

131

SOUTH DEARBORN

131

Welcome

Welcome to 131 S. Dearborn

WHERE LARGE ENTERPRISES FLOURISH

We've created an environment for fueling growth, innovation, and leadership. A future-proofed, super-charged, amenity-filled workplace designed for the enterprising enterprise – and curated for the individual's well-being. What could be more brilliant?

THE BASICS

2003

DELIVERED

13'4"

EXPOSED
CEILING HEIGHT

9'6"

FINISHED CEILING/
WINDOW HEIGHT

1.5M RSF

BUILDING SIZE

64,000 SF

TYPICAL LOW-RISE
FLOORPLATE

35,000 SF

TYPICAL HIGH-RISE
FLOORPLATE



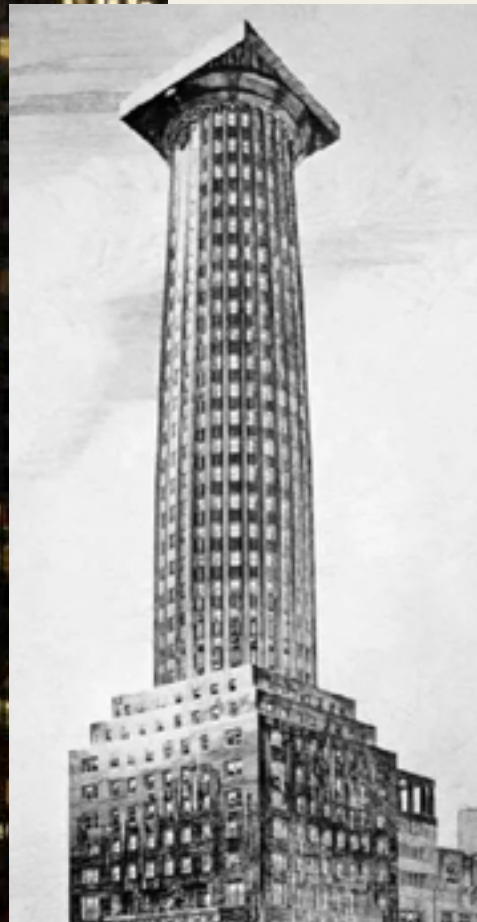


Timeless Architecture

Designed by world-renowned Spanish architect Ricardo Bofill, 131 South Dearborn features an elegant architectural steel and reflective glass curtain wall that stands in stark relief against its neighboring buildings.

Evocative of a classical column, the building is capped by an articulated cornice.

An 11-story bustle. Expands the typical 34,000 SF floor plate to a sprawling 64,000 SF within the low-rise, stretching 131's retail footprint by a full block to the famed State Street shopping corridor.



Raising Expectations

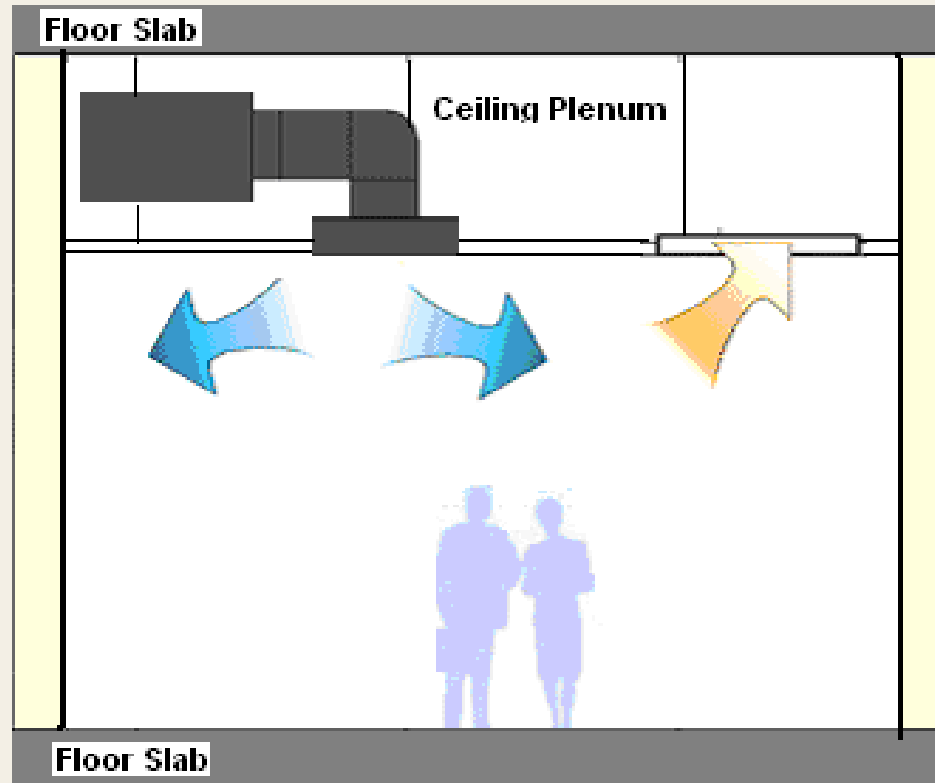


Fig -1 Conventional System

BREATHE EASY & WIRE FREELY

131 S. Dearborn's 14" raised floor plenum improves air supply, quality, and control while also facilitating maximum flexibility for tele/data cabling and electrical wiring management.

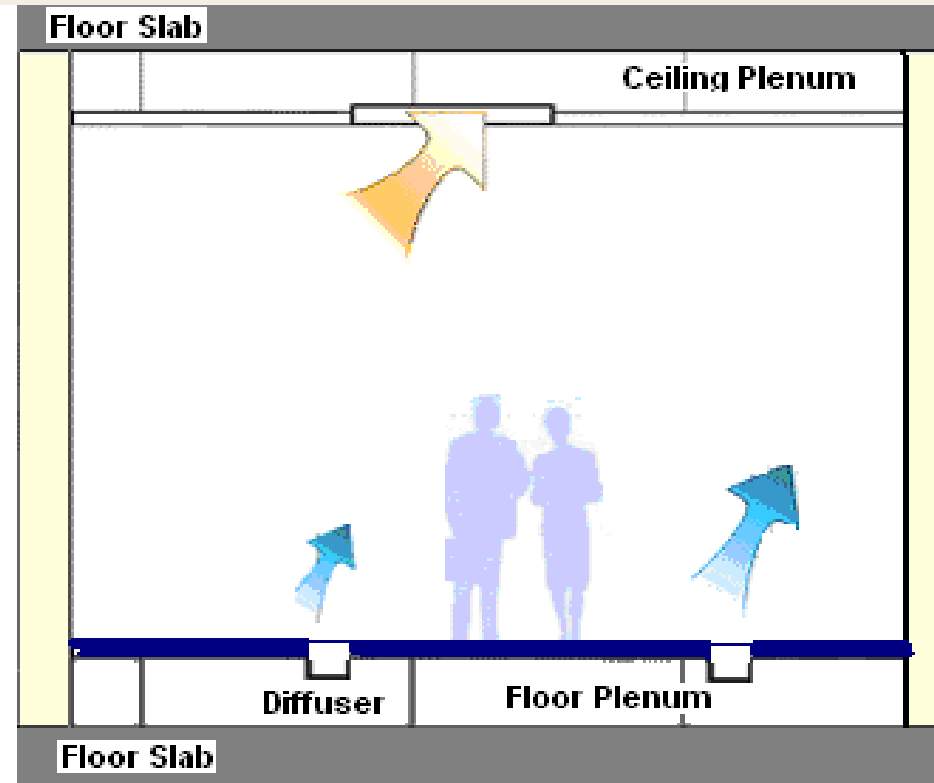
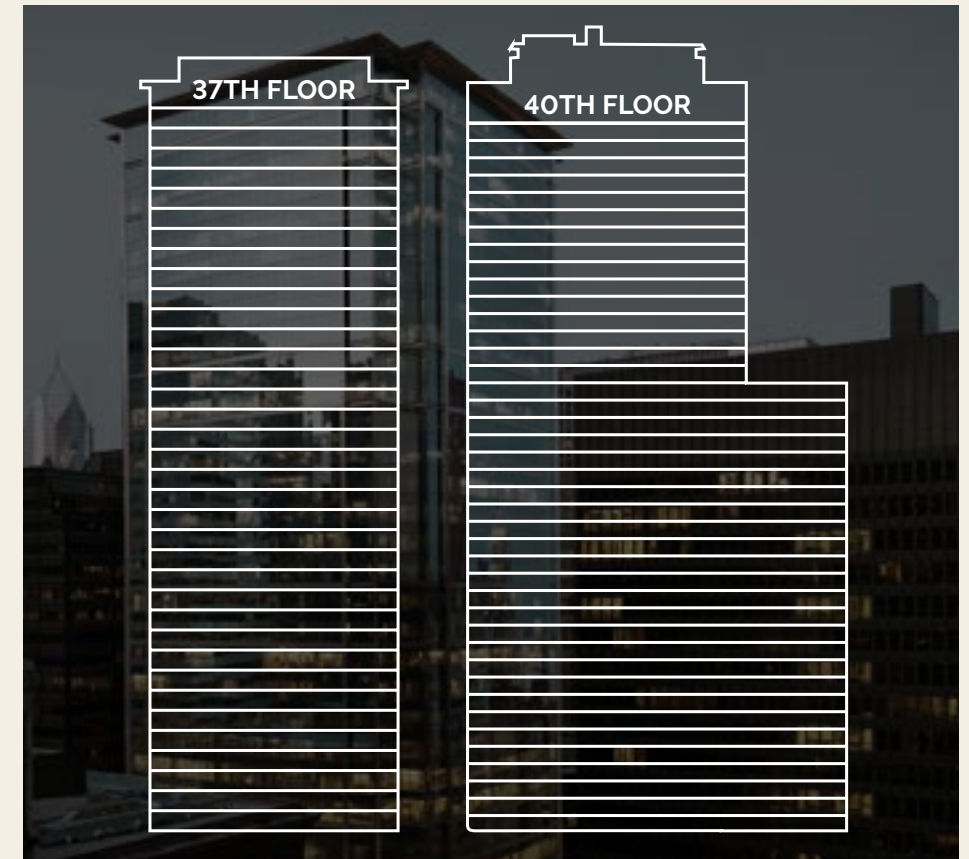


Fig -2 Underfloor Air Distribution System

DISCOVER THE HEIGHT DIFFERENCE

A floor at 131 South Dearborn is taller than a conventional building due to the generous 14'6" slab-to-slab height and the ceiling is clean of HVAC ductwork.



A HIGHER STATE OF OFFICE

Due to the generous slab-to-slab height, the building's floors are at a higher elevation than a traditional building. The 37th floor penthouse is equivalent to the height of a conventional building's 40th floor.

A wide-angle photograph of a modern, open-plan office space. In the foreground, there's a white desk with two orange chairs. To the left, a black staircase with a glass railing leads up. The background features large windows offering a view of a city skyline. The ceiling is high with exposed ductwork and modern lighting fixtures.

A "Future Proofed" Infrastructure



ROBUST ELECTRICAL CAPACITY

10-12 watts of electrical capacity per square foot.



LIMITLESS POWER

3 separate ComEd substations equipped with automatic transfer switches create significant power.



FRESHER, HEALTHIER AIR

The 14" raised floor plenum HVAC system distributes fresh air according to individual occupant's needs. Cycling air from the plenum floor and returning at the ceiling, this form of circulation provides fresher air, resulting in fewer sick days and higher overall employee happiness and productivity.



ADVANCED TELECOM TECHNOLOGY PLATFORM

131 S Dearborn features above-standard riser capacity, access for multiple vendors, and rooftop technology platform and abundant rooftop technology space.

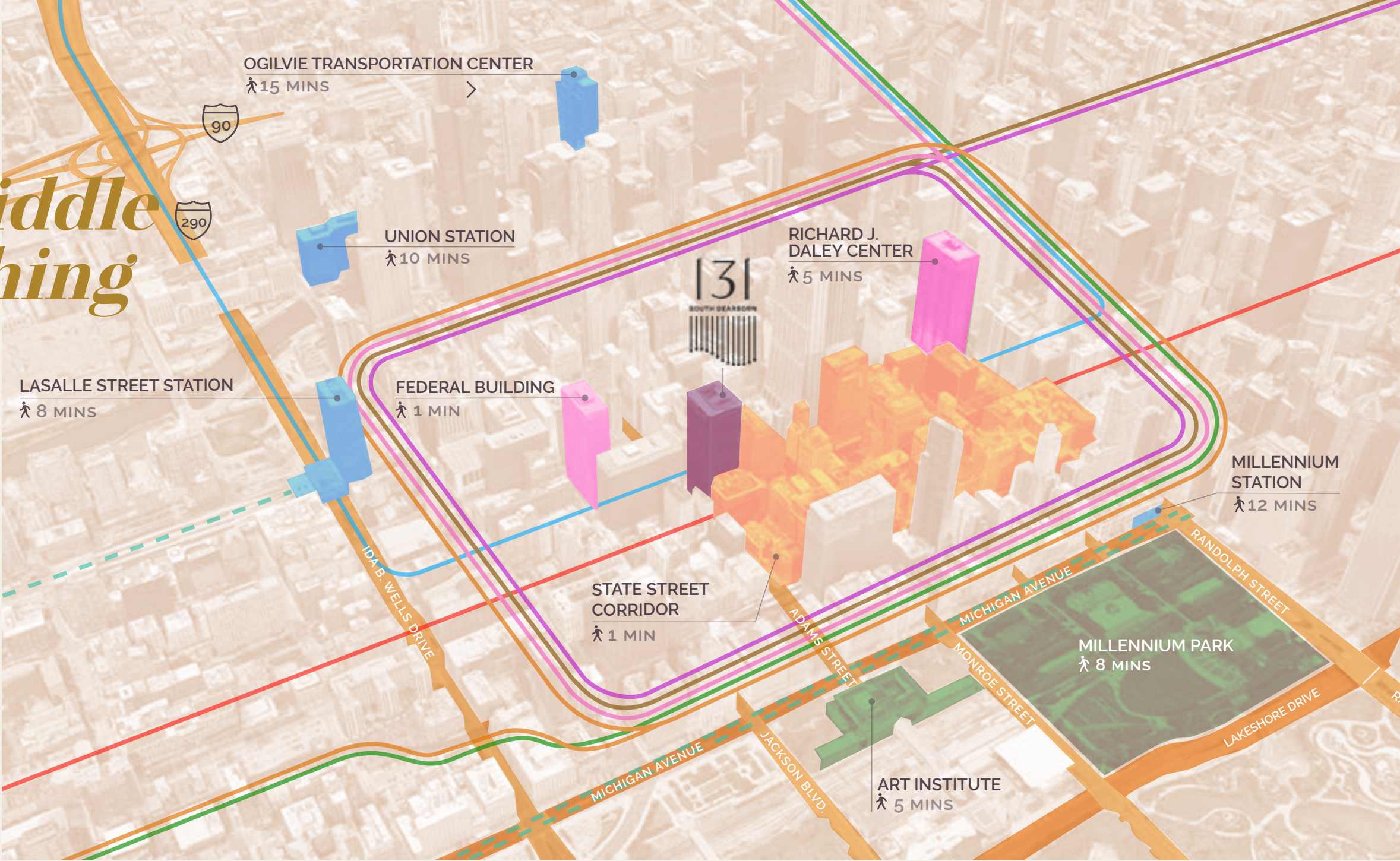
In the Middle of Everything

COMMUTABLE ACCESS TO TRAIN LINES

- Red Line
- Blue Line
- Brown Line
- Purple Line
- Green Line
- Pink Line
- Orange Line
- Metra Lines

ADJACENT TO MAJOR ROADS & HIGHWAYS

Lakeshore Drive
Interstates 90/290



The image shows a modern building with a glass facade that reflects the surrounding city skyline. In the foreground, there is an outdoor rooftop lounge area with wicker furniture, including armchairs and a sofa, and a wooden bench. The area is surrounded by a low concrete wall and has some greenery. The sky is clear and blue.

Building Amenities

An extensive offering of on-site amenities, including an outdoor roof deck and 10,000 SF athletic club.





17th Floor

131
SOUTH DEARBORN

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