



## BUILDING FACT SHEET

<b>Address:</b>	401 North Michigan Avenue, Chicago, Illinois, 60611
<b>Site:</b>	Northeast corner of the Chicago River and North Michigan Avenue
<b>Owner:</b>	W-Z NMA Office Owner VIII, L.L.C.
<b>Site Access:</b>	Vehicular access from North Michigan Avenue and Lower North Water Street Pedestrian access through North Michigan Avenue and Lower North Water Street
<b>Building Hours:</b>	Monday - Friday            8:00am – 6:00pm Saturday                      8:00am – 1:00pm
<b>LEED Certification:</b>	LEED Platinum Certified - October 2016.
<b>Energy Star:</b>	The Building awarded an Energy Star designation in 2015.
<b>Architect:</b>	Skidmore Owings & Merrill
<b>Year Building Completed:</b>	1966
<b>Extensive Renovation:</b>	1990/2012/2016
<b>Exterior:</b>	Anodized aluminum skin with tinted glass and granite spandrels
<b>Interior:</b>	Lobby finishes: ceiling height 20', Crema Marfil floors, granite walls and polished stainless steel appointments, LED light walls  Concourse finishes: Floor, wall and ceiling tile is porcelain based tile – three different colors for a gradation from the corridor to the café (American Olean “Scene” Color: SC01 Crest, Unpolished), columns wrapped with glass mosaic tile, finish wood is plyboo - made from built up bamboo strands (sustainable) with slot holes to help with acoustics. All lighting is LED, including the grid of the screen wall. Metal finishes and paneling around the escalator are all stainless steel.
<b>Structure:</b>	Steel frame anchored to reinforced poured-in place concrete slab and basement walls supported by caissons. Floors are reinforced concrete deck

<b>Building Size:</b>	737,308 rentable square feet		
<b>Typical Loss Factors:</b>	Full Floor	13.5%	
	Multi-Tenant Floor	18-20%	
<b>Number of Office Floors:</b>	35		
<b>Floor Size:</b>	High Rise:	Approximately 22,600 rentable square feet	
	Mid Rise:	Approximately 22,400 rentable square feet	
	Low Rise:	Approximately 21,700 rentable square feet	
<b>Planning Module:</b>	Mullions are 9'8" on center within 38'8" structural bays		
<b>Floor to Finished Ceiling Height:</b>	Floor 35:	10'6"	
	Floors 2-34:	8'9"	
	Floor 1:	20'	
<b>Slab to Slab:</b>	Floor 35:	19'5" however, mechanicals drop to 11'3" to 11'8"	
	Floors 2-34:	11'9"	
	Floor 1:	26'	
	With beam penetrations for mechanical distribution, underside of beam for typical office floor is 120" +/-; and, underside of typical girder is 110" +/- (and 23' +/- for 1 <sup>st</sup> floor) to be verified in field.		
<b>Window Size:</b>	Typical: 6'8" X 8'9" and 6'8" x 6'6" from a 24" sill to a 6 to 7" soffit; typical convector height is 23"		
<b>Elevator Banks:</b>	Shuttle:	Floors 34-35	1 cab private elevator
	High Rise:	Floors 25-34	5 cabs 1,000 feet per minute
	Mid Rise:	Floors 15-24	6 cabs 800 feet per minute
	Low Rise:	Floors 2-14	6 cabs 500 feet per minute
	Capacity:	3,500 lbs	
<b>Freight Elevator:</b>	1 Cab	500 feet per minute	
	Capacity:	4,000 lbs	
	Platform Size:	5'11" width X 7' depth	
	Ceiling Height:	9' with 12' extension in hatch	
	Freight Hours:	Mon-Fri: Business Hours Weekends & After Hours: By Appointment Only	
	After-hour Service:	Before 6:00 am and after 5:30 pm	
	Freight Charge:	After-hour service on weekdays and weekends is \$46 and \$69 per hour, respectively.	
<b>Loading Dock:</b>	15'7" X 33'	Enclosed berths, access from lower North Water Street	

**Enclosed Parking:** Valet Spots: 251  
Monthly Rate: \$340.00  
Daily Rate: Please call the garage at 312.467.4428  
Access: Lower North Water Street  
Hours: Mon-Fri 6:00am – 11:00pm  
Sat 6:00am – 11:00pm  
Sun 6:00am-4:00pm

**Floor Live Load:** 50 lbs per square foot

**Floor Dead Load:** 20 lbs per square foot

**Access & Security:** 24 Hours Controlled Entrance  
Key Card Access  
Elevators Access Controlled by Electronic Turnstiles  
Closed Circuit Coverage  
Dock Security  
Online Visitor Registration System

**Life Safety:** All office floors are fully sprinklered served by two electric fire pumps  
Emergency Generator  
Life Command Control Panel  
Life Safety drills, bi-annually  
Life Safety training, annually

**HVAC System:** Variable Air Volume supplement with perimeter constant air convectors

Standard Zones: 6-10 interior and 16 perimeter zones  
Service Hours: Mon-Fri 8:00am-6:00pm  
Saturday 8:00am-1:00pm

After-hours Service: \$236 per hour

**Electricity:** Electricity for lighting and outlets are metered separately and billed to tenants directly by the utility supplier. The building has a 225KVA transformer on 15 floors providing 3 200-amp circuit panels per floor offering a standard capacity of 5.1 watts per rentable square foot for tenant power and lighting, in addition to HVAC. Building is serviced by three (3) 3-phase 5,000 amp feeds from Ohio Street Station. Walker duct and floor system is located on all tenant floors for high and low voltage wiring.

**Telecommunications:** The building's infrastructure supports a wide range of telecommunications services with diverse riser pathways to address a variety of tenant needs: POTS lines, DSL, VoIP and SIP phone services, MPLS & Point-to-Point, T1 and Multi T1, wireless, audio and web conferencing, fiber (T1-DS3), etc.. Current building service providers include AT&T, Verizon Enterprise, Cogent, Comcast Fiber &

Coax, Crown Castel Fiber, and Century Link. AT&T facilities give access to multiple carriers: Level3, Earthlink, Birch, Windstream to name a few. The building has spare conduit capacity entering from the street, spare space in the netPOP to support new equipment, and spare capacity in the risers to support additional distribution cables. This will allow new internet service providers to easily enter the building and offer new services if requested by a tenant."

Cellphone signal strength is enhanced by building's new distributed antenna system (DAS).

401 North Michigan has been **Wired Certified Gold** rated since 2016 demonstrating Landlord's commitment to ensuring 401's connectivity supports the cutting edge of technology.

WiredScore operates the first and only connectivity rating platform for commercial buildings across the globe. The platform provides businesses with a simple way to identify buildings that meet their digital needs and allows landlords to highlight the connectivity of their buildings. The platform collects information about the internet connectivity and infrastructure of commercial buildings, and then rates and benchmarks them.

Wired Certified Gold confirms that 401 North Michigan Avenue provides tenants with access to multiple high-quality internet service providers and a variety of cabling types including fiber. The infrastructure measures in place ensure the building's connectivity sources are protected, redundant, and prepared for connectivity needs of current and future tenants.

The building's telecommunications is managed by IMG. Tenants are responsible for installation of their voice and data systems within their premises as part of the tenant improvements for their own telecommunications use. Telecom services to the tenant's premises are fed from the netPOP room on Level B via the main building telecommunication's riser system through floor telco closet and then to tenant's premises.

Tenant shall be allowed to utilize any telecom provider subject to Landlord's approval. Only the Building's Riser Manager shall be provided access to the Building's risers. Tenant shall coordinate any and all access to the risers through the Building's Riser Manager.

IMG Contact:                      Mark Damhesel  
   Foreman/Project Manager  
   (312) 296-5400  
   mdamhesel@imgtechnologies.com

**Transportation:**

Commuter Rail Access

Blocks to Northwestern:	10
Blocks to Union Station:	10
Blocks to IC Station:	3

CTA Express Shuttles to Train Stations: #120 to Ogilvie and #121 to Union Station. Express Shuttle’s second stop is located less than one block of the building on lower Michigan at North Water Street (protected from the elements) proceeding to its destination via lower Wacker Drive.

CTA Bus routes within two blocks: 2, 3, 4, 6, 10, 26, 29, 65, 66, 124, 143, 144, 147, 151 and 157. CTA Routes to Train Stations: 124, 151 & 157

Windella Chicago Water Taxi Access from the Wrigley Building dock providing access to and from Madison Street (i.e. adjacent to Ogilvie Transportation Center) from mid-March through early December.

CTA Rapid Transit Access

Blocks to Elevated:	5
Blocks to Subway:	4
Bus Routes:	Directly in front of Building
Cab Stand:	Directly in front of Building
Water Taxi:	South side of Building (concourse level)

**401 Bike Room:**

Building’s secured bike room is conveniently located within parking garage adjacent to valet parking waiting room and concourse entrance. Bike room contains bike repair station with a capacity of 48 bicycles.

Divvy Bike Sharing Stations

Cityfront Plaza and North Water St.: <1 block, 19 docking stations

**Project Amenities:**

Cityfront Plaza (2.5 acres)	Pioneer Court
Riverfront Esplanade	Riverfront Retail
401 Fitness Center	

**In House Amenities:**

Tenant Lounge	Building Conference Center
Pine Street Kitchen	On-site ownership, leasing and management
7,500 SF Fitness Center	Concierge Service
ATM/Cash Station	FedEx/UPS/US Postal Service drop boxes
Sundry Shop	Valet Parking
Free WiFi (common areas)	On-site personal services provided by Hubhub (Hair, Nails, Massage, etc.)

**Conference Center:**

Tenants may reserve Building conference center and tenant lounge for use on an hourly or daily basis. Building concierge resides in the conference center scheduling events and handling requests for catering and room equipment set up appropriate for each specific event.

The new 6,500 square foot conference center and tenant lounge is located on the 19<sup>th</sup> floor taking full advantage of the over-sized windows with extraordinary

views of Lake Michigan, Chicago River and the Loop. The conference center contains two board rooms, a 1,500 square foot multi-purpose room that can accommodate a wide range of training, meeting or entertainment events. The facility will be supported by WI-FI, audio-visual and cater-friendly kitchen amenities.

<u>Space</u>	<u>Square Feet</u>	<u>Capacity</u>	<u>Hourly Rate</u>
Training Room	1,500 SF	32-100 guests	\$125/hr
Board Room	800 SF	16 guests	\$100/hr
Conference Room	240 SF	10 guests	\$75/hr
Lounge	1,500 SF	100 guests (reception)	\$200/hr

**Gleacher Center:**

Connected at 401’s concourse level, the University of Chicago’s Gleacher Center providing classroom and pre-function spaces for a wide variety of tenant needs with a capacity of up to 250 people.

**Fitness Center:**

Building tenants have access to the brand new 7,500 square foot fitness center conveniently located within the office section of the Building. Managed by LifeStart Fitness, the staffed facility provides a complete array of fitness, health and wellness services complete with trained personnel providing classes and customized programs for Tenant’s employees. General hours are 5:30am-8:00pm, Monday through Friday. Membership costs \$55/month plus an additional \$35 initiation fee; although, Tenants may be able to negotiate more favorable rates via corporate rate packages.

*Note: Please call (312) 488-4853 for any questions regarding corporate package rates.*

**Neighboring Hotels:**

- |                                   |                   |
|-----------------------------------|-------------------|
| Hyatt Regency Chicago Hotel       | London House      |
| Sheraton Hotel                    | Swiss Grand Hotel |
| Intercontinental Hotel            | The Palomar Hotel |
| Marriott Hotel                    | Embassy Suites    |
| Fairmont Hotel                    | LeMeridian Hotel  |
| Loves Hotel                       | The Gwen          |
| Trump International Hotel & Tower |                   |

**Green Building Initiatives:**

401 N Michigan successfully achieved **LEED Platinum Certification** in 2016 for Existing Building in Operations and Maintenance by the U.S. Green Building Council.

Building has earned and continues to earn ongoing Energy Star by the U.S. Environmental Protection Agency.

Landlord maintains numerous green programs to i) reduce overall building and tenant energy consumption (and costs); ii) utilize environmentally friendly products and iii) recycle waste wherever possible:

- Recycling program includes:
  - Paper, cardboard, plastics, glass, aluminum and metal cans, batteries
  - Bulbs and ballasts
  - Computer and office equipment

- Food operator utilizes recycled and biodegradable products, and locally grown ingredients whenever possible
- Recycled office paper products (in office of the building)
- Cleaning supplies are environmentally friendly
- Restroom paper supplies are made from rapidly renewable resources
- Exterior landscaping contracts require use of environmentally friendly products including pesticides, fertilization plant materials
- Energy efficient bulbs in all common areas & mechanical rooms
- Building standard tenant light fixture has been upgraded to T-8 energy efficient ballasts and motion detectors in all future private offices
- Building holds yearly e-recycling fair for tenant electronics
- Certification for Platinum LEED designation for year 2016 in process
- 401 North Michigan and **Yellow Tractor** – entering its fourth year, this corporate wellness initiative promotes health, productivity and collaboration at our property. A portion of the existing planters on Pioneer Court are converted to a vegetable garden each May – October. Tenant companies team up to plant, maintain and harvest the 330 sq. ft. garden and participating tenants are rewarded with the harvest each week. Each season an estimated 600 lbs. of vegetables are grown!