

# 71 SOUTH WACKER

**GAIN MORE THAN PERSPECTIVE**

*This is where business happens.  
In the heart of the Loop, at the center of industry  
and energy, 48 stories  
above the city with a clear vantage point  
and focused direction: upward.  
At 71 South Wacker, the work you do  
and where you do it are perfectly  
complementary—ambitious, prestigious,  
never overlooked.*



71 SOUTH WACKER

[Overview](#)

# A CLEAR VANTAGE POINT

What you see is what you get—all of it, starting with a premier location, state-of-the-art amenities, attentive service and a Vibrant Workplace Community™ that adds balance, productivity and convenience to your day. Because we believe you can do more, with more.



#### The Building

- A+ trophy building
- 48 stories and 1.5 million square feet
- 3-story atrium lobby with floor-to-ceiling glass
- Conference center on 22nd floor
- Up to 33,000 square feet of column-free floor plates
- LEED Platinum certified

#### Food and Dining

- Cafe 71 offers self-serve and made-to-order breakfast, lunch and snack options
- Caffé RoM modern Italian coffee bar with paninis, salads, frittatas and gelato
- Red Mango grab-and-go coffee, frozen yogurt, smoothies and juices
- More than 20 world-class restaurants a short walk or ride away

#### Transportation

- Short walk to Union Station and Ogilvie Transportation Center
- Steps away from the Chicago Transit Authority "L" system and buses
- 24-hour reserved parking garage with 6 EV charging stations
- Indoor bicycle parking

#### Fitness

- Club71 private premier fitness center
- Weight machines, free weights, cardio center and group fitness classes
- Shower facilities with shampoo, lotion and towel service
- Massage therapist and physical therapist available on request

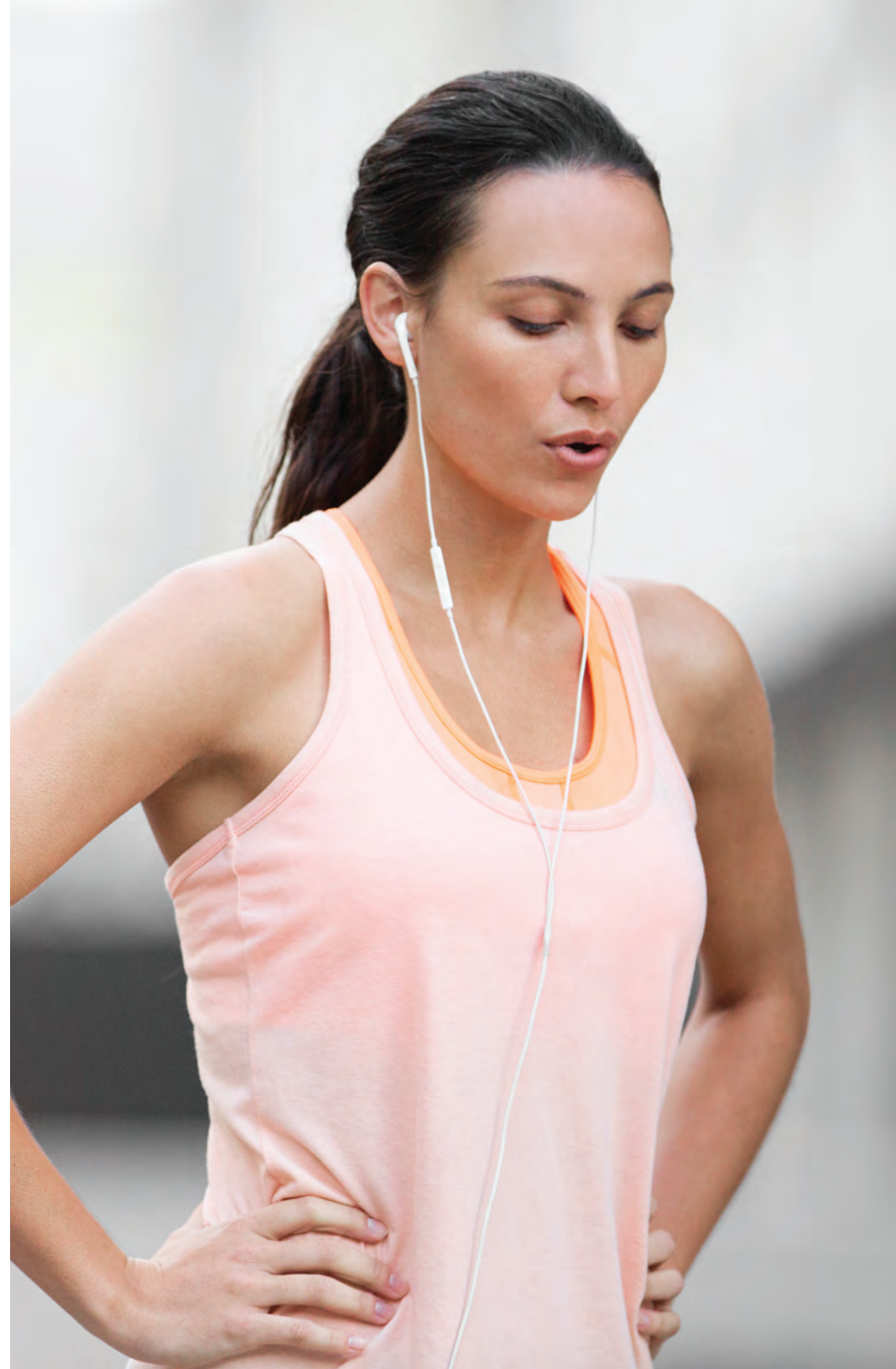


# SHARPEN MIND AND BODY

## CLUB71 FITNESS CENTER

Introducing movement into the workday adds energy and focus to busy schedules, inspiring productivity and fresh perspectives. With Club71, you and your team have convenient access to a premier fitness center, ready to help you power through a morning, recharge an afternoon or carry momentum into the evening.

- Onsite private fitness facility adds balance and flexibility to busy schedules
- Olympic lifting center with free weights and weight machines
- State-of-the-art cardiovascular equipment and group classes
- Locker rooms with showers, shampoo, lotion and towel service





71 SOUTH WACKER

ReadyNow® Offices

# A CUSTOM FIT

## READY WHEN YOU ARE

Business changes happen in a moment. When you're growing and need to make a quick transition, our ReadyNow® Offices support you at every step. From fast move-in to flexible and high-quality design, these suites minimize business disruption while inspiring maximum productivity. It's a space that works as hard and smart as you do.

- High-quality, flexible design supports maximum efficiency
- Move-in ready suites minimize business disruption
- Growth-ready spaces fit dynamic needs

# WORK UP AN APPETITE

## CAFE 71

With self-serve options, made-to-order stations and a patisserie, Cafe 71 offers dining variety and convenience to fit every palate and schedule. Perfect for sit-down lunches, grab-and-go breakfasts or a fast snack, Cafe 71 also offers in-house catering for business meetings, working lunches or special occasions.

## Dining Options

- Cafe 71 serves a variety of hot or cold breakfast, lunch and snack options
- Caffé Rom modern Italian coffee bar offers paninis, salads, frittatas and gelato
- Red Mango grab-and-go coffee, frozen yogurt, smoothies and juices
- More than 20 world-class restaurants a short walk or ride away





71 SOUTH WACKER

Design

# TOWER ABOVE

## ARCHITECTURE AND DESIGN

A building doesn't make your business, but it does help reflect it—and 71 South Wacker stands out. From its exterior surface of curved stainless steel and glass to its three-story lobby with jet-mist granite walls and abundant natural light, this building unites bold confidence with tranquil reflection to inspire from the outside in.

- Designed by internationally-renowned Pei Cobb Freed & Partners
- Iconic architecture features elliptical stainless steel and glass exterior
- Striking entryway and 40-foot-high lobby create an inviting reception
- Floor-to-ceiling windows bring natural light to every office

## 71 SOUTH WACKER

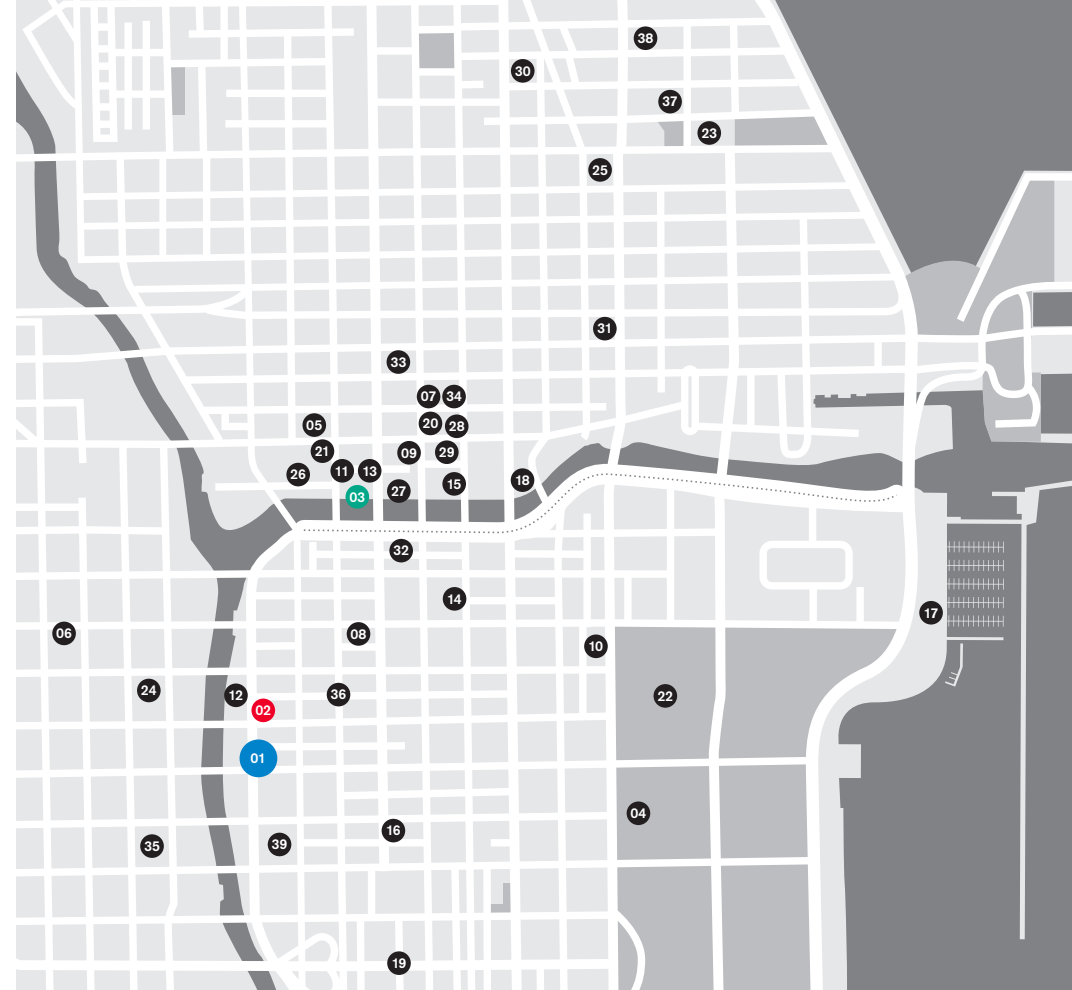
[Places](#)

# IN THE SCENE

### WORK MEETS LIFE

As part of Chicago's thriving business district, 71 South Wacker places you at the height of industry and ambition. Diverse arts, culture, dining and entertainment are only steps away, bringing energy and balance to the workday, as well as choice and variety to a night out. This is where work and life come together.

- Located in the heart of the Loop near arts, culture, parks and transportation
- Arts: Civic Opera House, The Art Institute of Chicago, Goodman Theatre
- Culture: Chicago Cultural Center, Printer's Row, Museum Campus
- Parks: Millennium Park, Grant Park, Lakefront Trail
- Dining: Blackbird, Quartino Ristorante, Wildfire Chicago
- Transportation: Ogilvie Transportation Center, Union Station, the CTA, 90/94 Expressway and the 290 Expressway



#### The Chicago Collection Properties

- 01 71 South Wacker
- 02 One North Wacker
- 03 300 North LaSalle

- 04 The Art Institute of Chicago
- 05 Bavette's Bar & Boeuf
- 06 Blackbird Restaurant
- 07 Bub City
- 08 Cadillac Palace Theatre
- 09 Cafe Umbria
- 10 Chicago Cultural Center
- 11 Chicago Cut
- 12 Civic Opera House
- 13 Freshii

- 14 Goodman Theatre
- 15 House of Blues
- 16 JW Marriott
- 17 Lakefront Trail
- 18 The Langham Chicago
- 19 LaSalle Street Station
- 20 Lyfe Kitchen
- 21 Merchandise Mart Plaza/CTA
- 22 Millennium Park
- 23 Museum of Contemporary Art
- 24 Ogilvie Transportation Center
- 25 The Peninsula
- 26 Protein Bar
- 27 River Roast

- 28 RPM Steak
- 29 Sienna Tavern
- 30 Sofitel Hotel
- 31 Soho House
- 32 Soul Cycle
- 33 Sunda
- 34 Three Dots & a Dash
- 35 Union Station
- 36 Washington/Wells CTA
- 37 Watertower
- 38 The Westin Chicago
- 39 Willis (Sears) Tower
- ... Chicago Riverwalk



71 SOUTH WACKER

Building Specs

# WHAT IT TAKES

## A CLOSER LOOK

A strong foundation is essential, for businesses and buildings. At 71 South Wacker, all technical considerations are thoughtful and ever-improving to meet the evolving demands of the modern workforce, as well as the specific demands of your business. Exceptional today. Even better tomorrow.

### CONSTRUCTION

- Architect**
  - Pei Cobb Freed & Partners
- Interior Materials**
  - Jet-mist granite walls
- Exterior Materials**
  - Linen-finish stainless steel
  - Floor-to-ceiling glass

### CAPACITY

- Square Footage**
  - 1.5 million square feet
- Number of Floors**
  - 48 stories
- Building Height**
  - 679 feet
- Ceiling Height**
  - Floor-to-ceiling: 9 feet
  - Slab-to-slab: 13 feet, 6 inches
- Column-free Floor Plates**
  - 33,000 square feet
- Floor Load**
  - 100-125 pounds/foot

### CONSIDERATIONS

- Parking**
  - 150 stalls, secured and enclosed
  - 6 EV charging stations
- Elevators**
  - 28 passenger elevators
  - 2 freight elevators
- Electrical**
  - Served by 2 electrical feeds, 3 substations
  - 480/208/120 volt tenant meter separately metered
  - Up to 8 watts/square foot available
  - Options for additional wattage
- Security**
  - Key card entry portals at all entrances
  - Magnetometers
  - 24/7 security command center
  - Messenger center

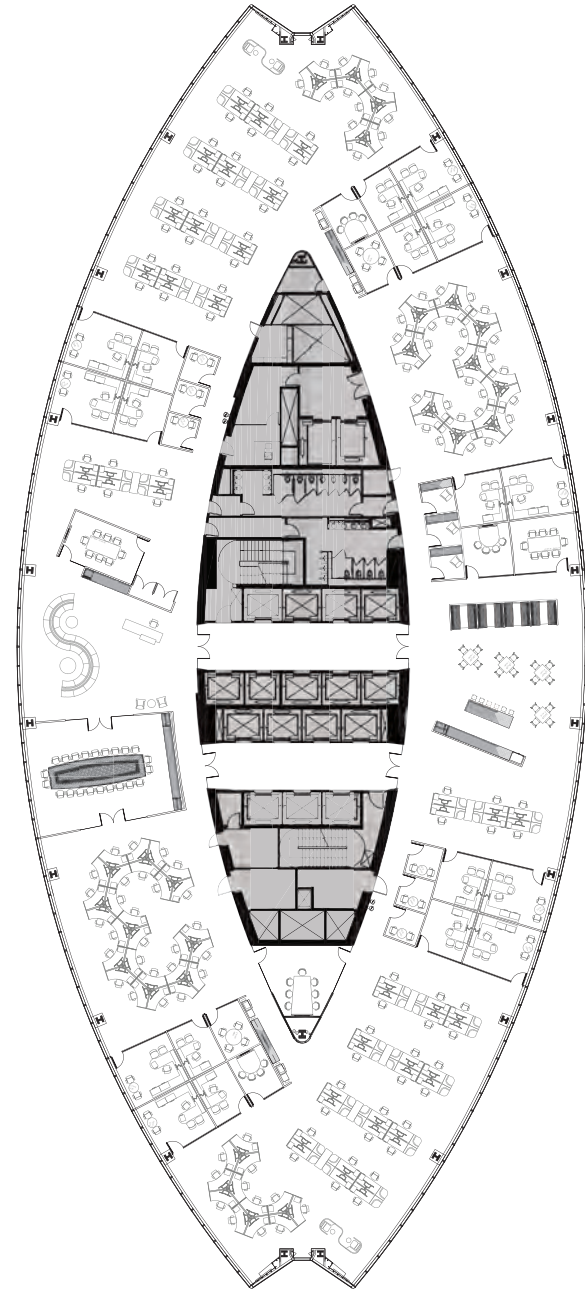


# SPACE TO CREATE

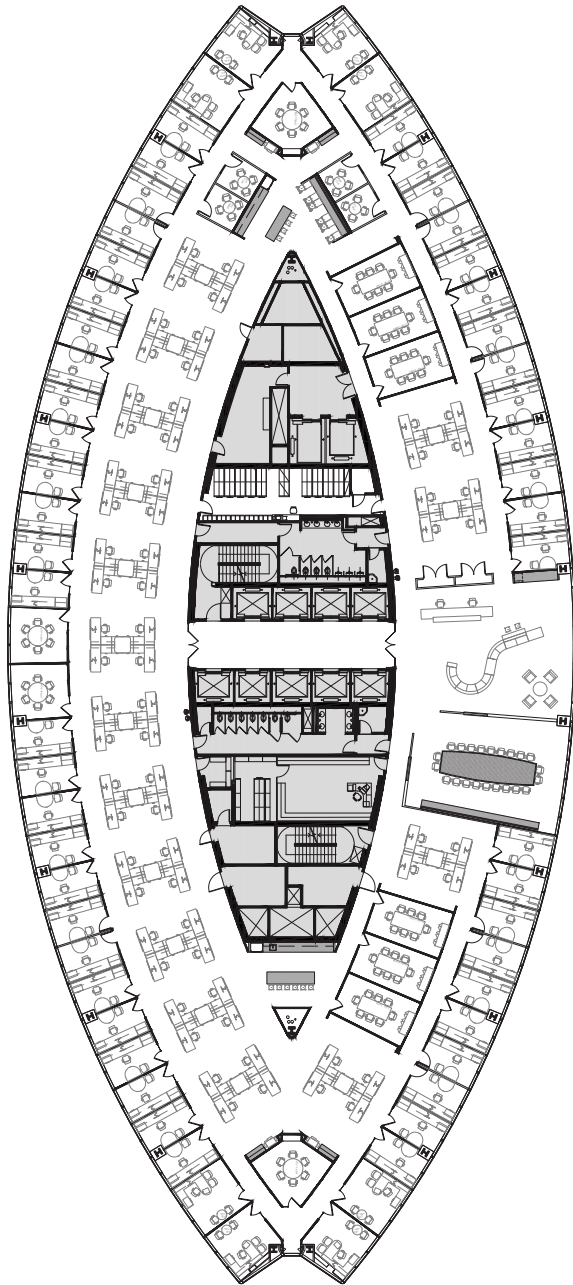
## OPEN FLOOR PLAN

As the way we work continues to change, so do the spaces we work in. With the open floor plan, a column-free design lets you customize an office that's just right for your business. Here, you're free to move, create and collaborate the way you need to.

- Capacity: 169
- Column-free floors allow for flexible, versatile design
- Adapt your space to fit changing business needs



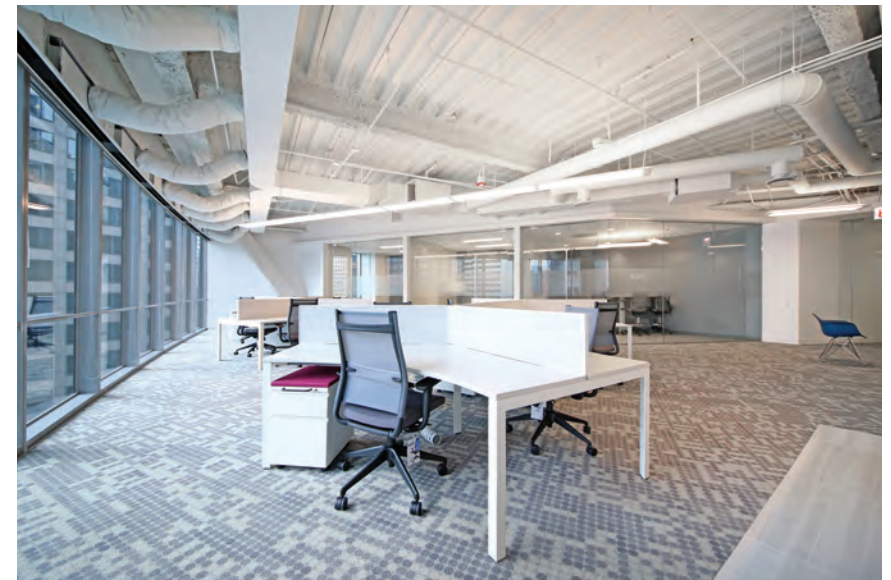
# PRODUCTIVITY TAKES SHAPE



## TRADITIONAL FLOOR PLAN

Our traditional floor plan accounts for everything your business needs and more: conference rooms, private offices, gathering areas and collaborative spaces—plus sweeping city views.

- Capacity: 123
- Individual workspaces optimize employee focus
- Conference rooms and gathering spaces encourage collaboration



# 33

THOUSAND SQUARE-FOOT,  
COLUMN-FREE OFFICES

# 15

MILLION SQUARE FEET TO  
MAKE YOUR MARK

# 50+

NEARBY ARTS, CULTURE  
AND DINING OPTIONS

# 40

FOOT-HIGH LOBBY CREATES A  
STUNNING ENTRYWAY

# 48

STORIES WITH FLOOR-TO-  
CEILING WINDOWS



WHATEVER YOUR REQUEST,  
BIG OR SMALL,  
**WE'LL TAKE  
CARE OF IT**  
RIGHT AWAY—WITH THE BEST  
LEVEL OF SERVICE POSSIBLE.

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DAVID HOPWOOD, GENERAL MANAGER,  
71 SOUTH WACKER

## INVESTED IN YOUR SUCCESS

### DYNAMIC TEAMS

We are passionate about your success—that's why we invest in extraordinary people to handle your onsite needs. From everyday fixes to heavy lifts, our attentive customer service teams anticipate the unique needs of your organization, providing immediate and uninterrupted support that lets you stay focused on business.

- Team of attentive onsite experts with fast response times
- Readily accessible by phone or email
- Take a preventive and proactive maintenance approach to seamlessly resolve issues
- Have a passion for exceeding expectations

**THE IRVINE COMPANY**

*Since 1864, we've worked hard to make a name for ourselves—one that stands for trust, quality and dedicated partnership—across 500-plus properties in California. Now, we're ready to do the same in Chicago. We've found that success hinges on long-term ownership and improvement. That's why we stay, invest and reinvest in our buildings—always have, always will. The longer you're here, the more advantages you'll gain.*

**Brad Despot**  
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