

601 West Monroe Project Information

*Fully Entitled PD #1517
Development Site in one of the
Strongest Submarkets in the
United States*

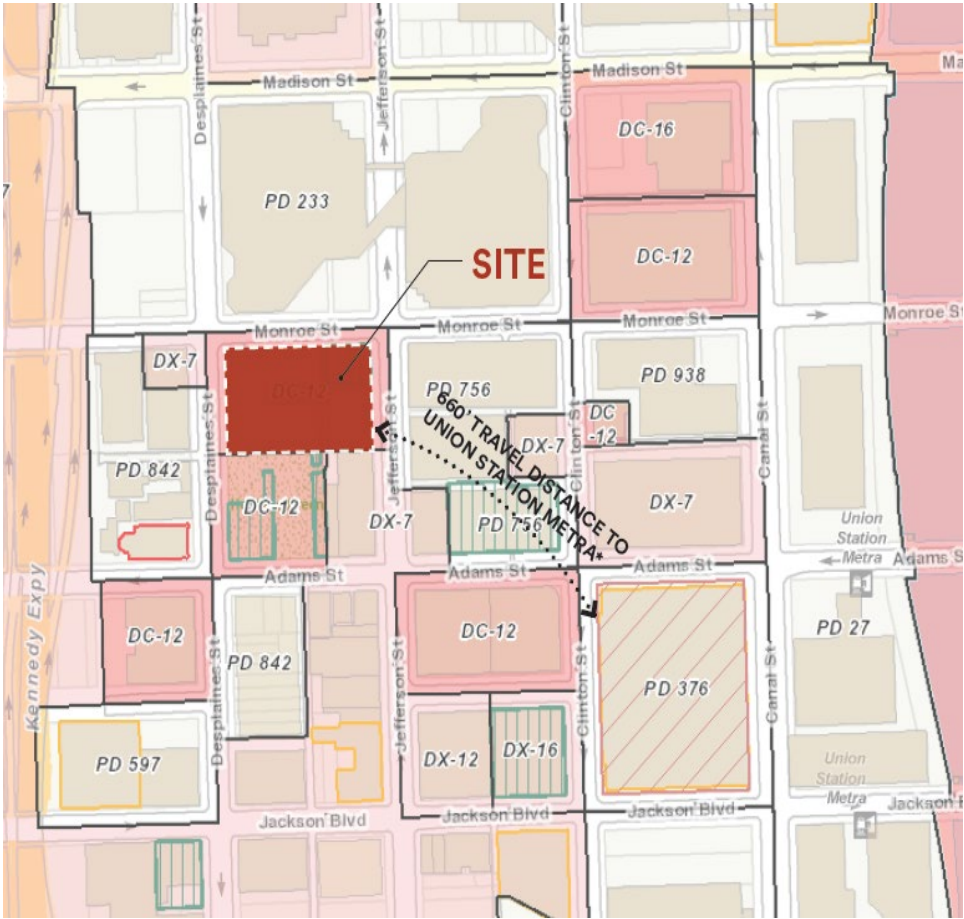
Presented by
CBRE Chicago

FEBRUARY 2025



Survey

601 WEST MONROE



Land Use Plan



Site Context Plan

Zoning

601 WEST MONROE

PROPERTY DATA

SUB-AREA 'A':	34,642 SF
SUB-AREA 'B':	28,526 SF
PUBLIC ALLEY:	1,942 SF

TOTAL SITE AREA	63,168 SF
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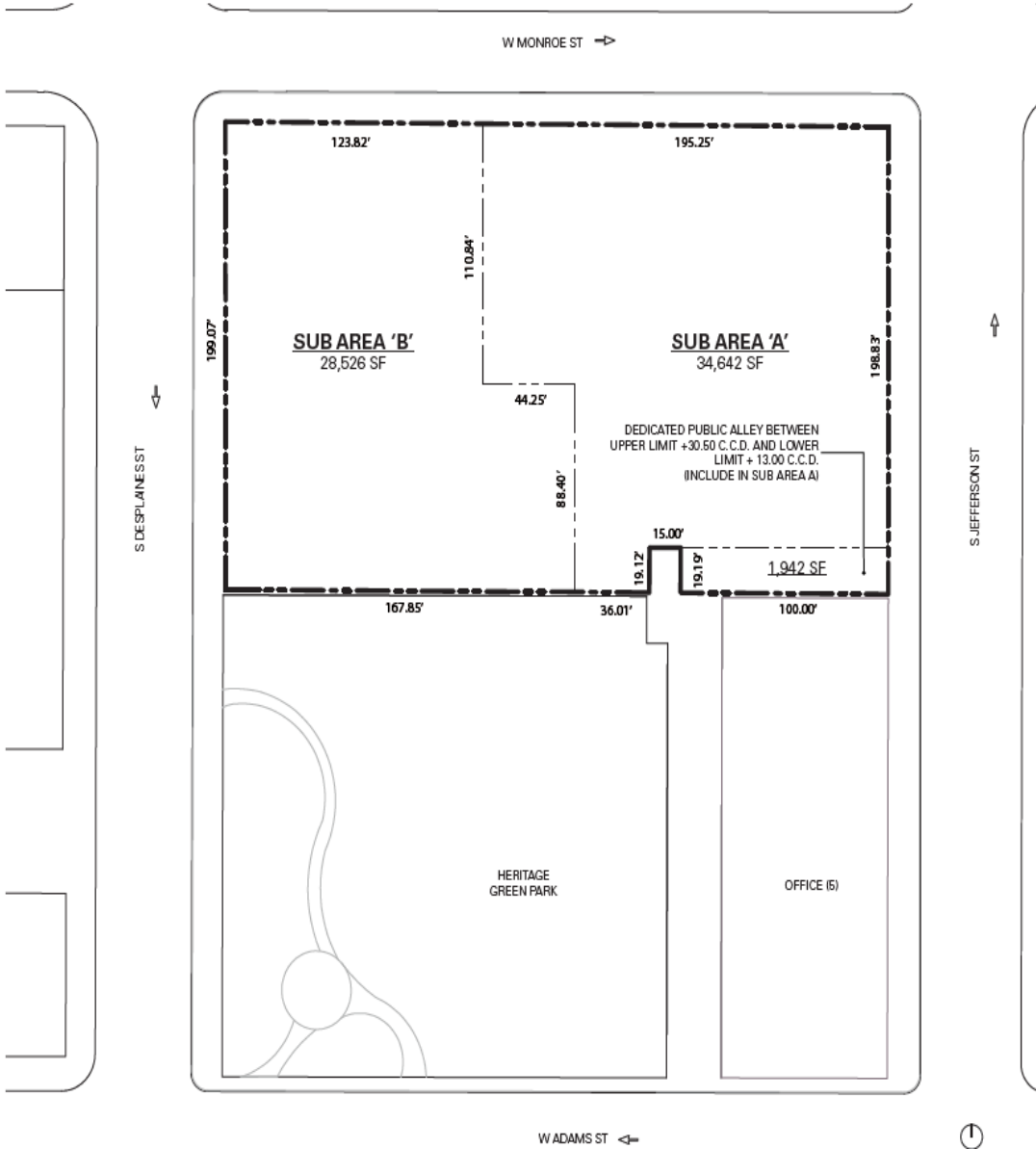
FAR WITH BONUSES

Overall Base FAR	12.0
Overall Bonus FAR	3.74

TOTAL FAR	15.74
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MLA

OVERALL UNITS	1,053
Dwelling Unit MLA	115
Efficiency Unit MLA	75
Efficiency %	75.9%
FAR Bonus MLA Reduction%	30%
SITE BLENDED MLA	59.3

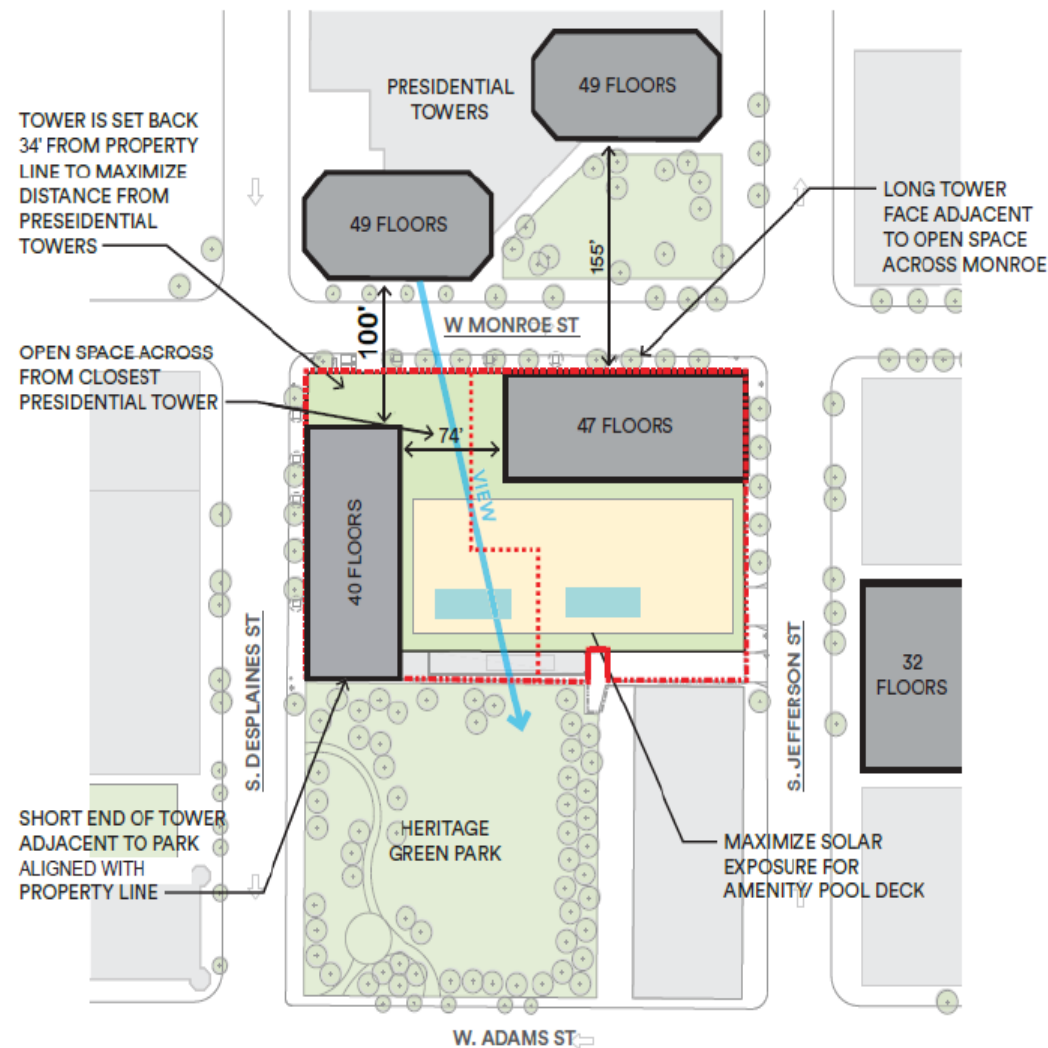
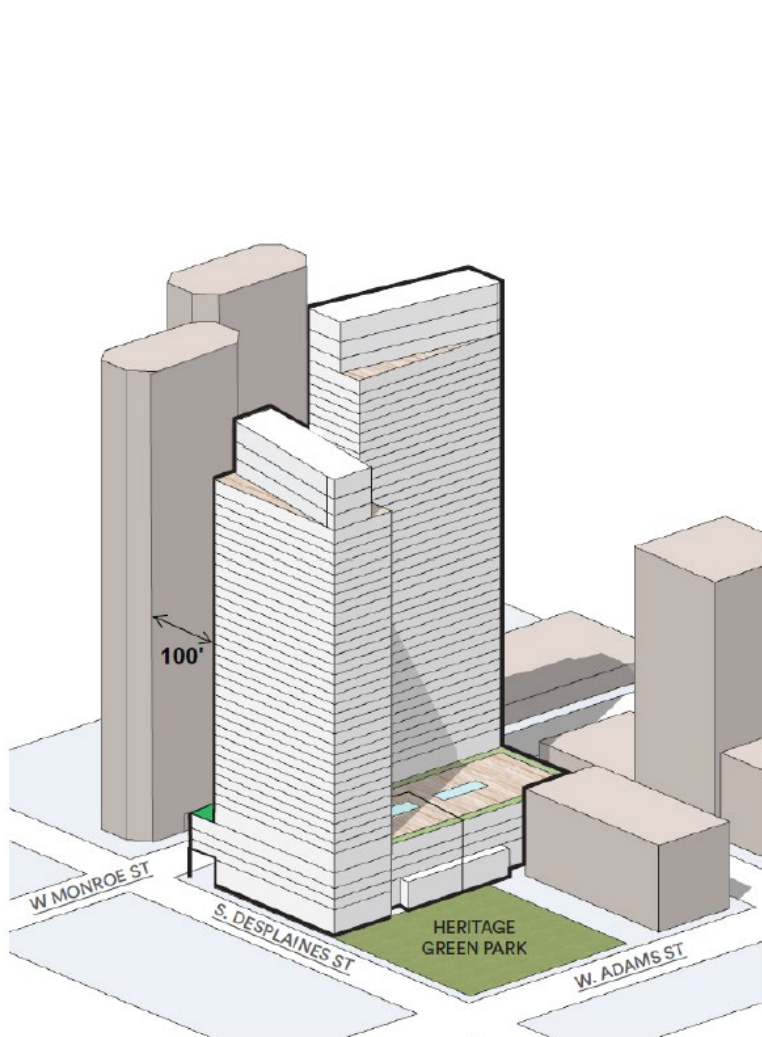


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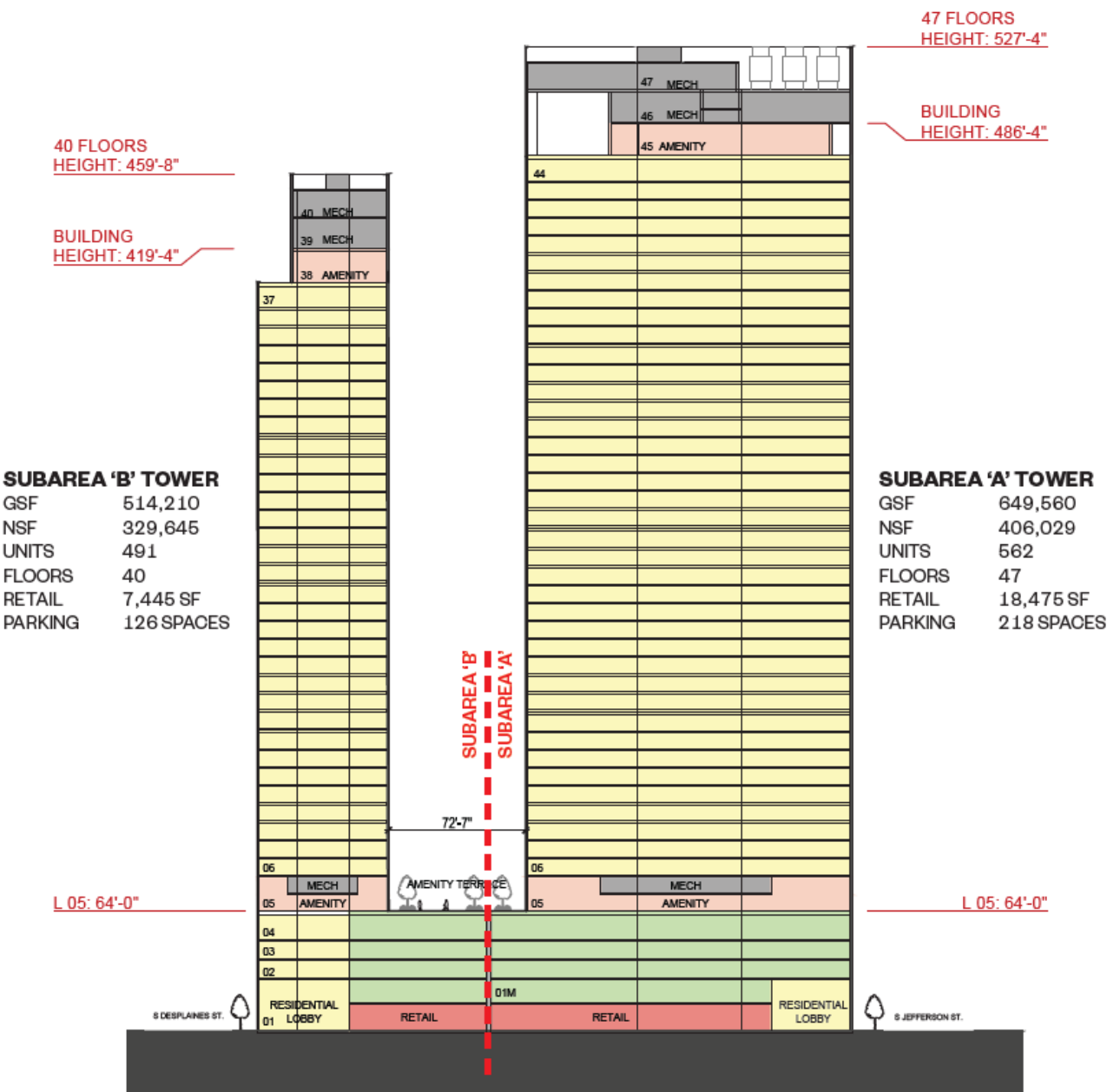
Potential Site Massing

601 WEST MONROE



Section & Tower Perspective

601 WEST MONROE



Aerial

VIEW LOOKING NORTH



Aerial

FACING EAST



Aerial

VIEW LOOKING WEST ON MONROE



Aerial

VIEW LOOKING SOUTHWEST ON
JEFFERSON



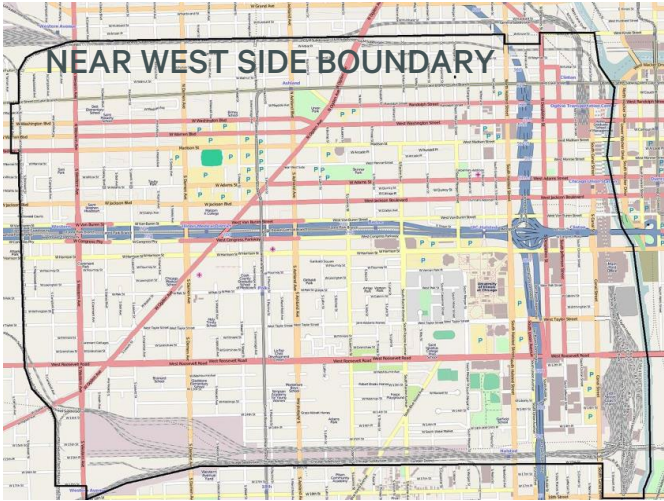
Aerial

VIEW LOOKING NORTH FROM
HERITAGE PARK



Site Context & Neighborhood | Near West Side

601 WEST MONROE



Location Map

Over the course of the next decade, the West Loop Gate will become a valuable growth component in the central city for several reasons:

The boundary constraints on the western, southern and northern edges of the Fulton Market District will send growth opportunities to east of the expressway.

Congestion, density, parking and traffic issues will accelerate north and west of the site. The West Loop Gate will resolve most of these issues.

This Transportation District will remain dominantly a rental residential market with the primary condo market densifying to the west and north of the Transportation District.



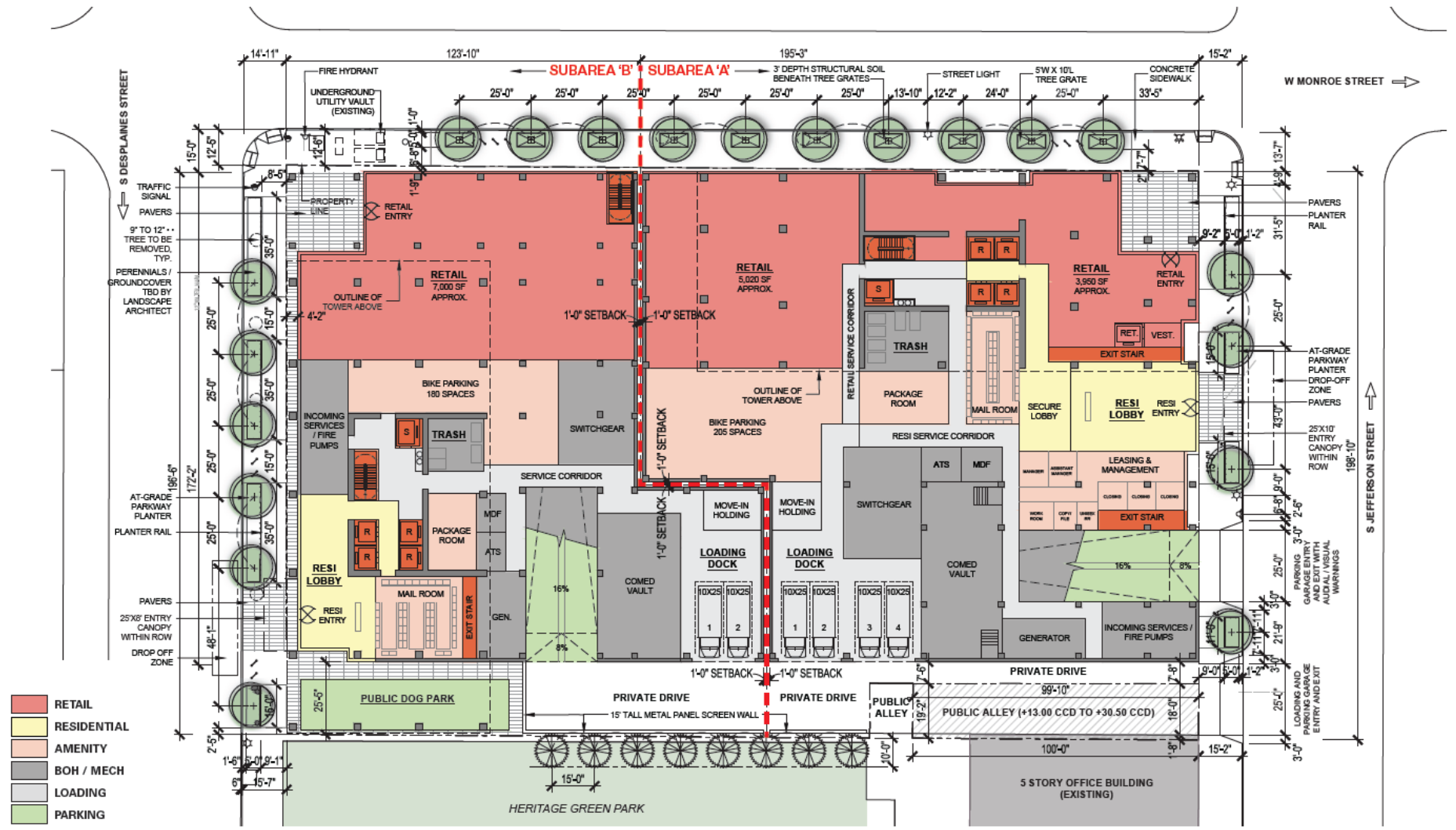
The westward flight of companies and residents from the central loop will accelerate in a search for more modern assets, ease of transportation, safety, more light, air and less density.

The location has a transportation infrastructure in place for abundant parking, Metra, CTA, and the river all of which are impossible to replicate. The site is located at the convergence of three major expressways with nine Eastbound access points.

The development will have unobstructed views to the south overlooking Heritage Green Park and unobstructed views to the West overlooking Greek Town and the University of Illinois.

Ground Floor / Streetscape Concept

601 WEST MONROE



601 WEST MONROE



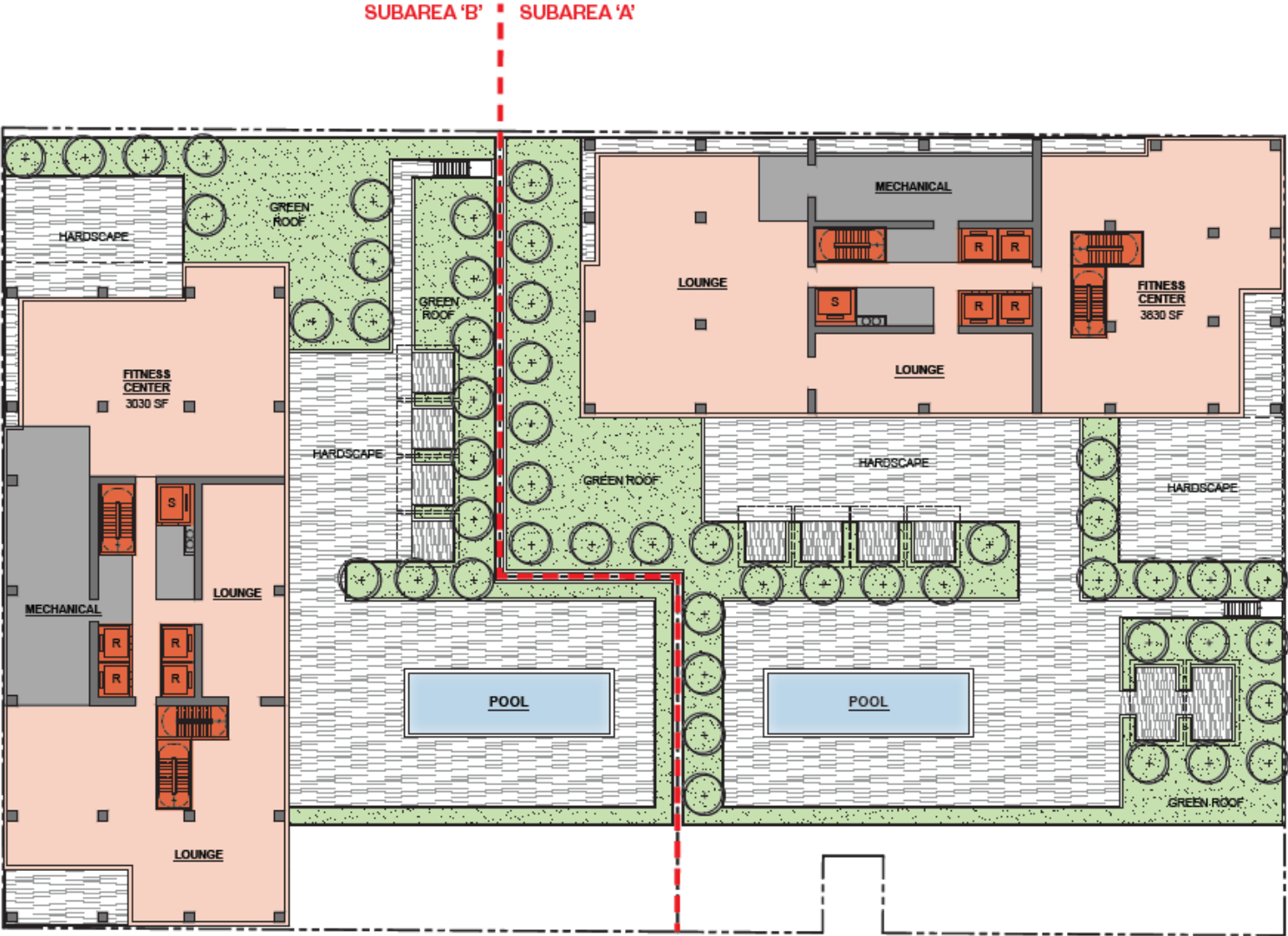
Parking Plan | Levels 2 & 3, 4 SIM

601 WEST MONROE



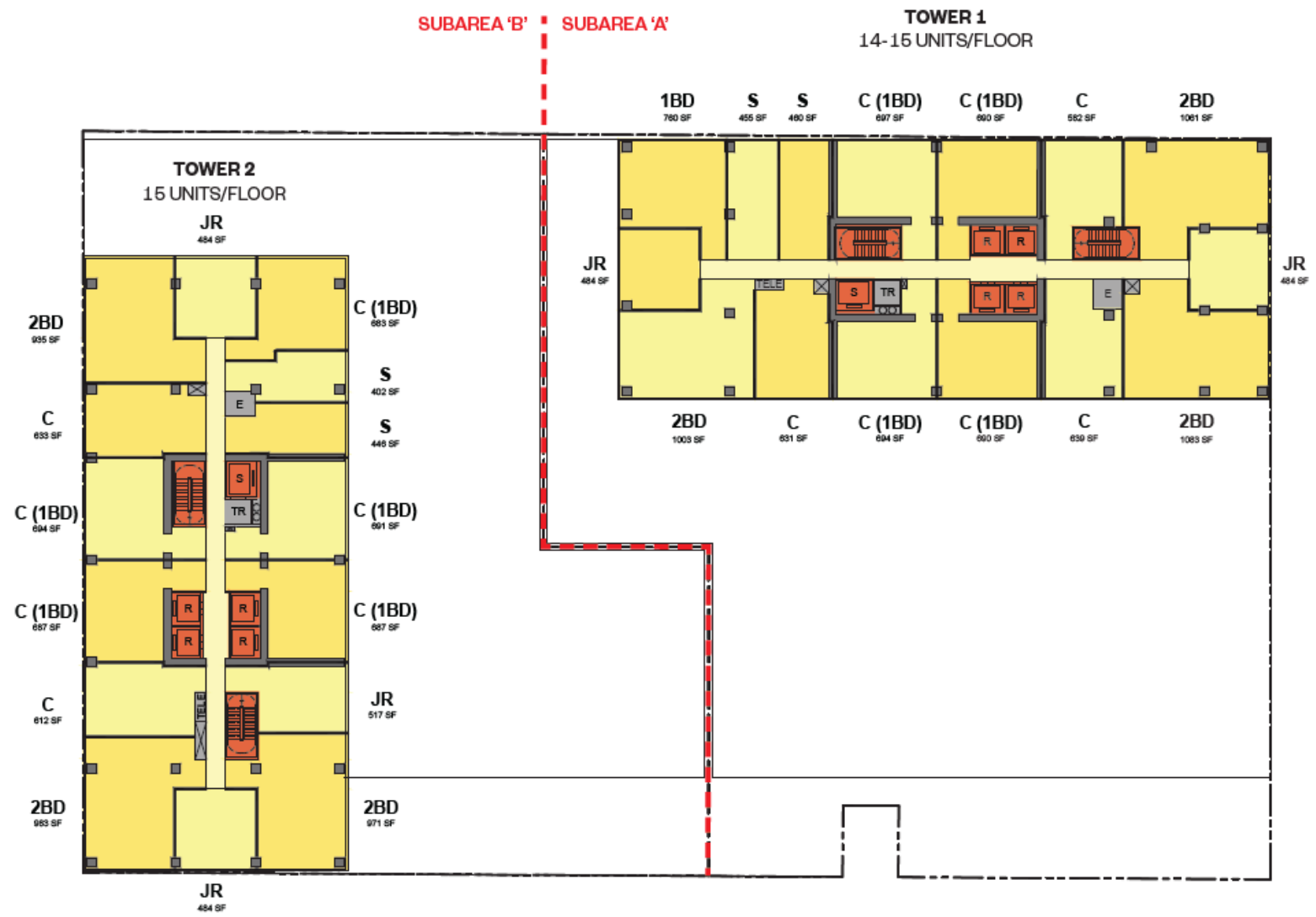
Podium Amenity Plan Level 5

601 WEST MONROE



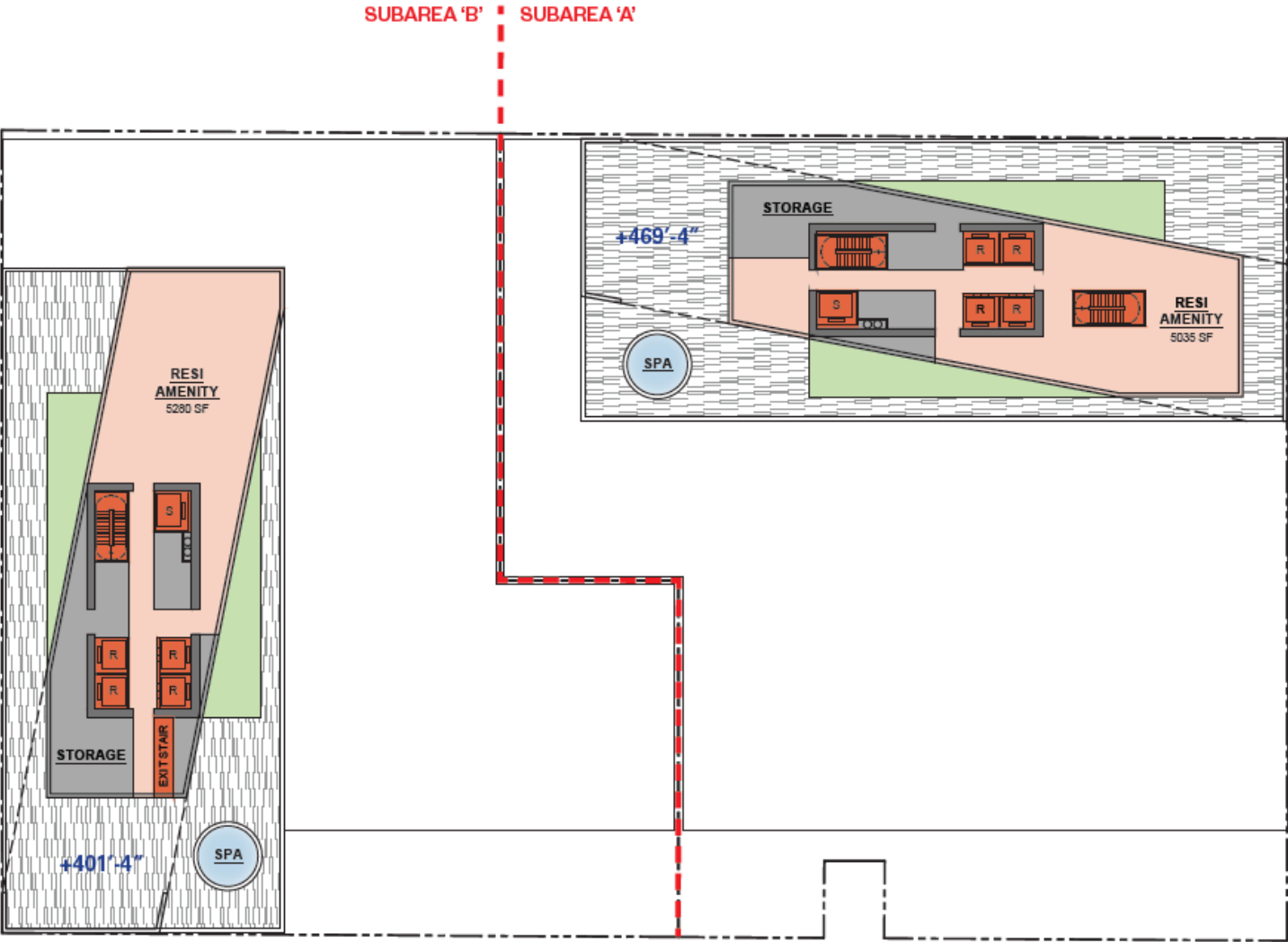
Residential Typical Plans | Levels 6-44 (Tower 1) / Levels 6-35 (Tower 2)

601 WEST MONROE



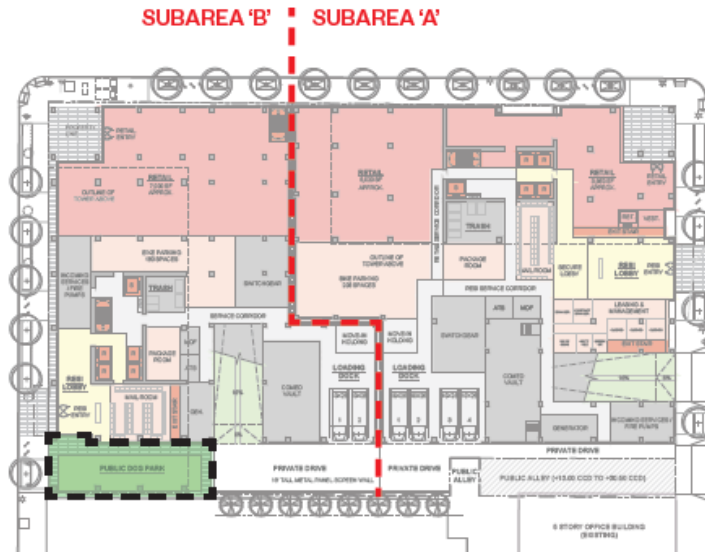
Amenity Plan | Rooftop

601 WEST MONROE



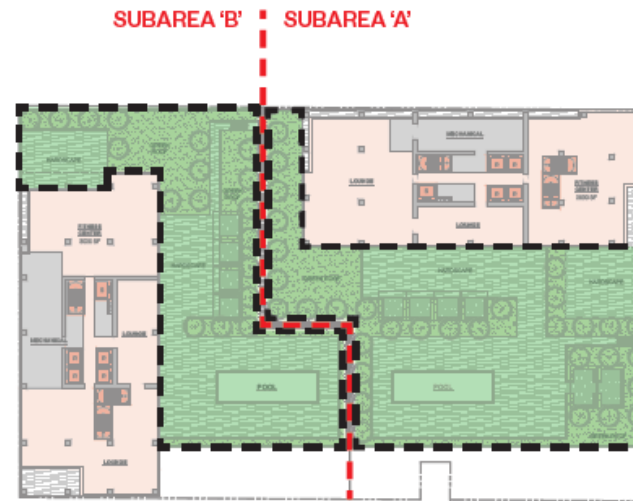
Open Space Diagram

601 WEST MONROE



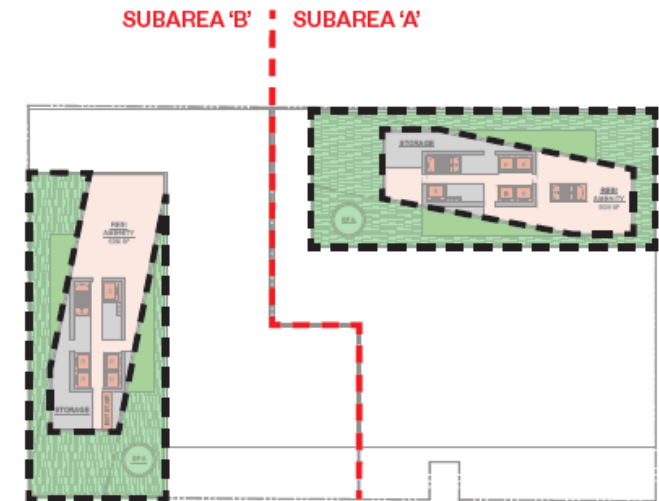
GROUND FLOOR

PUBLIC DOG PARK



LEVEL 5 AMENITY FLOOR

OUTDOOR AMENITY TERRACES



ROOFTOP AMENITY FLOORS

OUTDOOR AMENITY TERRACES

On-Site Open Space Requirement (17-4-0410)

Subarea "A" Required Area = 562 units x 36 sf/unit = **20,232 SF**

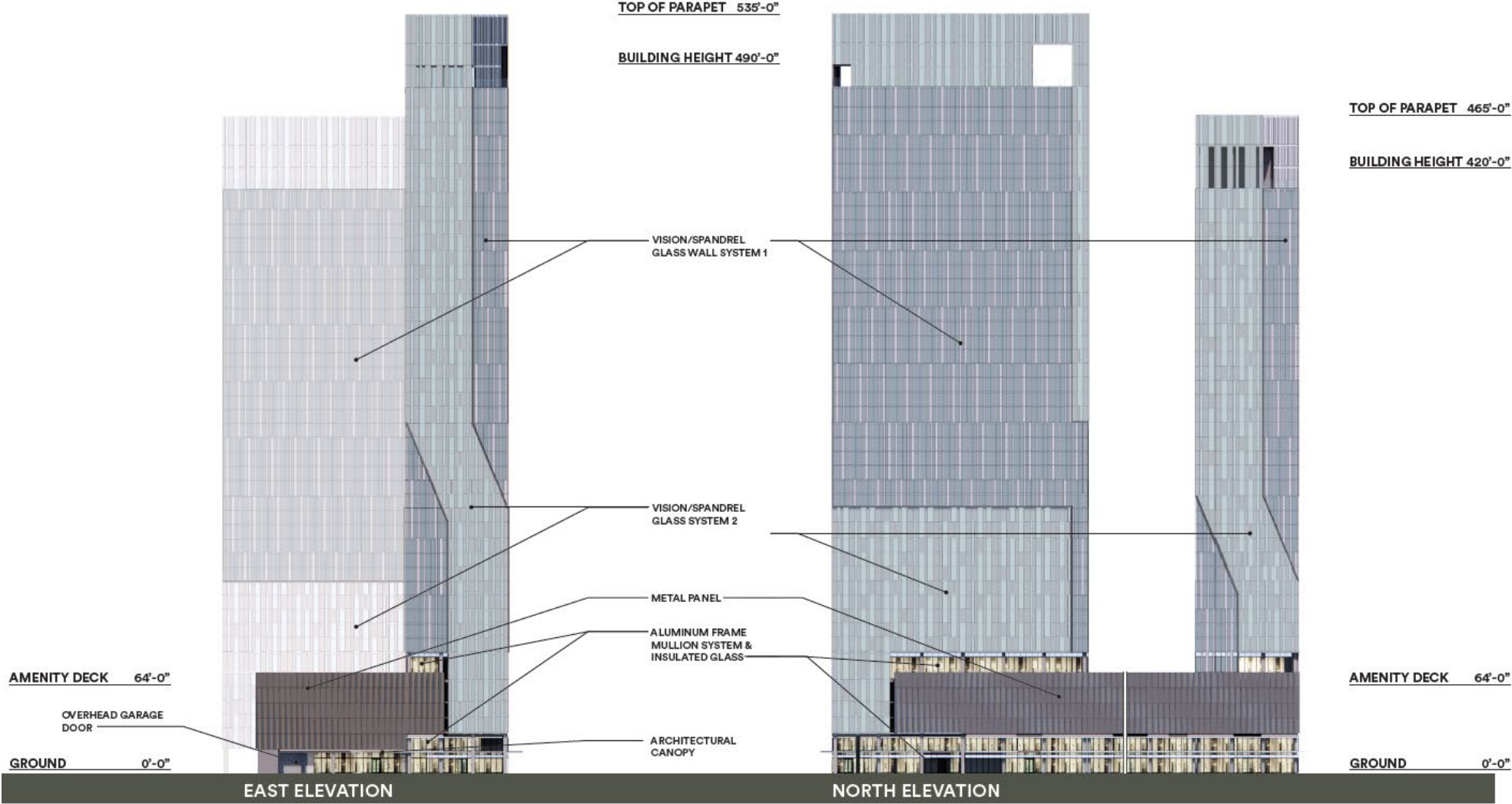
Subarea "A" Provided Area = **25,491 SF**

Subarea "B" Required Area = 491 units x 36 sf/unit = **17,676 SF**

Subarea "B" Provided Area = **23,230 SF**

Building Elevations

601 WEST MONROE



Unit Mixes

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Subarea “A” Unit Mix

Type	Qty	%	NSF/U
Studio	32	6%	458
Junior	78	14%	484
Conv.	140	25%	626
Conv. 1 Bed	156	28%	693
1 Bed	16	3%	760
2 Bed	34	25%	1041
Total	562	100%	722

Total NSF
Eff. Unit % **406,029**
72.2%

Subarea “B” Unit Mix

Type	Qty	%	NSF/U
Studio	68	14%	429
Junior	95	19%	495
Conv.	60	12%	623
Conv. 1 Bed	170	35%	689
2 Bed	9	18%	963
3 Bed	8	2%	1547
Total	562	100%	671

Total NSF
Eff. Unit % **329,645**
80.0%

Area Summaries

601 WEST MONROE

SUBAREA 'A'

Site Area	34,642
Gross Area	649,560
FAR Area	544,269
FAR	15.71
HEIGHT (ft)	487.47

RESIDENTIAL SUMMARY	
GSF with Pro-Rata SF	537,353
Shared Serv Pro Rata SF	21,576
Shared Serv Pro Rata %	97%
GSF	515,777
NSF	406,029
Eff	79%
Units	562
Avg NSF / Unit	722

OPEN SPACE	
Balconies & Terraces	25,491
Required (36 sf / unit)	20,232

SHARED SERVICES	
SF	22,318
Central Mech	20,984
Loading	1,334

RETAIL	
GSF with Pro-Rata SF	18,475
Shared Serv Pro Rata SF	742
Shared Serv Pro Rata %	3.32%
GSF	17,733

PARKING	
GSF	93,732
Total Estimated Spaces	218
GSF / Space	430
Ratio	0.39

SUBAREA 'B'

Site Area	28,526
Gross Area	514,210
FAR Area	445,181
FAR	15.61
HEIGHT (ft)	419.28

RESIDENTIAL SUMMARY	
GSF with Pro-Rata SF	448,910
Shared Serv Pro Rata SF	22,545
Shared Serv Pro Rata %	98%
GSF	426,365
NSF	329,645
Eff	77%
Units	491
Avg NSF / Unit	671

OPEN SPACE	
Balconies & Terraces	23,230
Required (36 sf / unit)	17,676

SHARED SERVICES	
SF	22,919
Central Mech	21,585
Loading	1,334

RETAIL	
GSF with Pro-Rata SF	7,445
Shared Serv Pro Rata SF	374
Shared Serv Pro Rata %	1.63%
GSF	7,071

PARKING	
GSF	57,855
Total Estimated Spaces	126
GSF / Space	459
Ratio	0.26

Area Detail | Subarea “A”

601 WEST MONROE

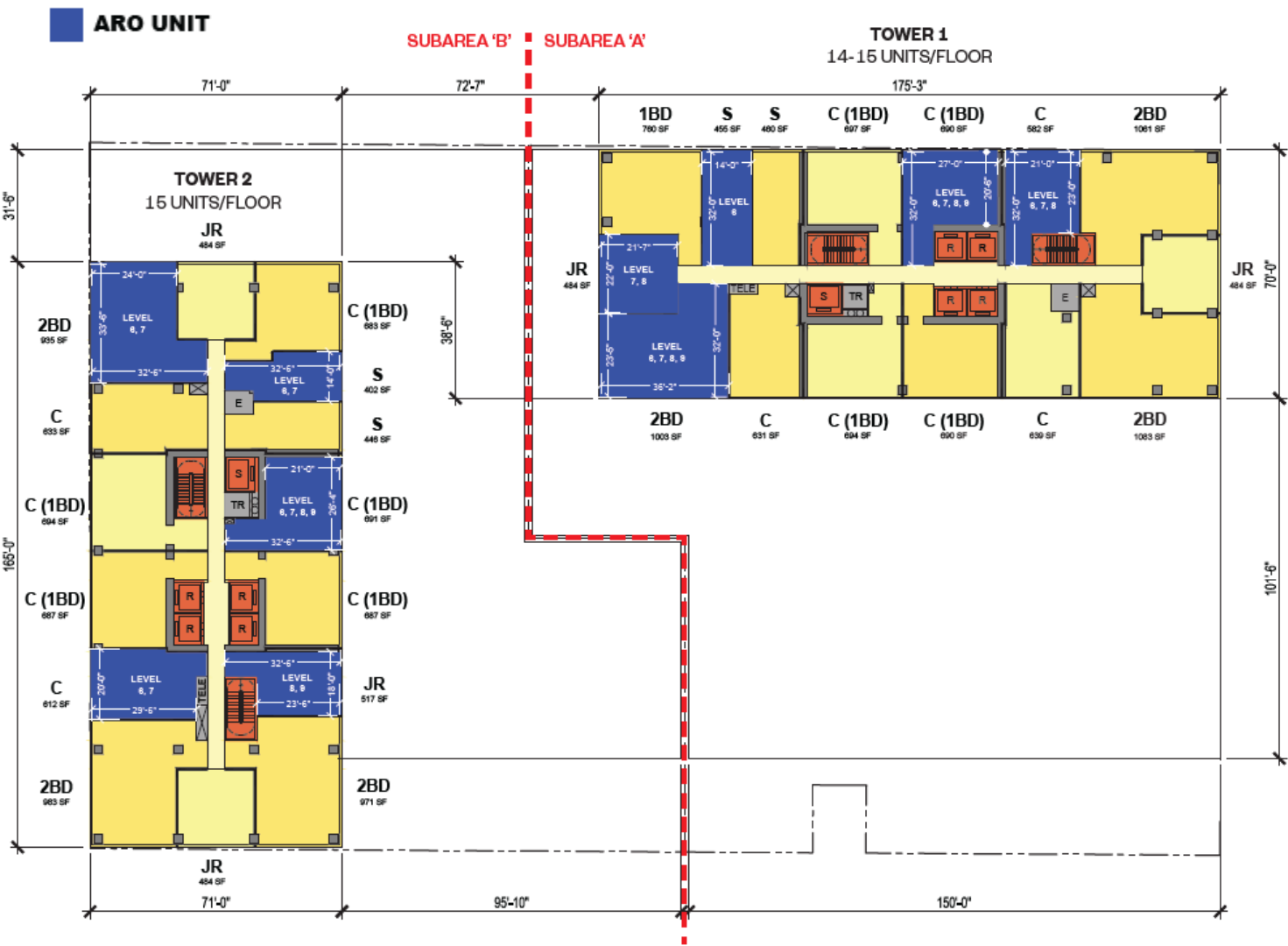
SUBAREA 'A' FLOOR DETAIL																	
Level	Ht.	Elev.	Use	Supported Slab	open sp.	Residential				Shared Services		Retail	Parking		FAR Area		GSF/ Floor
						Dwelling Units			estimated units/floor	Loading gsf	Centrl Mech gsf		gsf	spaces	deduct	FAR Area	
						gsf*	nna*	nsf				efficiency					
		527.47	Top / Screen Wall														
		522.47	Roof														
47	20	502.47	Mechanical	4,860								4,860				0	4,860
46	15	487.47	Mechanical	5,565								5,565				0	5,565
45	18	469.47	Amenity / Mechanical	12,267	7,231	5036						0				5,036	5,036
44	13.67	455.80	Residential / MEP Transfer	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
43	9.67	446.13	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
42	9.67	436.46	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
41	9.67	426.79	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
40	9.67	417.12	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
39	9.67	407.45	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
38	9.67	397.78	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
37	9.67	388.11	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
36	9.67	378.44	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
35	9.67	368.77	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
34	9.67	359.10	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
33	11.17	347.93	Residential / PRV	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
32	9.67	338.26	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
31	9.67	328.59	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
30	9.67	318.92	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
29	9.67	309.25	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
28	9.67	299.58	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
27	9.67	289.91	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
26	9.67	280.24	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
25	9.67	270.57	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
24	9.67	260.90	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
23	9.67	251.23	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
22	9.67	241.56	Residential	12,267	0	12,267	1856	10,411	85%	14	12,267					12,267	12,267
21	11.67	229.89	Residential / MEP Transfer	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
20	9.67	220.22	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
19	9.67	210.55	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
18	9.67	200.88	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
17	9.67	191.21	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
16	9.67	181.54	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
15	9.67	171.87	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
14	9.67	162.20	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
13	11.17	151.03	Residential / PRV	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
12	9.67	141.36	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
11	9.67	131.69	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
10	9.67	122.02	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
9	9.67	112.35	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
8	9.67	102.68	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
7	9.67	93.01	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
6	9.67	83.34	Residential	12,267	0	12,267	1856	10,411	85%	15	12,267					12,267	12,267
5M	9.67	73.67	Mech Mezz	4,000								4,000				4,000	4,000
5	9.67	64.00	Amenity	30,530	18,280	11,290										11,290	11,290
4	15	49.00	Parking	28,528	0	1,000						2,000		23,528	56	23,528	3,000
3	10.5	38.50	Parking	30,530	0	3,000								27,530	70	27,530	3,000
2	10.5	28.00	Parking	30,530	0	3,000								27,530	70	27,530	3,000
1M	12	16.00	Retail / Amenity / Parking	23,548		1,073						1,000	7,898	13,579	23	13,579	9,989
1	16	0.00	Lobbies Parkg Retail Load	29,480	0	12,965	12,965	0			1,334	3,759	9,837	1,565	0	2,899	26,561
Above Grade Total				676,031	25,491	515,777	85,349	406,029	79%	562	1,334	20,984	17,733	93,732	218	105,291	544,269
FAR Area												0					
Grand Totals				676,031	25,491	515,777	85,349	406,029	79%	562	1,334	20,984	17,733	93,732	218	105,291	544,269

Residential Typical Plans | Levels 6-44 (Tower 1) / Levels 6-35 (Tower 2)

601 WEST MONROE

ARO Unit Locations

ARO Summary							
Market Rate				ARO (On Site)			Affordable vs. Market Square Footage
Unit	How many?	% of Total	Avg. Square Footage	How many?	% of Total	Avg. Square Footage	
Studio	266	25%	470.8	7	27%	465.9	99.00%
1 Bed	529	50%	668.5	13	50%	653.4	97.70%
2 Bed	224	21%	1010.7	6	23%	980.3	97.00%
3 Bed	8	1%	1547	0	0%	0	N/A
Total	1027	97.50%		26			



Area Detail | Subarea “B”

601 WEST MONROE

SUBAREA 'B' FLOOR DETAIL																		
Level	Ht.	Elev.	Use	Supported Slab	open sp.	Residential					Shared Services		Retail	Parking		FAR Area		GSF/ Floor
						Dwelling Units				estimated units/floor	Loading gsf	Centrl Mech gsf		Accessory gsf	spaces	deduct	FAR Area	
						gsf*	nna*	nsf	efficiency									
			459.28 Top / Screen Wall															
		5	454.28 Roof															
40	20		434.28 Mechanical	4,560								4,560				4,560	0	
39	15		419.28 Mechanical	5,280								5,280				5,280	0	
38	18		401.28 Amenity / Mechanical	11,715	6,435	5280						0				0	5,280	
37	13.67		387.61 Residential / MEP Transfer	11,715	0	11,715	1805	9,910	85%	10							11,715	
36	9.67		377.94 Residential	11,715	0	11,715	1805	9,910	85%	10							11,715	
35	9.67		368.27 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
34	9.67		358.60 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
33	9.67		348.93 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
32	9.67		339.26 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
31	9.67		329.59 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
30	9.67		319.92 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
29	11.17		308.75 Residential / PRV	11,715	0	11,715	1805	9,910	85%	15							11,715	
28	9.67		299.08 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
27	9.67		289.41 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
26	9.67		279.74 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
25	9.67		270.07 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
24	9.67		260.40 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
23	9.67		250.73 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
22	9.67		241.06 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
21	11.17		229.89 Residential / PRV	11,715	0	11,715	1805	9,910	85%	15							11,715	
20	9.67		220.22 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
19	9.67		210.55 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
18	9.67		200.88 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
17	9.67		191.21 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
16	9.67		181.54 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
15	9.67		171.87 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
14	9.67		162.20 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
13	11.17		151.03 Residential / PRV	11,715	0	11,715	1805	9,910	85%	15							11,715	
12	9.67		141.36 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
11	9.67		131.69 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
10	9.67		122.02 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
9	9.67		112.35 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
8	9.67		102.68 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
7	9.67		93.01 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
6	9.67		83.34 Residential	11,715	0	11,715	1805	9,910	85%	15							11,715	
5M	9.67		73.67 Mech Mezz	4,000				0				4,000					4,000	
5	9.67		64.00 Amenity	25,477	14,600	10,802						0					10,802	
4	15		49.00 Parking / Residential	25,477	0	5,913	1,738	4175	71%	7		2,000		17,564	42	17,564	7,913	
3	10.5		38.50 Parking / Residential	25,477	0	7,438	3,263	4175	56%	7				18,039	42	18,039	7,438	
2	10.5		28.00 Parking / Residential	25,477	0	7,438	3,263	4175	56%	7				18,039	42	18,039	7,438	
1M	12		16.00 Retail / Amenity / Parking	10,637		5,388	5,388	0	0%	0		2,361		2,888	0	2,888	7,749	
1	16		0.00 Lobbies Parkg Retail Load	22,340	2,195	9,226	9,226	0			1,334	3,384	7,071	1,325	0	2,659	19,681	
Above Grade Total				535,320	23,230	426,365	80,638	329,645	77%	491	1,334	21,585	7,071	57,855	128	69,029	445,181	
Basement B1																		
FAR Area												0						
Grand Totals				535,320	23,230	426,365	80,638	329,645	77%	491	1,334	21,585	7,071	57,855	128	69,029	445,181	

CBRE Chicago Team

601 WEST MONROE



ADVISORY & TRANSACTION

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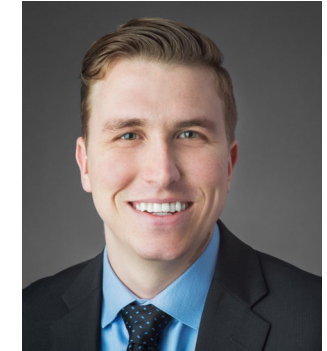
MULTIFAMILY

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