

**studio**

BY TISHMAN SPEYER

EXCEPTIONAL SPACES FOR  
THE FUTURE OF FLEXIBLE WORK

Welcome to  
Studio at The Franklin

[YOURSTUDIO.COM](http://YOURSTUDIO.COM)



# In the heart of the West Loop

The world's leading companies choose Studio by Tishman Speyer for flexible workspace with no compromises. Operating over one million square feet of business-class coworking, event space and move-in ready office suites, Studio is a pioneer in delivering holistic real estate solutions from long-term leases to desks on demand.

Studio at The Franklin is our 29,087 RSF location that features move-in ready office space with inspired interiors and elevated shared amenities. Enjoy access to meeting rooms and common areas to foster creativity, collaboration, productivity, and growth.

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# Thoughtfully designed and programmed to meet the demands of today's modern workforce



Premium offices in  
a vast range of  
unit sizes



Flexible lease terms  
and simple membership  
agreements



Access to US  
and Brazil  
Studio portfolio



Daily cleaning, mail  
and concierge-  
type services



Coffee, snacks,  
breakfasts and  
happy hours



A variety of  
medium/large  
size meeting  
rooms





# Built beyond belief

The Franklin includes two 60-story towers connected by a stunning atrium. In-building amenities include a conference facility, full-service fitness center, underground parking and exclusive customer access to R29 and Sky Lobby event spaces.

## Storied architecture

- o Breathtaking 15-story atrium with an awe-inspiring custom light piece by Leo Villareal

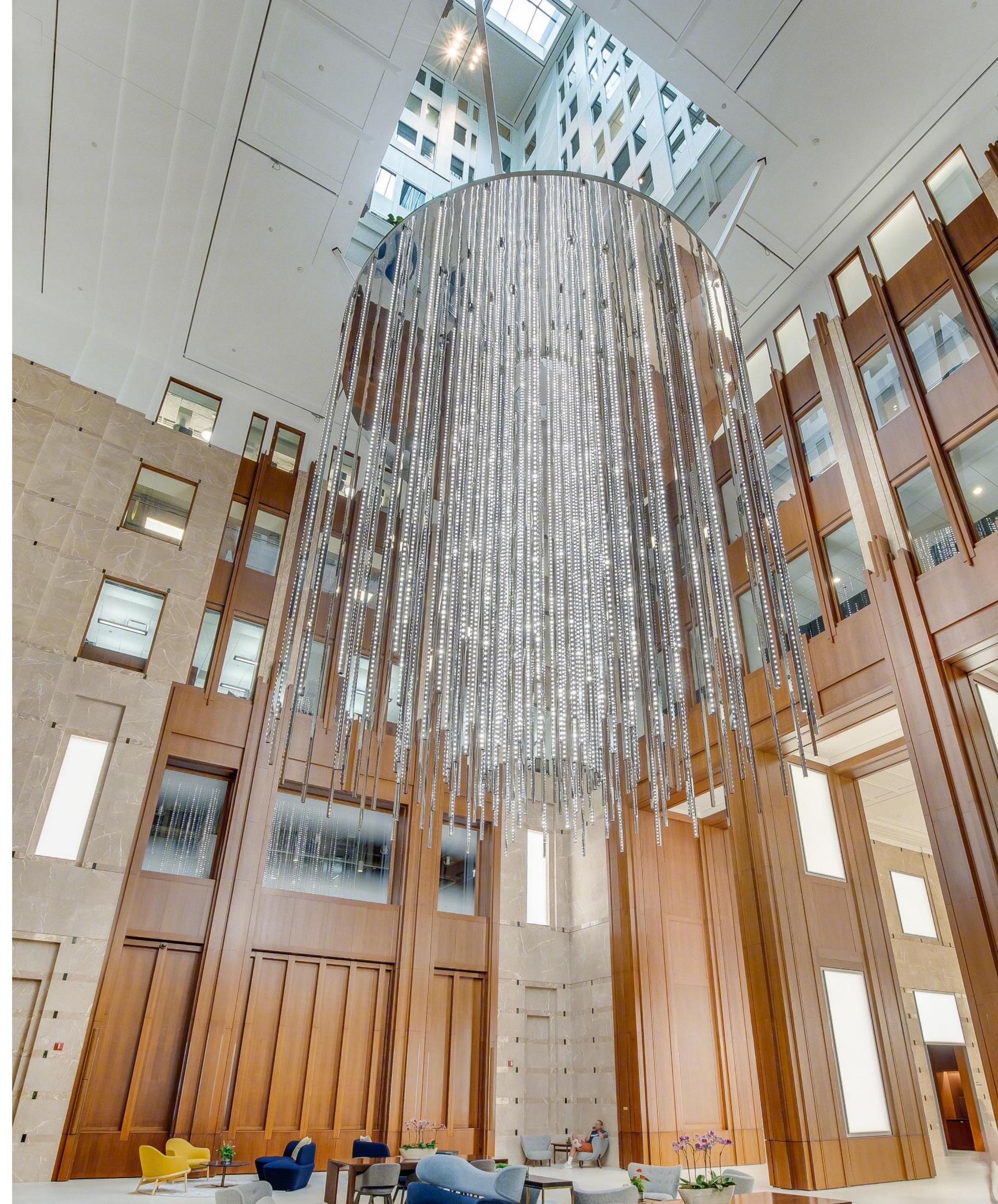
## An unbeatable neighborhood

- o Located in the heart of the West Loop, with easy access to nearby shopping and dining options

## A convenient commute

- o Near all seven "L" train and subway lines, as well as both commuter train stations with direct access to Midway and O'Hare

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# Studio: 21<sup>st</sup> Floor



Work



Meet



## OFFICES

1 – 41 desks

As low as \$450/desk.

## AMENITIES

Hot Desk

\$350/mo.

Virtual Office

\$98/mo.

Meeting Rooms

9 total.

Phone Booths

8 total.



# The benefits of being a division of Tishman Speyer

For more than 40 years, Tishman Speyer has embodied dedicated expertise and bold vision, building a culture of trust, while growing far beyond the remit of a traditional commercial real estate company.

Tishman Speyer brings industry excellence while offering best-in-class spaces in the most prestigious properties around the world. Studio members are granted access to a robust portfolio offering, with unparalleled operations excellence and unrivaled hospitality that yields partnership for the long term.

Your Studio membership places you within an integrated ecosystem of opportunity, where all your business needs are met with the utmost flexibility, security, and scalability.

We remain your partners for growth and guidance from your first day with us and into our shared futures.

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ZO  
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# Inspiring environments Connected communities

## WHAT IS ZO?

Inspired by the Greek word for "life," ZO is Tishman Speyer's global amenity network, providing members with access to our world-class spaces, services and experiences. ZO connects our members all over the world to a vibrant and inspiring community that enriches personal and professional networks, fosters collaboration and helps reimagine the role of the workplace beyond the four walls of an office.

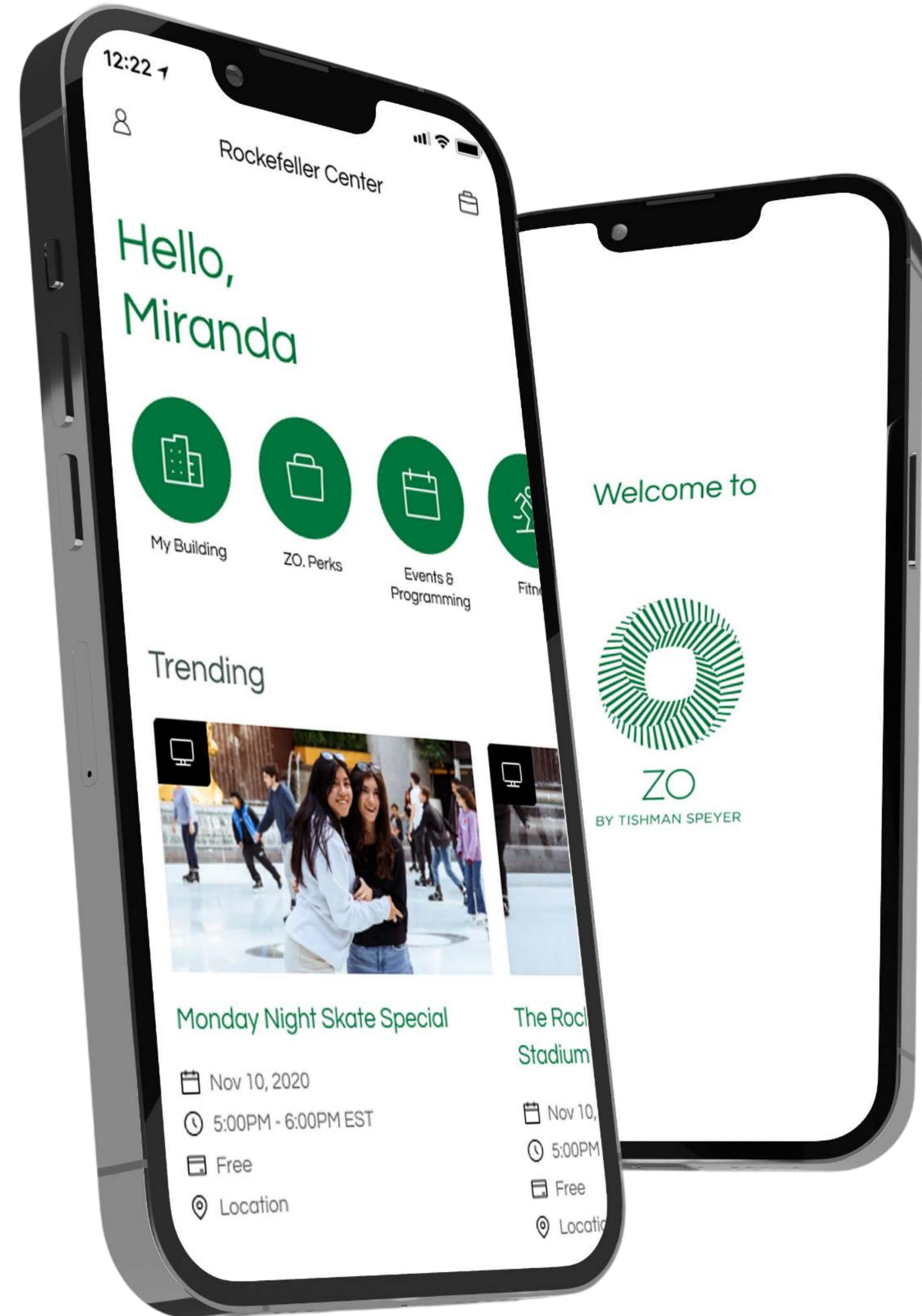
## ZO BENEFITS

As a ZO member, you'll have access to a variety of offerings, such as:

PROGRAMMING  
GLOBAL ACCESS  
SPACES

PERKS  
SERVICES

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## CONTACT US

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