

151 N. FRANKLIN

// 142,646 RSF
DIVISIBLE

//
RARE OPPORTUNITY
IN TROPHY CLASS A+
HIGH-RISE TOWER

AVAILABLE FOR
IMMEDIATE SUBLEASE



CUSHMAN & WAKEFIELD

PRESENTS // 151 N FRANKLIN

> SUBLEASE SPACE NOW AVAILABLE

> RENT & TERM NEGOTIABLE | MAXIMUM LEASE TERM THROUGH APRIL 30, 2031 | STRONG CREDIT SUBLANDLORD

**151
N.**
FRANKLIN

EXTRAORDINARY HEADQUARTERS OPPORTUNITY

From a modern, cutting-edge design to trophy class A+ amenities and stunning outdoor spaces that put tenants atop a world-class city, 151 N Franklin combines high-rise elegance with innovative workspaces to create one of Chicago's most exciting headquarter opportunities.

THE OFFERING

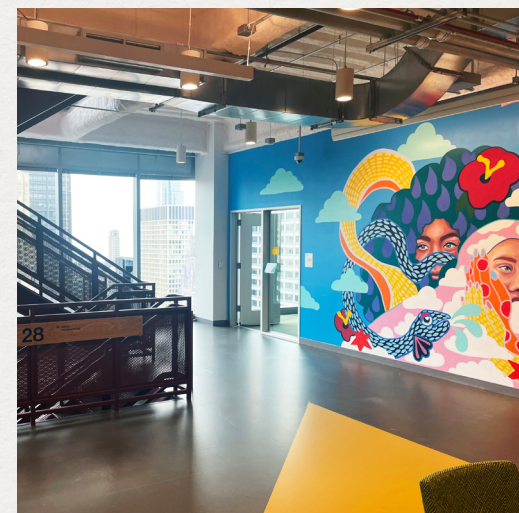
- Sublease term through April 30, 2031
- 142,646 RSF divisible
- 105,112 RSF max contiguous
- 26,000 +/- SF floor plates
- Landscaped rooftop sky garden with stunning city views and exclusive space for private events
- On-site restaurants include Left Coast and Francois Frankie
- Second-floor terrace for gatherings and collaboration
- Professionally managed, 5,000 SF fitness center
- 250-person, state-of-the-art, flex-use conference center
- On-site ATM, sundry shop, cafe and concierge
- Interior bike room with shower access
- 24/7/365-manned security with smart device and keycard access



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SPACE TO INSPIRE & INNOVATE

- Six floors: 19, 20, 27, 28, 29, 30
- High-end buildout
- Efficient floor plates
- Direct access to outdoor rooftop garden on 35th floor
- Floors 19-20
 - 37,500 RSF contiguous
 - Internal staircase
- Floors 27-30
 - 105,112 RSF contiguous
 - Internal staircase through 27-29
- Breathtaking views of the Chicago Loop
- Open layout with column-less corners and 9'6" ceilings to allow abundant natural light
- Ample meeting and conference rooms, breakout areas, kitchenettes, and reception areas
- 12,349 RSF black-iron kitchen and cafeteria available on 20th floor



TYPICAL FLOOR PLAN 27, 28, 29TH FLOORS

26,278 SF



WORKSTATIONS

212 Headcount

ENCLOSED MEETING SPACES

8 Day Offices 2 Small Meeting Rooms
10 Cozy 1 Medium Meeting Room
9 Huddle 1 Large Meeting Room

COMMON SHARE SPACES

1 Micro Pantry 1 Library
1 Quiet Room 1 Mother's Room
1 Copy Room

FLOOR SUPPORT SPACE

1 IDF
1 All Gender Restroom

STACKING PLAN

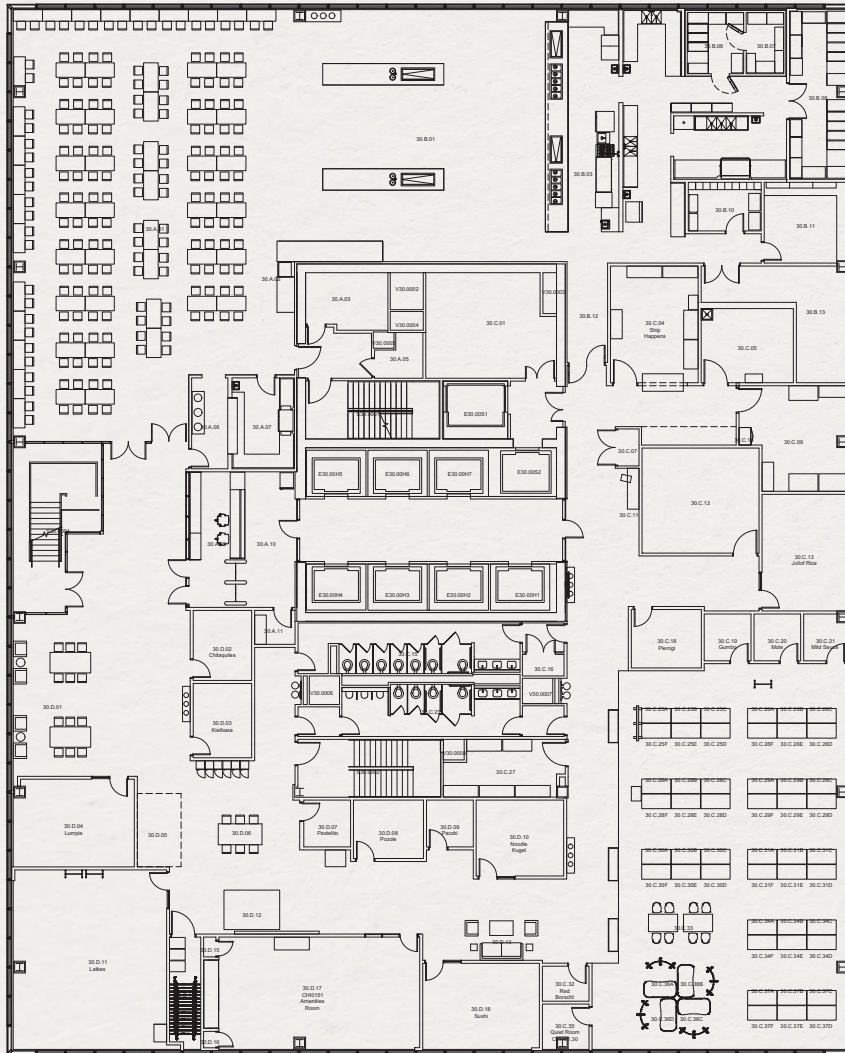
LEVEL 29 26,278 RSF	WORKSTATIONS	MEETING SPACES	MICRO KITCHEN		WORKSTATIONS
LEVEL 28 26,278 RSF	WORKSTATIONS	MEETING SPACES	MICRO KITCHEN		WORKSTATIONS LIBRARY
LEVEL 27 26,278 RSF	WORKSTATIONS	MEETING SPACES	MICRO KITCHEN		WORKSTATIONS MOTHER ROOM

TOTAL CONTIGUOUS
78,834 RSF

LEVEL 20 12,349 RSF	MECHANICAL			DINING	SERVERY	KITCHEN
LEVEL 19 25,185 RSF	WORKSTATIONS	MEETING SPACES	TRAINING ROOM	RECEPTION	MICRO KITCHEN	WORKSTATIONS MOTHER ROOM LIBRARY

TOTAL CONTIGUOUS
37,534 RSF

30TH FLOOR



WORKSTATIONS

54 Headcount

ENCLOSED MEETING SPACES

1 Large Boardroom
21 Huddle rooms/Conference rooms
9 Huddle

COMMON SHARE SPACES

Lobby
Reception
Cafeteria
Amenity Room
State-of-the-art Kitchen with full equipment and expansive seating for 184



Outdoor Terrace



On-Site Left Coast Restaurant & Patio



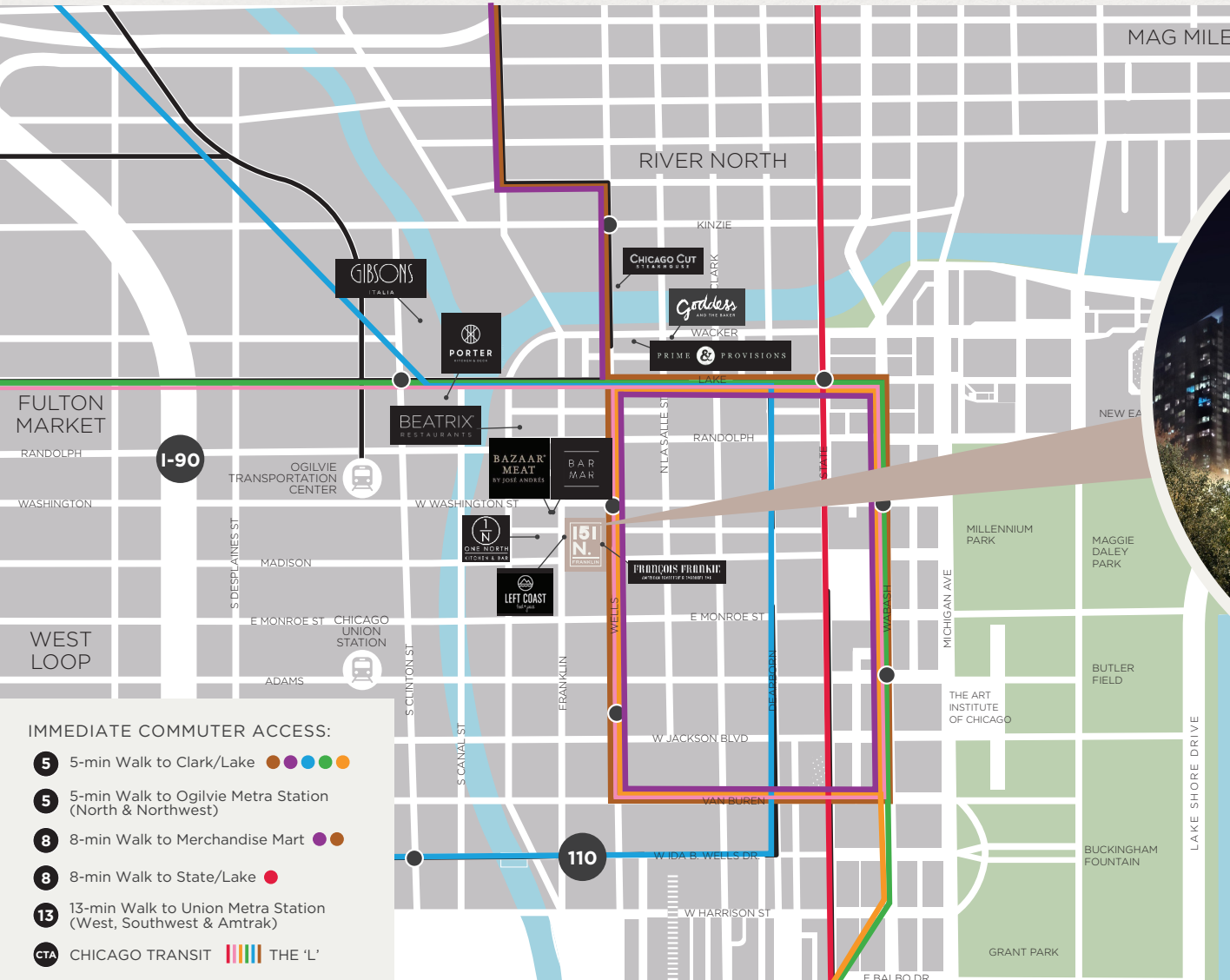
Roofdeck



Fitness Center



Roofdeck



IMMEDIATE COMMUTER ACCESS:

- 5** 5-min Walk to Clark/Lake ● ● ● ● ●
- 5** 5-min Walk to Ogilvie Metra Station (North & Northwest)
- 8** 8-min Walk to Merchandise Mart ● ●
- 8** 8-min Walk to State/Lake ●
- 13** 13-min Walk to Union Metra Station (West, Southwest & Amtrak)
- CTA** CHICAGO TRANSIT || || || || || || THE 'L'



FOR MORE INFORMATION, PLEASE CONTACT:

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