



WEST ILLINOIS

It's happening.





**UP TO 145,000 SF
CONTIGUOUS
SPACE IN IDEAL
RIVER NORTH
LOCATION**

111 W Illinois is back and positioned to welcome new tenants into an inspirational, boutique building. This unique, single tenant opportunity is perfect for tenants looking to establish roots in the heart of River North.



DELIVERING ACCESS

Ideally located at LaSalle and Illinois, this boutique building offers exceptional access, visibility and expansive Chicago skyline views.

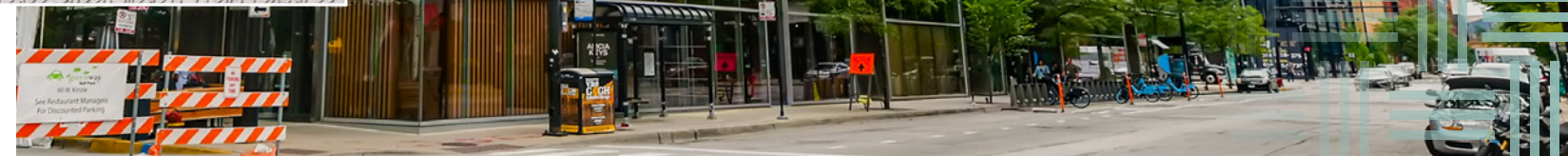
DELIVERING OPPORTUNITY

Branding Possibilities

The building could be yours. Top of building signage with skyline visibility. Lobby signage for street level exposure. Plus the ability to put in window graphics or other means to promote yourselves and your brand. Let the private ground floor office lobby be an extension of your workplace.

Onsite Amenities

With panoramic city views, take the existing rooftop balcony to the next level of office experience. This unique opportunity offers the flexibility to design which amenity components are most important to your organization.



IDEALLY LOCATED

Location

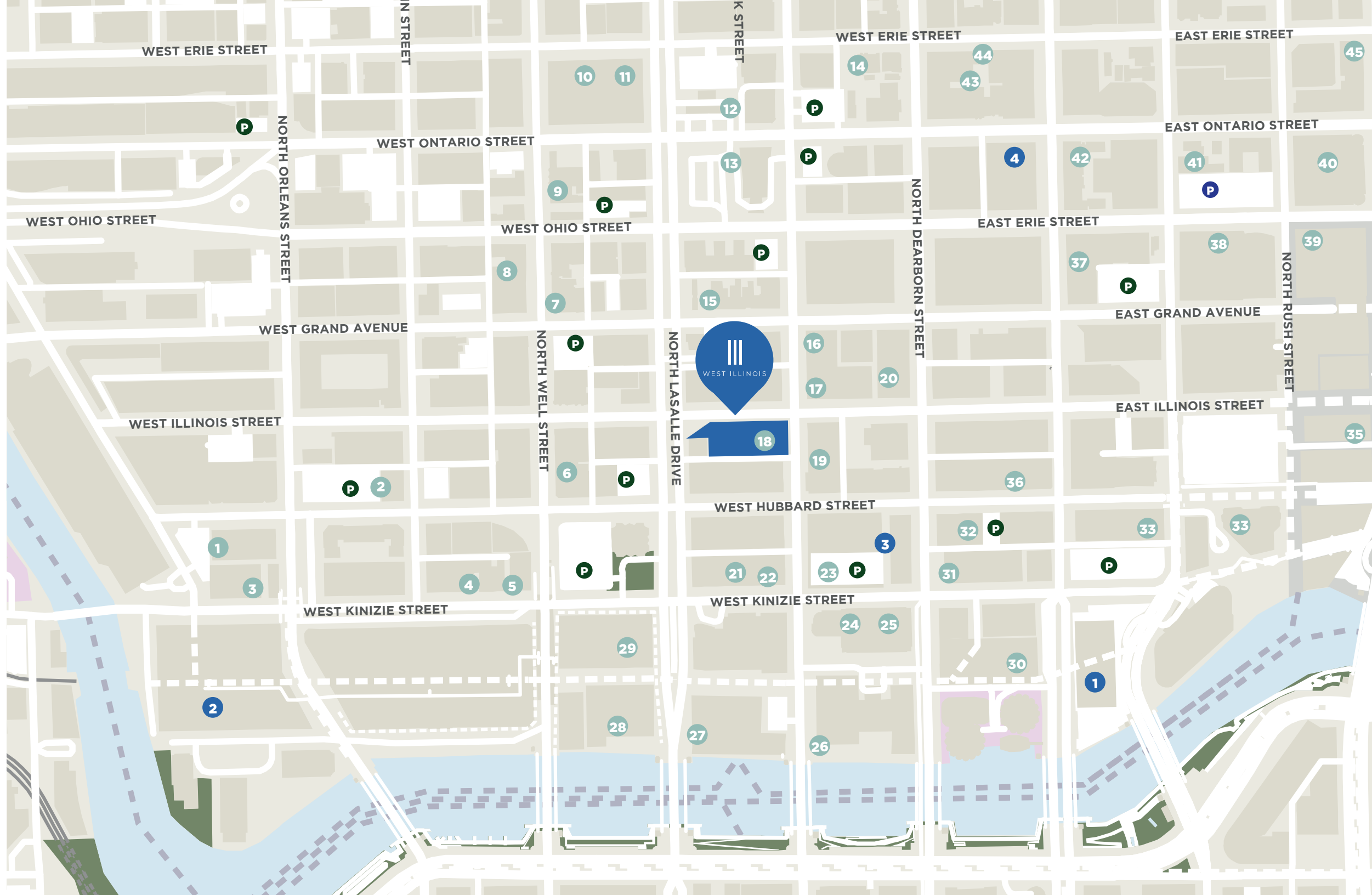
111's vibrant River North location offers superior access to top talent, public transportation, dining, entertainment in the original Work/Live/Play market.

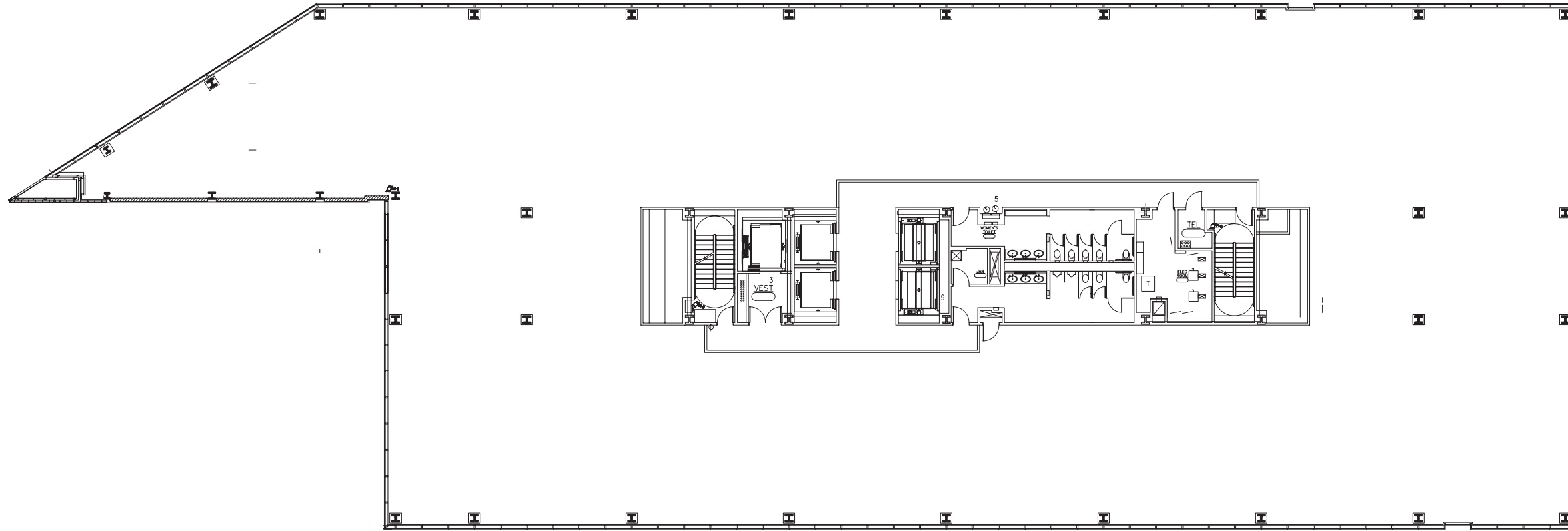
Hotels

- 1 The Langham
- 2 Holiday Inn
- 3 Residence Inn by Marriott
- 4 Embassy Suites by Hilton

Restaurants

- 1 The Hampton Social
- 2 Coco Pazzo
- 3 Subway
- 4 Bavette's Bar & Boeuf
- 5 Kinzie Chophouse
- 6 Lou Malnati's Pizzeria
- 7 GT Fish & Oyster
- 8 Meli Cafe
- 9 Bar Cargo
- 10 Wildfire
- 11 avec River North
- 12 Portillo's Hot Dogs
- 13 McDonald's
- 14 Hard Rock Cafe
- 15 Tanta Chicago
- 16 Beatrix
- 17 Ema
- 18 Roka Akor - Chicago
- 19 Frontera Grill
- 20 RPM Italian
- 21 Mercadito
- 22 The Smith
- 23 RPM Steak
- 24 Barrio
- 25 Siena Tavern
- 26 Pizzeria Portofino
- 27 River Roast
- 28 Chicago Cut Steakhouse
- 29 Freshii
- 30 Yolk - Marina City
- 31 Parlor Pizza Bar
- 32 JoJo's Shake Bar
- 33 Bongiorno's Cucina Pizzeria
- 34 Shaw's Crab House
- 35 The Purple Pig Restaurant
- 36 Vermilion
- 37 Weber Grill Restaurant
- 38 Eataly Chicago
- 39 Harvest
- 40 Grand Lux Cafe
- 41 Steak 48
- 42 Sweetgreen
- 43 Quartino Ristorante
- 44 True Food Kitchen
- 45 Starbucks Reserve





AVAILABLE SPACE

Up to Approximately 145,000 SF

120,000 SF Available June 2023

25,000 SF Available NOW

Floor 1018,230 SF

Floor 924,020 SF

Floor 824,020 SF

Floor 724,104 SF

Floor 624,204 SF

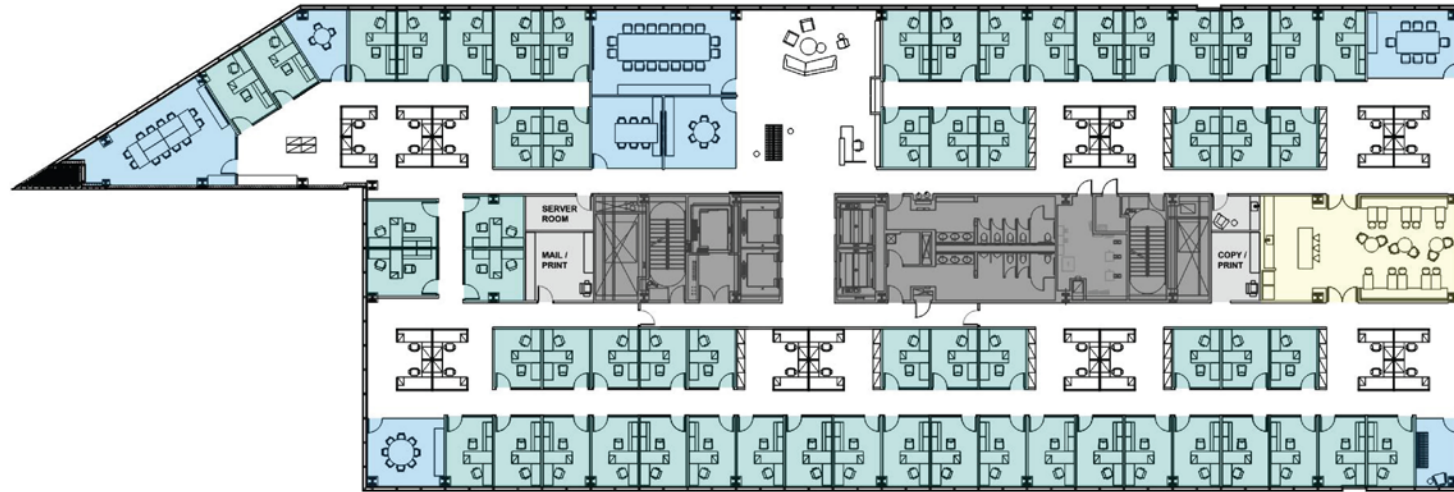
Floor 5 24,104 SF*

**Available Now*



TEST FITS

Legal Office Space Example



Perimeter Office.....	39	91	262
Interior Office.....	21		
Workstations.....	30		
Receptionist.....	1		
		SEATS	RSF/SEAT

Corporate Office Space Example



Interior Office.....	14	191	125
Workstations.....	168		
Community Table.....	8		
Receptionist.....	1		
		SEATS	RSF/SEAT

Sample Furniture Ideas

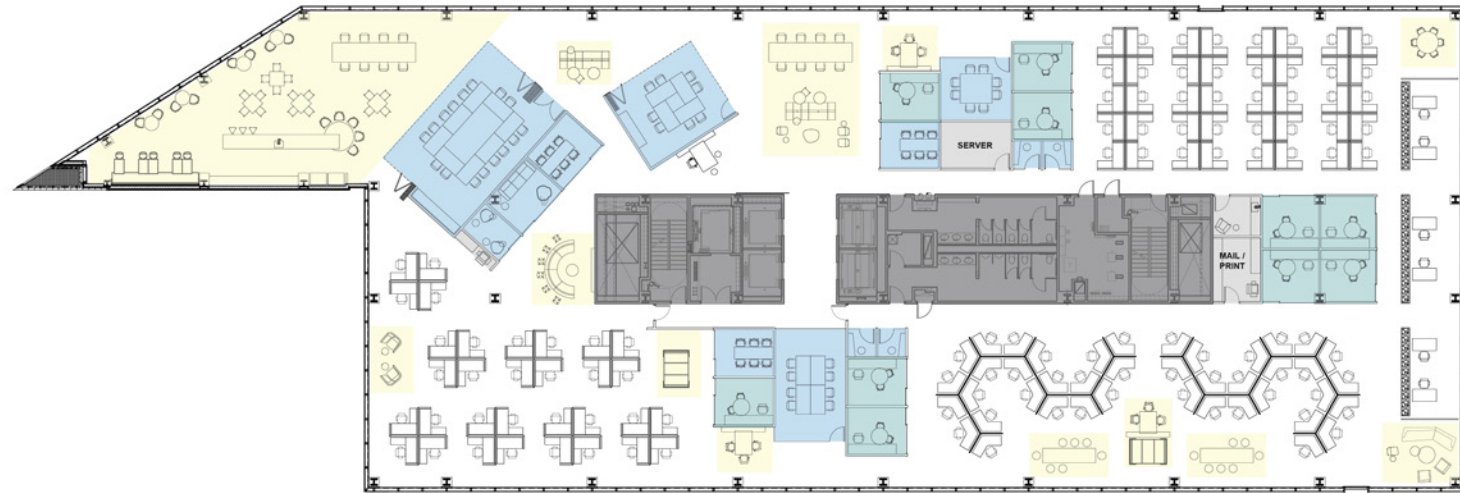


Sample Furniture Ideas



TEST FITS

Creative Space Example



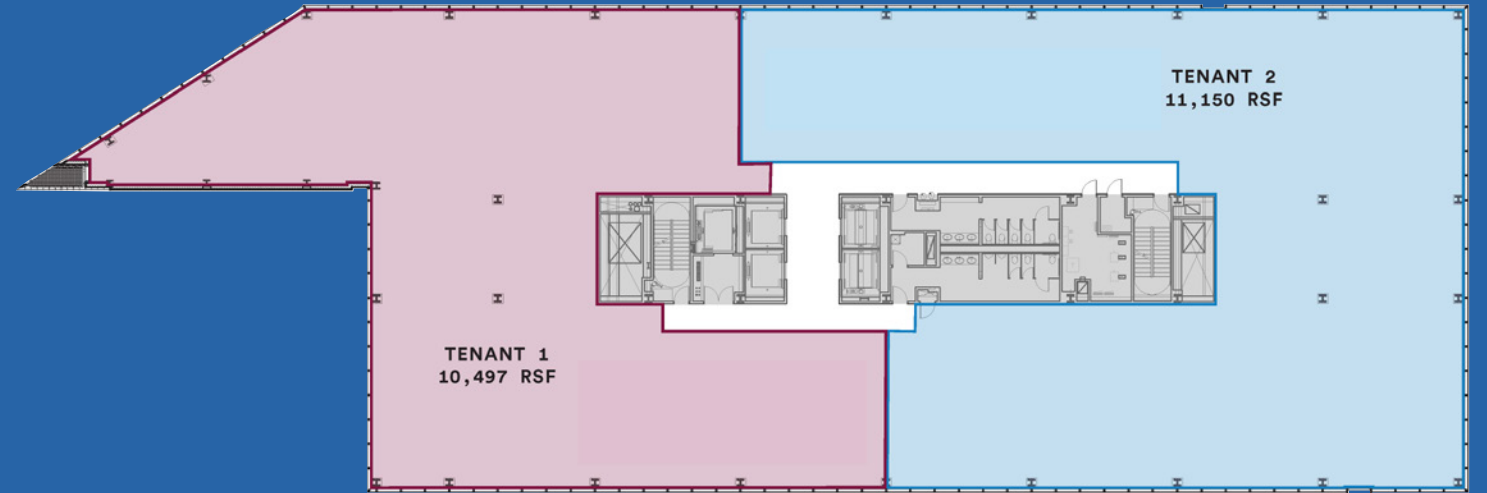
Interior Office.....	10	147 162
Workstations.....	120	
Community Table.....	16	
Receptionist.....	1	
		SEATS RSF/SEAT

Sample Furniture Ideas

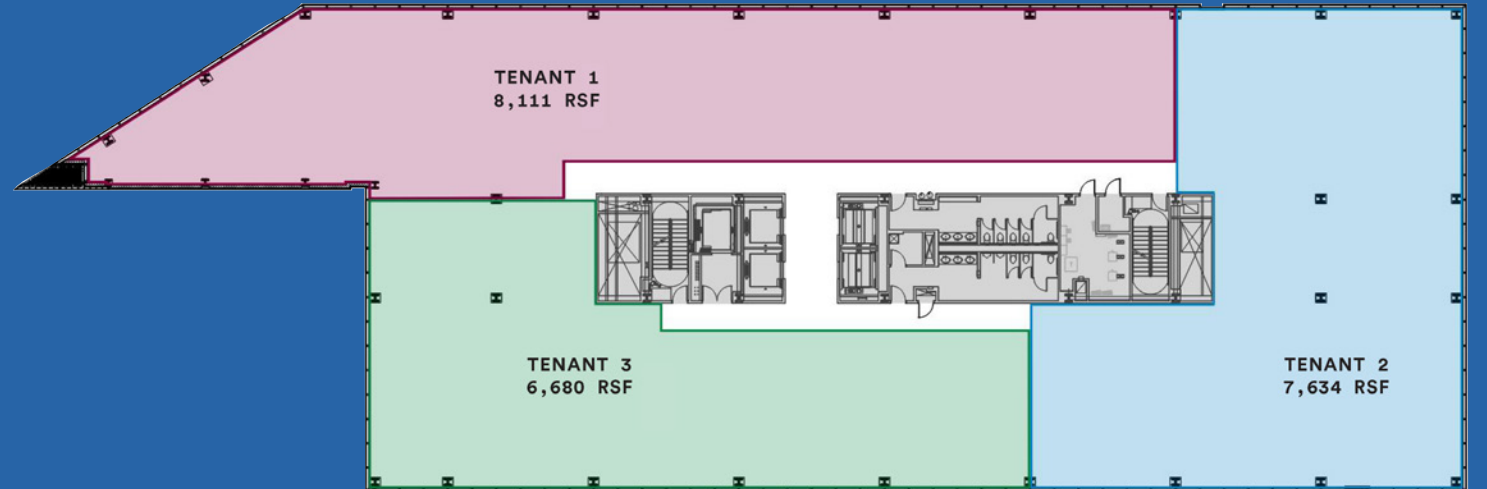


MULTI-TENANT FLOORS

Two Tenants



Three Tenants





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