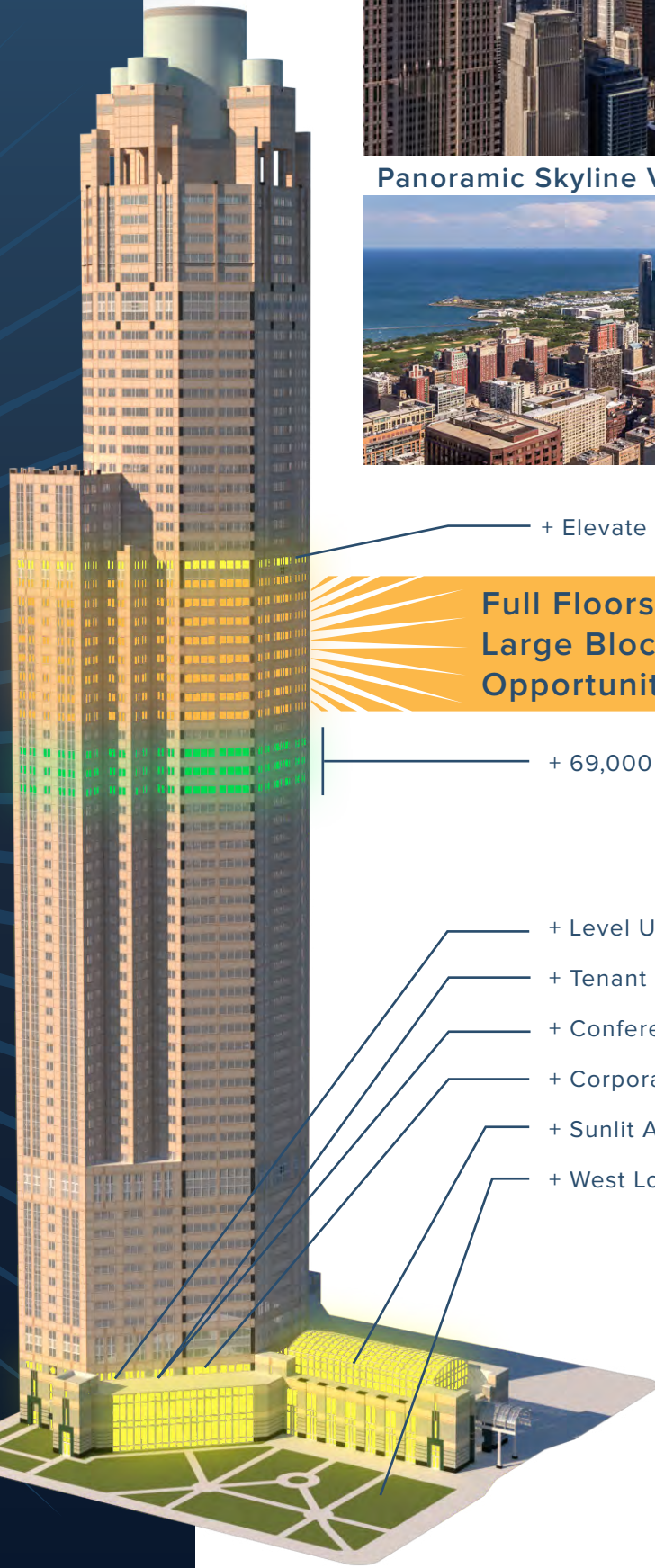


AWE-INSPIRING 360° VIEWS
AT A PRESTIGIOUS ADDRESS





Panoramic Skyline Views



+ Elevate 46 Cafe & Bar

**Full Floors/
Large Block
Opportunity**

+ 180,000 SF
contiguous on
Floors 38-45

+ 69,000 SF contiguous on Floors 34 - 36

+ Level Up & The Vault Fitness Center

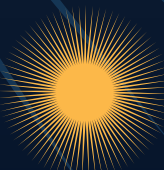
+ Tenant Lounge

+ Conference Space for 160+

+ Corporate Branding Opportunity

+ Sunlit Atrium for Tenant Events

+ West Loop's Largest Park + Plaza

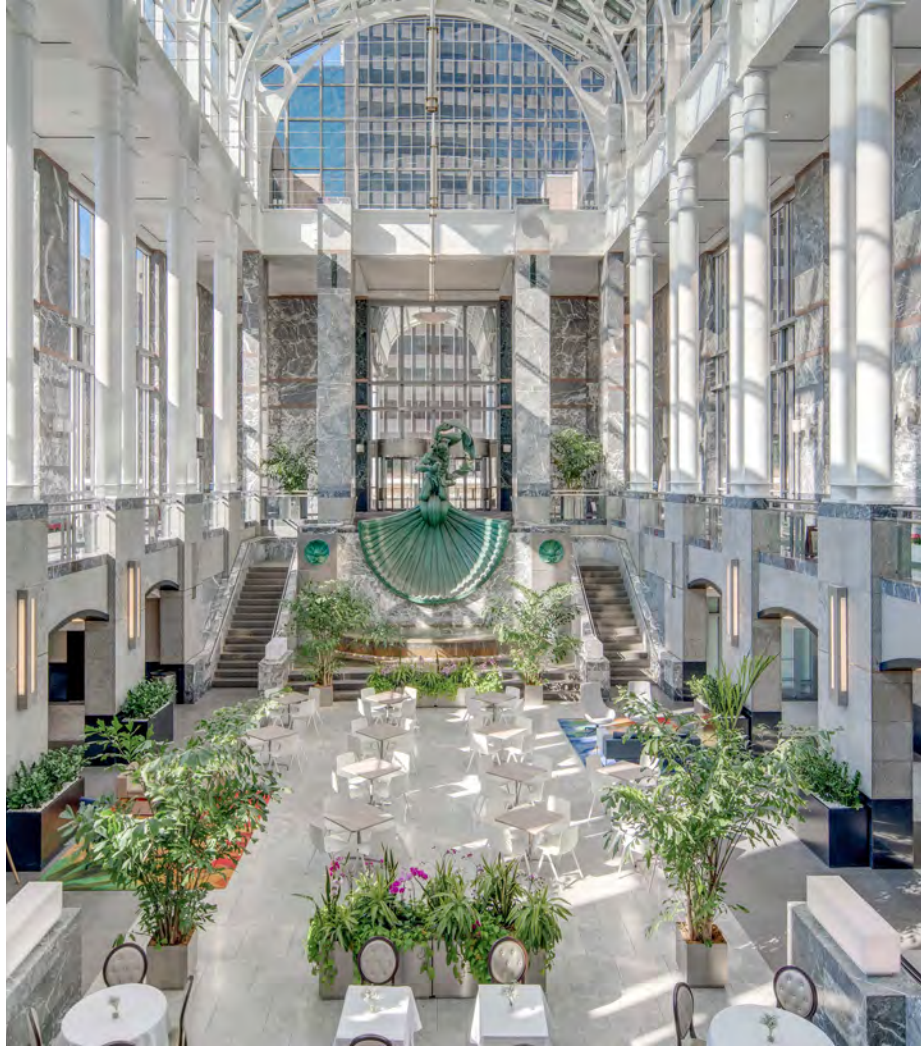


UNIQUE AMENITIES

Retail + Communal Oasis Throughout



- + Pazzo's Mediterranean Grill
- + Big Shoulders Coffee
- + Kamehachi Café
- + Chipotle Mexican Grill
- + Halsted Street Deli



Sunlit Wintergarden

West Loop's Largest
Park + Plaza

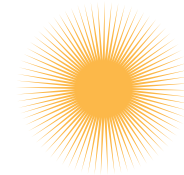


Level Up & The Vault Fitness Centers



11,500 SF combined fitness center with 3,900 SF dedicated to group fitness classes.

Conference Center for 160+



Elevate 46 Cafe & Bar



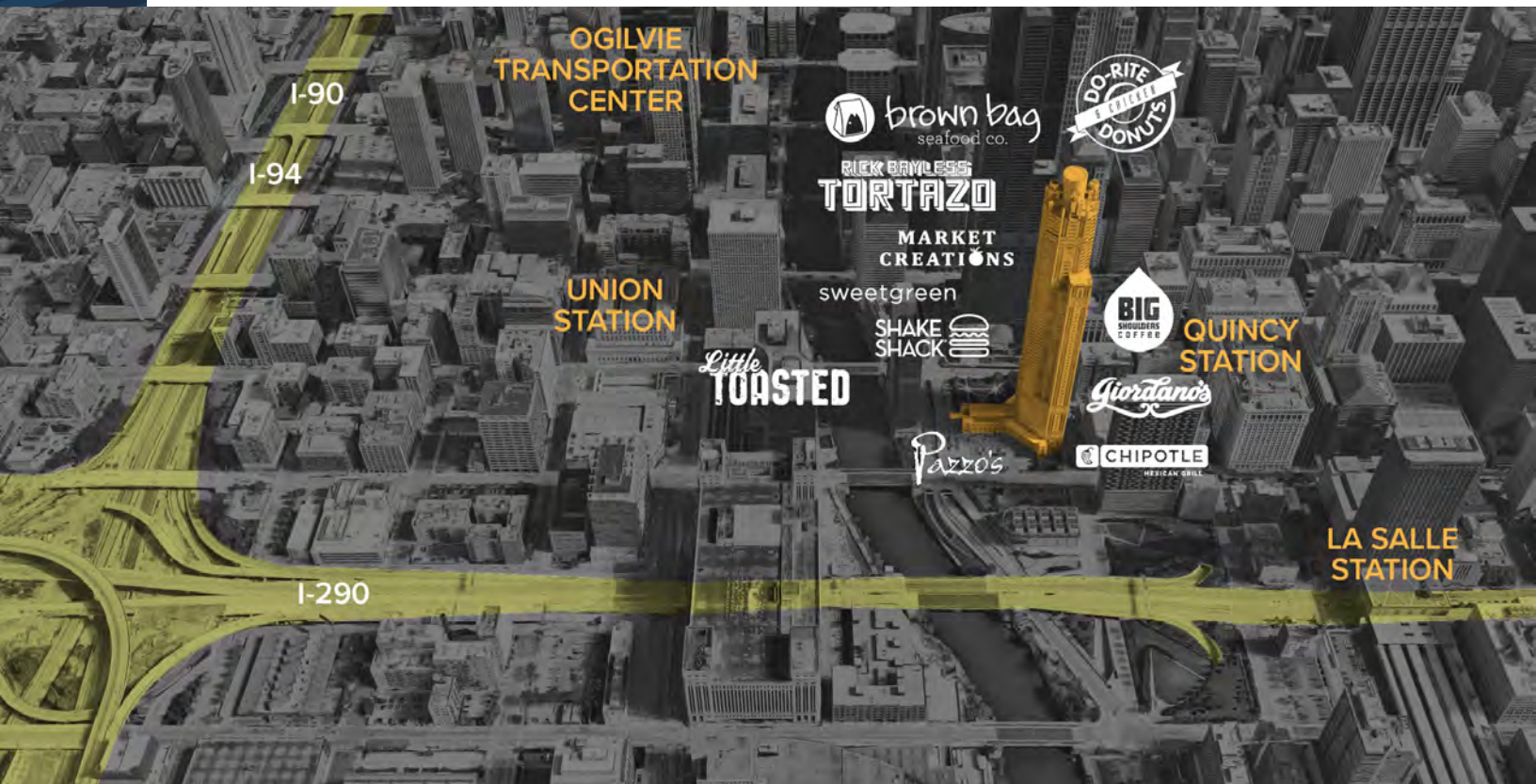
- + Heated parking garage for 268 vehicles with services including on-site car wash, vehicle assistance and EV charging stations
- + Secure bike room
- + Extensive programming of tenant experiences and entertainment
- + On-site concierge services and building doorman to assist with taxis, visitors and events.
- + Additional services including print shop, sundry shop, and a full-service salon.

LOCATION



311 SOUTH
WACKER

Building footprint spans and entire city block with direct sunlight on every floor



OGILVIE
TRANSPORTATION
CENTER

I-90

I-94

UNION
STATION

brown bag
seafood co.

DO-RITE
DONUTS

RICK BAWLESS
TORTAZO

MARKET
CREATIONS

sweetgreen

SHAKE
SHACK

Little
TOASTED

BIG
SHOULDERS
COFFEE

QUINCY
STATION

Giordanos

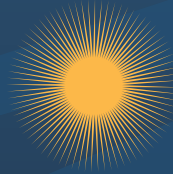
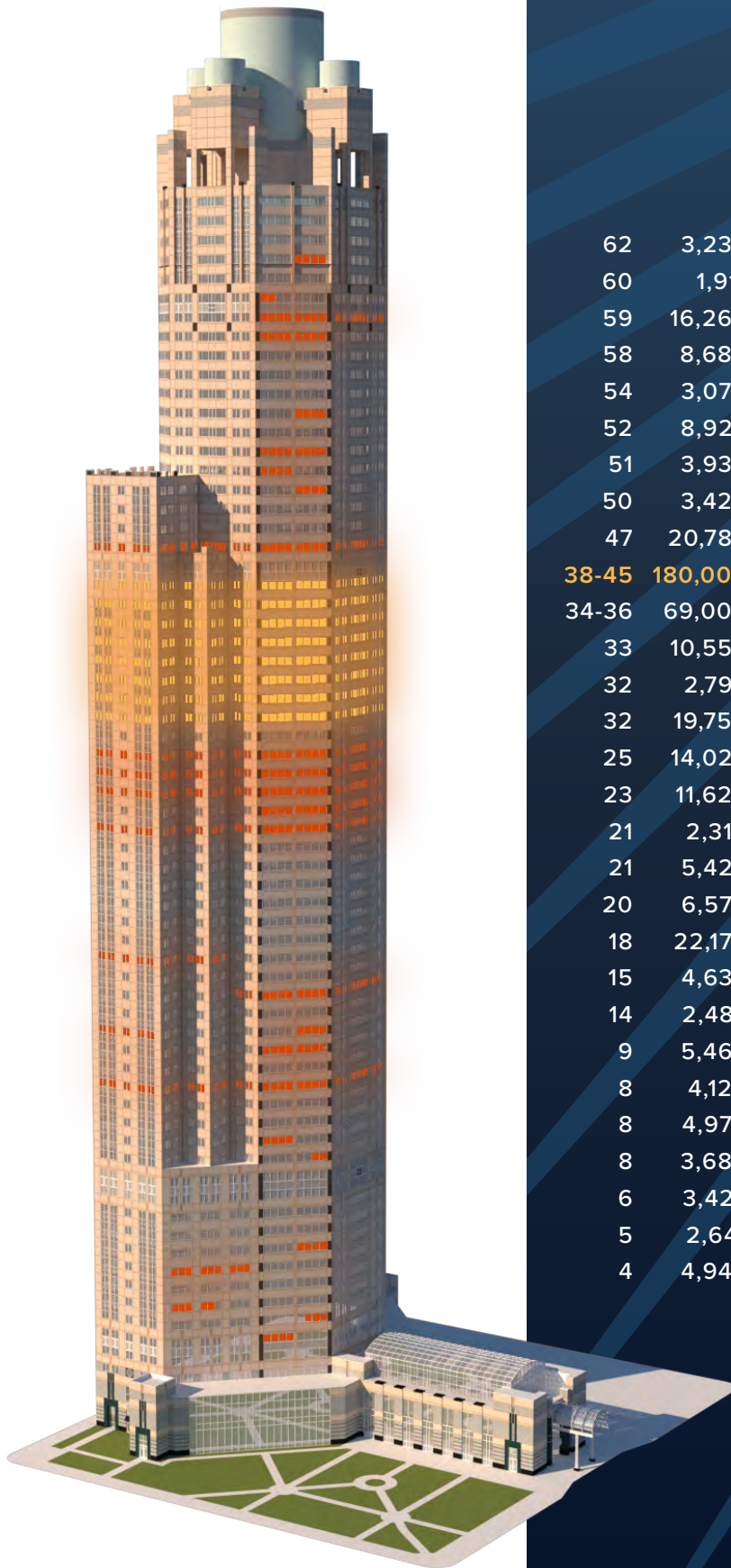
Pazzo's

CHIPOTLE
MEXICAN GRILL

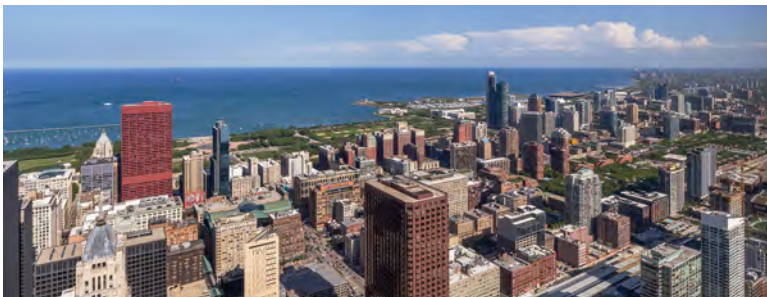
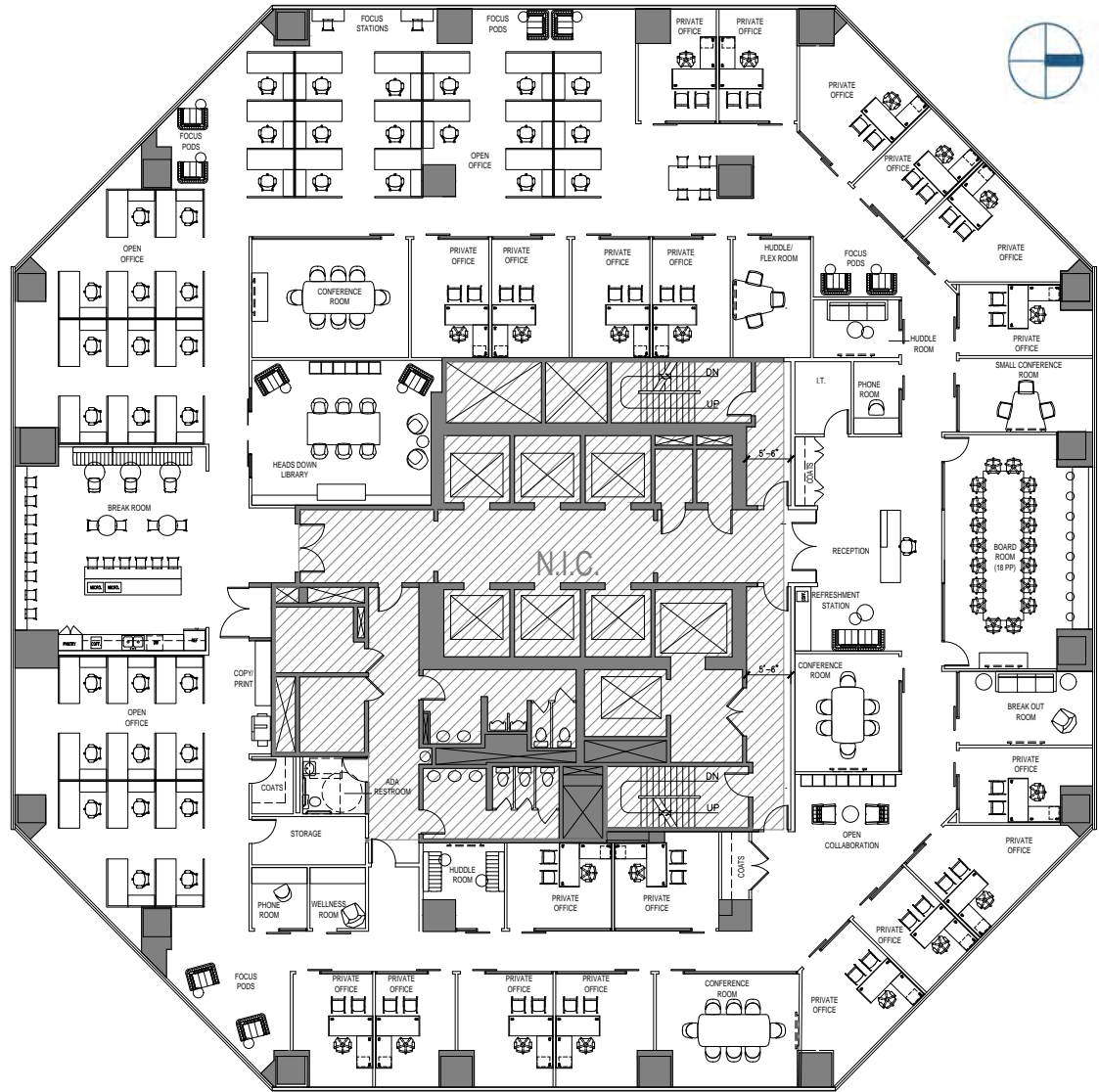
I-290

LA SALLE
STATION

AVAILABILITY



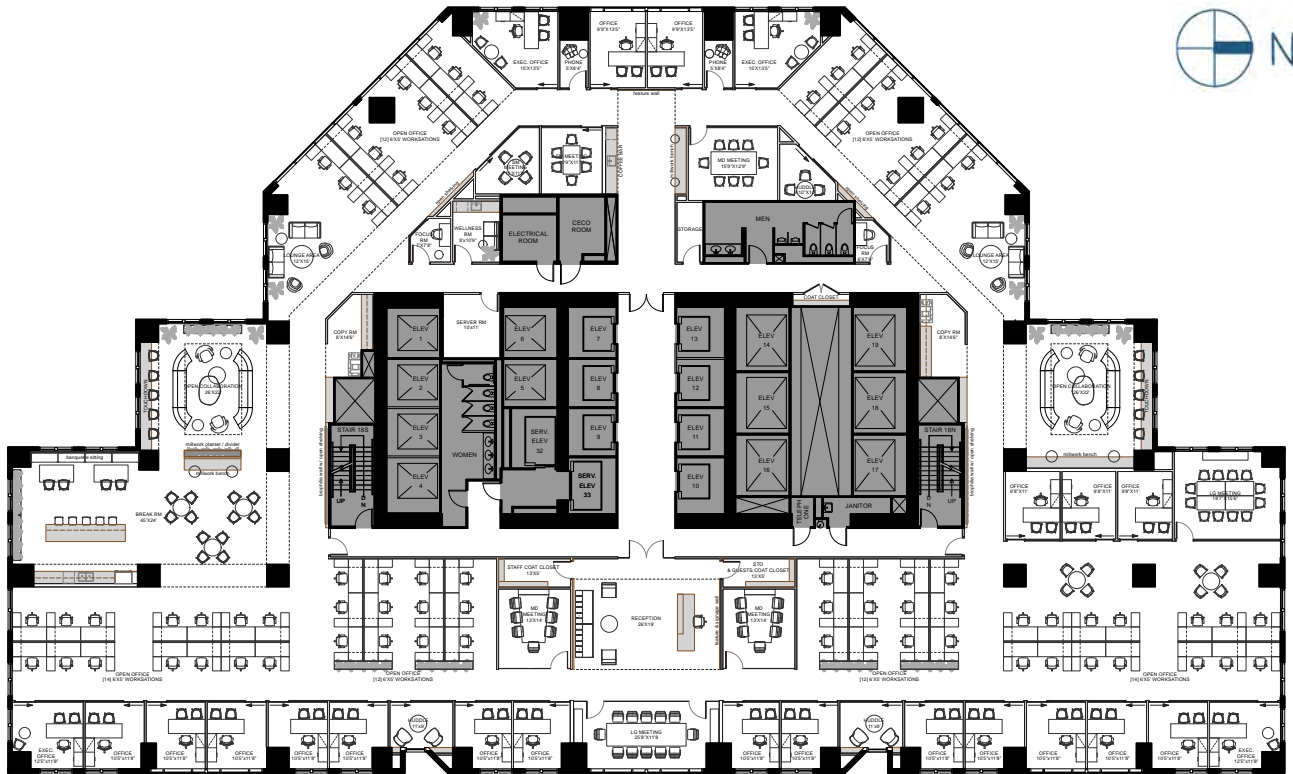
62	3,239 SF
60	1,911 SF Furnished Spec Suite
59	16,266 SF
58	8,686 SF
54	3,070 SF
52	8,923 SF
51	3,939 SF
50	3,426 SF Furnished Spec Suite
47	20,782 SF
38-45	180,000 SF contiguous at 23,000 SF each
34-36	69,000 SF contiguous at 23,000 SF each
33	10,552 SF
32	2,793 SF Furnished Spec Suite
32	19,750 SF
25	14,024 SF
23	11,625 SF
21	2,316 SF
21	5,423 SF Furnished Spec Suite
20	6,578 SF
18	22,172 SF Full Floor
15	4,634 SF Furnished Spec Suite
14	2,487 SF Furnished Spec Suite
9	5,464 SF Furnished Spec Suite
8	4,125 SF Furnished Spec Suite
8	4,978 SF
8	3,682 SF Furnished Spec Suite
6	3,427 SF
5	2,641 SF Furnished Spec Suite
4	4,942 SF Furnished Spec Suite



Lake Views

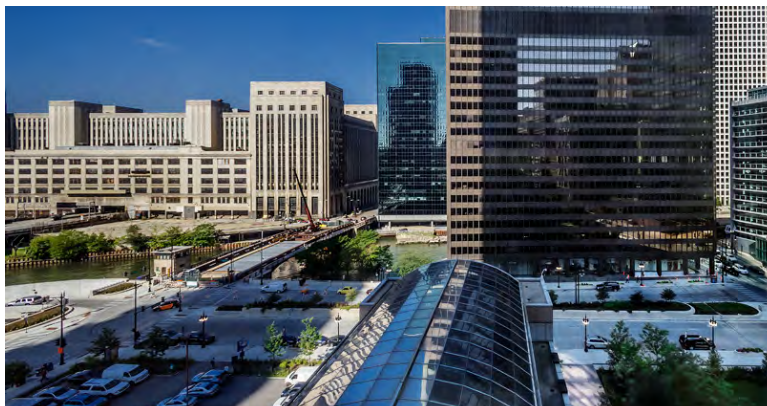
Conceptual Professional Services Firm Layout - 59th Floor

- + 16,266 RSF
- + 59 Total Seats
- + 275 RSF per person
- + 19 Private Offices
- + 40 Workstations
- + 5 Conference Rooms



**Conceptual Plan -
18th Floor**

- + 22,168 RSF
- + 100 Total Seats
- + 222 RSF per person
- + 23 Private Offices
- + 77 Workstations
- + 7 Conference Rooms



Sunlit Views

SPEC SUITES



SPEC SUITES





311 SOUTH
WACKER



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