



# BUSINESS IN A NEW LIGHT



# GREAT EXPOSURE

311 South Wacker is a home of true exposure – exposure to magnificent views, to the eyes of the business world, and to a Class A way of doing business. We provide space that brings inspiration, openness and a new light on business.





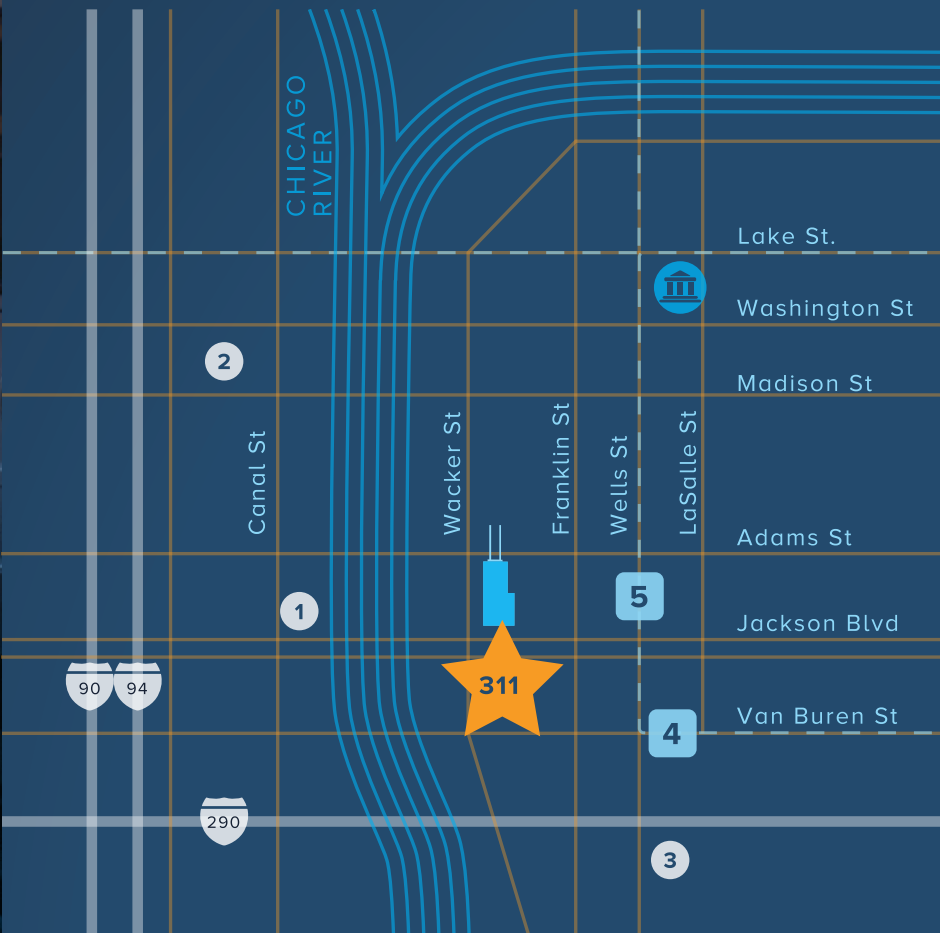
# A BRILLIANT DESTINATION FROM ANY DIRECTION

At 311 South Wacker, you're just steps from everything you need and want. There's no brighter address in Chicago for easy commuting, dining, and living. Just steps from three major rail stations, four "El" lines, multiple bus routes and Chicago's highways – it's no wonder we've been named "a walker's paradise."



Errands? Easy. Lunch? Just a stride away. Chicago's Loop and all that it offers are only steps out the door. Take advantage of boutique or big name stores, personal services, salons and a whole "neighborhood" of dining in the surrounding blocks.

## EVERYTHING WITHIN REACH



- ★ 311 South Wacker
- 🏛️ Federal Courts
- 🏢 Willis Tower
- 1 Union
- 2 Ogilvie
- 3 LaSalle
- 4 LaSalle
- 5 Quincy
- 🚊 El Train
- 🚉 Metra Station



# IN LIGHT OF WHAT'S NEEDED



Space to take a board meeting...or to take a breather. There's room here to relax, do business and to succeed.

46th floor Sky Lobby: Floor-to-ceiling windows offer glittering views of the Loop and lake.



Host a meeting for one — or many — in the top-flight Conference Center.



High-Wattage Workouts: shed new light on your health, fitness and physique in our new fitness center.





# SOARING SPACES SPLASHED IN SUNLIGHT

Our unrivaled, glass-ceiling atrium soars 85 feet above a fine dining restaurant, fountain and an oasis of greenery.

## GARDEN INSIDE, GARDEN OUTSIDE:

Welcome to lush greenery in the heart of the city.

Step outside onto an acre of sunny, landscaped lawns and gardens.

Catch a summer concert, a Farmers' Market—or simply catch some sun.

Stay connected with free Wifi inside or out.







SEE WHAT THE BRIGHTEST  
ADDRESS IN CHICAGO OFFERS:

65  
FLOORS

1.3  
MILLION RSF

1 ACRE  
OUTDOOR PARK

46<sup>TH</sup>  
FLOOR  
SKY LOBBY

67  
RESTAURANTS  
WITHIN A  
5-MINUTE WALK

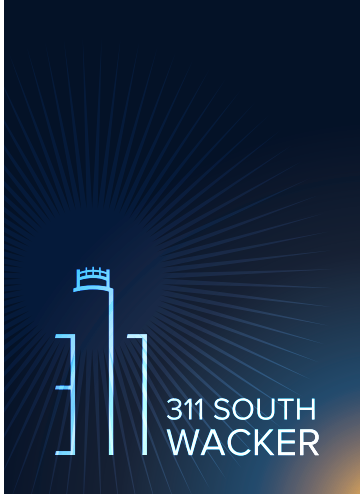
6  
STORY ATRIUM











## PROJECT LOCATION

West Loop site bound by West Jackson Boulevard, West Van Buren Street, South Wacker Drive and South Franklin Street

## SITE ACCESS

- Vehicular access from South Franklin Street and Lower Wacker Drive
- Pedestrian access at Wacker Drive (main entrance); corner of Jackson Boulevard and Franklin Street; corner of Van Buren Street and Franklin Street and through the park entrance (on Jackson Boulevard)

Bay Depths Low-Rise and Mid-Rise varies approximately 37'4" to 43'8"  
High-Rise approximately 32'3"

Column Spacing Low-Rise and Mid-Rise varies approximately 16'4"-27'1"  
High-Rise varies approximately 14'2"-25'6"

Ceiling Heights  
 Typical Floors 8'6" finished  
 Second Floor 13' finished  
 Ground Level 32' to 33' finished  
 Wintergarden 85'

Floor Loading Typical live load of 80 pounds per square foot plus 20 pound partition load

Elevators  
 Express 6 cabs Floors 2-46 (sky lobby)  
 High-Rise 6 cabs Floors 46-65  
 High-Mid 6 cabs Floors 32-46  
 Mid-Rise 7 cabs Floors 18-31  
 Low-Rise 6 cabs Floors 3-17  
 Garage 2 cabs Lobby, 2nd floor, P1 to P3

HVAC  
 Tenant spaces are heated via a centralized variable air volume (VAV) system with individual dampers on each floor afford flexibility of varying the quantity of air supplied per eight floors while maintaining the temperature of the air at a constant level.

The main fan systems have heat coils to maintain discharge temperatures. Each floor consists of numerous fan-powered VAV boxes that utilize return air and reheat to maintain perimeter-required temperatures. Heat is distributed through perimeter slot diffusers and through 2x2 diffusers in the ceiling of the perimeter offices. Main system includes 5 chillers and 4 cooling towers.

Monday-Friday 8:00 a.m. to 6:00 p.m.  
 Saturday 8:00 a.m. to 1:00 p.m.

Extended overtime building HVAC service is available upon request.

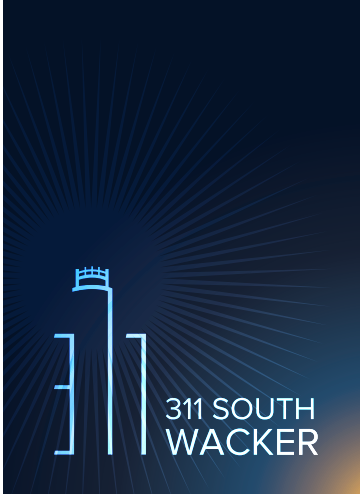
Further, tenants have access to buildings condenser water riser for dedicated 24-hour tenant supplemental cooling needs.

## TECH SPECS

### BUILDING DESCRIPTION

Completed: 1990  
 Renovated: 2002  
 Ownership: Zeller Realty Group  
 Purchased: March 11, 2014 a joint venture led by Zeller Realty Group  
 Architects: Kohn Pederson Fox Associates and designed by Harwood K. Smith & Partners  
 Lobby Finishes: On floors 1, 2 & 46: mahogany millwork, bronze metalwork, inlaid marble floors; plaster, ceilings and double thermo glass  
 Structure Height: Over 950'  
 Rentable Area 1,313,315 rentable square feet  
 Typical Floor  
 Floors 54-65: 15,500 RSF  
 Floors 53-22: 20,700 RSF  
 Floors 2-21: 22,700 RSF  
 Structure: Steel reinforced concrete framing system with poured-in-place reinforced concrete deck  
 Exterior: Flame-finished sunset red granite accented with polished border; four accent stones, including Verdi antique (white-veined deep green) marble and charcoal black granite





## TECH SPECS

### ELECTRICAL

Tenant electrical service consumption is separately metered with a standard electrical capacity of 9 watts per RSF on floors 51-65 and 6 watts per RSF on floors 3-50. The building has four feeds and one emergency feed with a semi-automatic throw-over gear.

### TELECOM

The building's infrastructure is supported by 9 different vendors, 8 of which provide fiber. Building telecommunications is managed by IMG. Cellphone signal strength is enhanced by building's new digital antenna system (DAS).

### LIFE SAFETY

The building is fully sprinklered with an automated wet system and fire detection and annunciation system.

### BUILDING ACCESS

Tenants are permitted 24-hour access with required building ID at lobby security desk. Key-card access point located on the 2nd floor via optical turnstiles at elevator vestibules.

### TRANSPORTATION

First In, First Out: 311 South Wacker is the first accessible office tower from I-290 on South Wacker Drive

|               |   |
|---------------|---|
| Commuter Rail | 1 block to Union Station<br>4 block to Ogilvy Station<br>3 blocks to LaSalle Street Station |
| CTA Rail "L"  | 2 blocks to elevated trains at Quincy Court<br>7 blocks to subway                           |
| CTA Buses     | Corner of Jackson Boulevard and Franklin Street   |
| Taxi Stand    | Wacker Drive at building entrance   |
| Divvy Bikes   | Franklin Street and Quincy Street and on-site at Franklin Street and Jackson Boulevard      |

### PARKING

268 stalls plus valet (300 spots total) in building accessible at Lower Wacker Drive or Franklin Street.

### IN-HOUSE AMENITIES

- On-site full time concierge service
- Building doorman to assist guests
- Building conference center
- Tenant lounge
- ATM cash station and sundry shop
- Dry cleaners and shoe shine repair
- Print Shop and notary service
- Fitness center (managed by FFC)
- Internet (free Wi-Fi in main lobby, sky lobby, and park)
- In-house postal sorting service
- FedEx/UPS/US Postal Service drop boxes
- In-house messenger service
- On-site ownership, leasing and management
- 1-acre award winning outdoor park with summer concert series

### 7 DINING OPTIONS

- Starbuck's
- Kamehachi
- Chipotle
- Halsted Street Deli
- Freshii
- Pazzo's Mediterranean Grill
- Pazzo's Express
- SkyDine (46th floor lobby)



# TRANSPORTATION

## CTA TRAIN ROUTES

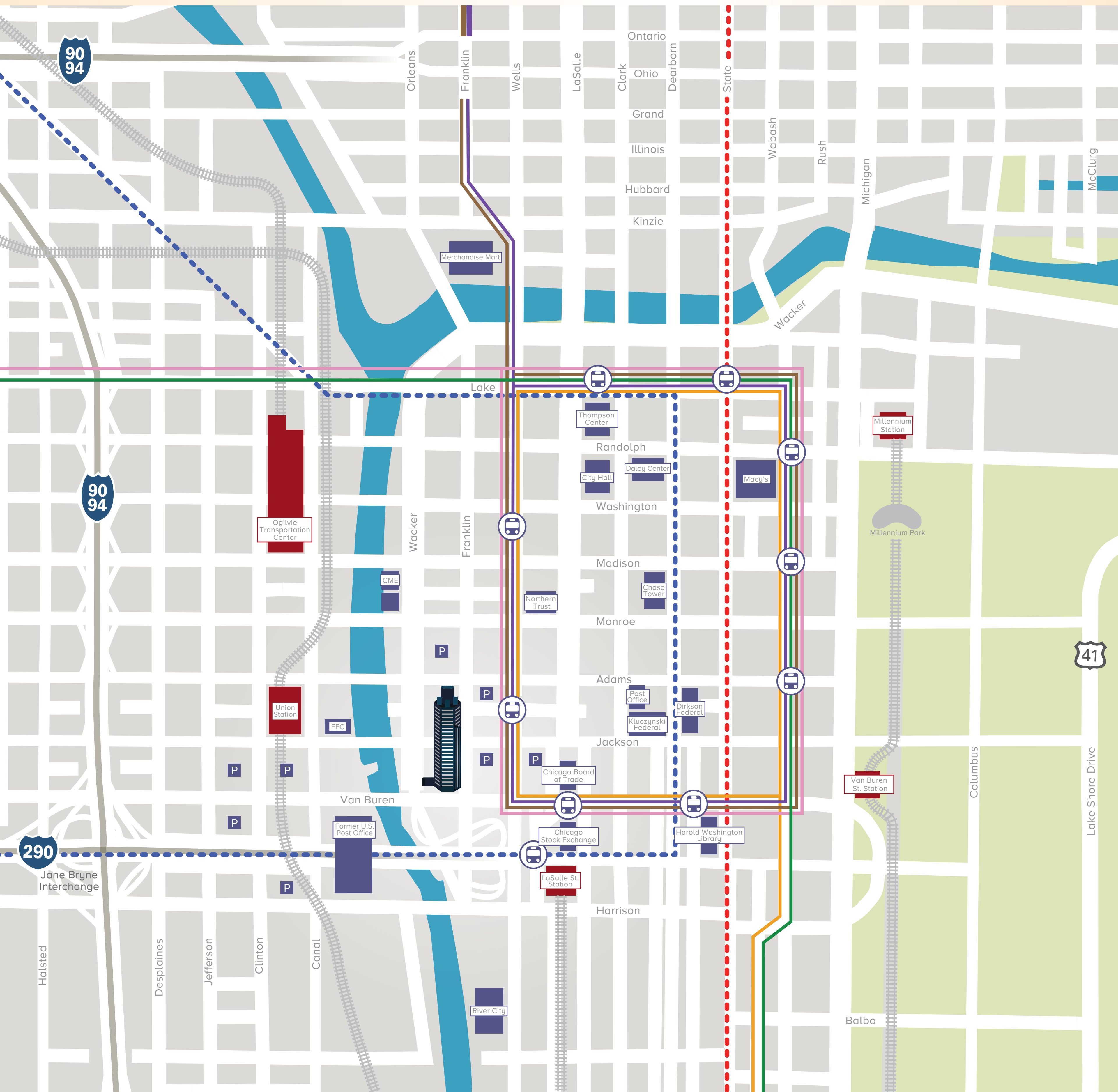
- ⋯ BLUE LINE
- BROWN LINE
- PURPLE LINE
- ⋯ RED LINE
- ORANGE LINE
- PINK LINE
- GREEN LINE

## BUS ROUTES WITHIN 2 BLOCKS

- ON FRANKLIN – 37, 134, 135, 136
- ON JACKSON – 1, 7, 28, 126, 151
- ON LASALLE – 156

## BUS ROUTES WITHIN 4 BLOCKS

- 22, 24, 36, J14, 56, 60, 124, 125, 157





Former  
U.S.  
Post  
Office



311 SOUTH  
WACKER

Rail Sheds

300 S. Riverside Plaza

# SITE PLAN

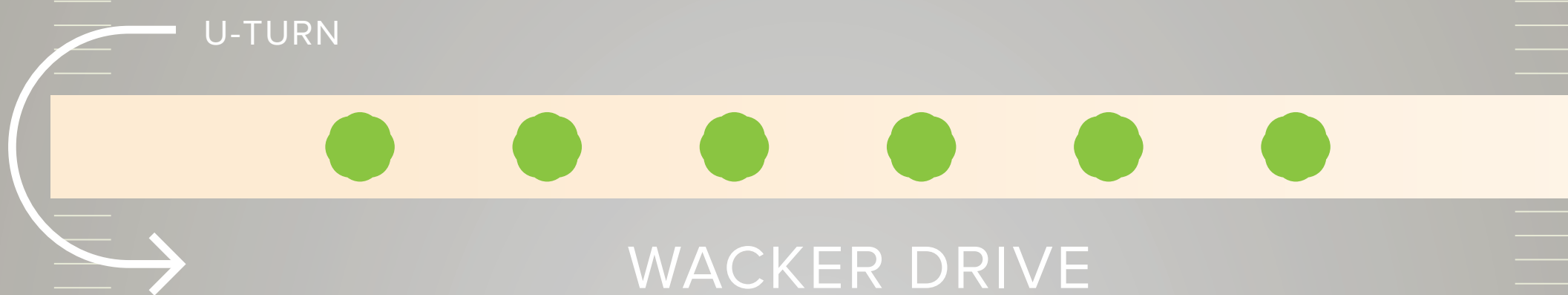
Union  
Station

Fitness  
Formula  
Clubs



300 S. Wacker

250 S.  
Wacker



U-TURN

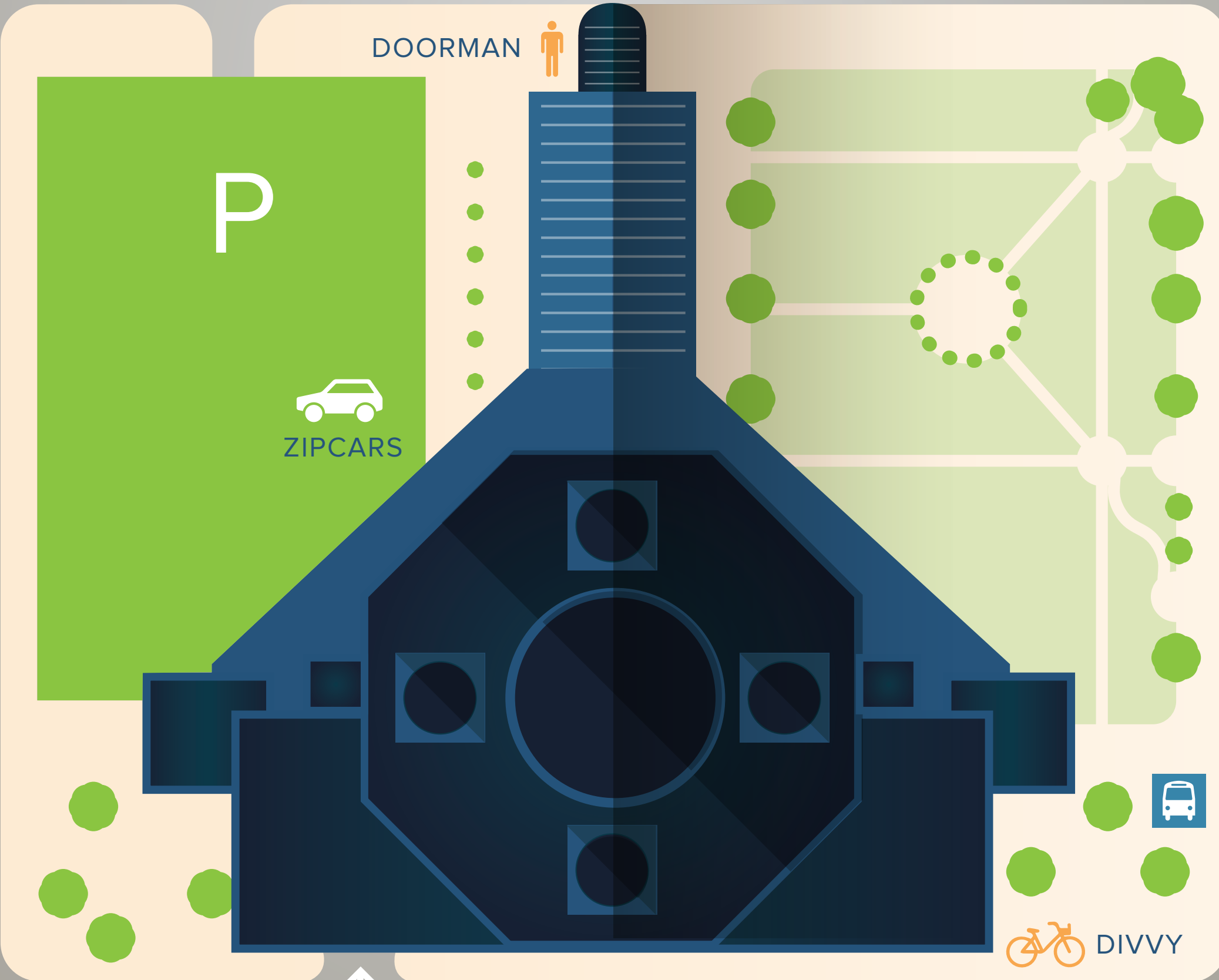
WACKER DRIVE



P

enwave CHICAGO

VAN BUREN STREET ↑



DOORMAN

P



ZIPCARS

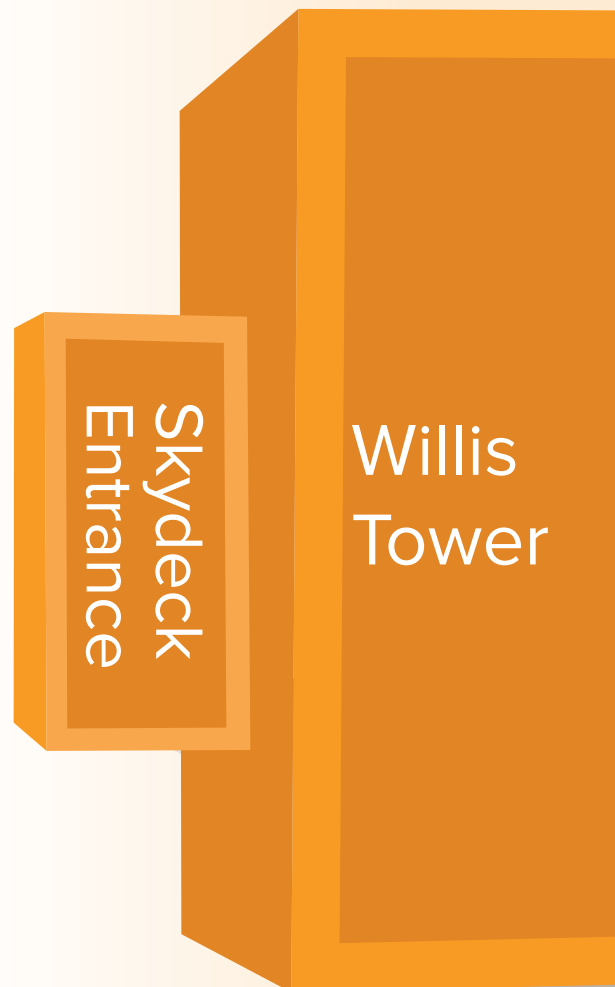


DIVVY

PARKING ENTRANCE ↗

FRANKLIN ST.

JACKSON BOULEVARD ↓



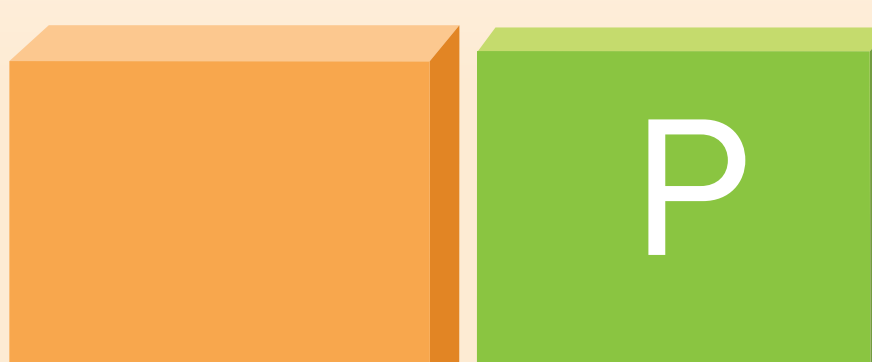
Skydeck  
Entrance

Willis  
Tower

The  
Van Buren



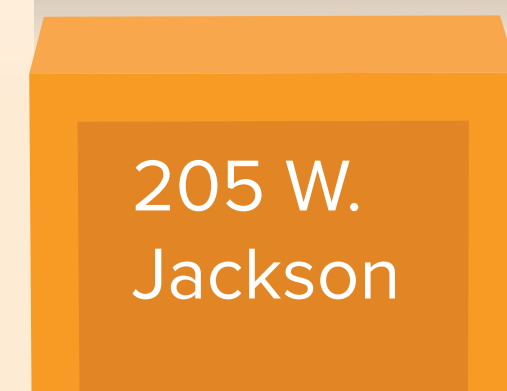
P



P



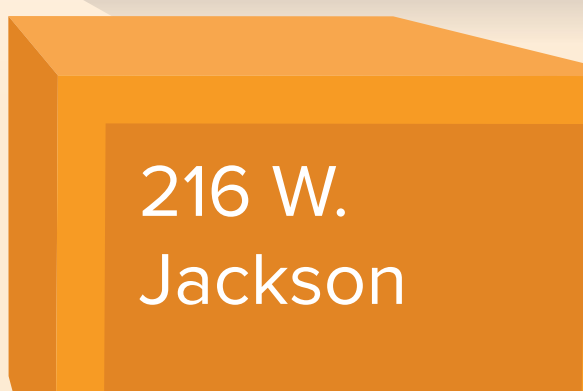
223 W.  
Jackson



205 W.  
Jackson



City  
Colleges  
of Chicago



216 W.  
Jackson



FULL-SERVICE  
DINING



FAST FOOD



BANKS &  
FINANCIAL



BUSINESS  
SERVICES



BEAUTY  
& SPA



ETHNIC  
DINING



FAST, FRESH  
CUISINE



BARS



HEALTH  
& FITNESS



CONVENIENCE



OTHER  
RETAIL



GROCERY  
& PHARMACY

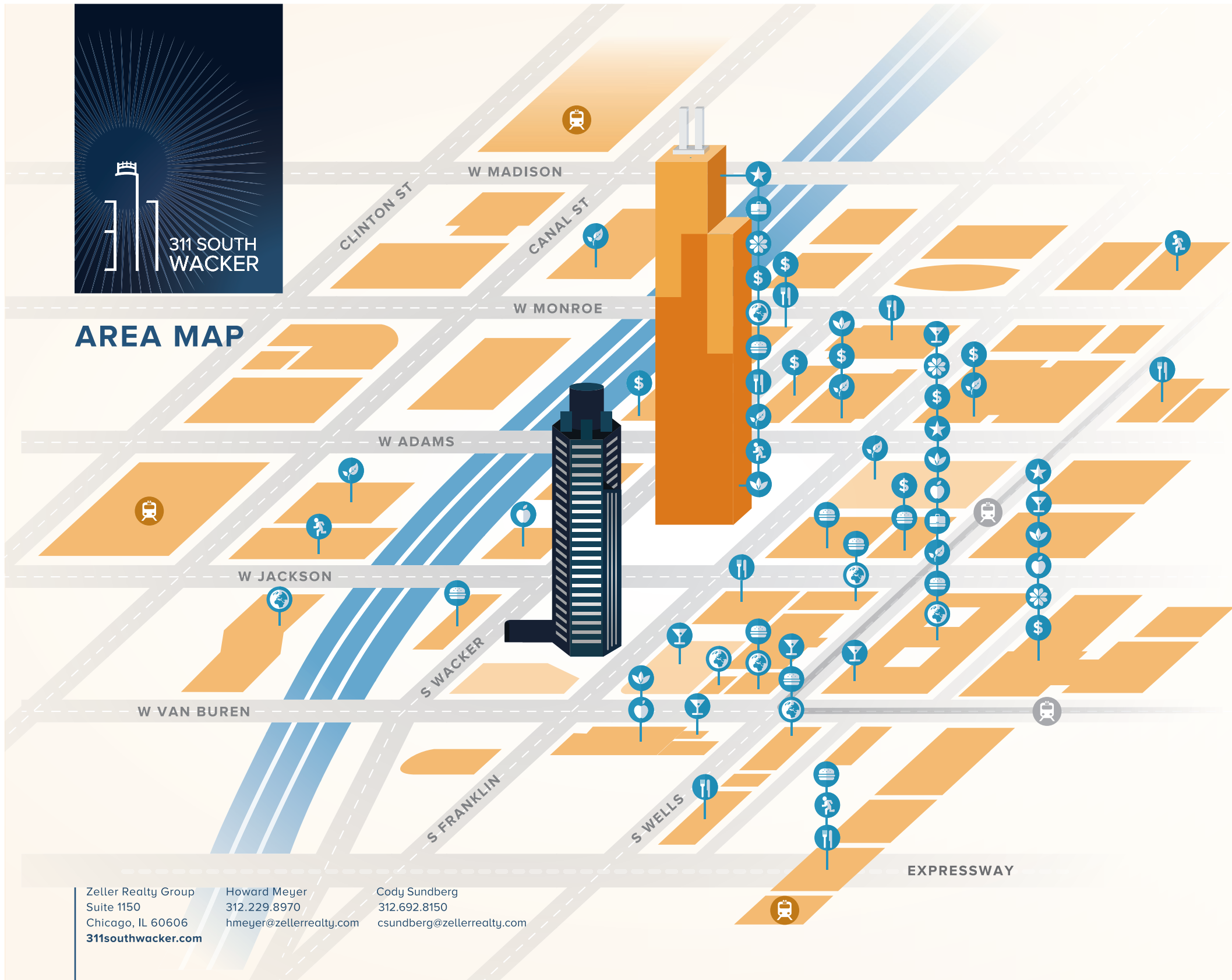


# NEARBY AMENITIES



## AREA MAP

311 SOUTH WACKER



Zeller Realty Group  
Suite 1150  
Chicago, IL 60606  
311southwacker.com

Howard Meyer  
312.229.8970  
hmeyer@zellerrealty.com

Cody Sundberg  
312.692.8150  
csundberg@zellerrealty.com

## FULL-SERVICE DINING

|                     |                |
|---------------------|----------------|
| IPO (at W Hotel)    | 172 W. Adams   |
| Giordano's Pizzeria | 223 W. Jackson |
| Town House          | 111 S. Wacker  |
| South Branch        | 100 S. Wacker  |
| Metropolitan Club   | Willis Tower   |
| Everest Restaurant  | 440 S. LaSalle |
| Tutto Italiano      | 501 S. Wells   |

## ETHNIC DINING

|                          |                      |
|--------------------------|----------------------|
| BenjYehuda               | 212 W. Van Buren     |
| Banh Mi & Co.            | 214 W. Van Buren     |
| Burrito Buggy            | 206 W. Van Buren     |
| French Accent            | Willis Tower         |
| Lai Lai & Korean Express | 330 S. Wells         |
| Q'doba Grill             | 175 W. Jackson       |
| Tokyo Lunch Boxes        | 300 S. Riverside     |
| Panda Express            | 302 S. Wells         |
| Salseria Grill & Cantina | Willis Tower         |
| Wow Bao                  | 175 W. Jackson       |
| Saucy Porka              | 400 S. Financial Pl. |
| Hot Woks Cool Sushi      | Willis Tower         |

## FAST FOOD

|                      |   |
|----------------------|---|
| Chicken Planet       | 177 W. Van Buren                                  |
| Dunkin Donuts        | 173 W. Van Buren, Willis Tower & 223 W. Van Buren |
| Jaffa Bakery         | 175 W. Jackson                                    |
| Market Creations     | Willis Tower                                      |
| Potbelly             | 175 W. Jackson                                    |
| Subway               | 209 W. Jackson                                    |
| Avanti               | 200 W. Jackson                                    |
| Jimmy John's         | 216 W. Jackson                                    |
| Tower Market & Grill | 216 W. Jackson                                    |
| Mac Kelly's Salads   | 216 W. Jackson                                    |
| Venice Café          | Willis Tower                                      |
| NYC Bagel Deli       | 300 S. Wacker                                     |

## FAST, FRESH CUISINE

|                    |                                     |
|--------------------|-------------------------------------|
| Argo Tea           | Willis Tower, Wacker Drive Lobby    |
| Corner Bakery Café | Willis Tower, Franklin Street Lobby |
| Protein Bar        | 235 S. Franklin & 120 S. Riverside  |
| Sopraffina         | 175 W. Jackson & 222 W. Adams       |
| Mezza Grill        | 181 W. Madison                      |
| ROTI               | 310 W. Adams & 10 S. Riverside      |
| Pret A Manger      | 211 W. Adams                        |

## BANKS & FINANCIAL

|                  |                                |
|------------------|--------------------------------|
| Charles Schwab   | 150 S. Wacker                  |
| Citibank         | 222 W. Adams                   |
| E-Trade          | 125 S. Wacker                  |
| Fifth Third Bank | 141 W. Jackson & Willis Tower  |
| Harris Bank      | 141 W. Jackson                 |
| Lakeside Bank    | 141 W. Jackson                 |
| Chase Bank       | 200 W. Jackson                 |
| Bank of America  | 100 S. Wacker & 135 S. LaSalle |
| PNC Bank         | 300 W. Adams                   |

## CONVENIENCE

|                           |                |
|---------------------------|----------------|
| RedBox DVD Rentals        | Willis Tower   |
| Classic Tickets           | Willis Tower   |
| Chicago Ticket Connection | Willis Tower   |
| Kelly's Flowers           | Willis Tower   |
| Vased Flowers             | Willis Tower   |
| Millennium Shoe Repair    | Willis Tower   |
| Beehive Shoeworks         | Willis Tower   |
| ROExpressions Flower Shop | Willis Tower   |
| Jack Schwartz Importer    | 141 W. Jackson |

## BUSINESS SERVICES

|                   |                |
|-------------------|----------------|
| Liberty Travel    | 175 W. Jackson |
| FedEx             | Willis Tower   |
| UPS               | Willis Tower   |
| ProSORT           | Willis Tower   |
| U.S. Messenger    | Willis Tower   |
| Zipcar            | Willis Tower   |
| US Postal Service | Willis Tower   |

## HEALTH & FITNESS

|                                     |                |
|-------------------------------------|----------------|
| Metropolitan Club Fitness Center    | Willis Tower   |
| Meridian Chiropractic Health Center | Willis Tower   |
| FFC                                 | 444 W. Jackson |
| Equinox                             | 200 W. Monroe  |
| Buckingham Athletic Club            | 440 S. LaSalle |

## GROCERY & PHARMACY

|                    |                                 |
|--------------------|---------------------------------|
| South Loop Market  | 235 W. Van Buren                |
| CVS Pharmacy       | 141 W. Jackson & 175 W. Jackson |
| Walgreens Pharmacy | 250 S. Wacker                   |

## BEAUTY & SPA

|                           |                  |
|---------------------------|------------------|
| Van Buren Gentlemen's Spa | 235 W. Van Buren |
| J.R. Lala's Barber Shop   | 141 W. Van Buren |
| Prestige Nails & Spa      | 175 W. Jackson   |
| 316 Club                  | 175 W. Jackson   |
| Chicago Buzz              | 300 W. Adams     |
| Loop Nail & Spa           | 300 W. Adams     |
| A Cut Above               | Willis Tower     |

## BARS

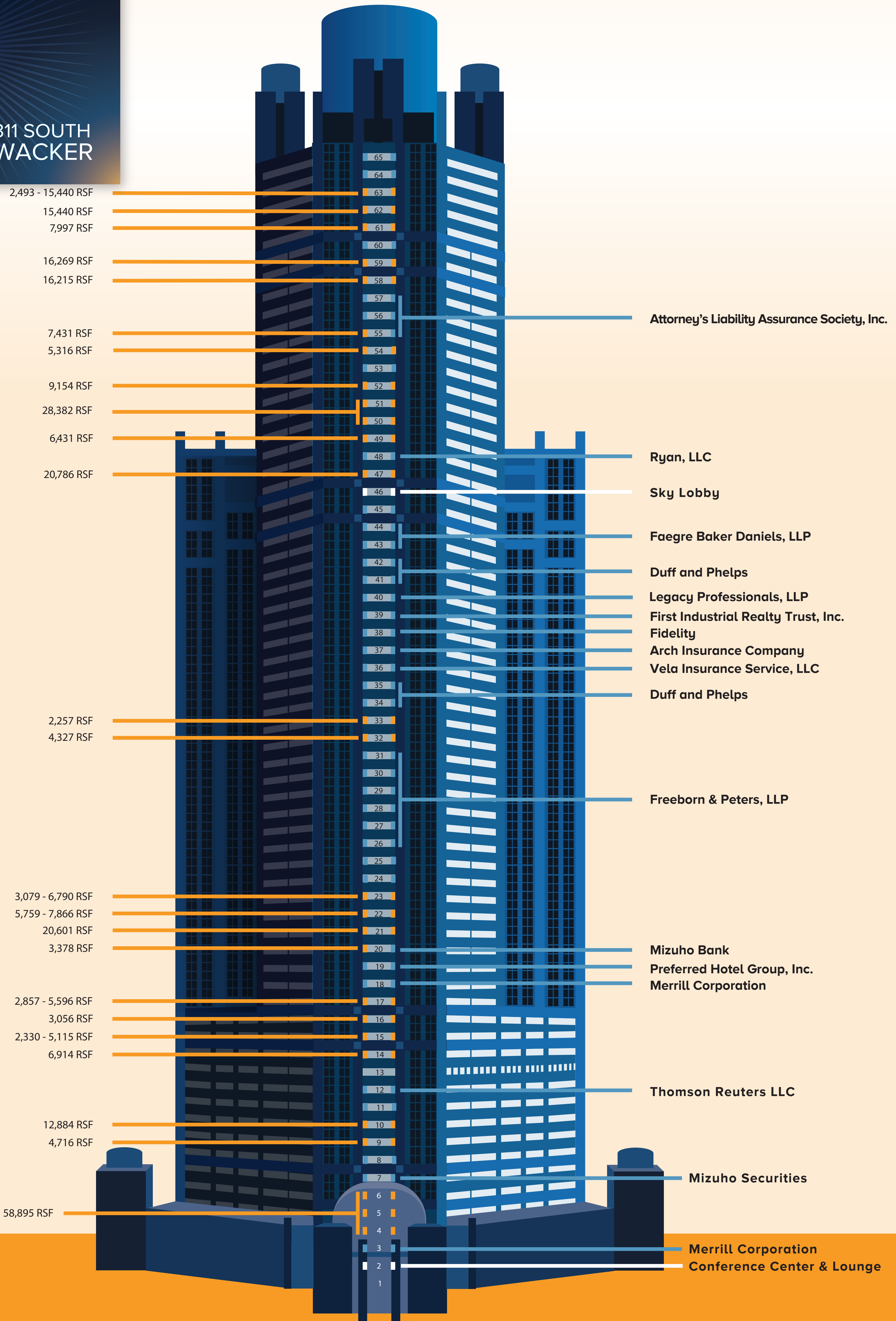
|                    |                 |
|--------------------|-----------------|
| Cactus Bar & Grill | 404 S. Wells    |
| O'Neil's on Wells  | 411 S. Wells    |
| Ceres Café         | 141 W. Jackson  |
| Franklin Tap       | 325 S. Franklin |
| Poag Mahone's      | 333 S. Wells    |

## OTHER RETAIL

|                                |                |
|--------------------------------|----------------|
| Frank Michael Jewelers         | 175 W. Jackson |
| Richard Bennett Custom Tailors | 175 W. Jackson |
| Robin Eye Care                 | 141 W. Jackson |
| Barbara's Bestsellers          | Willis Tower   |



# STACKING PLAN





# Conference Center & Tenant Lounge

Planned 3rd Quarter 2015



Second Floor Lobby



Entrance to Conference Center



Board Room (22 people)



Tenant Lounge



# Conference Center & Tenant Lounge

Planned 3rd Quarter 2015



Multi-Purpose Room: Auditorium (160 people)



Multi-Purpose Room: Conference (60 people)



Multi-Purpose Room: Classroom (96 people)



Multi-Purpose Room: Banquet (118 people)