



55

55 WEST MONROE



**815,073**  
RSF

**67%**  
LEASED

**56**  
TENANTS



LEED  
GOLD  
CERTIFIED



ENERGY  
STAR  
STATUS

**98**  
WALK SCORE



**100**

TRANSIT SCORE

**21,000** RSF

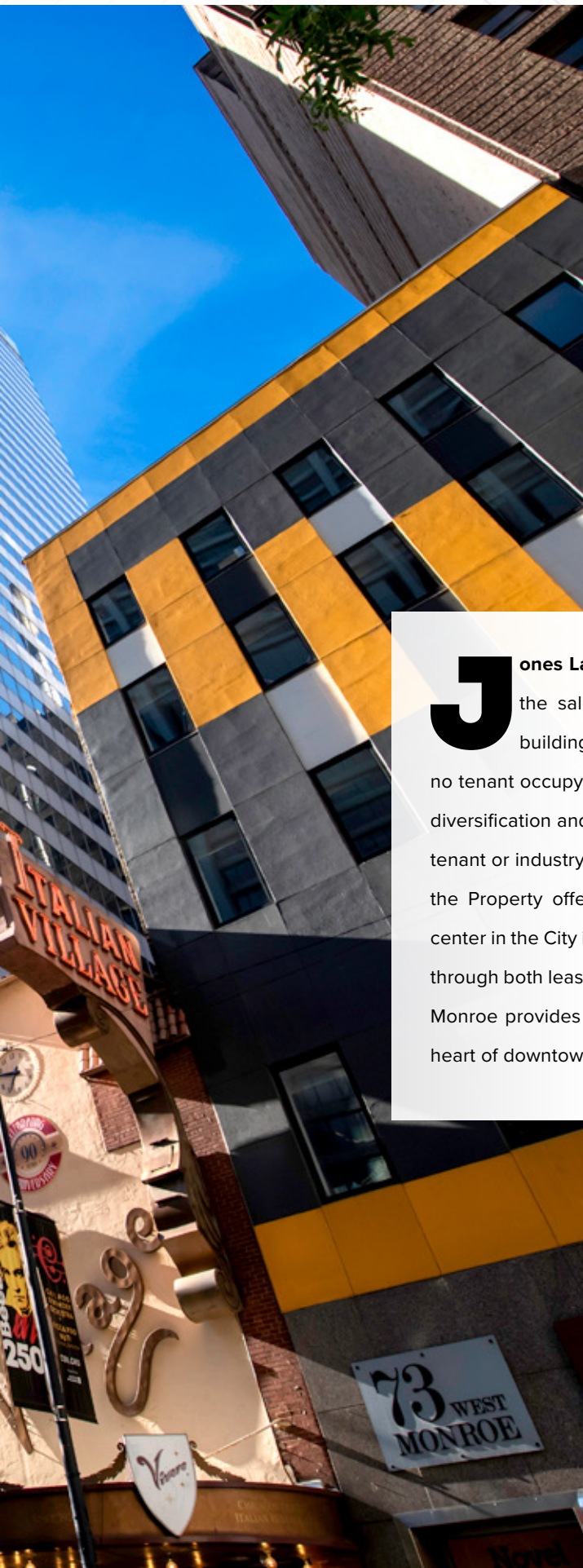
AVERAGE FLOOR PLATE

**Exceptional**  
PANORAMIC VIEWS

**Fully  
Amenitized**  
COMPLEX

# THE OFFERING





# 5WM

## 55 WEST MONROE

**J**ones Lang LaSalle (Illinois), L.P. (“JLL”) has been exclusively retained to arrange the sale of 55 West Monroe (the “Property”), an 815,073 RSF Class A office building located in the Central Loop of Chicago. With a diverse tenant roster and no tenant occupying more than 8% of net rentable area, 55 West Monroe offers an investor diversification and insulation from vacancy shocks and an overconcentration to one specific tenant or industry. Ideally situated at the southwest corner of Monroe and Dearborn Streets, the Property offers unsurpassed access to the financial markets, government, and civic center in the City in addition to exceptional panoramic views. With additional potential upside through both lease-up of well positioned vacancy and a mark-to-market opportunity, 55 West Monroe provides an investor a rare opportunity to acquire a Class A office building in the heart of downtown Chicago.

### KEY PROPERTY STATISTICS

Address	55 West Monroe
City, State	Chicago, IL
Rentable Area	815,073 RSF
Construction	1981
Stories	40
Occupancy	67%
WALT	2.6 Years
Walk Score	98
Transit Score	100
Zoning	PD No. 176



***Click Here***  
TO VIEW VIDEO

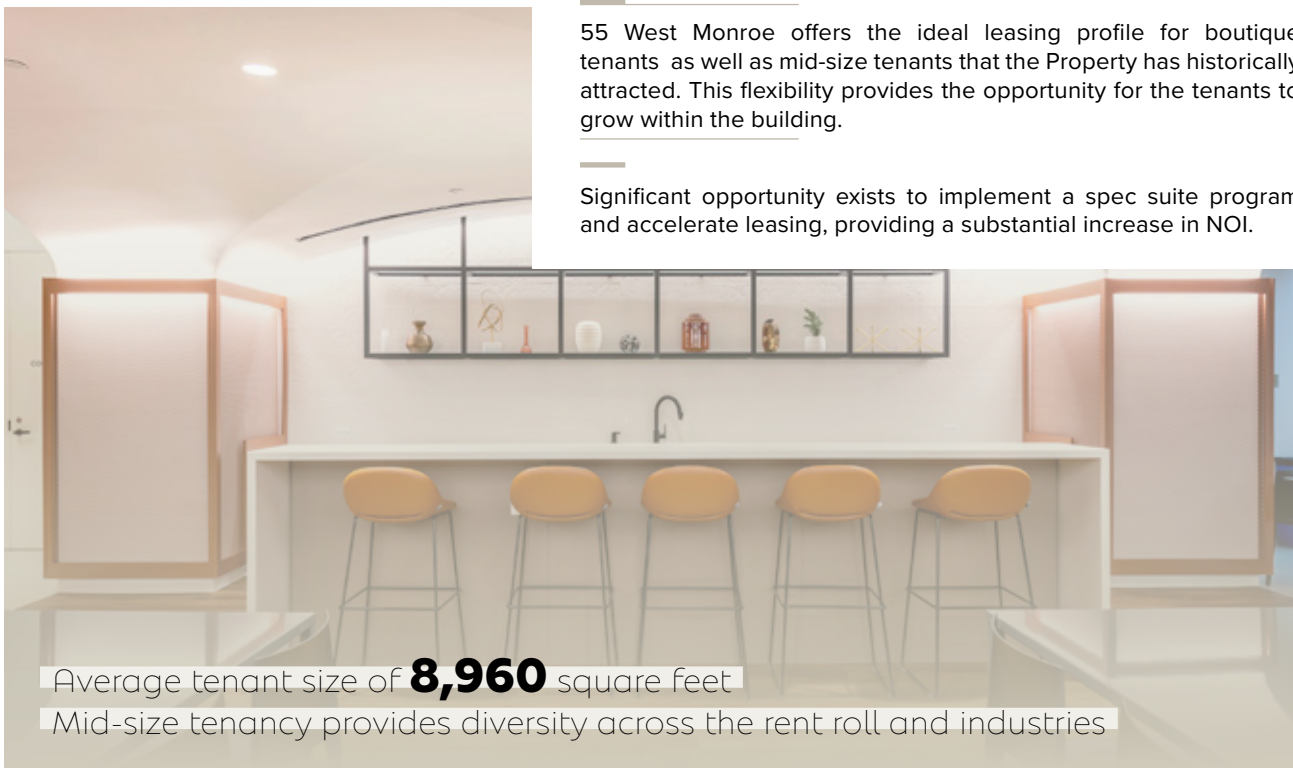


## Flexible Vacancy Profile Allows 55 West Monroe to Attract & Retain Tenants

As tenants better understand their space needs, 55 West Monroe has a variety of available suites to cater to their footprint and retain them in the Property.

55 West Monroe offers the ideal leasing profile for boutique tenants as well as mid-size tenants that the Property has historically attracted. This flexibility provides the opportunity for the tenants to grow within the building.

Significant opportunity exists to implement a spec suite program and accelerate leasing, providing a substantial increase in NOI.



Average tenant size of **8,960** square feet

Mid-size tenancy provides diversity across the rent roll and industries

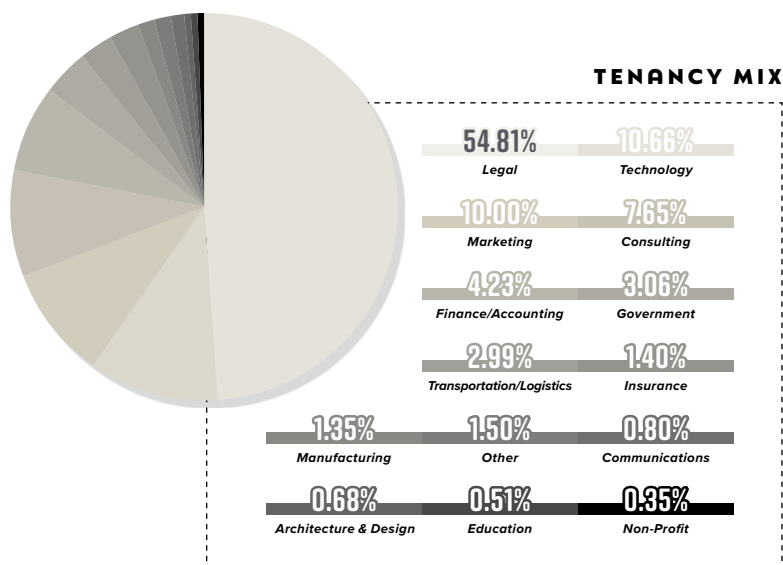


## Durable Income Stream with Balanced Tenancy

55 West Monroe boasts the combination of strong in-place cash flow with significant upside through the lease-up of existing vacancy and marking current office leases to market upon expiration.

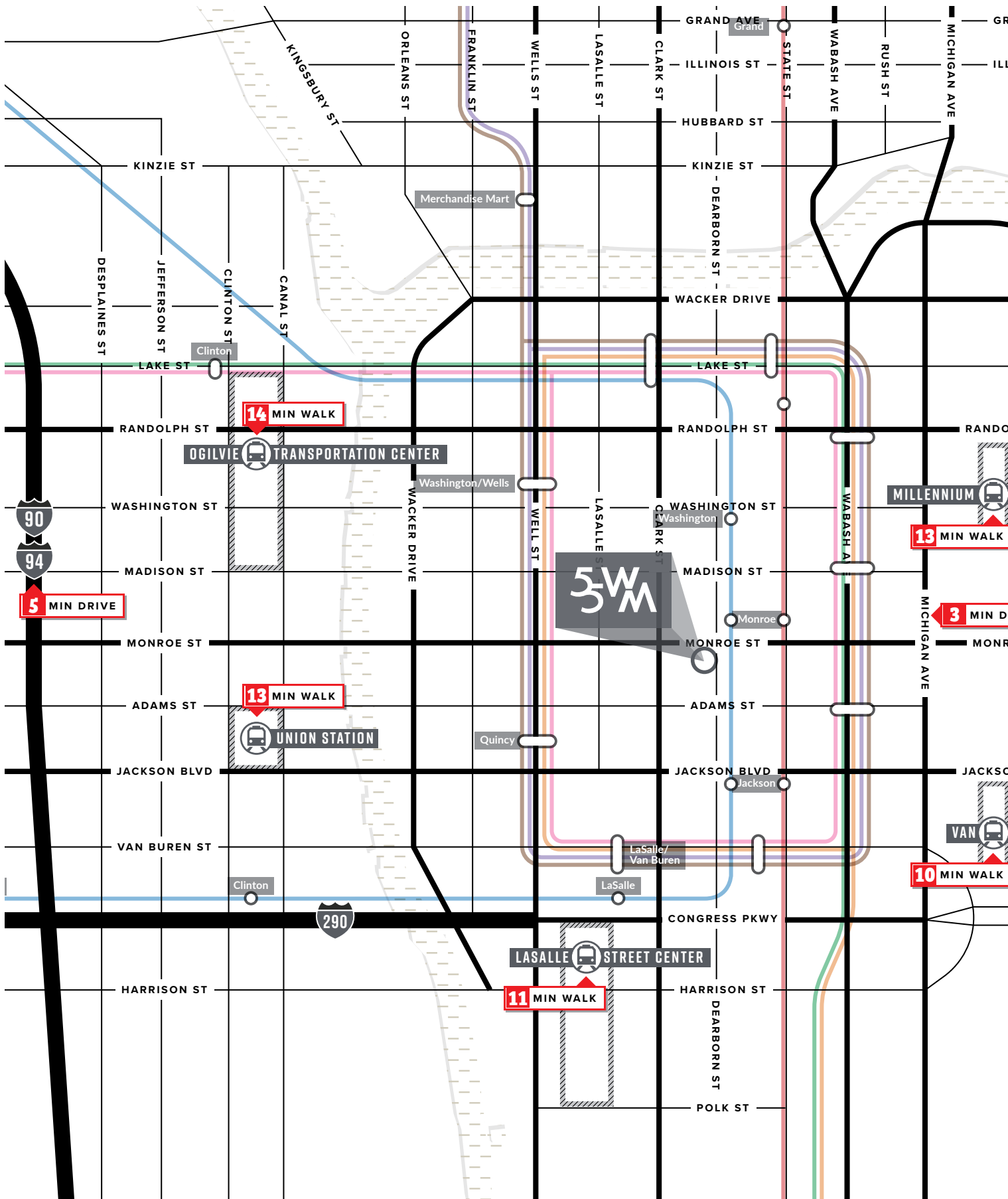
Currently 66.7% leased with 2.6 years of weighted average lease term, 55 West Monroe offers balanced tenancy with no single tenant accounting for more than 8% of the net rentable area, providing upside through continued lease-up and downside protection from over-concentration to any one tenant.

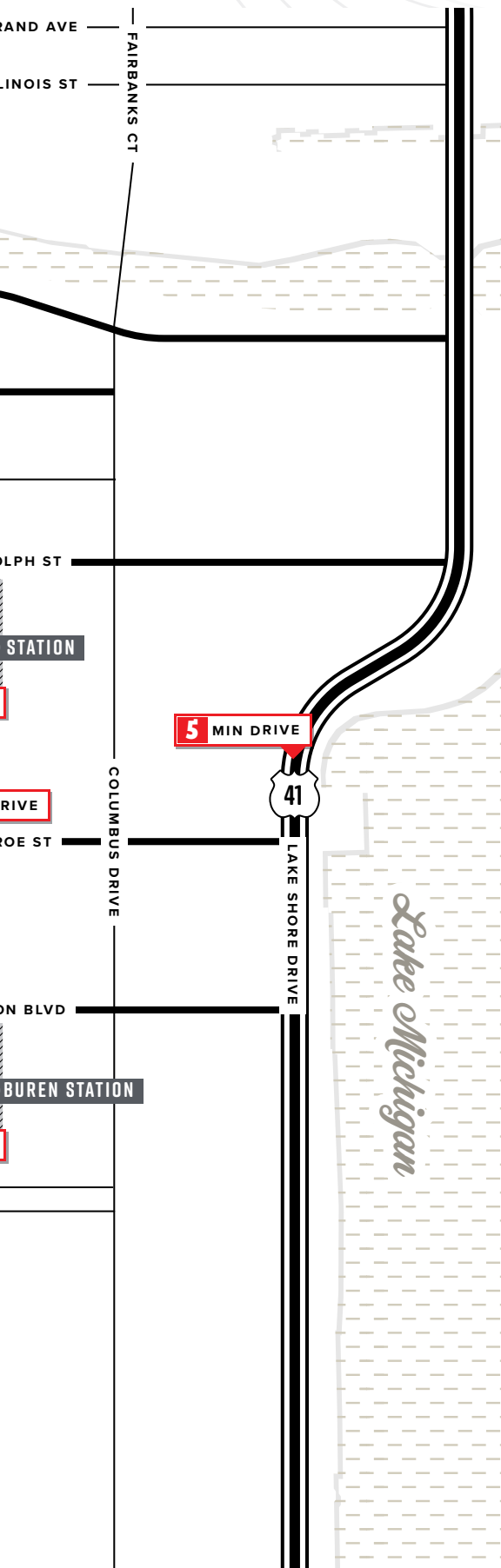
55 West Monroe benefits from sticky tenancy, with the top ten tenants having a tenure of over 10 years, exemplifying their commitment to the Property.



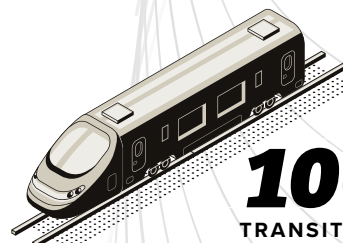
### MAJOR TENANT SUMMARY

Largest Tenants	Net Rent	Ann. Esc.	SF	%	Expires	Tenure
FINRA, Inc.	\$27.16	\$0.50	61,222	7.6%	Dec-24	15.1 Years
The Marketing Store	\$22.26	\$0.50	35,955	4.5%	Apr-23	9.1 Years
Wilson Elser	\$25.50	\$0.50	34,638	4.3%	Jun-25	11.3 Years
Clyde & Co.	\$25.67	3.0%	21,678	2.7%	Dec-23	16.8 Years
Sinars Slowikowski Tomaska, LLC	\$28.70	3.0%	21,617	2.7%	Mar-28	5.5 Years
<b>TOTAL LARGEST TENANTS</b>	<b>\$25.83</b>		<b>175,110</b>	<b>21.7%</b>		<b>12.2 YEARS</b>





**98**  
WALK SCORE



**100**  
TRANSIT SCORE

## Unrivaled Transportation & Access

The Property's proximity to Chicago's interstate highway system and public transit system provide convenient access for tenants commuting from both the suburbs and from within the city.

All seven CTA "L" lines are accessible within two blocks of 55 West Monroe.

Centrally located among the five Metra commuter rail stations, making the Property's location ideal for suburban commuters.

55 West Monroe enjoys convenient vehicular access to all major highways and abundant public parking is available nearby.

Pedway connection provides year-round weather-protected access to surrounding hotels and direct connectivity to Metra and the CTA "L" commuter trains, as well as office and retail locations throughout the Loop.

## Exceptional Panoramic Views

55 West Monroe enjoys exceptional views of the surrounding cityscape, Lake Michigan and the Chicago River.

Given the setback of 10 S Dearborn, the property immediately north, 55 West Monroe possesses unrivaled views and abundance natural light through its low-rise north facing floors.

These views help attract and retain tenancy of varying sizes and industries and command premium rents.



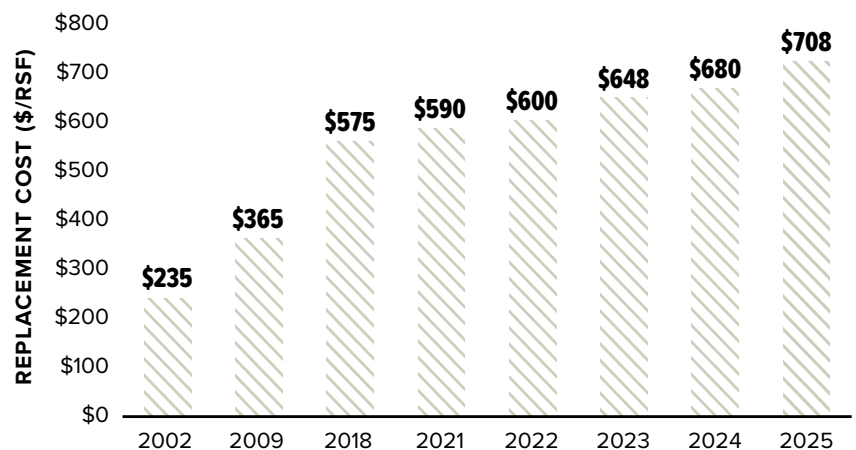


## Irreplaceable Asset Priced Well Below Replacement Cost

The Property represents an exceptional opportunity to acquire a LEED Gold certified, institutional quality asset with durable cash flow in an irreplaceable Central Loop location at a significant discount to replacement cost.

Due to the dearth of available land sites and the rising cost of construction, the replacement cost of a similarly located asset would be more than \$700 per square foot. New development costs would imply net rental rates of approximately \$50 NNN per square foot.

**CHICAGO CBD REPLACEMENT COSTS (HISTORICAL & EST.)**





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