



kw ONECHICAGO
KELLERWILLIAMS.

Move-In Ready *Loop Office Suite*

4,175 RSF furnished corner suite | \$32.00/SF NNN

55 W Wacker Dr, Suite 1550 offers a polished professional office layout with partially lofted ceilings, abundant natural light, city views, and immediate occupancy potential.

55 W. WACKER

LENORA ADDS

SENIOR LEASING DIRECTOR
LENORA.ADDS@KWCOMMERCIAL.COM
TEL: (312)-545-3601

TONY HARDY

EXECUTIVE DIRECTOR | REGIONAL AMBASSADOR MID-AMERICAN
TONYHARDY@KW.COM
TEL: (773) 575-6082

TRAVIS MONTGOMERY

SENIOR DIRECTOR | DIR. OF STRATEGIC GROWTH & MARKETING
TRAVIS.M@KWCOMMERCIAL.COM
TEL: (773) 946-8816

In The Heart of Chicago's Loop



kw ONECHICAGO
KELLERWILLIAMS

A central Wacker Drive location surrounded by downtown business demand, client-facing amenities, transit connectivity, hotels, restaurants, and the Chicago River corridor.



DOWNTOWN CITY VIEWS

55 W. WACKER



CLASS B BUILDING

- Located in the core of Chicago's Loop with strong access to bus lines and commuter rail.
- Adjacent hotel adds convenience for visiting clients, guests, and employees.
- First-class Class B building with manned security and on-site property management.
- Banking, signage opportunities, storage availability, handicap accessibility, and possible paid parking.

LENORA ADDS

SENIOR LEASING DIRECTOR
LENORA.ADDS@KWCOMMERCIAL.COM
TEL: (312)-545-3601

TONY HARDY

EXECUTIVE DIRECTOR | REGIONAL AMBASSADOR MID-AMERICAN
TONYHARDY@KW.COM
TEL: (773) 575-6082

TRAVIS MONTGOMERY

SENIOR DIRECTOR | DIR. OF STRATEGIC GROWTH & MARKETING
TRAVIS.M@KWCOMMERCIAL.COM
TEL: (773) 946-8816

Spec Space *Furnished Suite*

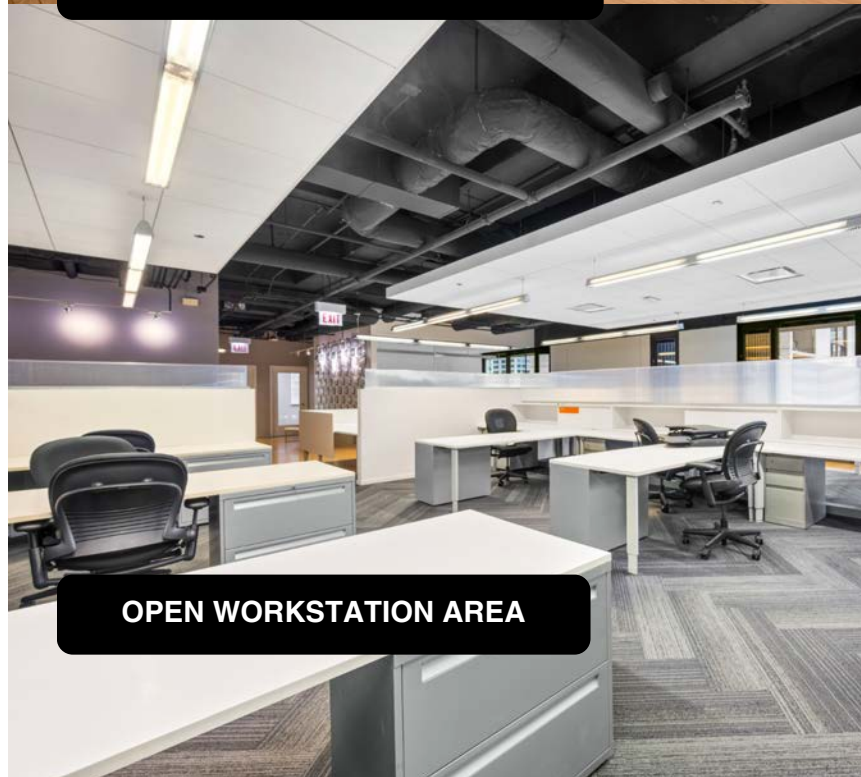
Occupy quickly with furniture included and minimal upfront buildout required.



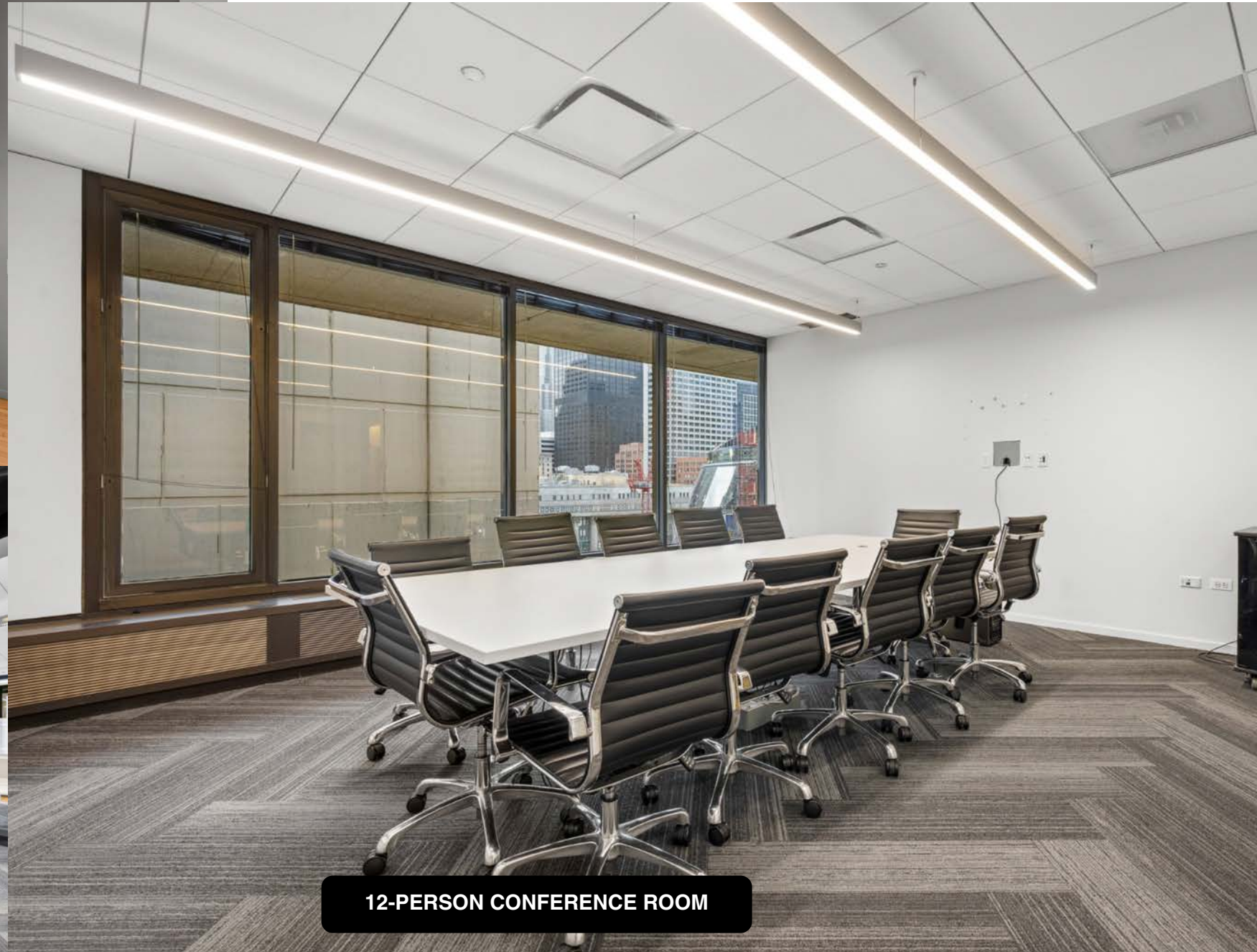
kw ONECHICAGO
KELLERWILLIAMS.



RECEPTION / WAITING AREA



OPEN WORKSTATION AREA



12-PERSON CONFERENCE ROOM

55 *W. WACKER*

LENORA ADDS

SENIOR LEASING DIRECTOR
LENORA.ADDS@KWCOMMERCIAL.COM
TEL: (312)-545-3601

TONY HARDY

EXECUTIVE DIRECTOR | REGIONAL AMBASSADOR MID-AMERICAN
TONYHARDY@KW.COM
TEL: (773) 575-6082

TRAVIS MONTGOMERY

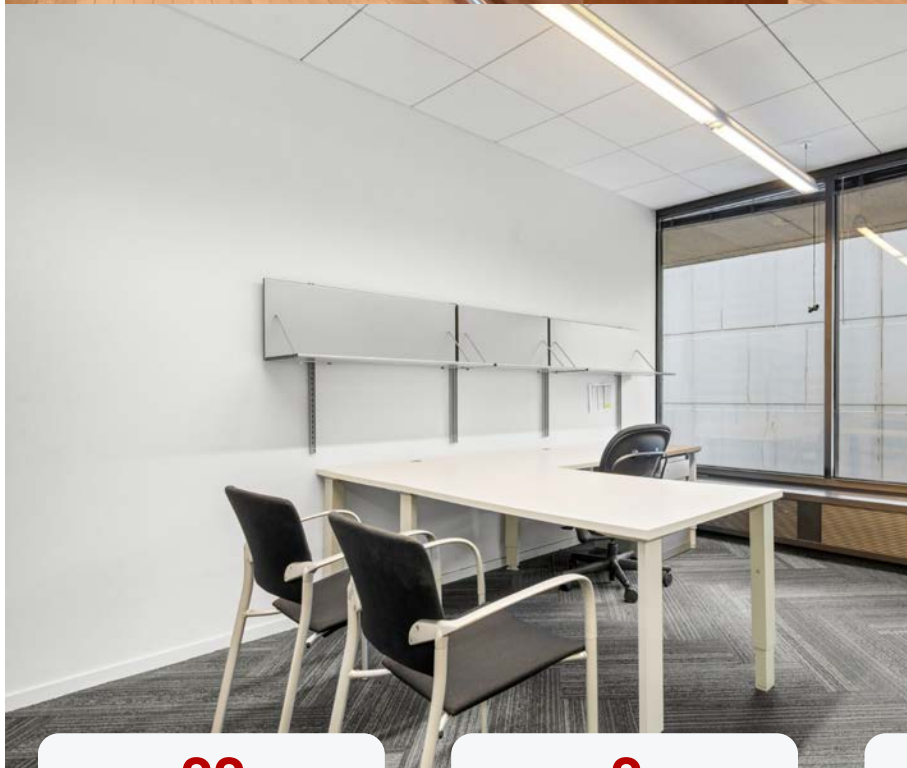
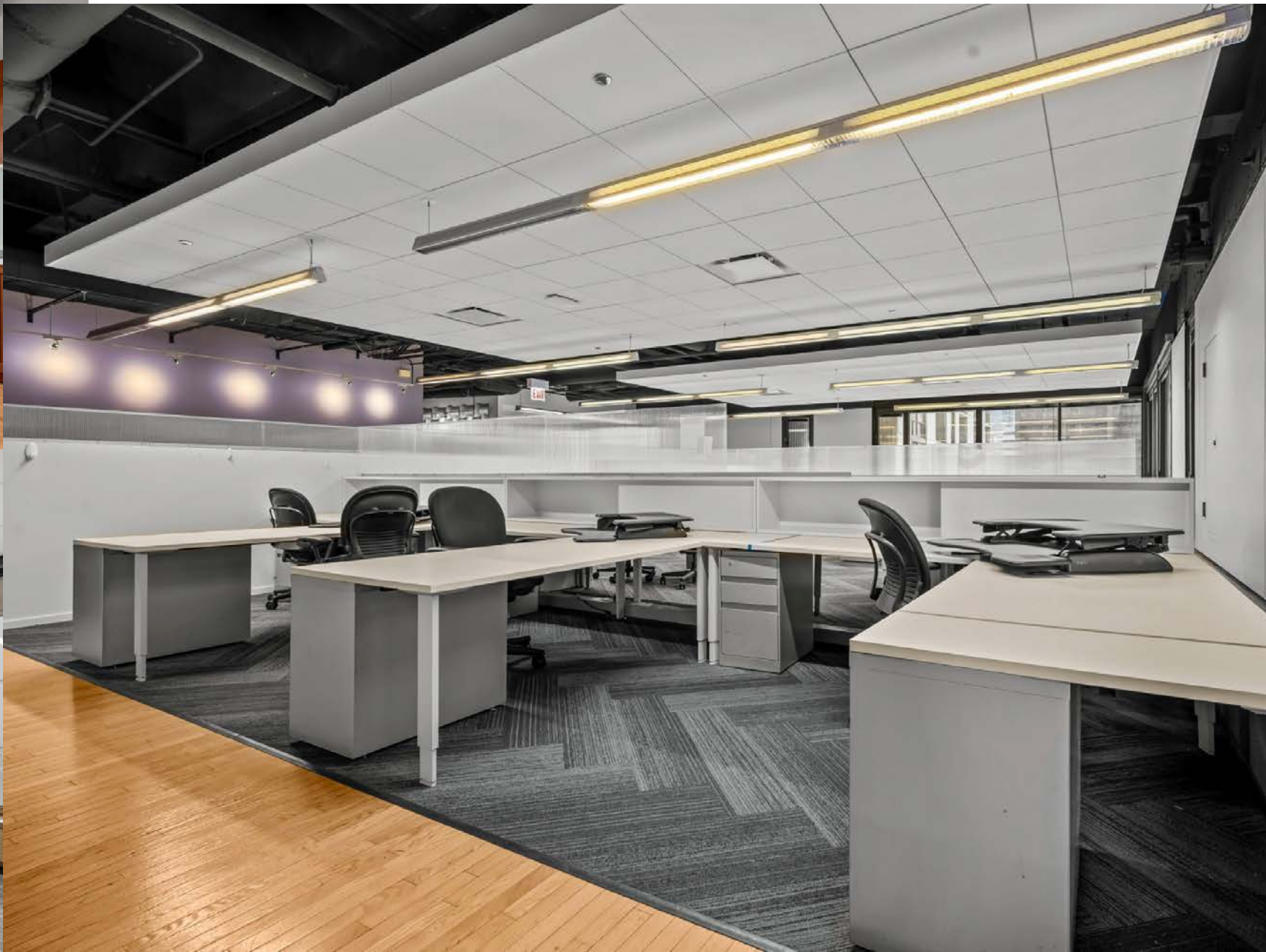
SENIOR DIRECTOR | DIR. OF STRATEGIC GROWTH & MARKETING
TRAVIS.M@KWCOMMERCIAL.COM
TEL: (773) 946-8816

Functional Office Layout



kw ONECHICAGO
KELLERWILLIAMS

Built for a professional office user seeking an efficient mix of client-facing areas, team workspace, and support functions.



22

WORKSTATIONS

2

PRIVATE OFFICES

12

CONFERENCE SEATS

1

LARGE WORKROOM

1

SPACIOUS KITCHEN

4,175

RSF AVAILABLE

Availability & Terms

4,175 RSF to 8,175 RSF

Suite 1550 is available as a furnished move-in ready suite, with contiguous raw space available for a custom expansion plan.

Leasing Highlights

ASKING RENT

\$32.00/SF NNN

CURRENT SUITE

4,175 RSF furnished

EXPANSION

Up to 8,175 RSF with contiguous raw space

CONDITION

Move-in ready; furniture included

BUILDING

Class B office building with security and on-site management

For Leasing Information

LENORA ADDS

SENIOR LEASING DIRECTOR
LENORA.ADDS@KWCOMMERCIAL.COM
TEL: (312)-545-3601

TONY HARDY

EXECUTIVE DIRECTOR | REGIONAL AMBASSADOR MID-AMERICAN
TONYHARDY@KW.COM
TEL: (773) 575-6082

TRAVIS MONTGOMERY

SENIOR DIRECTOR | DIR. OF STRATEGIC GROWTH & MARKETING
TRAVIS.M@KWCOMMERCIAL.COM
TEL: (773) 946-8816