space Available

The Hive | 15 Office Made Easy

900 RSF – 4,100 RSF of ready to occupy suites on the 15th floor



- > Quick, short-form license agreement
- > Flexible lease terms
- > Fully furnished and cabled
- > The fastest, easiest move-in possible
- > Suites feature individual kitchenettes and conference rooms
- > Flexible payment options
- > Additional exclusive meeting, lounge and bar space
- > Individual suites with identity, ranging from 900 to 4,100 SF
- > Pricing inclusive of phone, internet, electric, security/ access control



Space Available

The Hive | 6

Fully Furnished and Cabled Suites- No Assembly Required.

1,300 RSF – 3,900 RSF of ready to occupy suites on the 6th floor



- > Quick, short-form license agreement
- > Flexible lease terms
- > Fully furnished and cabled
- > The fastest, easiest move-in possible
- > Suites feature individual kitchenettes and conference rooms
- > Flexible payment options
- > Additional exclusive meeting, lounge and bar space
- > Individual suites with identity, ranging from 1,300 to 3,900 SF
- > Pricing inclusive of phone, internet, electric, security/ access control



Suite 601
3,893 RSF
17 SEATS

Suite 602
2,370 RSF
14 SEATS

Suite 603
1,735 RSF
12 SEATS

Suite 604
2,966 RSF
14 SEATS

Suite 605
2,235 RSF
10 SEATS

Suite 609
2,216 RSF
14 SEATS

Suite 608
1,461 RSF
8 SEATS

Suite 607
1,364 RSF
8 SEATS

Suite 606
3,656 RSF
17 SEATS

Amenities

EXPERIENCE AN UPDATED AMENITY PACKAGE
YOU WON'T FIND ANYWHERE ELSE



Bike room



30 vehicle
on-site
executive
garage



The Library
Lounge



The Stacks
Tenant Lounge
and Lobby Bar



Fitwel
Certified



Platinum
Wired
Certified



**GOLF SIMULATOR
AND LOUNGE**



**THE STACKS
TENANT LOUNGE + BAR**

Penthouse amenity space
with gaming tables, tv
screens and refreshments

TENANT CONNECTIVITY

7 service providers offering high speed fiber connectivity including AT&T and Comcast Business.

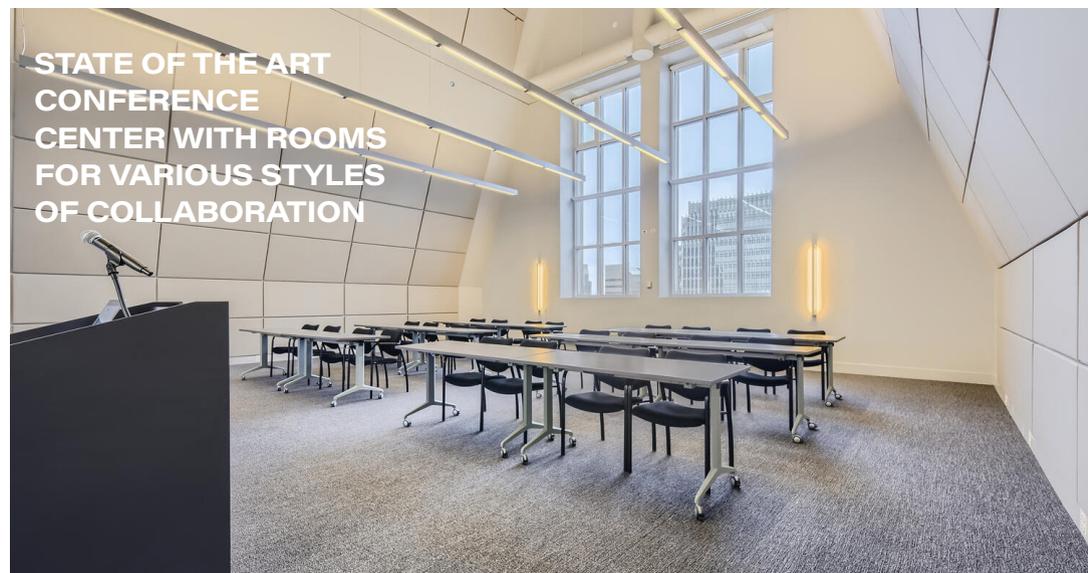
Dark Fiber is available for tenants to lease as an unlit dedicated fiber option.

Free Wi-Fi is provided in lobby and amenity areas.

Enhanced Mobile Antenna System.



**THE LIBRARY
LOUNGE + EVENT VENUE**



**STATE OF THE ART
CONFERENCE
CENTER WITH ROOMS
FOR VARIOUS STYLES
OF COLLABORATION**

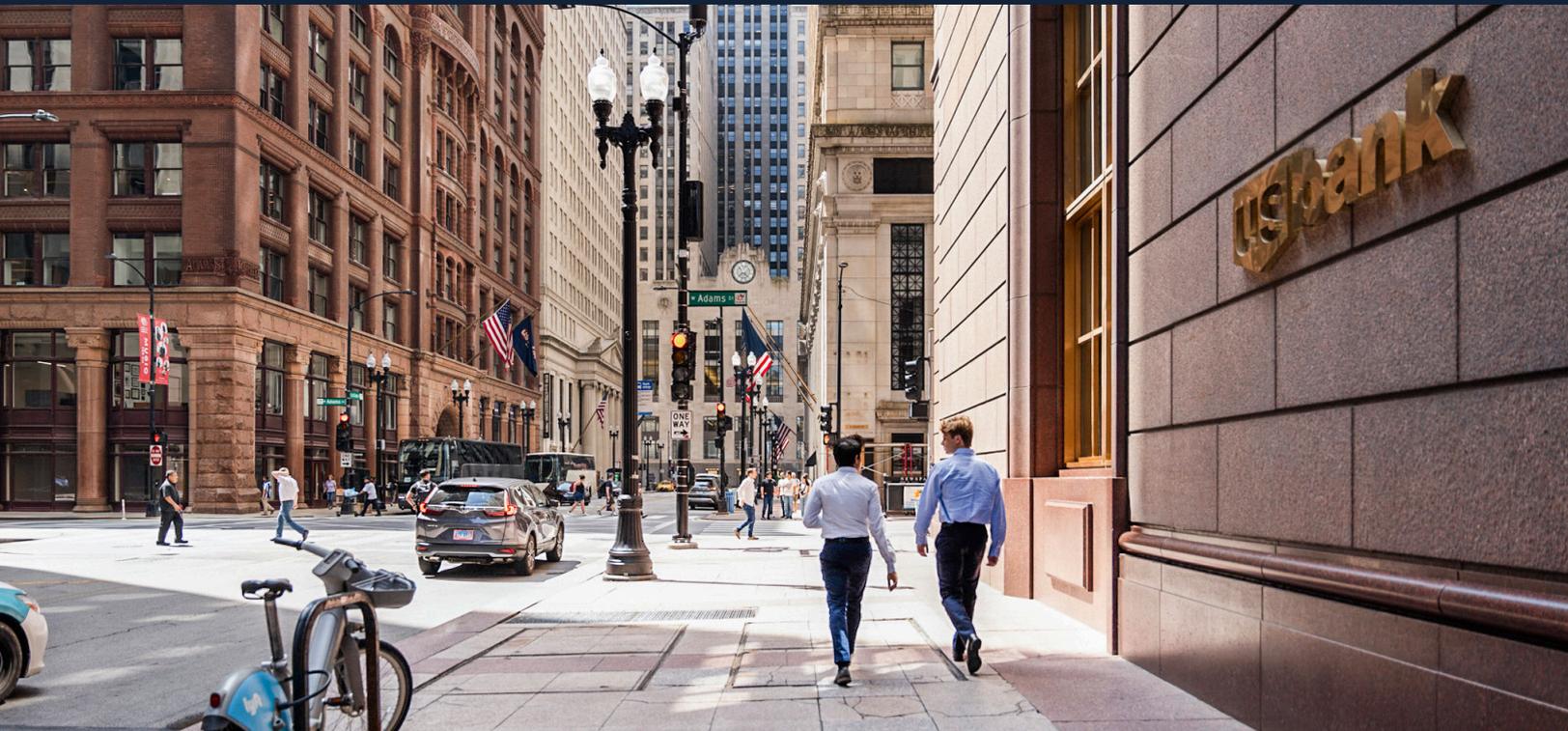


**EXERCISE YOUR MIND AND
BODY IN OUR REIMAGINED
FITNESS CENTER**

The newly remodeled 190 Athletic Club offers tenants a refreshed environment for their daily workout with updated modern décor and finishes, warm colors and lighting throughout.

Tenants will also enjoy the renovated locker rooms with new showers and steam rooms. At 190 South LaSalle let your workout inspire you.

At the Center of Everything



Thompson Center 100 W Randolph Street

\$1B redevelopment to become Google's Chicago HQ kicked off in May 2024. Once complete, the building will have a new glass façade and other amenities for Google's 2,000 employees. The project is expected to be move-in ready by late 2026/early 2027.

JP Morgan 10 S Dearborn Street

JP Morgan re-commits to the Loop with massive Chase Tower renovation, keeping 7,000+ employees funneling into the heart of the city.

LaSalle Street Reimagined

Representing \$1B in investment along the LaSalle corridor, the city announced five LaSalle Street adaptive reuse projects. These office-to-residential conversions will result in over 1,600 residential units in the Loop. Buildings to include: 111 W. Monroe, 135 S. LaSalle, 208 N. LaSalle, 30 N. LaSalle, and 105 W. Adams.



BRING YOUR BUSINESS TO
the heart of La Salle



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