

225 West Wacker

Chicago, IL

The pinnacle of Chicago





Highlights

# Landmark of Commerce & Culture

225 W Wacker stands at the convergence of the famed Chicago River and the city's dynamic central business district, offering a refined experience for a new generation of companies seeking more than just office space. With a striking new lobby, thoughtfully curated amenities and elevated rooftop terraces, 225 W Wacker is where business meets hospitality, work meets lifestyle, and every detail is designed to move you forward.

A confluence

31-story, 650,000 SF Class A building  
on Wacker Drive

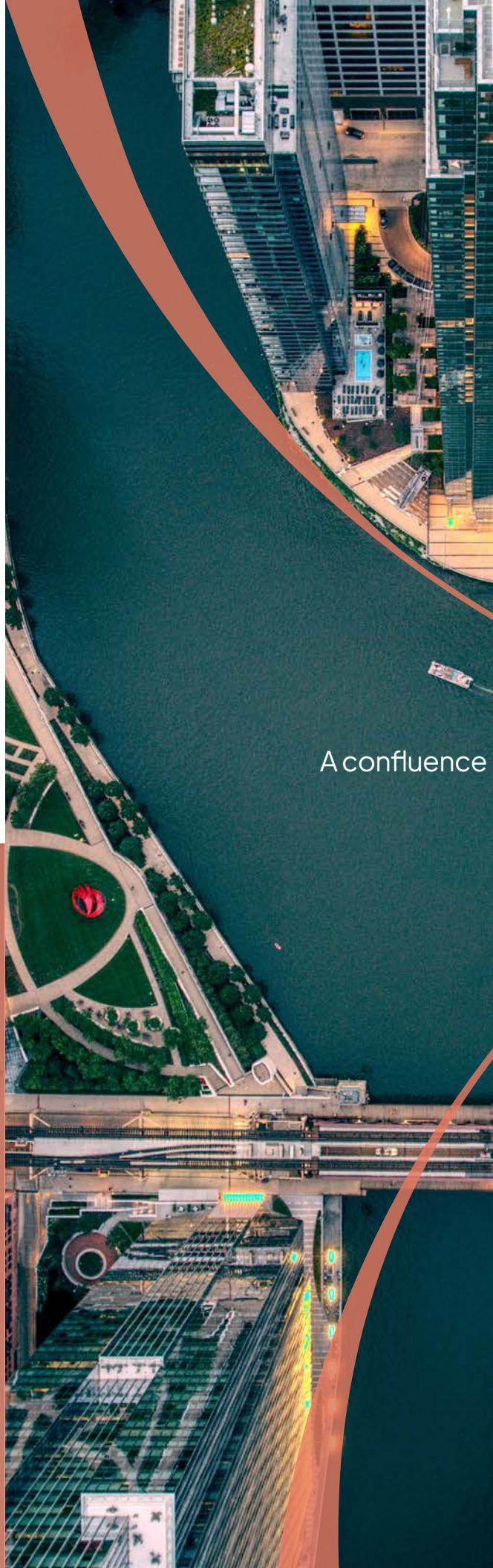
Renovations complete in 2023

Typical floor plates approximately 25,000 SF

Walking distance to area amenities, city transit  
& commuter rails

Sweeping river and city views

Onsite parking and bicycle spaces





An aerial photograph of the 225 W Wacker building, a large, curved skyscraper with a glass facade, situated at the confluence of the Chicago River's three branches. The building is surrounded by a multi-lane highway and a pedestrian walkway. The river flows through the center of the image, with the building acting as a focal point at its junction. The surrounding area includes other urban buildings and infrastructure.

in motion

225 W Wacker rises at the meeting point of the Chicago River's three branches, a location steeped in the city's history. At the confluence of the North, South, and Main Branches, this riverfront landmark stands as a connection between Chicago's past and its ever-evolving future.





Onsite Amenities

# A Refined Experience

Beautifully renovated in 2023, 225 W Wacker is thoughtfully designed with a focus on collaboration and workplace innovation. Tenants are empowered to thrive in an elegant environment that offers stunning views, a state-of-the-art fitness center, outdoor spaces to recharge and more.



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Newly renovated hospitality-inspired lobby

All-seasons tenant terrace and lounge overlooking the river

Club-style fitness center with a dedicated yoga studio and luxe locker rooms

Onsite cafe and espresso bar offers artisanal coffees, pastries and bites

Fully equipped conference center with 85-person capacity

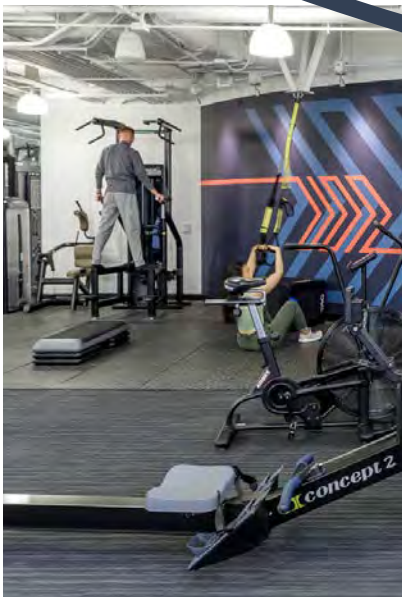
HqO tenant programming app

Touchless destination elevators

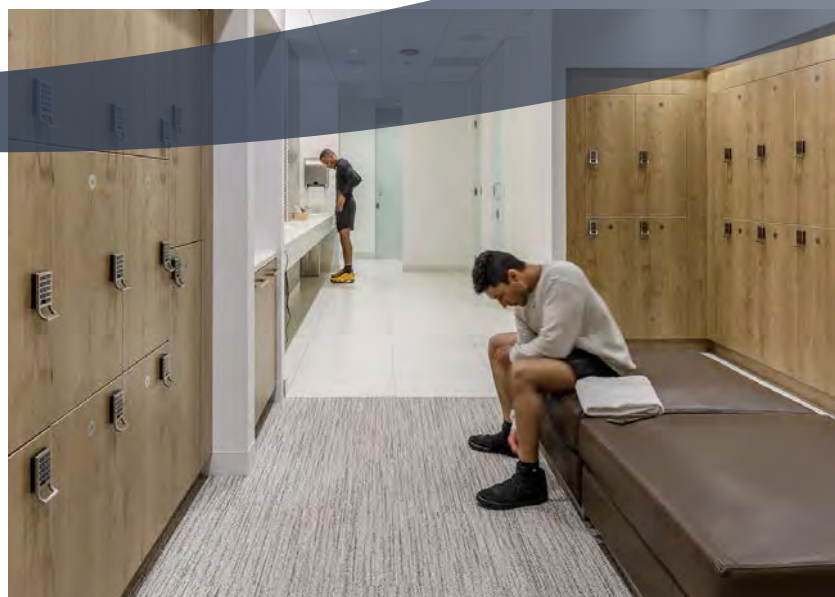




Onsite Amenities











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# Come for the 9–5. Stay for the 5–9.

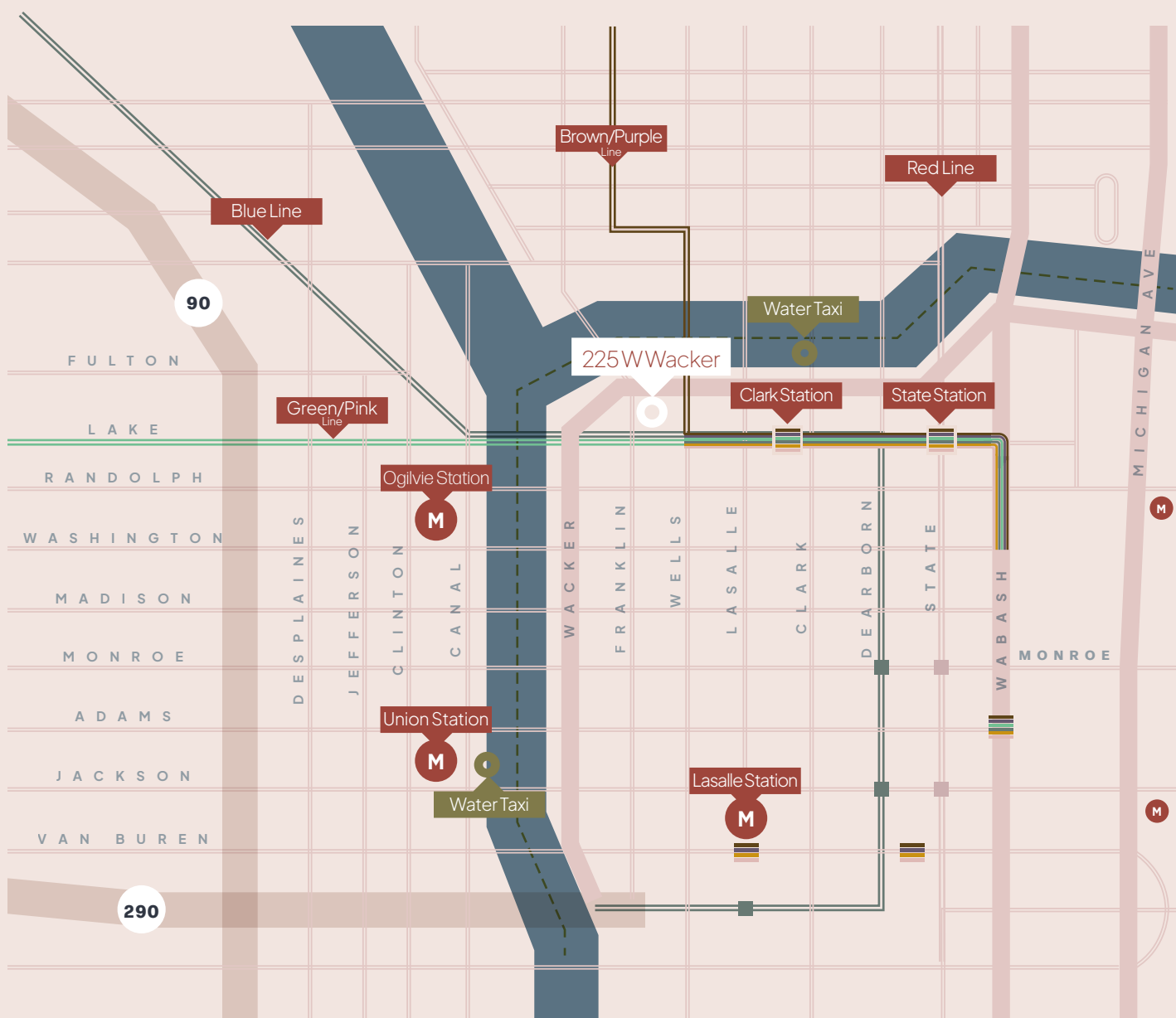
From Michelin-starred restaurants to iconic Chicago attractions, 225 W Wacker offers easy walking access to vibrant destinations and experiences all across the Loop, River North, West Loop and beyond.





# Connected & Convenient

With its central location, 225 W Wacker helps keep your Chicago commute simple and seamless with easy access to the Kennedy and Eisenhower Expressways, and quick walking access to a host of CTA train lines and Metra stations.







Walk  
Times

0

MIN TO DIVVY STATION

5

MIN TO MERCHANDISE MART CTA STOP

5

MIN TO CLARK/LAKE CTA STOP

8

MIN TO STATE/LAKE CTA STOP

6

MIN TO WATER TAXI

10

MIN TO UNION STATION - MADISON ENTRANCE

12

MIN TO OGILVIE STATION

99

WALK SCORE

100

TRANSIT SCORE

82

BIKE SCORE



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