



NORTH DEARBORN

Available for Sublease

# Premium Loop Office Space



FOR MORE INFORMATION CONTACT:

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FOR SUBLEASE

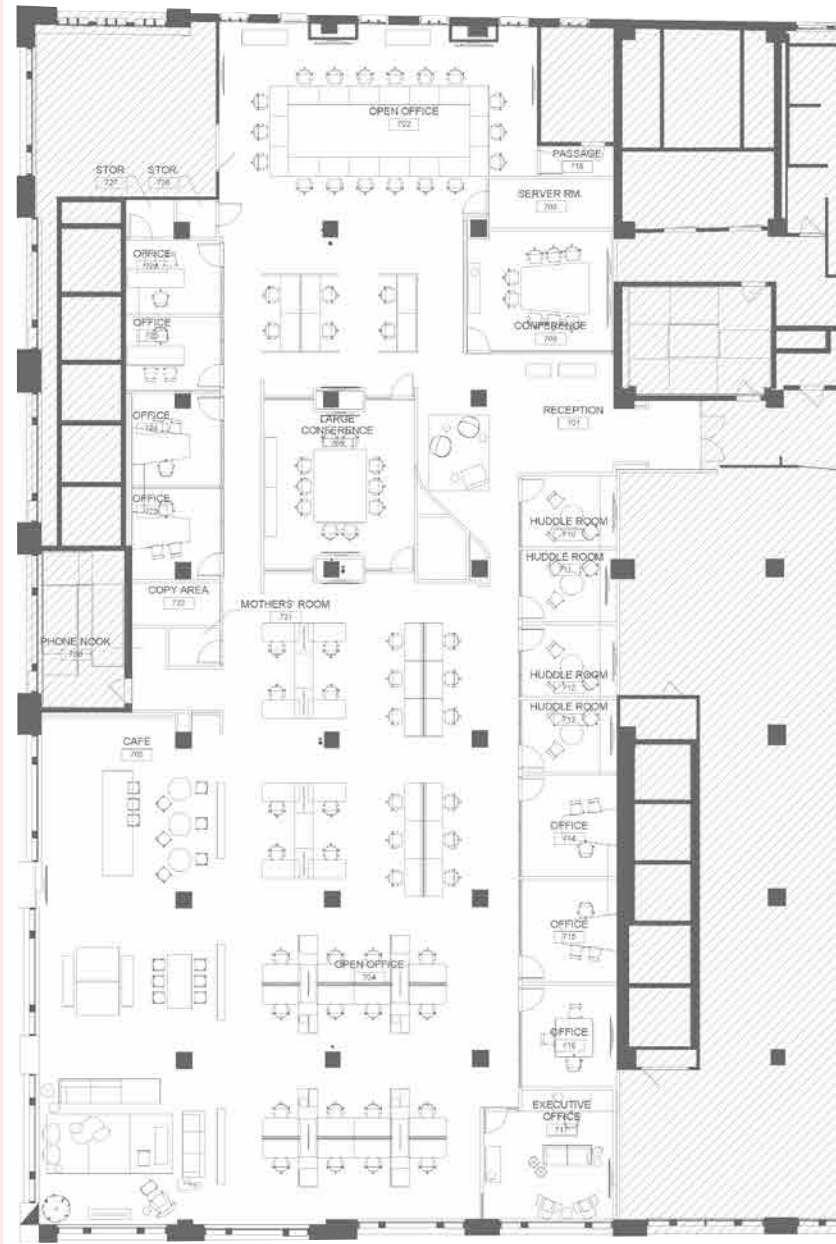
# 13,570 SF Loop Office Space Available

- + 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

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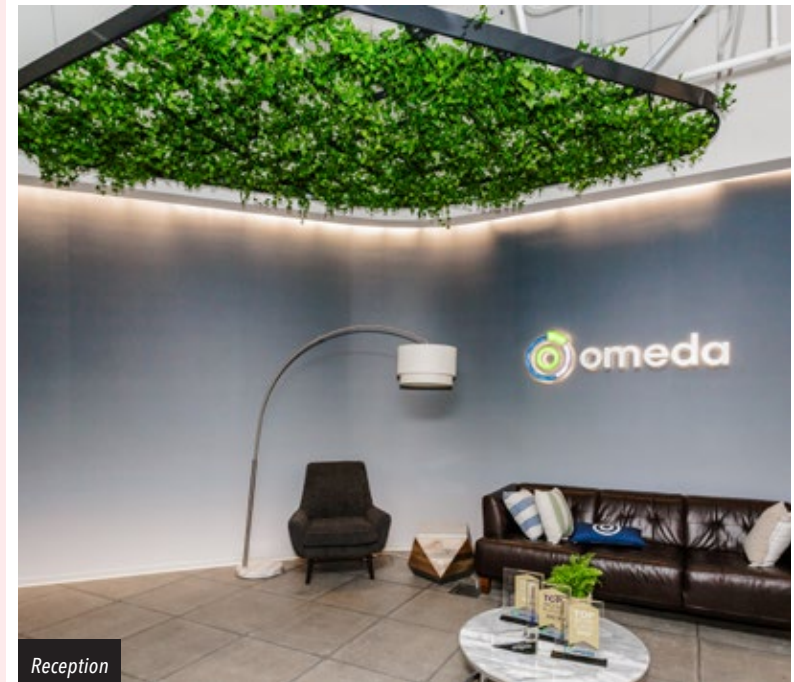




Site Plan

## 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:	Please call



Reception





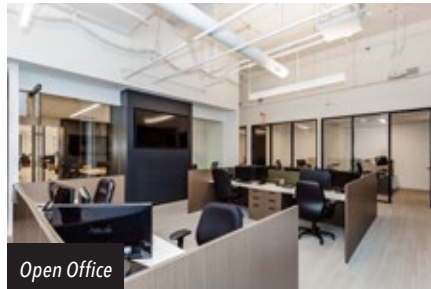
Open Office Area



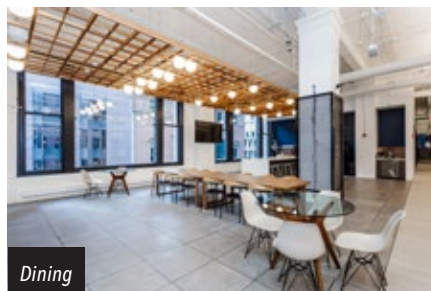
Kitchen



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

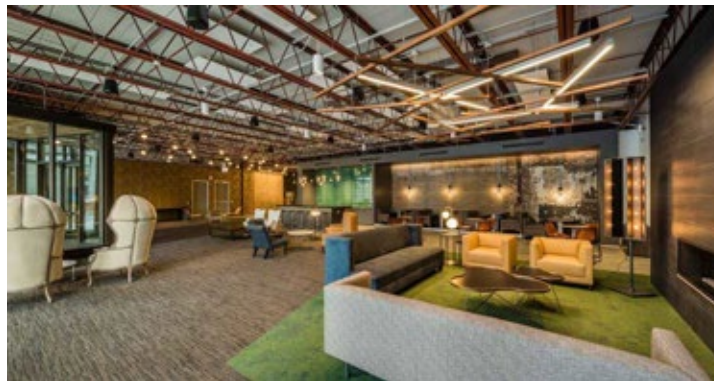
*Café and lounge space with self-serve snacks and top-notch coffee*

### 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  
**100**  
*Walkers Paradise*



TRANSIT SCORE  
**100**  
*Rider's Paradise*



BIKE SCORE  
**80**  
*Very Bikeable*

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.



1

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