

# 29 NORTH WACKER



Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")

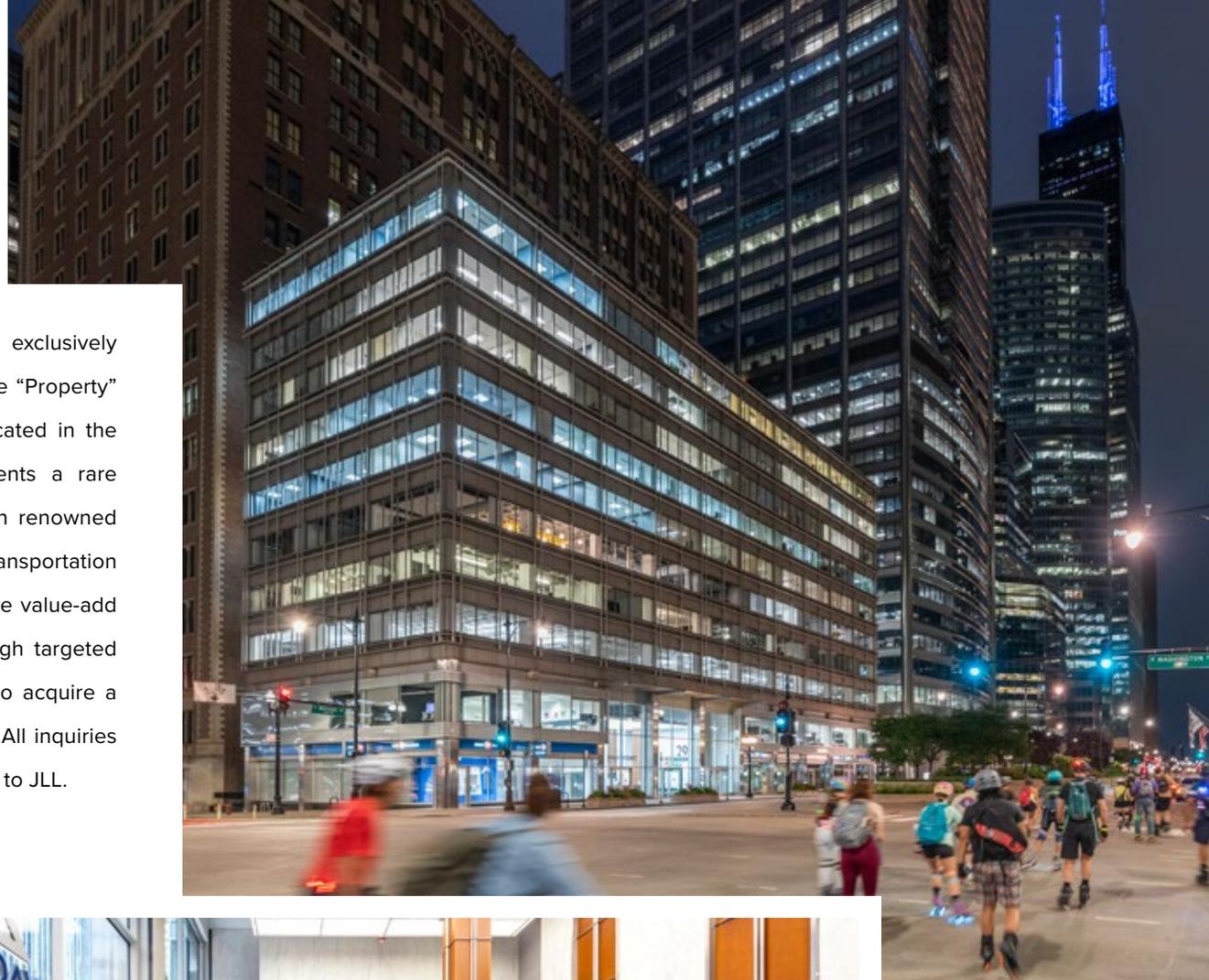


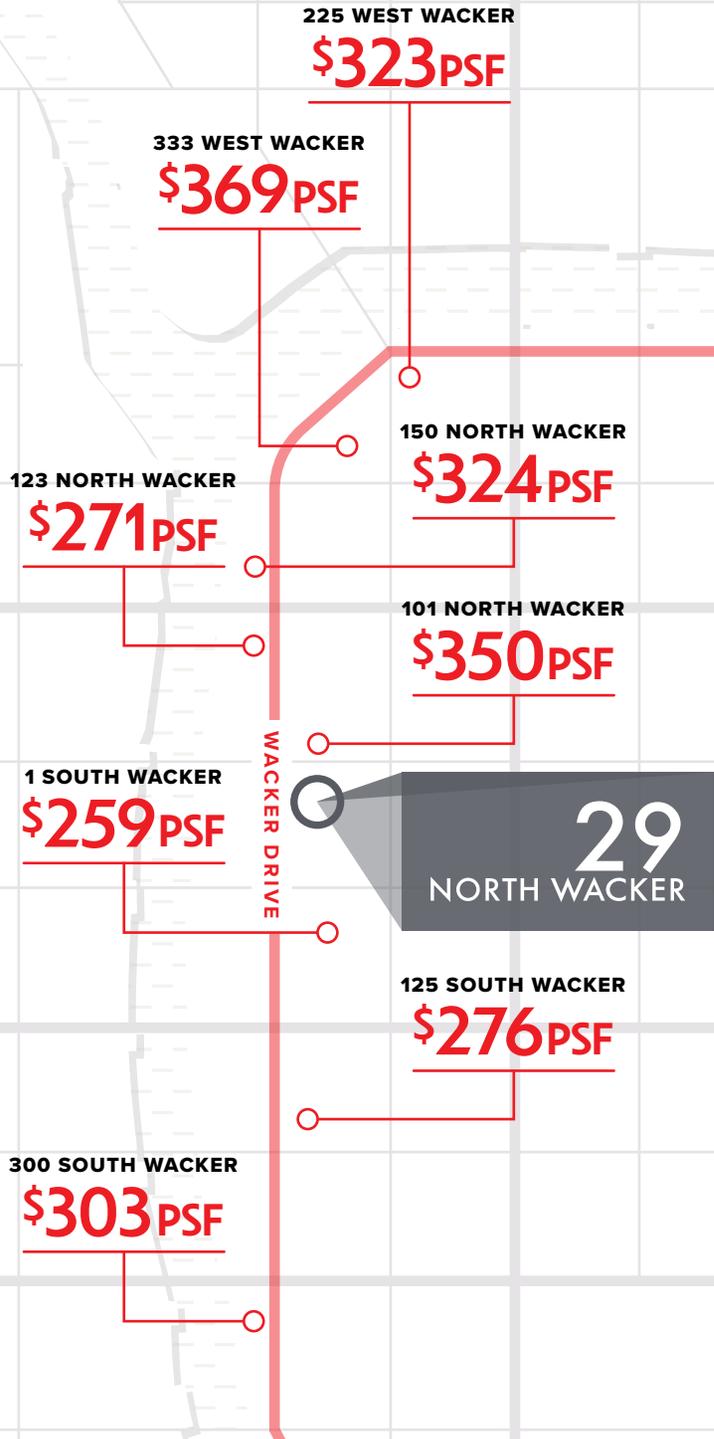
# THE OFFERING

**J**ones Lang LaSalle (Illinois), L.P. (“JLL”) has been exclusively retained to arrange the sale of 29 North Wacker (the “Property” or the “Offering”), a 133,580 RSF office building located in the prestigious West Loop of Chicago. The Property represents a rare opportunity to acquire a boutique, jewel-box office asset on renowned Wacker Drive in a submarket that benefits from exceptional transportation access. The Offering is 63% leased, providing investors a true value-add profile with durable cash flow and substantial upside through targeted leasing. Further, 29 North Wacker is a unique opportunity to acquire a Class A asset at a substantial discount to replacement cost. All inquiries regarding this exceptional value-add asset should be directed to JLL.

## KEY PROPERTY STATISTICS

Address	29 N Wacker
City, State	Chicago, IL
Rentable Area	133,580 RSF
Construction	1961
Stories	10
Occupancy	63%
WALT	3.9 Years
Walk Score	97
Transit Score	100
Executive Parking	24 Stalls





## INVESTMENT HIGHLIGHTS

### Rare Opportunity to Acquire Boutique Jewel-Box Office Asset on Prestigious Wacker Drive

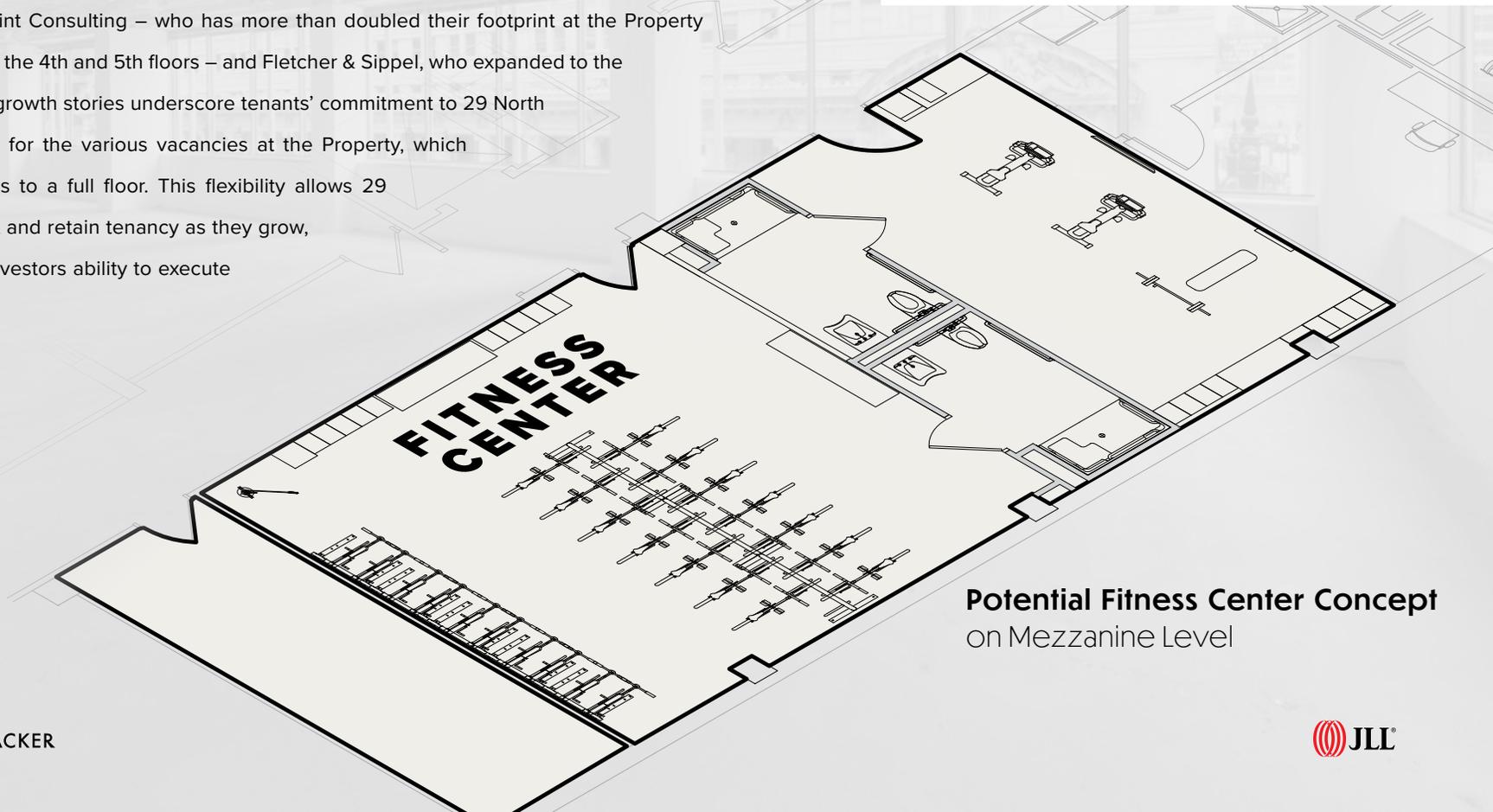
29 North Wacker is a rare boutique office asset on the prestigious Wacker Drive, Chicago's most prominent artery that is well-known globally for its skyscrapers and river frontage. The average size of a Wacker Drive office asset is approximately 850,000 rentable square feet. 29 North Wacker is a seventh of the average asset size, providing a true boutique jewel-box profile. The only other boutique office tower located on North Wacker Drive is 150 North Wacker, which traded once in the past 14 years, further underscoring this rare opportunity. With the average sale of an office asset on Wacker Drive over \$330 per square foot, the Offering represents an opportunity to acquire real estate on the esteemed street at a substantial discount.

Rising 10 stories and 133,580 rentable square feet, 29 North Wacker is well positioned to attract smaller tenancy that values quality office space, a superb West Loop location, and the recognizable Wacker Drive address. Further, the recent average lease size of tenancy in the market is 12,281 rentable square feet, which bodes well for the Property's smaller floor plate of roughly 14,000 RSF.

## Checks All the Boxes for an Executable Value-Add Opportunity

29 North Wacker has been ideally positioned as an excellent value-add investment with current vacancy, an attractive basis, 3.9 years of WALT, a favorable financing environment, prominent submarket location, as well as a realistic and readily achievable exit strategy. An investor could step into the business plan and substantially increase residual value through leasing of vacancy and potential creation of an amenity package. Further, within the next 4 years, 31% of the existing office leases will expire, providing a substantial lift to net operating income as leases are marked to market rates.

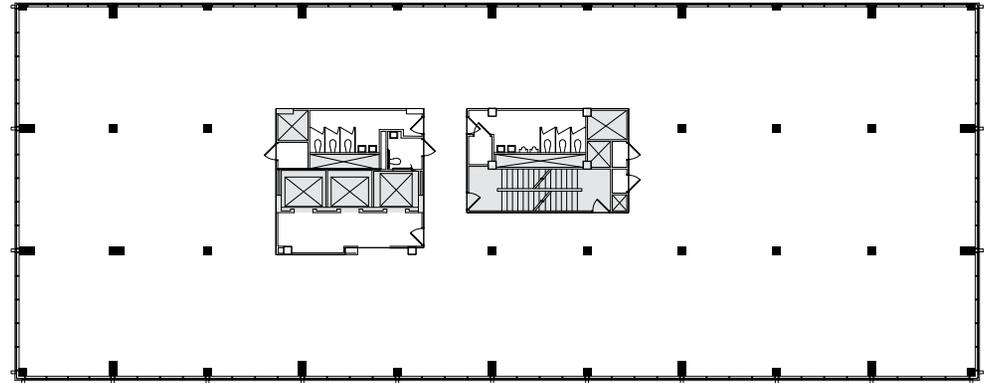
29 North Wacker offers the ideal leasing profile for boutique tenants as well as mid-size tenants that the property has historically attracted. The current tenancy base ranges from boutique legal firms to consulting agencies who have remained committed as their respective companies have grown. Two such examples include the largest tenant, Rightpoint Consulting – who has more than doubled their footprint at the Property and now occupies both the 4th and 5th floors – and Fletcher & Sippel, who expanded to the entire 8th floor. These growth stories underscore tenants' commitment to 29 North Wacker and bode well for the various vacancies at the Property, which range from small suites to a full floor. This flexibility allows 29 North Wacker to attract and retain tenancy as they grow, further increasing an investors ability to execute on their business plan.



**Potential Fitness Center Concept**  
on Mezzanine Level



### 3RD FLOOR WHITEBOXED VACANCY



### LEASE EXPIRATION SCHEDULE

Tenant	Suite	Exp.	WALT	SF	Dec-22	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28
XO Communications Services	LL	May-22	0.41	200	200						
Agentis Energy	200	Sep-23	1.75	2,845		2,845					
Marketstaff, Inc.	250	Jan-24	2.08	2,667			2,667				
Rightpoint Consulting	400	Jan-24	2.08	27,010			27,010				
M.A.C Cosmetics Inc.	601	Jul-24	2.58	4,808			4,808				
BioStrategies Group	1000	Aug-24	2.67	4,642			4,642				
The Camden Group	1010	Mar-25	3.25	8,863				8,863			
Level 3 Communications, LLC	ST3	Jan-26	4.07	154					154		
Eugene L. Griffin & Associates	650	Jan-26	4.08	6,516					6,516		
UPS Store	102	Feb-27	5.16	1,357						1,357	
Medexus Pharma	704	Jun-27	5.50	4,667						4,667	
BMO Harris Bank	100	Mar-28	6.25	3,870							3,870
Fletcher & Sippel	800	Dec-28	7.00	13,499							13,499
<b>TOTAL LEASABLE RSF (REMEASURED)</b>			<b>3.9 YRS</b>	<b>133,580</b>							
<b>LEASED SF / SF EXPIRING</b>				<b>81,098</b>	<b>200</b>	<b>2,845</b>	<b>39,127</b>	<b>8,863</b>	<b>6,670</b>	<b>6,024</b>	<b>17,369</b>
<b>OCCUPANCY % / % GLA EXPIRING</b>				<b>61%</b>	<b>0%</b>	<b>2%</b>	<b>29%</b>	<b>7%</b>	<b>5%</b>	<b>5%</b>	<b>13%</b>
<b>CUMULATIVE EXPIRATION</b>					<b>200</b>	<b>3,045</b>	<b>42,172</b>	<b>51,035</b>	<b>57,705</b>	<b>63,729</b>	<b>81,098</b>
<b>CUMULATIVE PERCENT</b>					<b>0%</b>	<b>2%</b>	<b>32%</b>	<b>38%</b>	<b>43%</b>	<b>48%</b>	<b>61%</b>

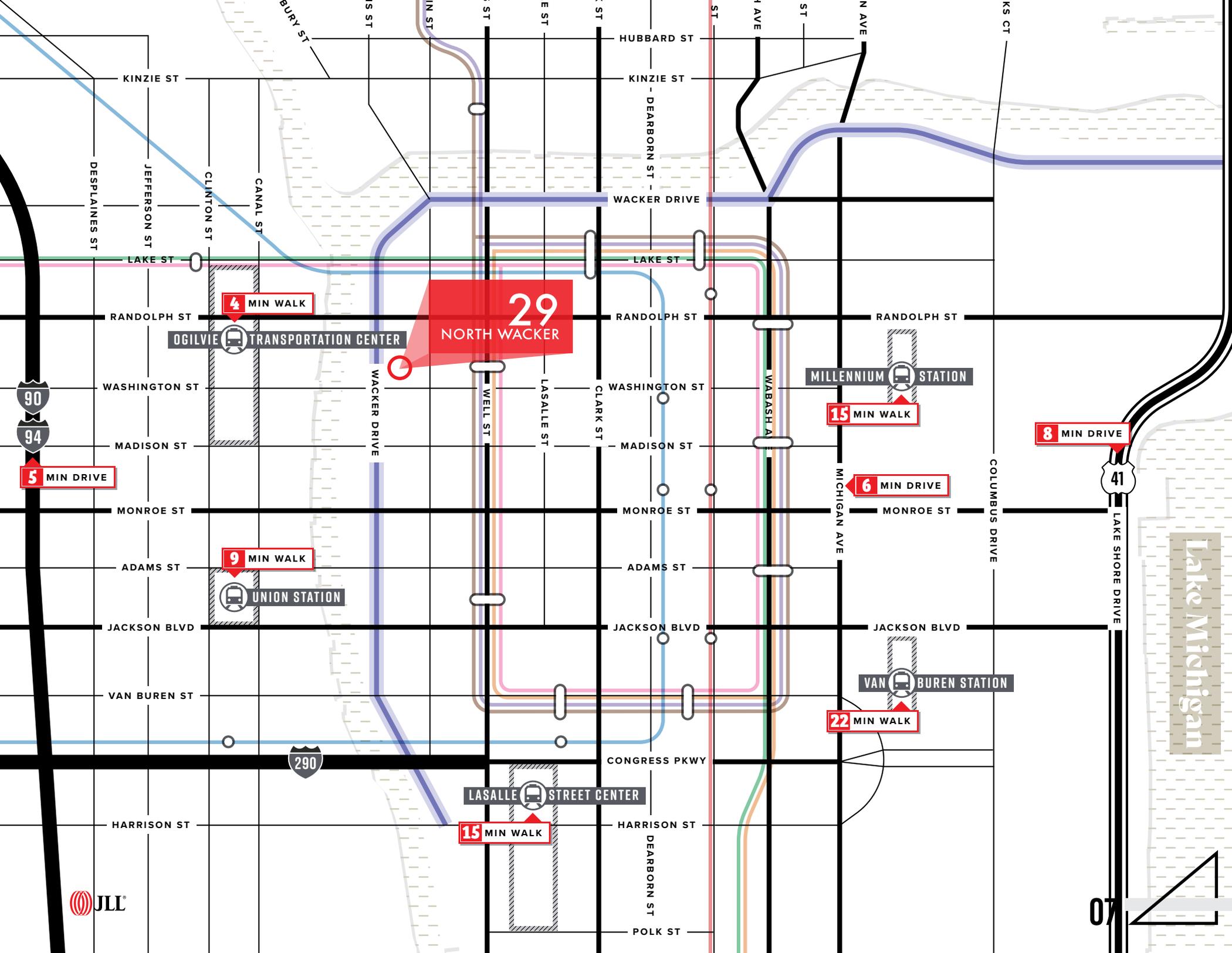
## Irreplaceable Location & Transportation Advantages

29 North Wacker benefits from superior connectivity and accessibility given it is situated steps from the CTA Washington/Wells Station, which is serviced by four of the seven CTA train lines. Two of the CTA lines (Blue & Orange) that are within half a mile provide direct access to both of Chicago's international airports in under an hour. Suburban commuters are under a 5-minute walk to Ogilvie Transportation Center and under 10-minutes to Union Station, which are two of the city's largest commuter train stations that service the Chicago metropolitan area.



The Property also enjoys direct vehicular access to Wacker Drive, a major city artery in downtown, with a covered garage that boasts 24 stalls, providing invaluable convenience to driving commuters. The garage is accessed through Lower Wacker Drive, which alleviates traffic congestion often found in the Loop.

Historically, 29 North Wacker has attracted many highly skilled, professional companies, including consulting, financial services and law firms, due to its proximity to City Hall and the Richard J. Daley Center, which houses over 120 court rooms. The Property is truly located in one of the best micro-submarkets in the city, which provides exceptional transportation advantages for progressive, growth-oriented, and talent-focused companies.



**29**  
NORTH WACKER

4 MIN WALK

OGILVIE TRANSPORTATION CENTER

MILLENNIUM STATION

15 MIN WALK

8 MIN DRIVE

5 MIN DRIVE

6 MIN DRIVE

9 MIN WALK

UNION STATION

VAN BUREN STATION

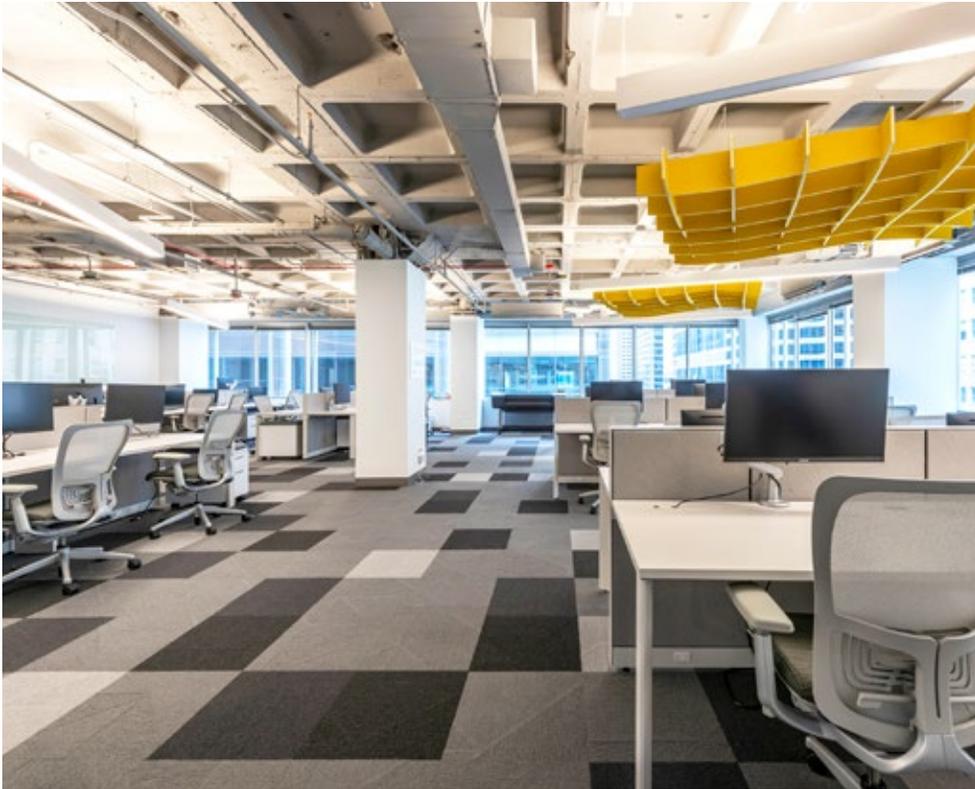
22 MIN WALK

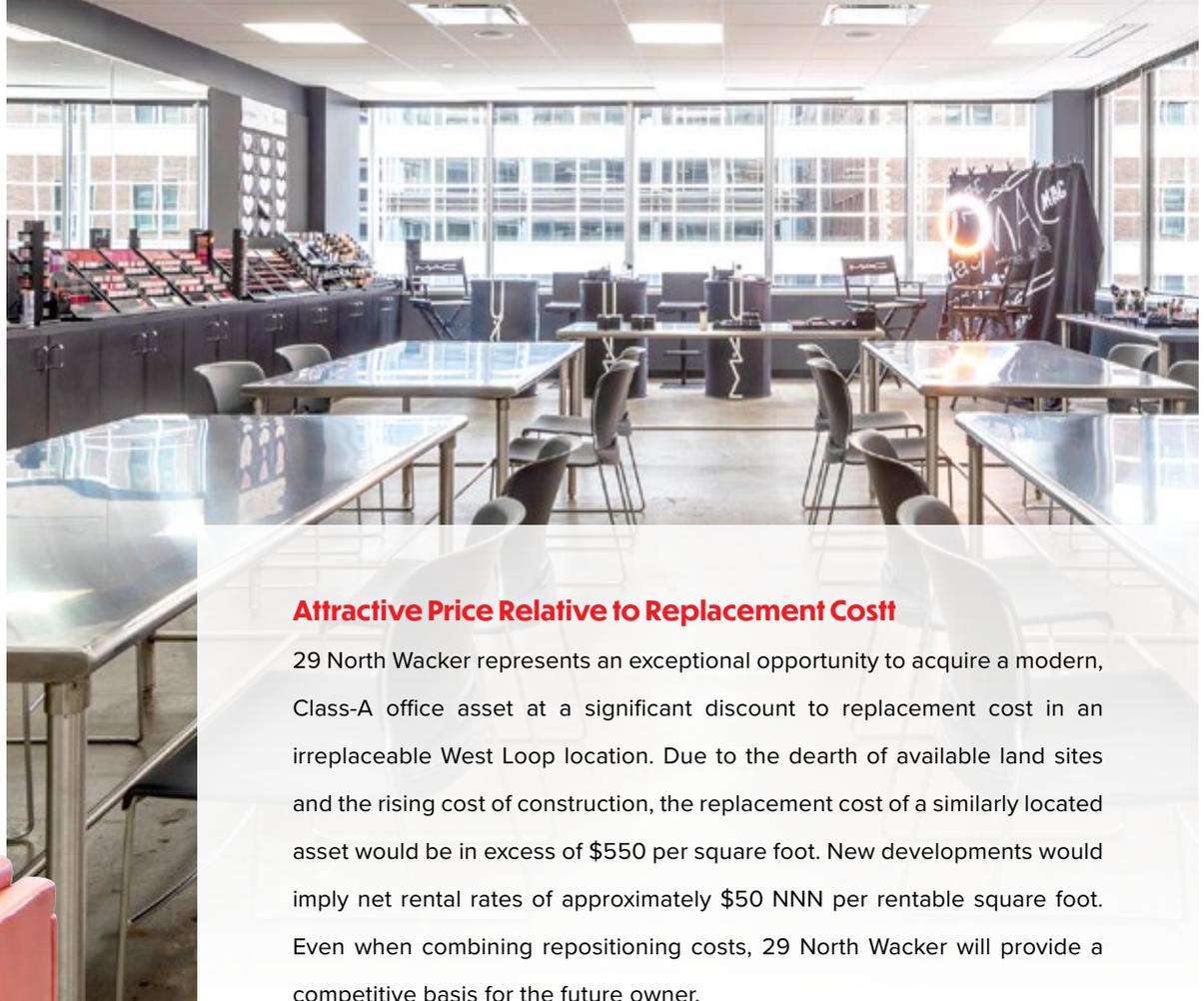
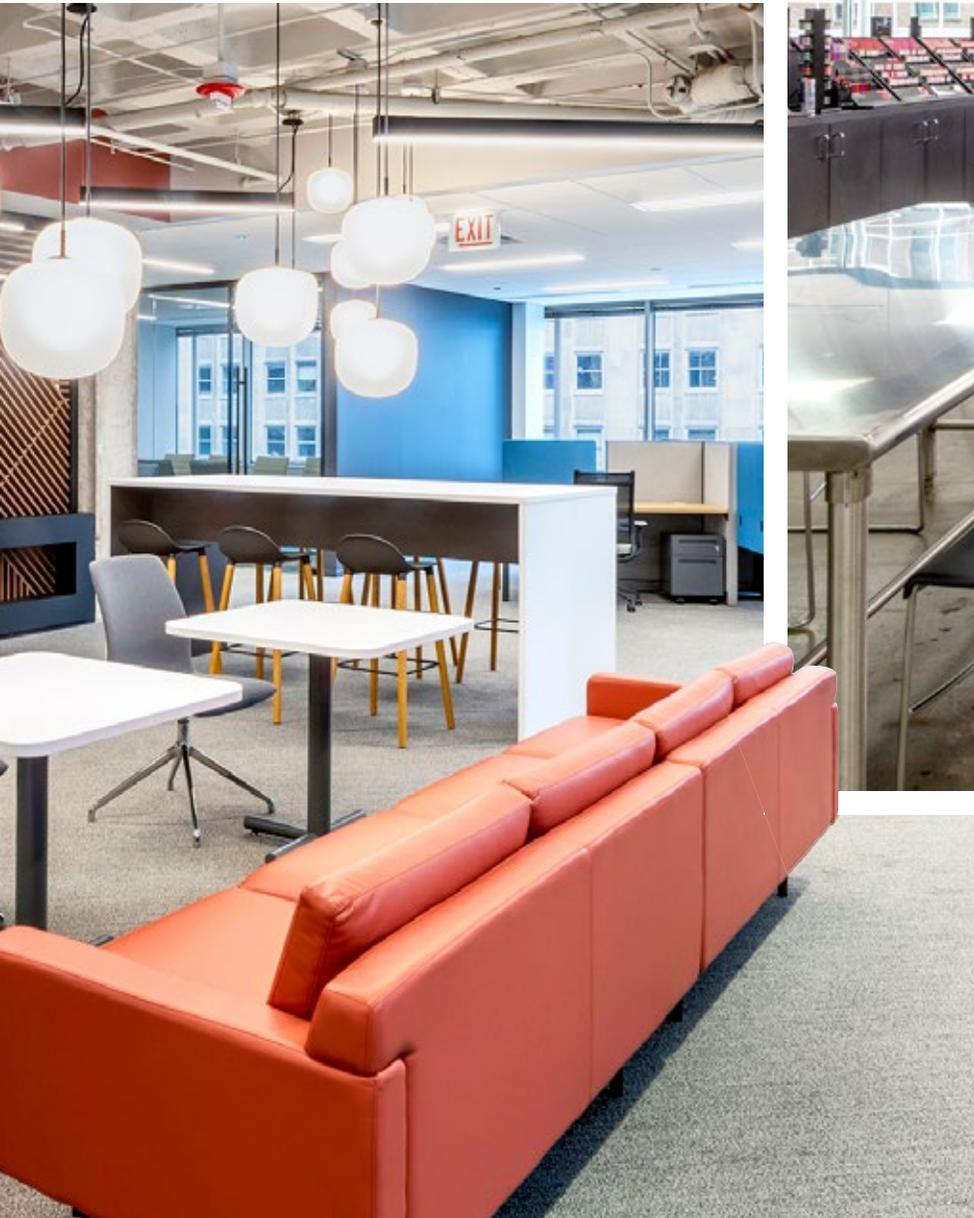
LASALLE STREET CENTER

15 MIN WALK

## In-Place Cash Flow with Substantial Upside

29 North Wacker is 63% leased and provides investors the opportunity to lease up vacancy at market rates, which is supported by immediate cash flow and 3.9 years of weighted-average lease term. Of the available vacancy, 30% of the space is located on a white-boxed full floor, which presents substantial upside to net operating income and WALT as the floor is leased. This blend of in-place income and immediate upside potential provides investors with the opportunity to complete a value-add business plan.





### Attractive Price Relative to Replacement Cost

29 North Wacker represents an exceptional opportunity to acquire a modern, Class-A office asset at a significant discount to replacement cost in an irreplaceable West Loop location. Due to the dearth of available land sites and the rising cost of construction, the replacement cost of a similarly located asset would be in excess of \$550 per square foot. New developments would imply net rental rates of approximately \$50 NNN per rentable square foot. Even when combining repositioning costs, 29 North Wacker will provide a competitive basis for the future owner.

#### OFFICE REPLACEMENT COSTS

	Total Costs	Per SF
Land Value	10,018,500	\$75
Hard Costs	35,532,280	\$266
Soft Costs	7,079,740	\$53
Leasing Costs	17,365,400	\$130
Developer's Profit	3,473,080	\$26
<b>TOTAL COST</b>	<b>\$73,469,000</b>	<b>\$550</b>

*All costs were estimates from JLL's Capital Market Group based on a recent spec project.*

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