

401

NORTH MICHIGAN



Zeller Realty Group®

WORKING TO EXCEED EVERY EXPECTATION

EXTENSIVE AMENITIES

- o Pioneer Court is enhanced with Spanish Steps leading to Chicago Riverwalk
- o 6,000 SF shared conference center and tenant lounge
- o New 7,500 SF health club managed by LifeStart Fitness
- o On-site Concierge
- o Pine Street Kitchen
- o Sundry, USPS, FedEx and UPS delivery services, ATM
- o On-site valet parking for 251 cars and secure bicycle storage



EXHILARATING VIEWS

- o Unimpeded light and air starts with 8'9" width over-sized windows
- o 401 views are protected by natural setbacks of Pioneer Court and the Chicago River



EFFICIENCY

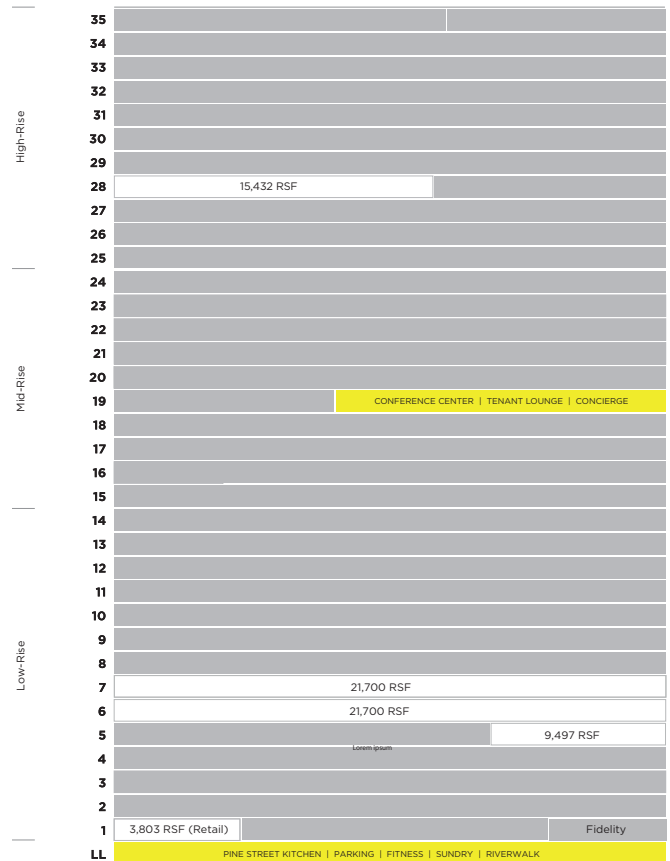
- o Rectilinear floors plates ranging from 21,700 to 22,700 RSF
- o Only 4 interior columns per floor for maximum planning efficiency
- o 9'8" planning module
- o Underfloor walker duct system for easy access low-voltage wire management



Typical Low-Rise Plan: 212 RSF/Person

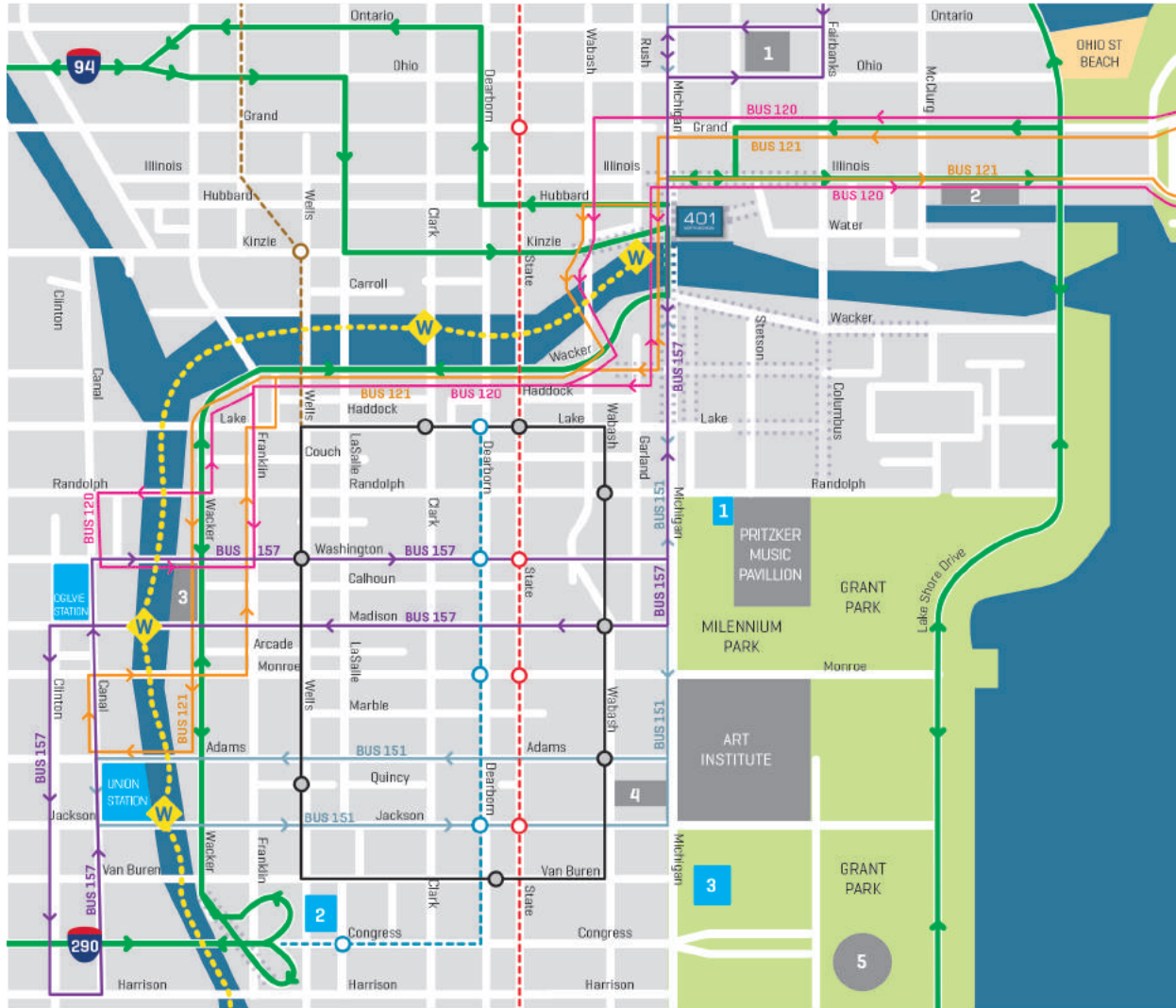
EXCEPTIONAL OPPORTUNITIES

- o Spec Suites in move-in condition
 - Glass-walled private offices and conference rooms
 - Kitchens with upgraded finishes and appliances
- o Floors 6-7: Available contiguous block of 43,400 RSF
 - Corporate Identity available in lobby
- o Loft-Style exposed and conventional drop ceilings available



CONVENIENT ACCESS

- o Building parking facility with direct access to lower Michigan Avenue, Wacker Drive & Lake Shore Drive
- o All CTA train routes within 6 blocks
- o Adjacent to site, CTA Express Shuttles (120/121) run every 7 minutes on Lower Wacker to Union and Ogilvie stations
- o Wendella Water Taxi service to Union and Ogilvie stations runs every 12 minutes
- o Secured bicycle storage accessible within parking facility
- o Additional bus routes all within a 2 block radius: 2, 3, 10, 26, 29, 36, 65, 120, 121, 122, 124, 143-148, 151, 157



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| | WATER TAXI STOP | | CTA RED LINE STOP | 1 | RANDOLPH ST METRA STATION | 1 | ARTS CLUB OF CHICAGO |
| | BUS ROUTE 151 | | CTA BLUE LINE STOP | 2 | LASALLE ST METRA STATION | 2 | RIVER EAST ART CENTER |
| | BUS ROUTE 157 | | CTA BROWN LINE STOP | 3 | VAN BUREN ST METRA STATION | 3 | LYRIC OPERA OF CHICAGO |
| | BUS ROUTE 120 | | CTA ELEVATED TRAIN STOP | | LOWER STREET LEVEL | 4 | ORCHESTRA HALL |
| | BUS ROUTE 121 | | VEHICLE ROUTE | 5 | BUCKINGHAM PLAZA | | |

