



NORTH DEARBORN

Available for Sublease

Premium Loop Office Space

ASKING RENT

\$22/SF



FOR MORE INFORMATION CONTACT:

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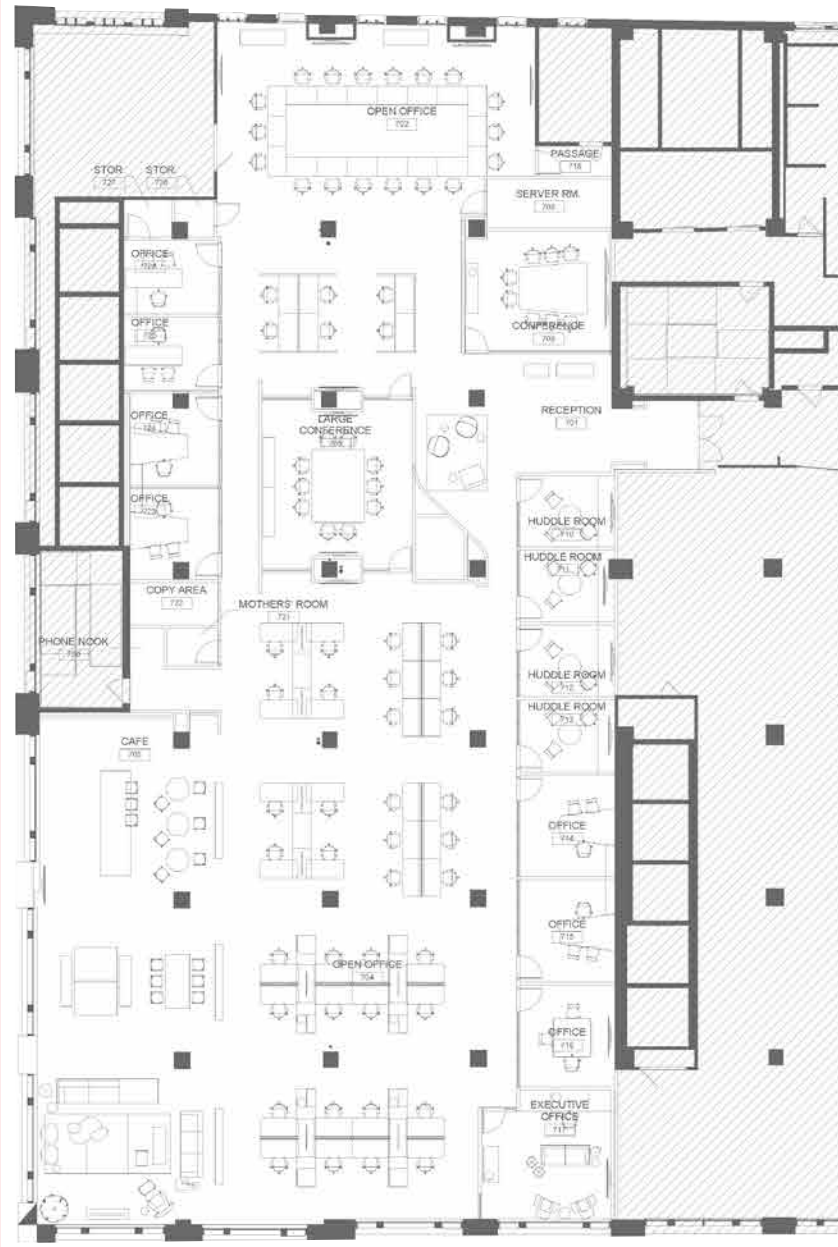
Office



FOR SUBLEASE

13,570 SF Loop Office Space Available

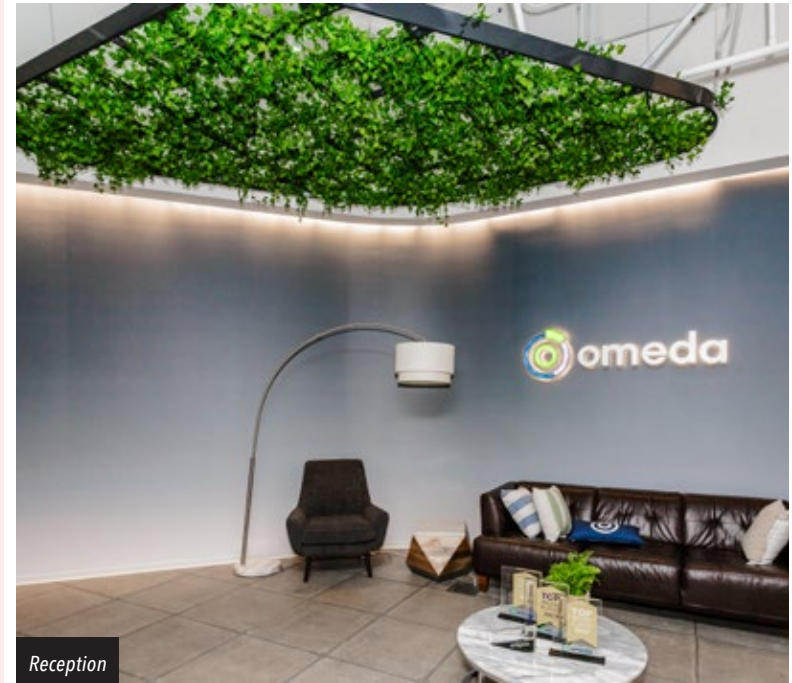
- + 17-story historic Class-A office building in unbeatable central Loop location
- + Steps from public transit and within minutes of I-90/94 and I-290
- + Expansive building modernizations completed in 2017
- + Premium in-building amenities include rooftop terrace, fitness center, penthouse tenant lounge, bike storage, and more
- + Floor-to-ceiling windows flood spaces with abundant natural light
- + 14 passenger elevators and 4 freight elevators



Site Plan

Available Space

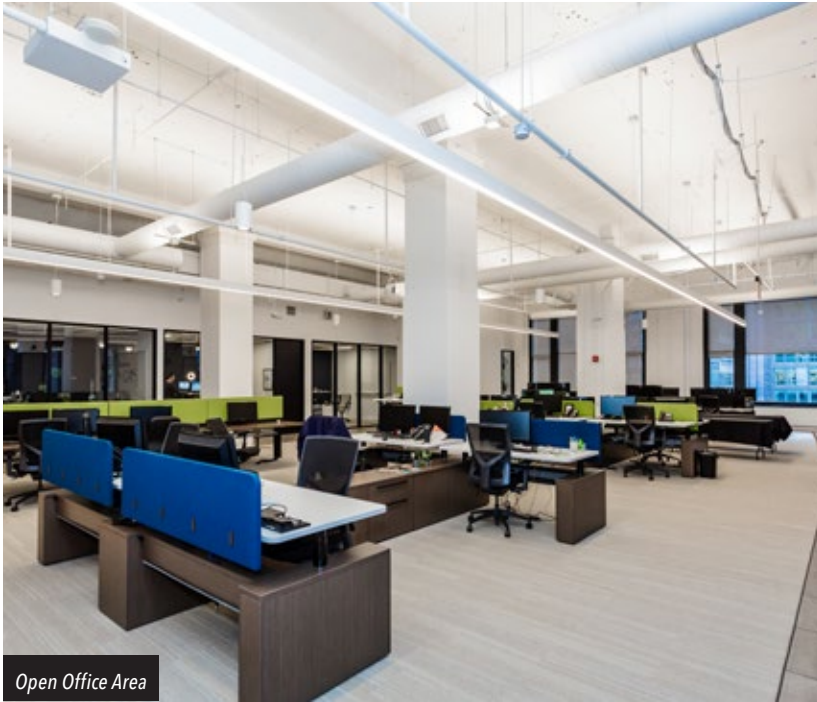
Address:	1 N. Dearborn Street Chicago, IL 60602
Suite:	750
Square Footage:	13,570
Lease Type:	Sublease
Term:	Through June 2029
Asking Rent:	\$22.00/SF Gross



Reception



NORTH DEARBORN



Open Office Area



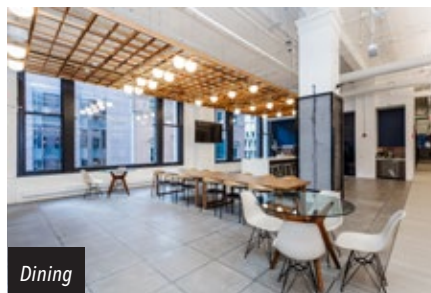
Kitchen



Lounge



Open Office



Dining



Conference Room



Historic Architecture Meets Modern Convenience

Thoughtfully designed for a smarter, more sustainable future.



Originally built in 1917 to house the Boston Company department store, 1 North Dearborn features large floor plates and oversized vintage windows that offer efficient planning for tenants and abundant natural light.

1 North Dearborn underwent extensive modernizations of its offices and amenities in 2017. Improvements include a 15,000 SF rooftop terrace and tenant lounge, bike room, fitness center, and a re-imagined lobby.

TOTAL BUILDING RSF

938,300

BUILDING HEIGHT

17 stories

CEILING HEIGHTS

10-17'
Floor-to-Floor Range

ACCESS & SECURITY

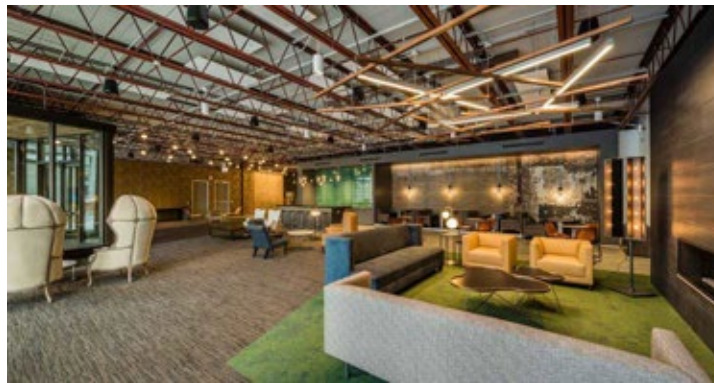
24/7

YEAR BUILT

1917
(Holabird & Roche)

YEAR RENOVATED

2017



Exceptional Amenities

HIGH SPEED CONNECTIONS

DAS ensures high-performing 4G-LTE cellular connectivity throughout the building

CONFERENCE CENTER

Featuring ample screens, seating, and supplies

FITNESS CENTER

Newly updated with spa-like locker rooms, state-of-the-art equipment, and a dedicated cycle studio

ROOFTOP TERRACE

With lounge spaces and work stations featuring skyline views

PENTHOUSE TENANT LOUNGE

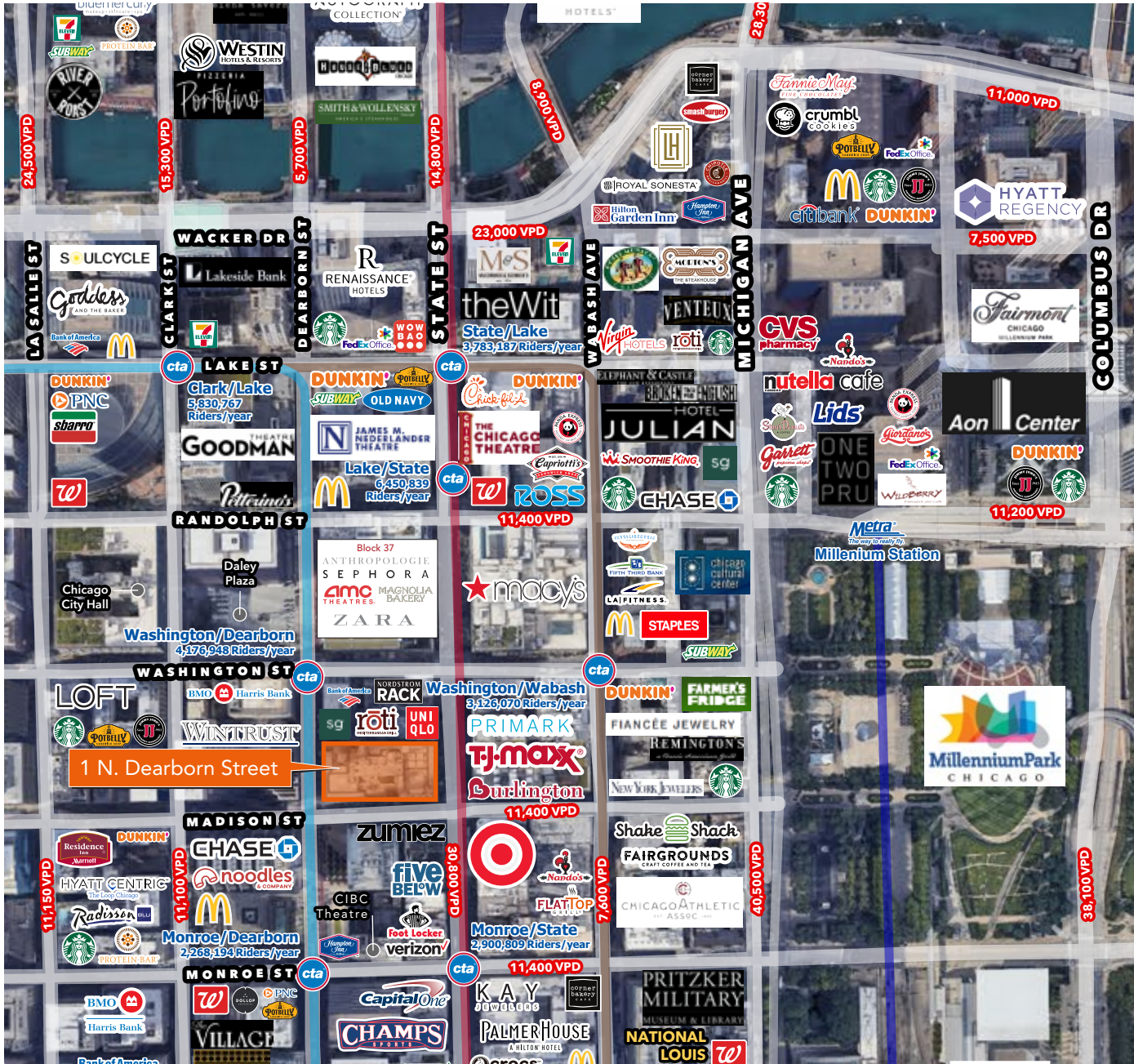
Café and lounge space with self-serve snacks and top-notch coffee

BIKE STORAGE

Secure bike area, located on the lower level of the building

SHIFT AMENITY PROGRAM

Exciting classes, events, and perks that contribute to an engaging workplace and help tenants build an appealing corporate culture



Unbeatable Loop Location

WALK SCORE	TRANSIT SCORE	BIKE SCORE
100	100	80
<i>Walkers Paradise</i>	<i>Rider's Paradise</i>	<i>Very Bikeable</i>

Unbeatable central Loop location, just steps away from Millennium Park, State Street Corridor, the theater district, and some of Chicago's top destinations.

The CTA Blue / Red line Washington station and a new Loop Link stop are located directly outside of the main entrance for convenient accessibility to destinations such as O'Hare, Lakeview, Wicker Park, Lincoln Park, Gold Coast, and Logan Square.

1 North Dearborn is located within blocks of the red, blue, brown, and purple line trains and minutes of I-90, I-94, and I-290, for an easy, connected commute.



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