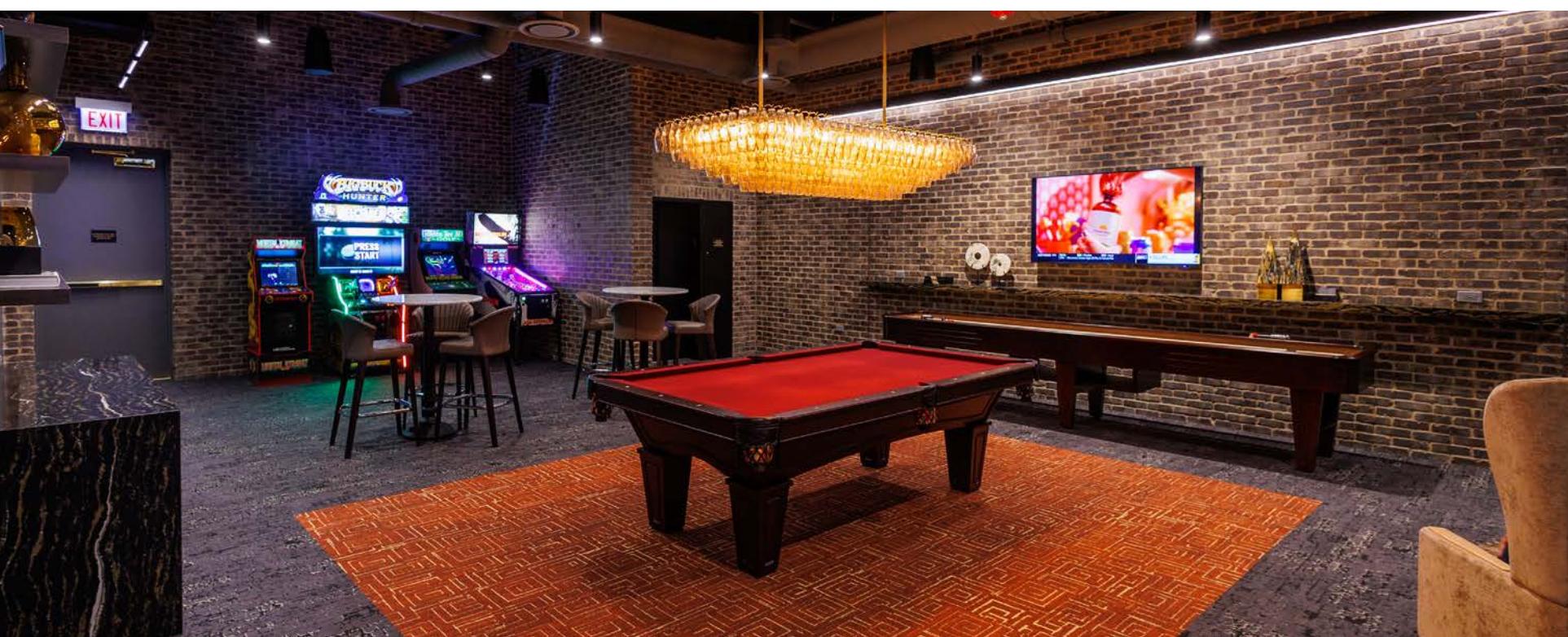


MODERN WORKSPACE, TIMELESS ELEGANCE

A product of the renowned design firm Skidmore Owings and Merrill, 225 West Washington seamlessly blends enduring elegance with cutting-edge technology.

Recently renovated, this Class-A office building is strategically located in Chicago's vibrant West Loop, just a few blocks from key commuter rail stations and the city's most highly acclaimed dining experiences.



Redefine Your Workspace with Style

Step into a workplace where style meets functionality. The carefully curated amenities of 225 W Washington are designed to enhance your experience and provide the perfect blend of modern aesthetics, security and convenience.

- Newly renovated lobby
- Brand new ground floor amenity & tenant lounge
- On-Site Dollop Coffee Company
- 24/7 onsite security & management office
- Convenient bike room

UNLOCK COMFORT & PRODUCTIVITY

1st Floor (Amenity/Tenant Lounge)

- Tenant lounge featuring a stylish bar
- Private event space for corporate gatherings
- Sophisticated library lounge
- Private phone rooms for individual meetings

5th Floor

- State-of-the-art conference center
- Fully-equipped fitness center



Awards & Certifications



ENERGY STAR
CERTIFIED



LEED
PLATINUM



EXPLORE WEST LOOP

Sitting within walking distance to West Loop's renowned culinary scene, 225 West Washington offers a dynamic experience on and off the clock. Just blocks from major commuter rail stations, City Hall, luxury retailers, and hotels, this Class-A workplace epitomizes accessibility and convenience in the heart of Chicago.

STACKING PLAN

Total SF
483,497 total SF

Floor Plates
18,755 RSF

Office Floors
28

1st Floor
Amenity/tenant lounge

5th Floor
Gym and conference center

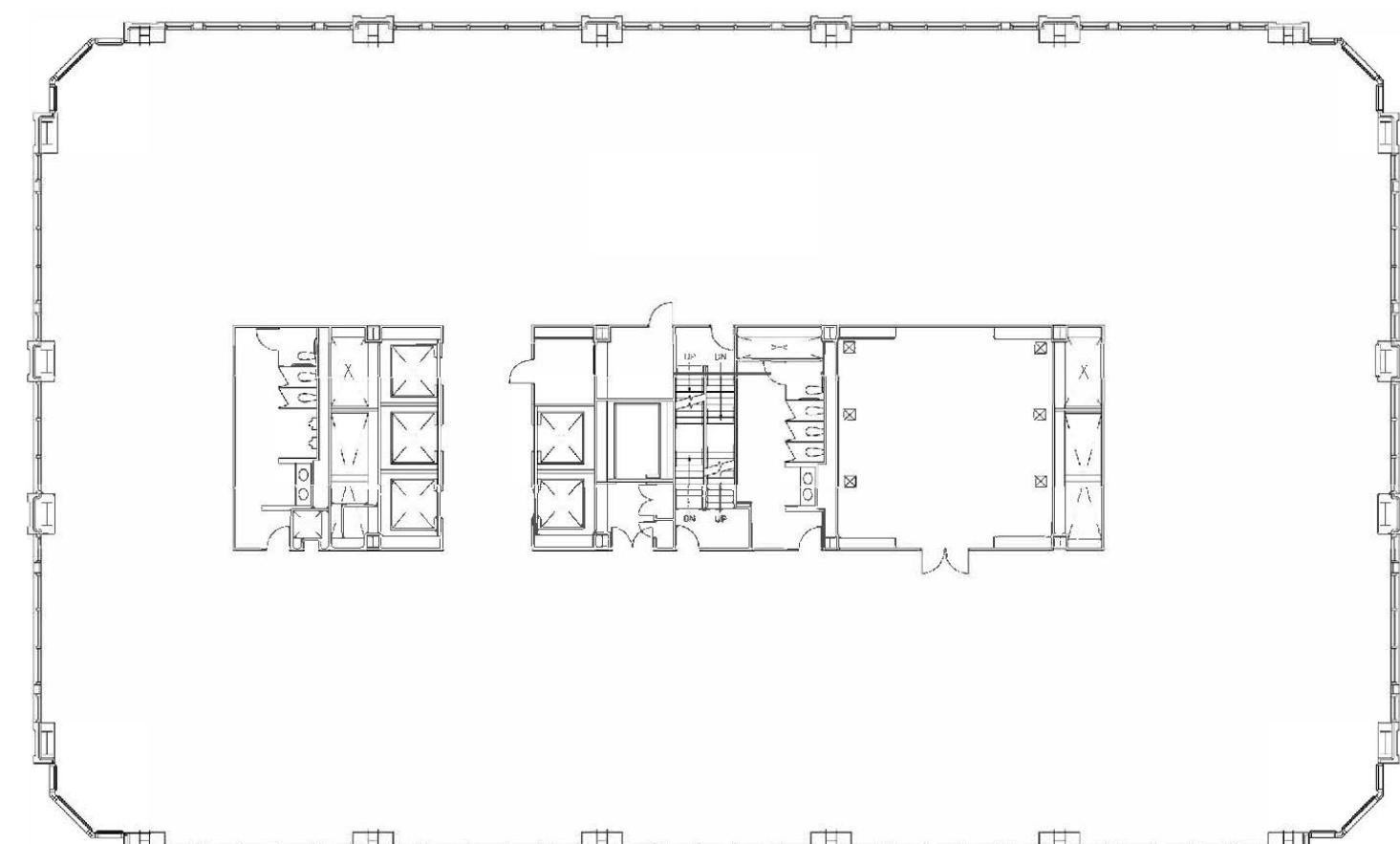
Architect
Skidmore, Owings and Merrill

Ownership Group
Agave Holdings

Leasing
Cushman & Wakefield

28 /	OFFICE		
27 /	OFFICE		
26 /	OFFICE		
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07 /	OFFICE		
06 /	OFFICE		
05 /	FITNESS CENTER	CONFERENCE ROOMS	
04 /	OFFICE		
03 /	OFFICE		
02 /	OFFICE		
01 /	TENANT LOUNGE	LOBBY	DOLLOP COFFEE
LL	GOLF LOUNGE		

TYPICAL FLOOR PLAN 18,543 RSF





WEST WASHINGTON

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