

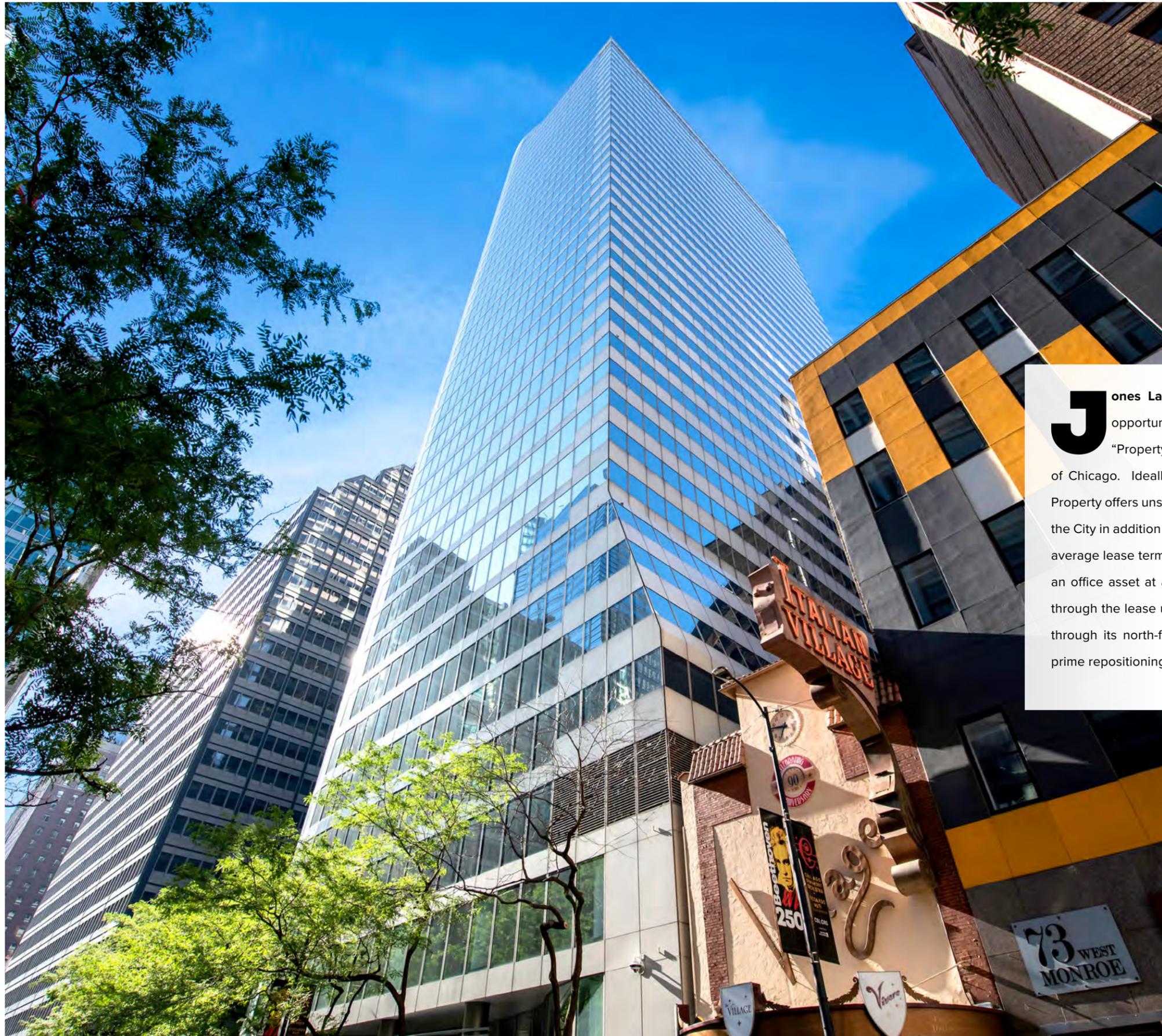


55W

55 WEST MONROE



Jones Lang LaSalle Americas (Illinois), L.P



# 55 WM

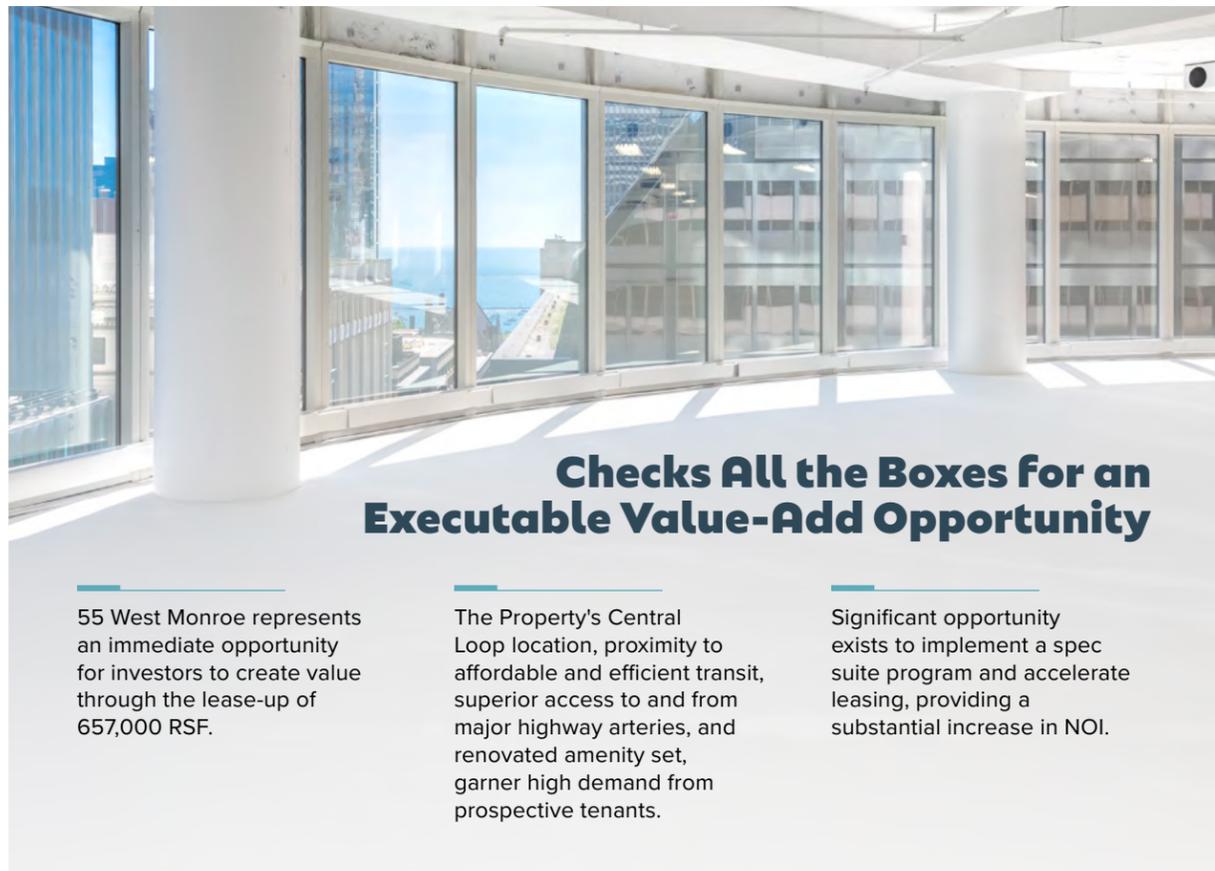
## 55 WEST MONROE

**J**ones Lang LaSalle (Illinois), L.P. (“JLL”) as the exclusive advisor, presents the opportunity to acquire the 100% fee simple interest in 55 West Monroe (the “Property”), an 815,074 RSF, 40-story office building located in the Central Loop of Chicago. Ideally situated at the southwest corner of Monroe and Dearborn Streets, the Property offers unsurpassed access to the financial markets and government and civic center in the City in addition to exceptional panoramic views. At 19.3% leased with 4.0 years of remaining average lease term (“WALT”), the Property provides an investor the rare opportunity to acquire an office asset at a substantial discount to replacement cost and substantially increase NOI through the lease up of 657,000 square feet. Characterized by the abundance of natural light through its north-facing windows, the Property’s transitioning occupancy status makes it a prime repositioning candidate. All inquiries regarding this asset should be directed to JLL.

### KEY PROPERTY STATISTICS

Address	55 West Monroe Street
City, State	Chicago, IL
Zoning	PD-176
Rentable Area	815,074 RSF
Year Built / Renovated	1980 / 2002 & 2012
Architect	Helmut Jahn
Stories	40
% Leased <sup>(1)</sup>	19.3%
WALT <sup>(1)</sup>	4.0 Yrs
Average Floor Plate	21,500 RSF
Ceiling Height (Slab-to-Slab)	10'6"
Walk Score	98
Transit Score	100

<sup>(1)</sup> As of July 1, 2026.



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

55 West Monroe represents an immediate opportunity for investors to create value through the lease-up of 657,000 RSF.

The Property's Central Loop location, proximity to affordable and efficient transit, superior access to and from major highway arteries, and renovated amenity set, garner high demand from prospective tenants.

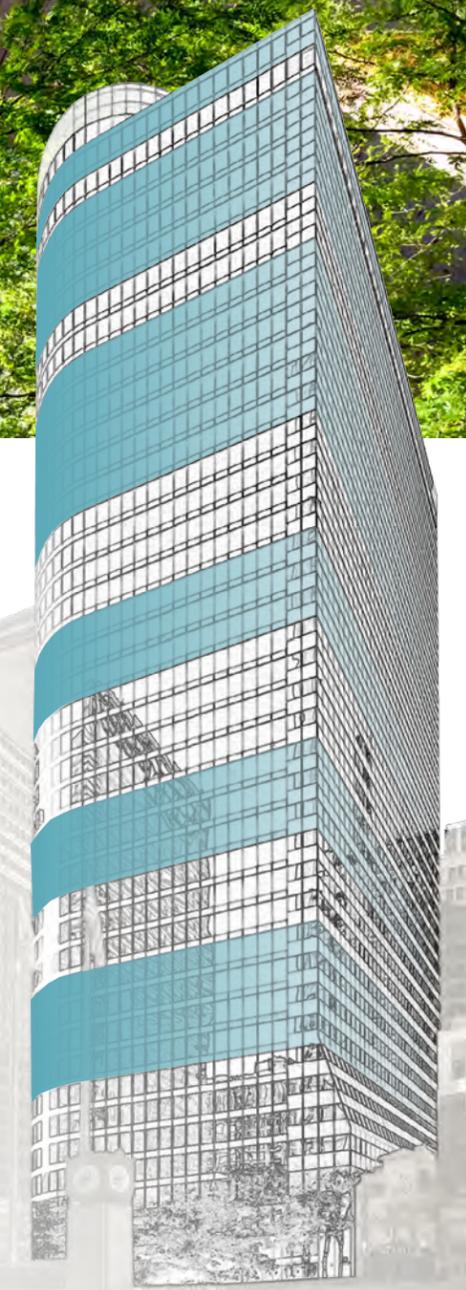
Significant opportunity exists to implement a spec suite program and accelerate leasing, providing a substantial increase in NOI.

### Uniquely Competitive Contiguous Blocks of Vacancy Positioned to Capture Active Tenancy

Considerable opportunity exists to lease up 86,000 SF of contiguous vacancy on floors 5-8, 64,000 square feet of contiguous vacancy on floors 12-15, 64,000 square feet on contiguous vacancy on floors 20-22, 132,000 square feet of contiguous vacancy on floors 27-32, 88,000 square feet of contiguous vacancy on floors 35-38, and a full-floor vacancy on the top floor. Additional opportunity exists due to flexible tenant relocation clauses.

The ability to offer meaningful exterior signage, identity and naming rights will further augment the repositioning effort and serve as an inducement that few other properties in the city can offer.

Paired with its flexible 21,500 RSF floor plates, the Property is well positioned to capture tenants of all size requirements in the market.



## 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 abundant natural light through its low-rise north facing floors.

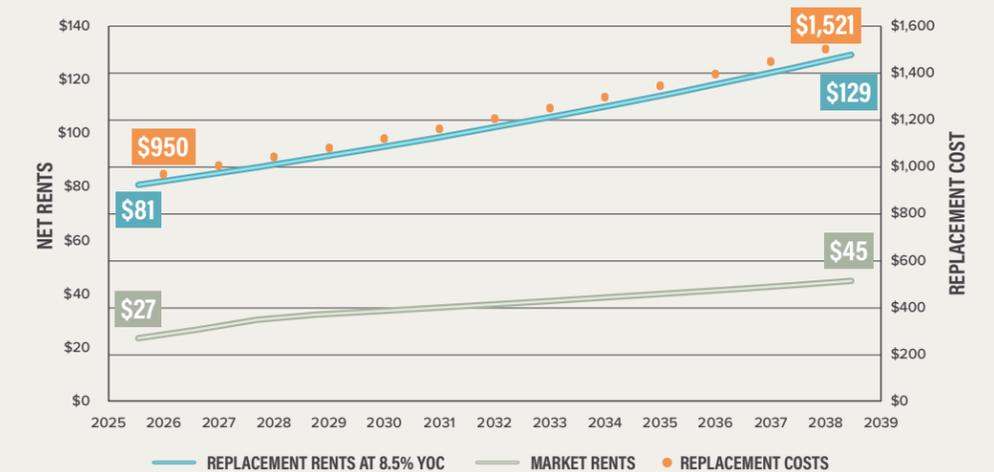
These views help attract and retain tenancy of varying sizes and industries and command premium rents.

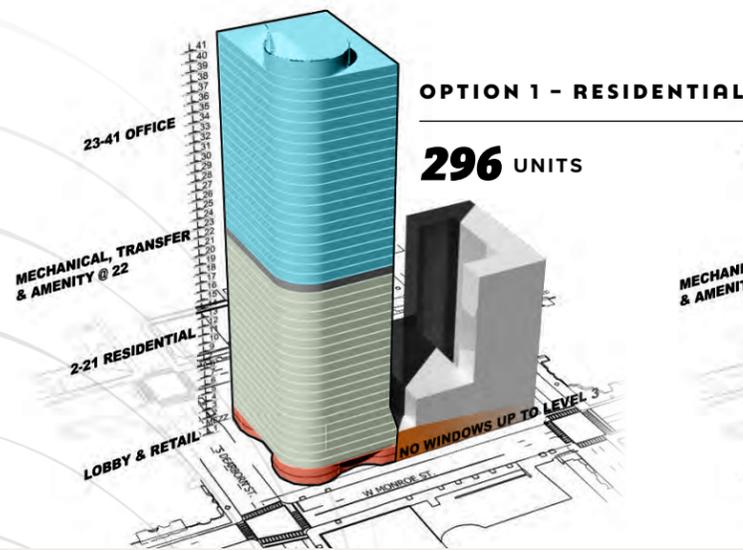


## Incredible Basis at a Substantial Discount to Replacement Cost

55 West Monroe represents an exceptional opportunity to acquire a Class-A office asset at a significant discount to replacement cost in an irreplaceable Chicago CBD 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 more than \$950 per square foot, which would imply net rental rates of \$81 per rentable square foot when solving to an 8.5% yield on cost.

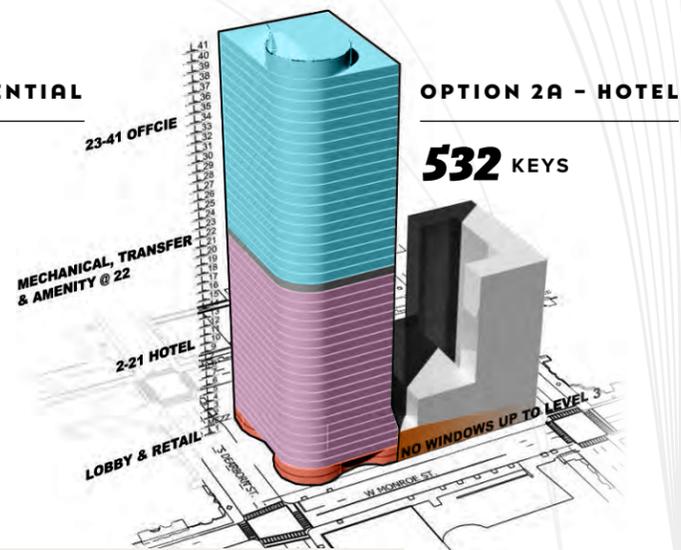
### LACK OF NEW SUPPLY WILL FACILITATE MARKET RENT GROWTH





**OPTION 1 - RESIDENTIAL**

**296** UNITS



**OPTION 2A - HOTEL**

**532** KEYS

## Significant Repositioning Optionality

Characterized by the abundance of natural light through its north-facing windows, the Property's transitioning occupancy status creates an environment conducive to repositioning optionality.

Planned Development No.176 zoning permits the use of professional and business offices, retail, and related uses. Future buyers are encouraged to work with the City of Chicago for an adaptive reuse or redevelopment.

The Property is located within the LaSalle/Central TIF district, a 49-block district that has allocated \$358 million in TIF investment to rehabilitate vacant commercial and historic buildings while funding infrastructure improvements, retail development, and community amenities to revitalize the area.

Recognizing the Property is a prime repositioning candidate, ownership engaged Nelson to conduct a preliminary study to assess the feasibility of The Property being redeveloped into residential and hotel uses.

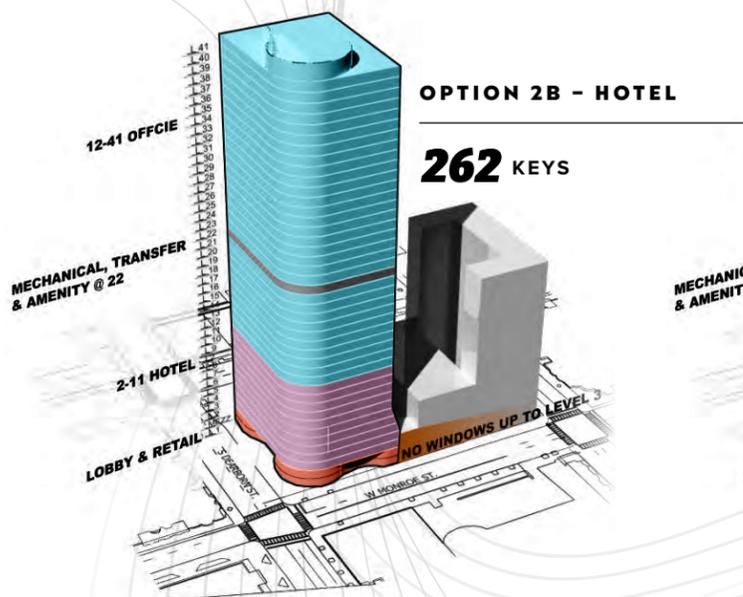
WITHIN A 0.5 MILE RADIUS

**9,700+** HOTEL KEYS

**11,500+** APARTMENT UNITS

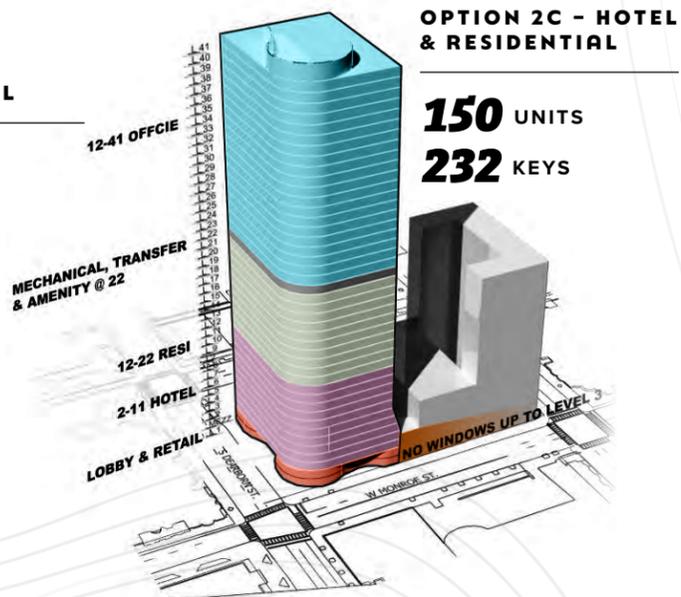
**105M+** OFFICE RSF

**1.8M+** RETAIL RSF



**OPTION 2B - HOTEL**

**262** KEYS



**OPTION 2C - HOTEL & RESIDENTIAL**

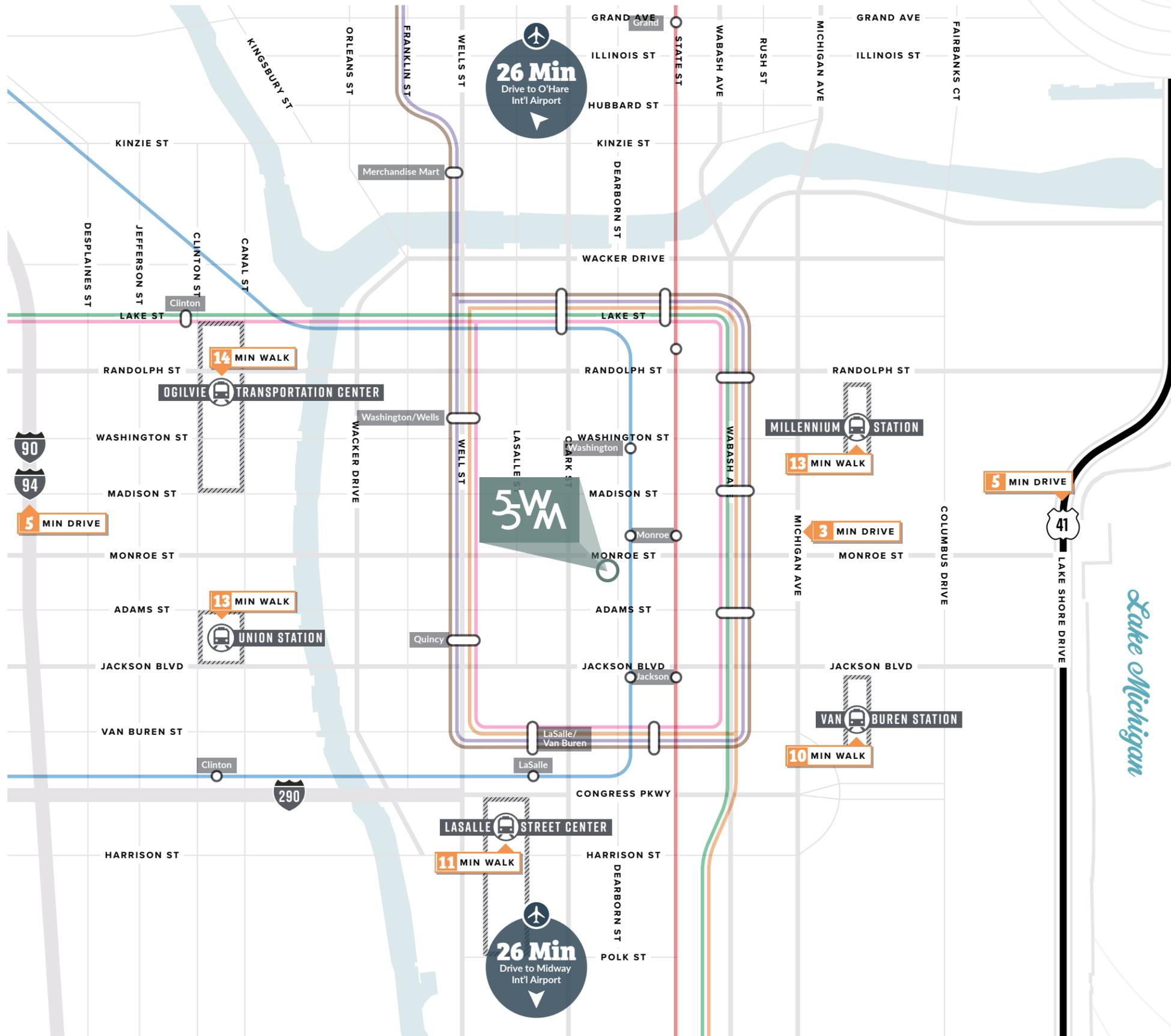
**150** UNITS

**232** KEYS

## LaSalle Corridor Revitalization: Transforming Chicago's Iconic LaSalle Street

The City of Chicago is revitalizing the LaSalle Street corridor in the Loop with mixed-income residential uses and other neighborhood-oriented amenities. Six office-to-residential projects representing more than **\$900 million in total investment, 1,765 units, and 2 million SF** of space are advancing with City financial assistance. As of October 2025, **\$260 million in Tax Increment Financing** has been approved by City Council for five of the projects.





**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.



## CONTACT INFORMATION

### JLL CHICAGO

150 North Riverside Plaza | Suite 2500  
Chicago, IL 60606  
Telephone: 312.528.3650  
Fax: 312.528.3651

## INVESTMENT CONTACTS

### JAIME FINK

Senior Managing Director  
312.528.3683  
jaime.fink@jll.com

### BRUCE MILLER

Senior Managing Director  
312.228.2340  
bruce.miller@jll.com

### SAM DIFRANCESCA

Senior Director  
312.300.7301  
sam.difrancesca@jll.com

## FINANCING CONTACTS

### LUCAS BORGES

Managing Director  
312.300.7303  
lucas.borges@jll.com

### MATT MAKSYMEC

Director  
312.957.4826  
matt.maksymec@jll.com

©2026 Jones Lang LaSalle IP, Inc. All rights reserved. This presentation has been prepared solely for informational purposes. The presentation is confidential and may not be reproduced. The contents of this presentation are not to be construed as legal, accounting, business or tax advice. About JLL: For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 110,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com). The information contained herein is proprietary and confidential and may contain commercial or financial information, trade secrets and/or intellectual property of JLL and/or its affiliates. Although the information used in this presentation was taken from sources believed to be reliable, there is no representation, warranty or endorsement (expressed or implied) made as to the accuracy, reliability, adequacy or completeness of any information or analysis contained herein. JLL expressly disclaims any and all liability that may be based on such information, errors therein or omissions there from. Certain information in this presentation constitutes forward-looking statements. Due to various risks, uncertainties and assumptions made in our analysis, actual events or results or the actual performance of the types of financing and values covered by this presentation may differ materially from those described. The information herein reflects our current views only, are subject to change, and are not intended to be promissory or relied upon. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

Real estate brokerage services are provided through Jones Lang LaSalle Americas, Inc. or Jones Lang LaSalle Americas (Illinois) LP. Jones Lang LaSalle Americas, Inc. is a licensed real estate broker in 49 states. CA RE license #01223413 and NV RE license #B.1001002.CORP. Jones Lang LaSalle Americas (Illinois) LP is a licensed real estate broker in Illinois. Corporate headquarters are located at 200 East Randolph Drive, Chicago, IL 60601.

Mortgage brokerage services in Nevada are provided by JLL Nevada Inc.

Loan origination and servicing services are provided by JLL Real Estate Capital, LLC.

Securities brokerage services are provided by Jones Lang LaSalle Securities LLC or HFF Securities LP, members of FINRA/SIPC.