

# 125

## SOUTH WACKER

CHICAGO



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



# The Offering

Jones Lang LaSalle (Illinois), L.P. (“JLL”) as the exclusive advisor, presents the opportunity to acquire the 100% fee simple interest in 125 South Wacker (the “Property”), a 576,788 RSF, 31-story class-A office building located in Chicago’s West Loop. Constructed in 1974, 125 South Wacker benefits from superior connectivity and accessibility given its prime location on Wacker Drive in the West Loop that puts it one block from Union Station and three blocks from Ogilvie Transportation Center, the major commuter train stations linking the city to surrounding suburbs.

At 63% leased with 4.3 years of remaining average lease term (“WALT”) with strong leasing momentum, the Property provides an investor the opportunity to acquire an office asset with durable in-place cash flow at a significant discount to replacement cost and substantially increase NOI through lease up of 208,000 square feet. Located on the northeast corner of Wacker Drive and Adams Street, 125 South Wacker’s location boasts unrivaled views and transportation advantages linking the Property to talent in both the city center and suburbs. With nearly \$21 million of capital invested since 2017, ownership has meticulously maintained and transformed the Property, modernizing building systems and renovating both the lobby and amenity set in 2019. Paired with its West Loop location, 125 South Wacker offers investors the exceptionally rare opportunity to acquire a fully amenitized and redeveloped asset to create value solely through lease up. All inquiries regarding this value-add office asset should be directed to JLL.



## KEY PROPERTY STATISTICS

Address	125 South Wacker Drive
City, State	Chicago, IL
Year Built/Renovated	1974 / 2019
Stories	31
Rentable Area	576,788 RSF
Rentable Area – Below Grade (LL-A, LL-B, LL-C)	48,798 RSF
Rentable Area – Above Grade Floors 1-31	527,990 RSF
Architect	Perkins+Will
Zoning	DC-16
% Leased	64%
% Leased (Excluding Vacates)	63%
WALT	4.3 Years
Walk/Transit Score	98 / 100
Parking Spaces	None
Finished Ceiling Height	9'0"
Slab-To-Slab Height	12'0"
Loss Factor (Full/Multi-Tenant Floor)	16.3% / 23%
Floor Loading (lbs per SF)	100 lbs per SF
Power Capacity	20 MW

(1) As of September 1, 2025.

SPEC SUITE 2050



# Business Plan

## Value-Add Lease-Up of Fully Amenitized Wacker Drive Asset in West Loop

125 South Wacker provides an investor the opportunity to immediately create value through the lease up of a fully amenitized office asset with durable in-place cash flow located on Wacker Drive in the West Loop, Chicago's strongest & most resilient submarket.

1 Fully Amenitized with Minimal Future Capital Needs



2 Existing Vacancy with Unobstructed Panoramic Views



3 Durable In-Place Cash Flow



4 Proven Flight to Class A Wacker Drive Office in West Loop



Highly Executable Value-Add Business Plan



- The fully amenitized Property has been the beneficiary of ownership's \$21 million investment in building renovations.
- A new owner will inherit the opportunity to allocate their capital towards their value-add lease-up business plan effort.

- Nearly 119,000 RSF, or 74% of the office vacancy touches the Property's southwest corner with unmatched light & air and unobstructed panoramic views of the Chicago River and Wacker Drive streetscape.

- 125 South Wacker offers durable in-place cash flow with no single tenant accounting for more than 3.2% of the net rentable area.

- Since 2015, Class A office product located on Wacker Drive in the West Loop submarket has historically averaged 211 bps higher occupancy than other Class A occupancy office in the greater CBD.







TENANT LOUNGE RECEPTION AREA



FULLY RENOVATED FITNESS CENTER

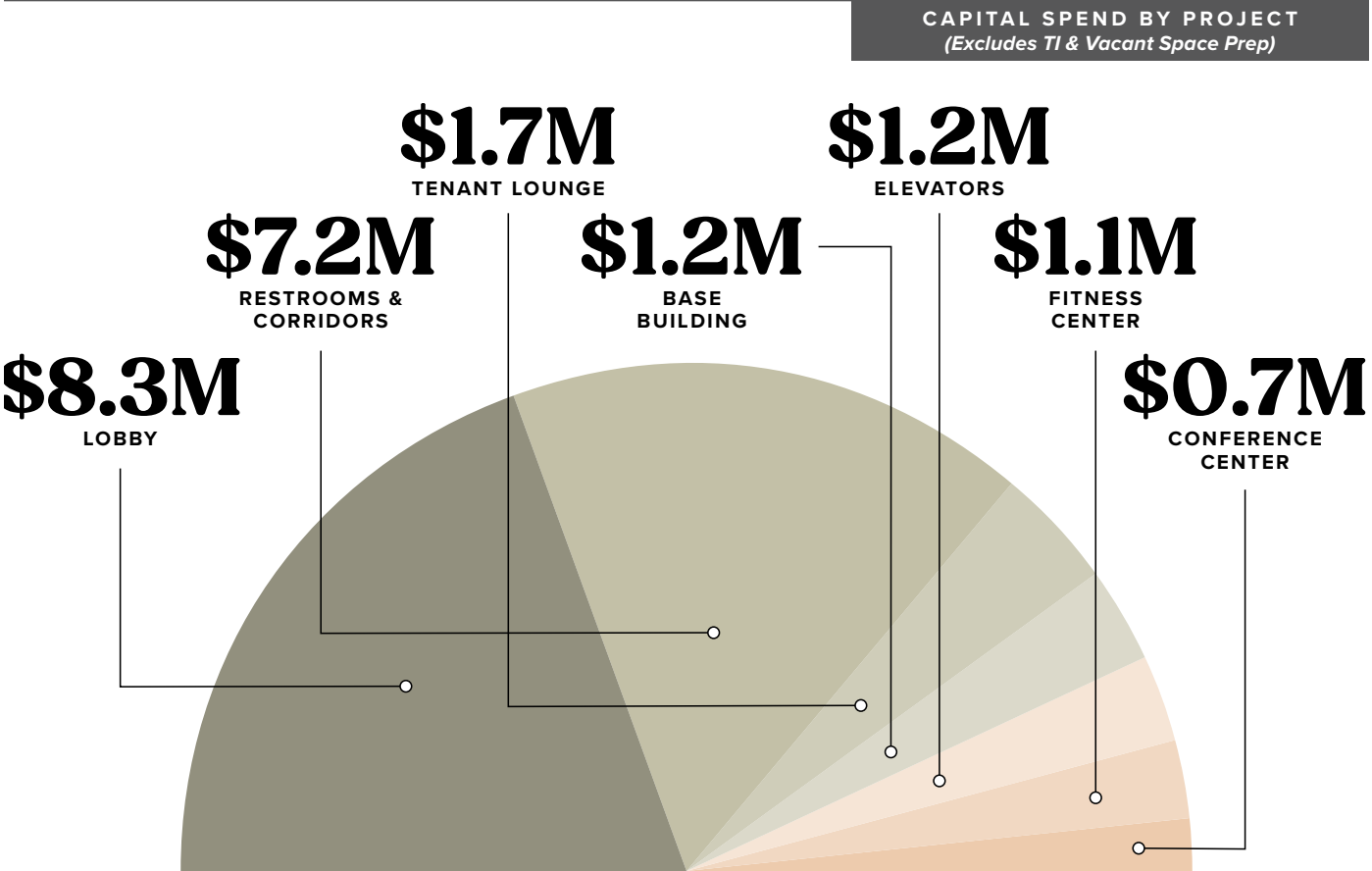
# Fully Renovated & Amenitized Tower with Minimal Future Capital Needs

- 125 South Wacker boasts one of the most comprehensive and high quality amenity offerings in the West Loop.
- Since 2017, ownership has invested \$21 million into base building systems, common area upgrades, lobby renovation, and new amenities (i.e. fitness center, tenant lounge, & conference room).



FOUR SEASONS LOUNGE

**\$21M** TOTAL BUILDING RENOVATIONS SINCE 2017







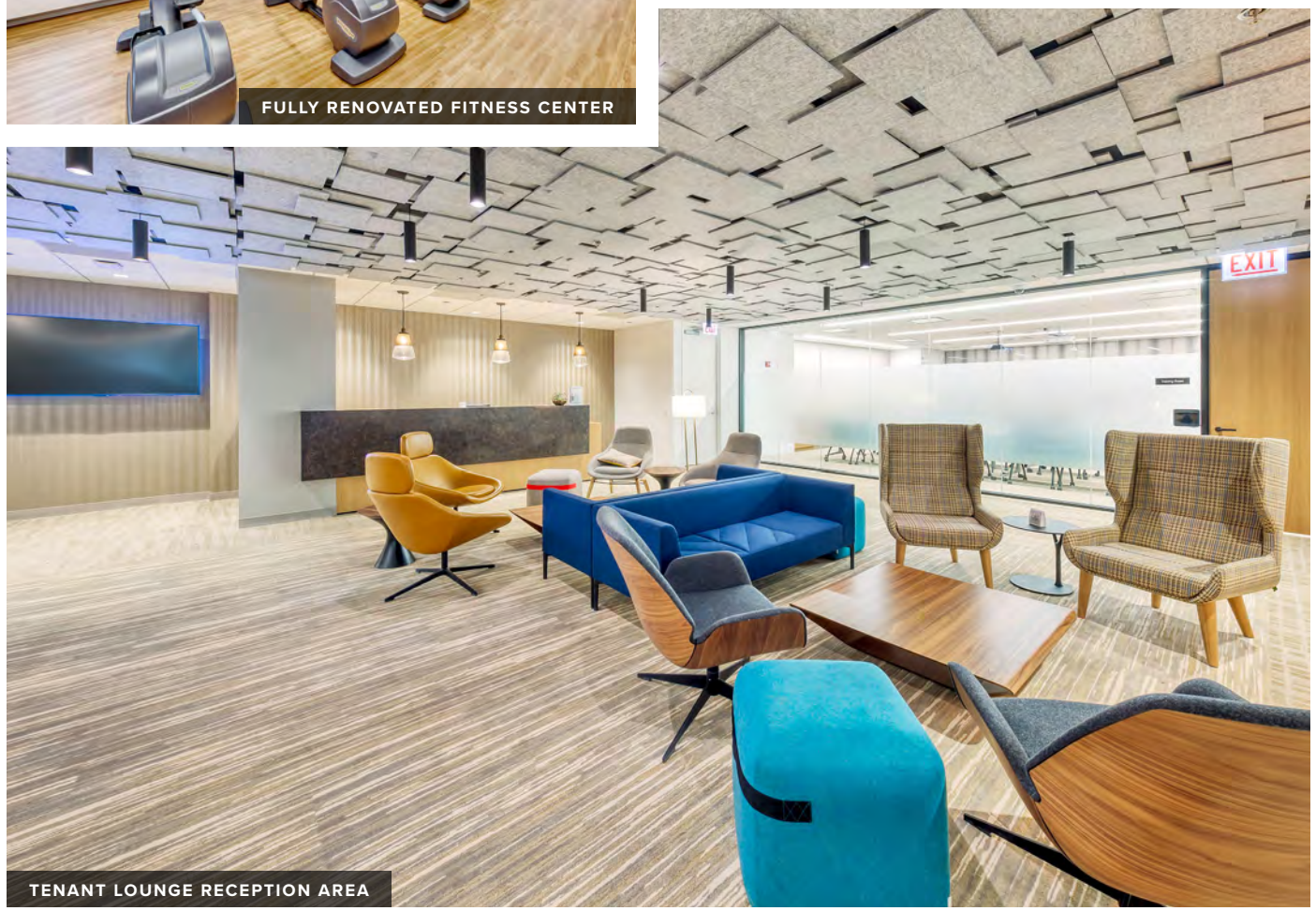
LOBBY



FULLY RENOVATED FITNESS CENTER



CONFERENCE CENTER



TENANT LOUNGE RECEPTION AREA



# 3/4 of Vacant Space is in Best Part of Building

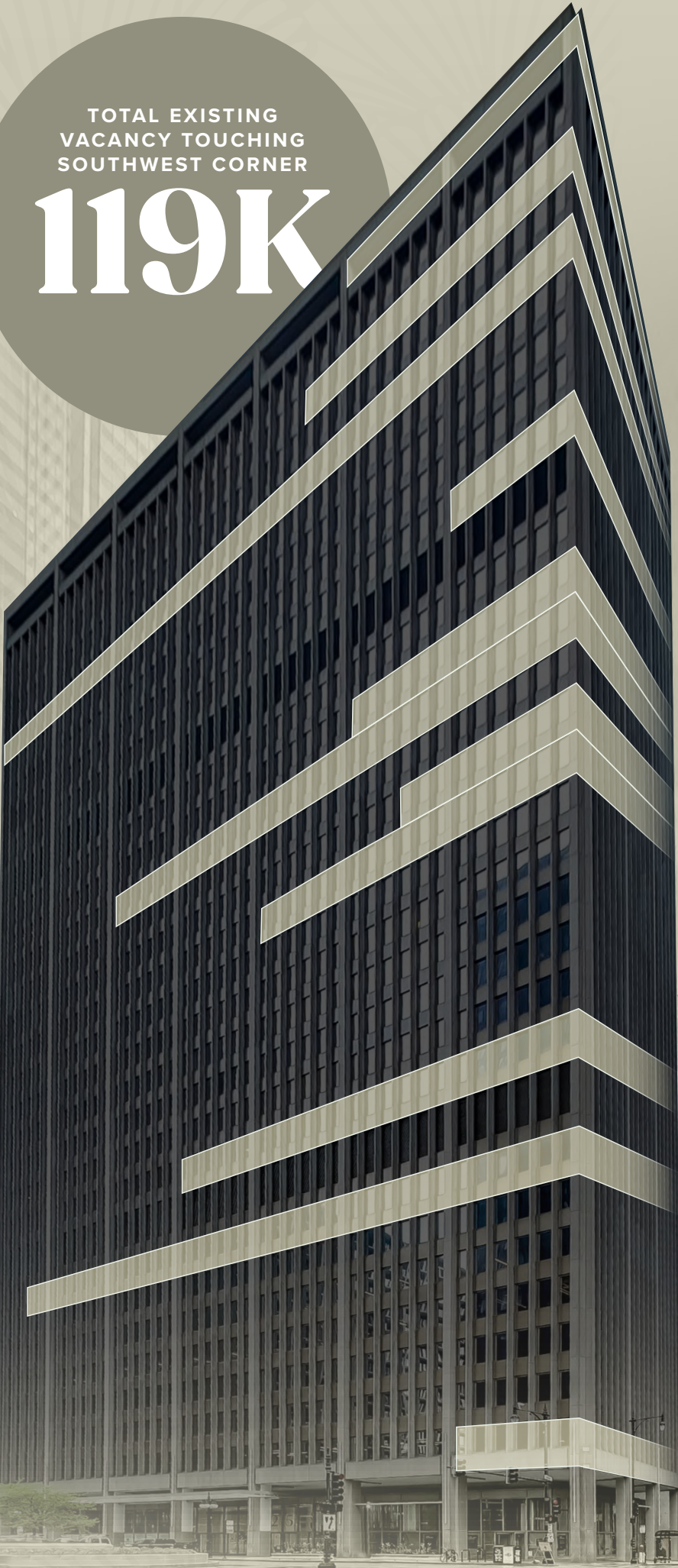
- Nearly 119,000 RSF, or 74%, of the office vacancy touches the Property's southwest corner with unmatched light & air and unobstructed panoramic views of the Chicago River and Wacker Drive streetscape.
- 125 South Wacker is well positioned for a new owner to immediately create value by implementing a spec suite program on this highly desirable vacancy.



31ST FLOOR	7,945 <i>Vacant RSF</i>	SUITE 3100
29TH FLOOR	8,241 <i>Vacant RSF</i>	SUITE 2950
27TH FLOOR	19,100 <i>Vacant RSF</i>	SUITE 2700
23RD FLOOR	4,487 <i>Vacant RSF</i>	SUITE 2325
20TH FLOOR	7,607 <i>Vacant RSF</i>	SUITE 2080
19TH FLOOR	14,029 <i>Vacant RSF</i>	SUITE 1900
17TH FLOOR	6,004 <i>Vacant RSF</i>	SUITE 1750
16TH FLOOR	9,705 <i>Vacant RSF</i>	SUITE 1600
10TH FLOOR	12,697 <i>Vacant RSF</i>	SUITE 1000
8TH FLOOR	6,078 <i>Vacant RSF</i>	SUITE 850
7TH FLOOR	18,513 <i>Vacant RSF</i>	SUITE 700
2ND FLOOR	4,498 <i>Vacant RSF</i>	SUITE 275

TOTAL EXISTING VACANCY TOUCHING SOUTHWEST CORNER

119K





# Stable Income with Growth Upside

- 125 South Wacker offers balanced tenancy with no single tenant accounting for more than 3.2% of the net rentable area. At 63% leased, the Property is occupied by a diverse collection of 39 tenants.
- Current tenancy provides significant in-place cash flow with 4.3 years of remaining weighted average lease term ("WALT"), while the remaining vacancy at the property represents an immediate opportunity for investors to create value through the lease-up of additional space.

39

NUMBER OF  
TENANTS

8,194

AVERAGE  
TENANT SF

4.3

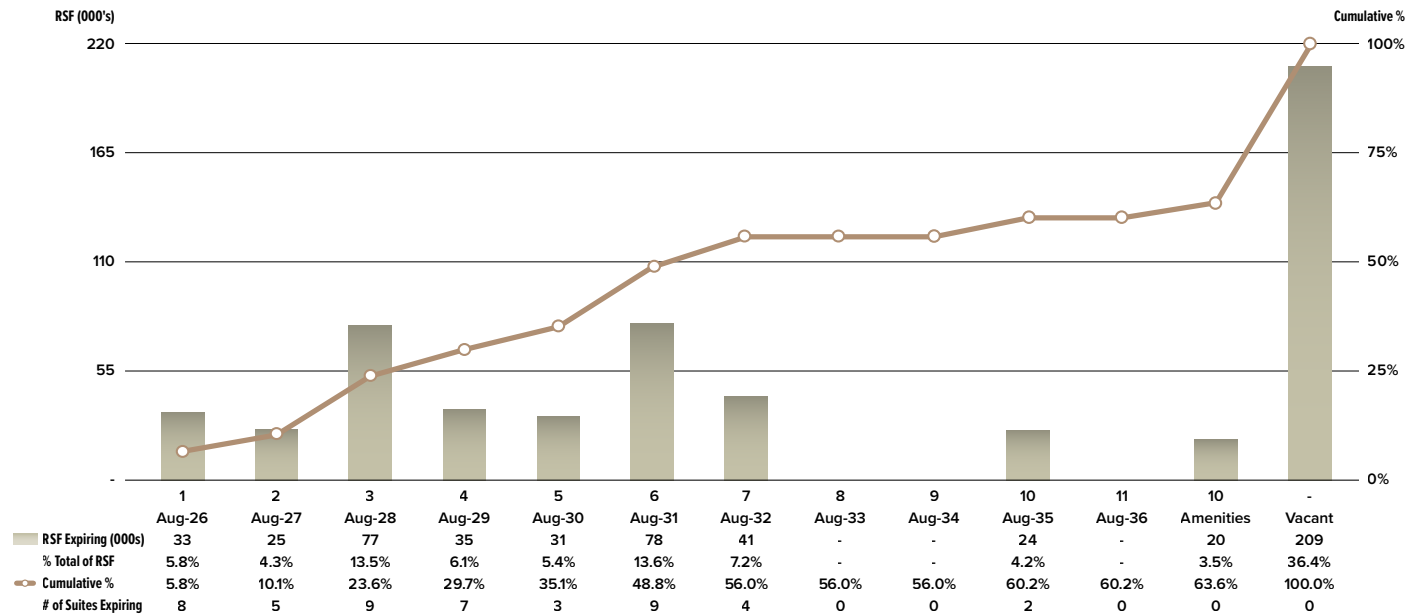
YEARS  
WALT



SPEC SUITE 3150

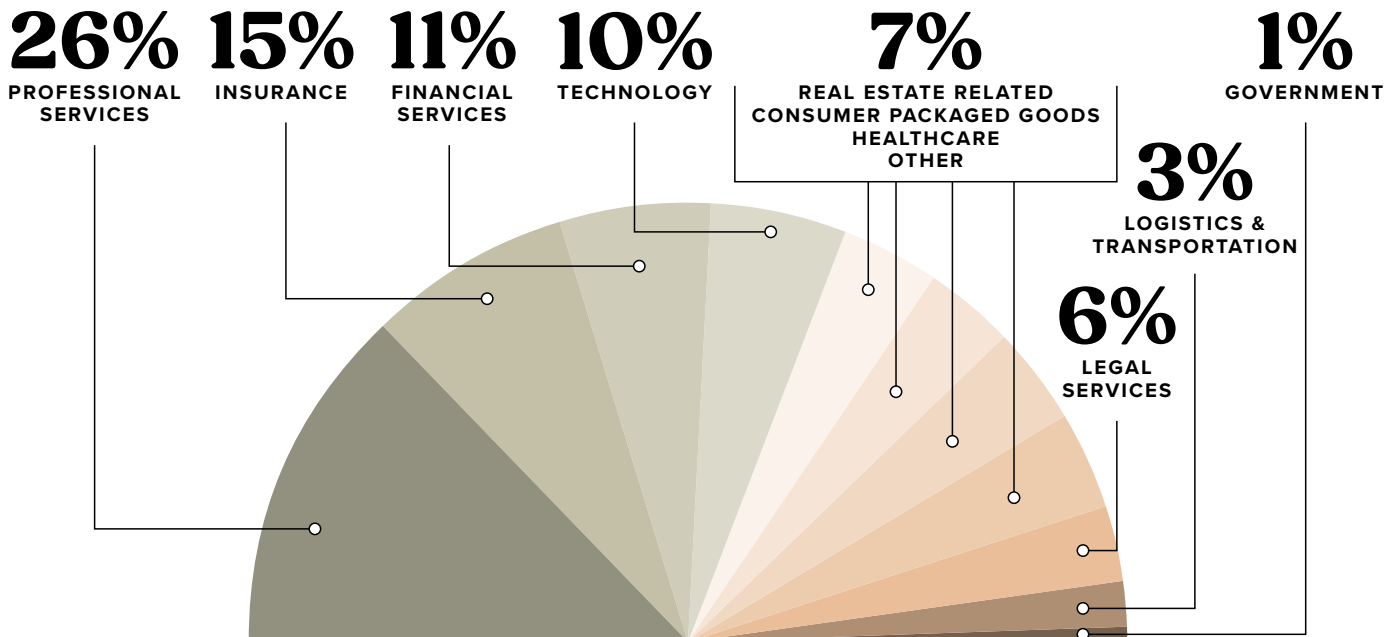
## Staggered Lease Expirations Allow Steady Rent Increases with Limited Risk.

LEASE EXPIRATION SCHEDULE



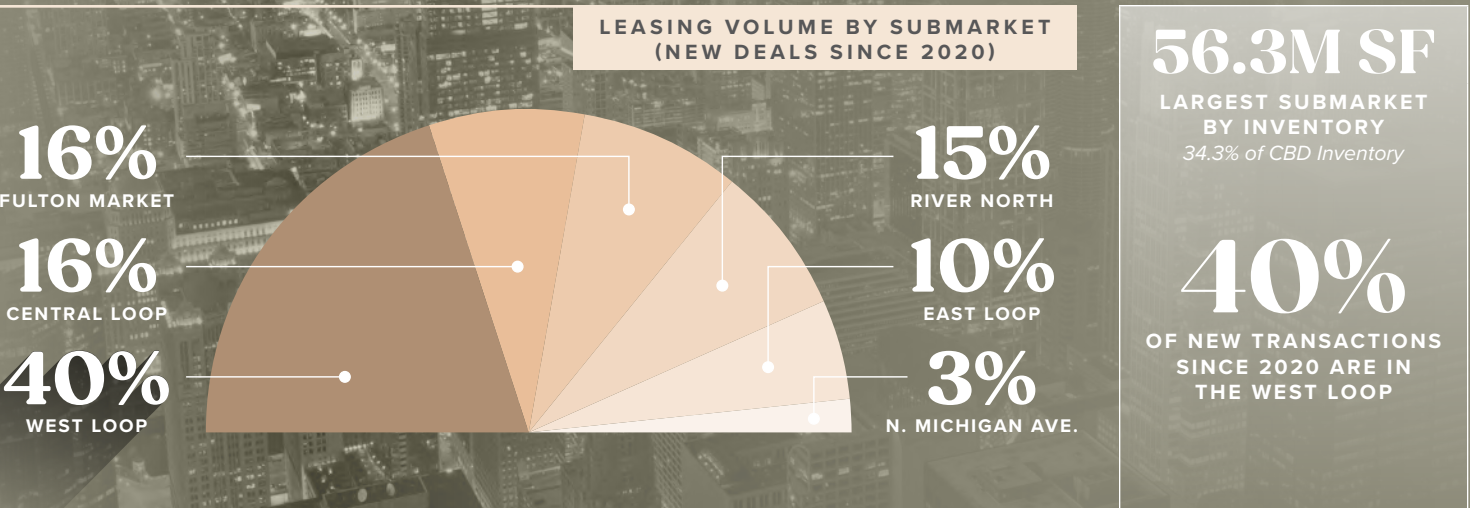
## Tenant Industry Diversity Protects Owner from Single-Sector Risk Exposure.

TENANT INDUSTRY BREAKDOWN

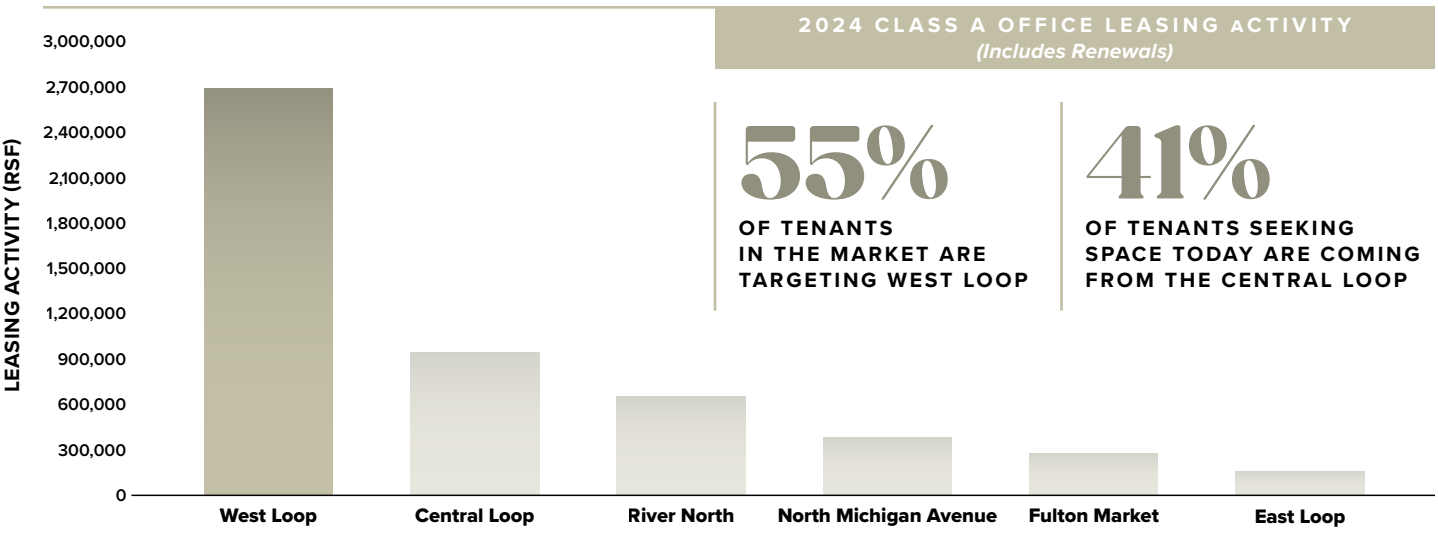


# Flight to Quality: Wacker Drive in West Loop

Chicago's Strongest Submarket

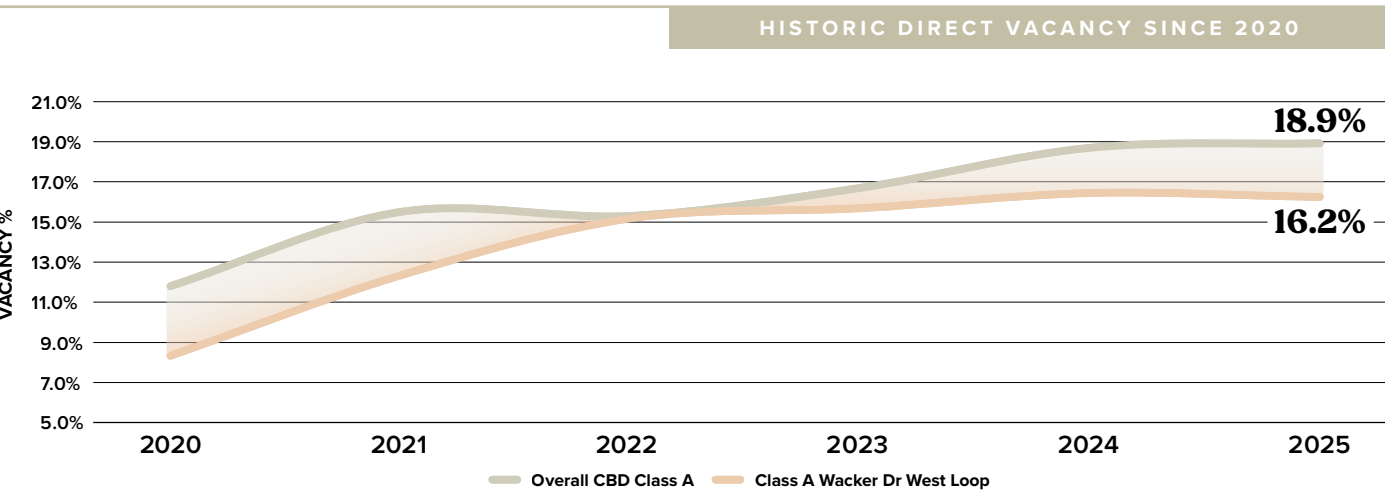


# West Loop: Prime Location for Active Tenants Seeking Space



# Proven Flight to Class A Wacker Drive Office in West Loop

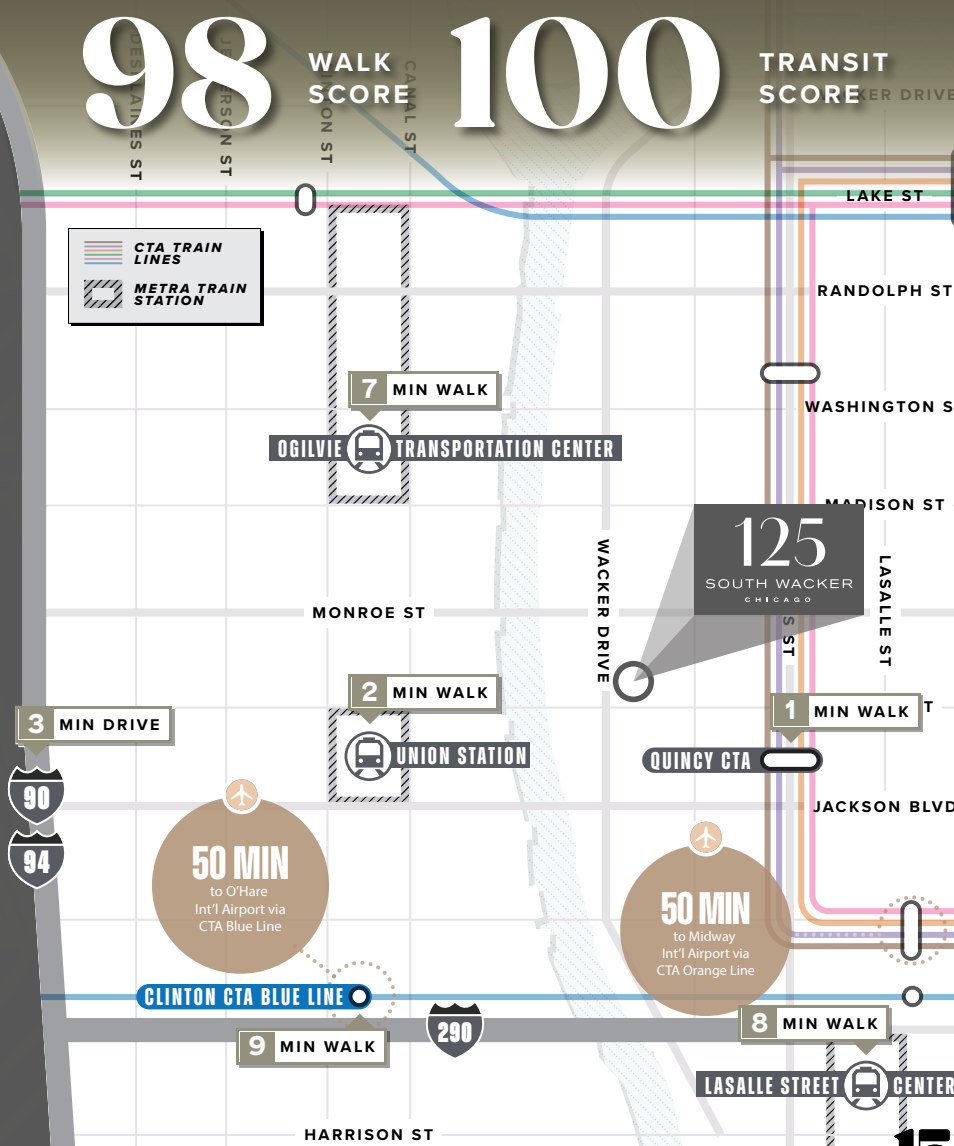
Since 2020, Class A office product located on Wacker Drive in the West Loop submarket has averaged 211 bps higher occupancy than other Class A occupancy office in the greater CBD.



# Highly Accessible, Transit-Oriented Location

125 South Wacker benefits from superior connectivity and accessibility given its prime West Loop location that puts it steps from:

- **CTA Light-Rail Trains:** Brown, Pink, Orange, and Purple lines at Quincy CTA station (1 minute walk) and the Blue line at Clinton CTA station (9 minute walk).
- **Metra Suburban Commuter Trains:** Chicago Union Station (2 minute walk) and Ogilvie Transportation Center (7 minute walk)
- **CTA Public Bus System:** Eight bus stops within 2 block radius of the Property.
- **Expressways:** 3 blocks north of on- and off-ramps to I-290 and I-90/I-94, and 8 min drive to the west of Lake Shore Drive.







## CONTACT INFORMATION

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