330 NORTH WABASH

CHICAGO, ILLINOIS



JLL

EXECUTIVE SUMMARY

Jones Lang LaSalle (Illinois), L.P. (“JLL”) has been exclusively retained to present the opportunity to acquire the 100% fee simple interest in the office portion of 330 North Wabash Avenue (“330 North Wabash”, “AMA Plaza” or the “Property”), a 50-story tower with 1,188,099 RSF of office space on the north bank of the Chicago River, together with the leasehold interest in the adjacent 901-space parking garage.

Completed in 1972, 330 North Wabash is the last and tallest American building designed by Ludwig Mies van der Rohe, a Chicago Landmark and listed on the National Register of Historic Places. The Property is situated on an irreplaceable 1.6-acre site along the Chicago River in downtown Chicago, providing immediate access to the vibrant, mixed-use River North district. Following a $97 million comprehensive renovation completed in 2018, the Property offers large, virtually column-free floor plates, robust electrical systems, dense floor loading, and upgraded mechanical, security, and life safety systems.

330 North Wabash offers a durable, diversified rent roll. After the known 2027 vacates, the Property is 66.8% leased with an 8.5-year weighted average remaining lease term, and headquarters tenants account for 44% of occupied RSF. The top five tenants carry a 9.4-year WALT, and only 28% of total RSF rolls over the first seven years, including the known 2027 vacates.

With in-place rents below market and continued upward rent pressure on quality Class A riverfront office, re-leasing the 173K RSF of known 2027 vacates at market represents +$1.02M (+19%). Following completed renovations and nearly 342,000 RSF of new leases and renewals since 2025, a new owner is well positioned to lease the highly desirable vacant space.



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KEY PROPERTY STATISTICS

Address	330 North Wabash Avenue
City, State	Chicago, IL
Rentable Area (BOMA)	1,205,148
Year of Construction	1972
Above Grade Stories	50 (Incl. mechanical penthouse)
% Leased (% Leased Excl. 2027 Vacates)	81.1% (66.8%)
WALT (WALT Excl. 2027 Vacates)	6.8 Years (8.5 Years)
Parking	Adjoining 11-story, 901-space parking garage, and 15 executive parking spaces in the lower level of the building
Typical Floor Plate	33,000 - 36,000 RSF
Finished Ceiling Height	9'
Core-to-Glass (standard floor plate)	Approx. 40'+ on the north and south, 55' on the west, and 26' on the east

Notes:
(1) The separately owned, 316-room Langham Chicago hotel (floors 2–13) is not part of the Offering.
(2) The Rentable area (BOMA) of 1,205,148 RSF includes only office and parking garage retail space, excluding storage on the office tower mechanical floors and the Centrio plant on the lower level.
(3) The current occupancy of 81.1% includes BDO USA, LLP and SmithBucklin Corp., which vacate in 2027. Excluding these known vacates, the Property is approximately 66.8% leased.

INVESTMENT HIGHLIGHTS

DURABLE IN-PLACE CASH FLOW WITH UPSIDE – INSTITUTIONAL-QUALITY LONG-TERM ANCHOR TENANCY

COMPREHENSIVE RENOVATION AND MODERN AMENITIES FOOTPRINT

PROPOSED ENHANCEMENTS DRIVE TROPHY STATUS

CLASS A RIVERFRONT ASSET WITH NEARLY 342,000 RSF OF NEW LEASING ACTIVITY SINCE 2025

AWARD-WINNING MIES VAN DER ROHE LANDMARK

STEPS TO TRANSIT AND RIVER NORTH'S MIXED-USE CORE

INCREDIBLE BASIS AT A DISCOUNT TO REPLACEMENT COST IN A SUPPLY-CONSTRAINED MARKET

Durable In-Place Cash Flow with Upside

- With nearly 67% leased and 8.5 years of weighted average remaining lease term after known 2027 vacates, 330 North Wabash pairs income stability with embedded upside through a diversified rent roll.

44%
of occupied RSF – Headquarters Tenancy

9.4 Years
of WALT among the top five tenants (excluding known 2027 vacates)

- Ongoing upward pressure on rental rates within quality Class A office properties along the river, combined with in-place rents currently below market and near-term lease roll, affords a future owner the potential to significantly increase NOI.

28%
of total RSF rolls in the first 7 years, of which known 2027 vacates are 14.3% of total RSF

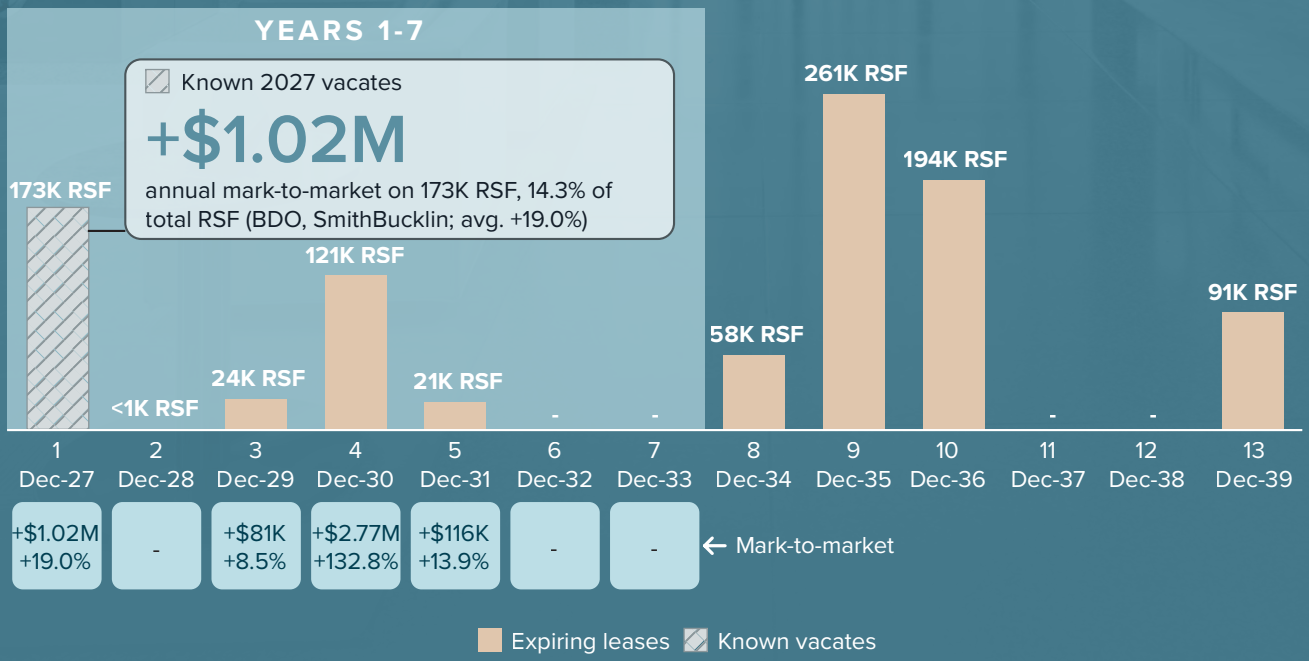
+$1.02M (+19%)
year 1 mark-to-market opportunity

- Building on previously completed renovations and recent leasing success, the Property is well positioned for a new owner to lease the highly desirable vacant space

~342,000 RSF
of new leases and renewals since 2025

>103,000 RSF
Uniquely Competitive Contiguous 2027 Vacancy

LEASE EXPIRATION SCHEDULE



INSTITUTIONAL-QUALITY LONG-TERM ANCHOR TENANCY

The Property features an exceptional first-class tenancy. 330 North Wabash is the headquarters of the American Medical Association ("AMA"), which occupies 261,389 RSF, or 21.2% of the building, through August 2035. AMA is the largest member-supported association of medical doctors and medical students in the United States, with more than 300,000 members, and the nation's leader in setting standards for medical ethics, practice, and education. For nearly 180 years, the AMA Code of Medical Ethics has been considered the most comprehensive ethics guide for physicians.

TOP 5 TENANTS*

AMA (HQ) **21.2%** % of total RSF **8.7** Years WALT	LATHAM & WATKINS **15.8%** % of total RSF **9.3** Years WALT	SWANSON, MARTIN & BELL, LLP (HQ) **4.6%** % of total RSF **12.4** Years WALT
BURKE, WARREN, MACKAY & SERRITELLA, P.C. (HQ) **3.8%** % of total RSF **8.0** Years WALT	SCB Architecture, Planning, Interior and Urban Design (HQ) **2.8%** % of total RSF **12.9** Years WALT	**TOTAL / WEIGHTED AVERAGE** **48.3%** % of total RSF **9.4** Years WALT

**Excluding known 2027 vacates*



Comprehensive Renovation and Modern Amenities Footprint

A $97 million renovation program completed in 2018 upgraded or replaced the Property's primary building systems and created modern on-site amenities that support the full workday, from meetings and fitness to coffee, while preserving Mies van der Rohe's original design and modernizing the tower for today's tenants.

$97M RENOVATION COMPLETED IN 2018

- New amenities
- Modernized elevators
- Renovated corridors & restrooms
- Air handler retrofit
- New chilled water pumps
- New boilers
- Building automation system
- New fire & life safety
- Upgraded electrical & fiber systems
- New green roof

REFRESHED LOBBY & MOJO CAFÉ

33,000 SF travertine lobby with Miesian-inspired furnishings and a security desk with visitor management technology. Mojo Café serves specialty coffee, fresh meals, and pastries.

THE COMMONS

16th-floor amenity level with a 4,000 RSF conference center (100+ people, or divisible into two spaces) and a 7,000 RSF tenant lounge.

IMPROVED FITNESS CENTER

Group fitness room, physical therapy office, cardio and strength equipment, and locker rooms with towel service.

BIKE ROOM

Secure bike room in the adjacent garage with controlled access off Kinzie Street. Holds up to 75 bikes and includes a changing room, lockers, and a work station.



TENANT LOUNGE



MOJO CAFÉ LOBBY

THE LANGHAM

CHICAGO

TOP-RANKED 5-STAR HOTEL AMENITY

The Property is home to the 316-room Langham Chicago Hotel, which is separately owned and not part of the Offering. Occupying floors 2 through 13, the hotel features guest rooms and suites overlooking the Chicago River, the Mediterranean-inspired Travelle restaurant, the 22,000 SF Chuan Spa, an indoor swimming pool and health club, 15,000 SF of private event space across 12 function rooms including a two-story ballroom, and a collection of more than 140 artists' works.

In 2026, U.S. News & World Report ranked The Langham Chicago the No. 3 Best Hotel in the USA and the top-ranked hotel in both Chicago and Illinois. Forbes Travel Guide named it a Five-Star hotel, and it retained two MICHELIN Keys in the 2026 MICHELIN Guide.

No. 3
Best Hotel in the USA and No. 1 in Chicago and Illinois, U.S. News & World Report (2026)

Five-Star Award
Forbes Travel Guide (2026)

Two
MICHELIN Keys (2026; also held in 2025)

No. 4
Hotel in Chicago, Condé Nast Traveler Readers' Choice Awards (2026)



Proposed Enhancements Drive Trophy Status

AN ICON REIMAGINED: ARTFUL, ELEVATED TENANT EXPERIENCE HONORING THE CRAFT, QUALITY AND ELEGANCE OF AN ARCHITECTURAL CLASSIC.

A future investor would have the opportunity to reimagine the lobby and amenities to create a trophy-quality office environment and elevate the tenant experience.

Current ownership eengaged Solomon Cordwell Buenz (SCB), an architect headquartered at 330 North Wabash, and envisioned a transformative lobby renovation and amenity expansion and renovation on the 16th floor, inclusive of tenant lounges, bar, dining area, conference and board rooms, and café.



LOBBY



LOBBY CAFE

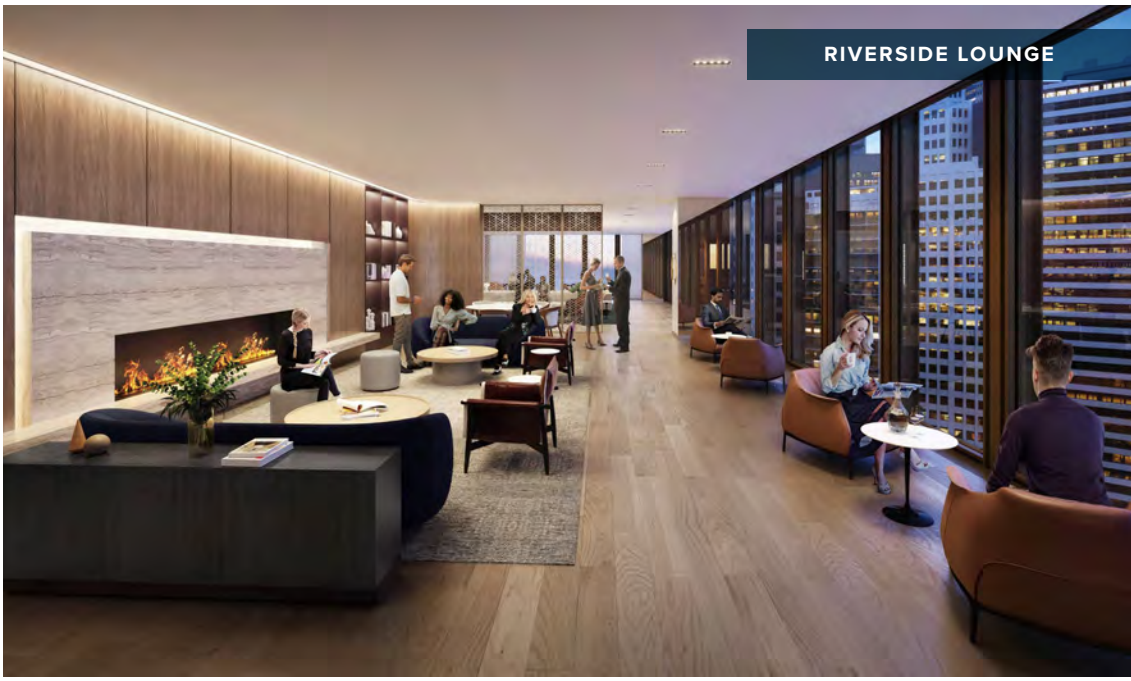


ARRIVAL BAR

SCB
Architecture, Planning,
Interior and Urban Design

https://scb.com/

Note: the presented lobby and amenity images are renderings by SCB.



RIVERSIDE LOUNGE



CONFERENCE CENTER

Class A Riverfront Asset with nearly 342,000 RSF of New Leasing Activity Since 2025

UNMATCHED LIGHT, AIR & VIEWS

Unobstructed panoramic views of downtown Chicago, the Chicago River, and Lake Michigan.

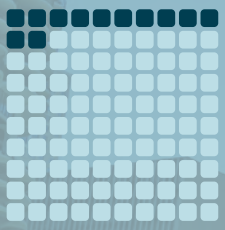
PRIME LOCATION | 90% AVERAGE OCCUPANCY SINCE 2016

Situated on the Chicago River's north bank on Wabash Avenue, steps from Michigan Avenue and Wacker Drive.

~342,000 RSF LEASED SINCE 2025

New leases and renewals demonstrate continued tenant demand.

HIGH-QUALITY OFFICE PROPERTIES ON THE RIVERFRONT OUTPERFORM THE MARKET



12%

of Chicago office inventory is high-quality riverfront space

4.47M SF

of new leasing since 2020



3.0M SF in 28 large-block leases (50K+ SF)

All other leasing

↗ +28%

direct rents vs. the Chicago CBD average

Source: JLL Research

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NORTHERN VIEW FROM THE PROPERTY



SOUTHEAST VIEW FROM THE PROPERTY

Award-Winning Mies van der Rohe Landmark

CHICAGO LANDMARK & NATIONAL REGISTER

Designed by Mies for International Business Machines, the building became synonymous with corporate power. Designated a Chicago Landmark in 2008 and added to the National Register of Historic Places in 2010. At 50 stories, it is Mies' tallest American building and his last, completed in 1972 after his death.

"LESS IS MORE" ARCHITECTURE

Exposed ground-level columns and welded I-beams emphasize verticality. The black anodized aluminum curtain wall and bronze-tinted glass evoke power through simplicity. A 33,000 SF, 26-foot-high travertine lobby continues the plaza's granite inside.

BUILT TO EVOLVE | OFFICE TENANTS AND A 316-ROOM FIVE-STAR HOTEL

Floor-to-ceiling windows frame panoramic views of the City, River, and Lake Michigan. Mies' forward thinking lets the building adapt to changing uses, and it now houses institutional professional-services tenants and a five-star hotel.

EFFICIENT, COLUMN-FREE FLOOR PLATES | 33,000 TO 36,000 RSF

Virtually column-free floors allow efficient space planning. Abundant natural light and panoramic views keep the space competitive with newer office buildings.

AWARD-WINNING ASSET

330 North Wabash is a LEED EBO&M Gold certified building and multiple BOMA award winner. The Property has earned numerous Energy Star labels and is a BOMA 360 Performance Building. It won the BOMA International Outstanding Building of the Year (TOBY) award in the Over 1 Million Square Foot category in 2016.








ICE CREAM SOCIAL

Steps to Transit and River North's Mixed-Use Core

2MIN	4MIN	4MIN
Walk	Walk	Walk
DIVVY STATION	WATER TAXI	GRAND CTA STOP



River North: A Dense, 24/7 District of Restaurants, Bars, Shopping, Hotels, Residences and Offices.

3MIN	5MIN	10MIN
Walk	Walk	Bike Ride
STATE/LAKE CTA STOP	LAKE CTA STOP	UNION/OGILVIE METRA STATION

Magnificent Mile Just a Couple of Blocks Away
Chicago's iconic destination for shopping, dining, luxury boutiques, concept retail, and entertainment.

Chicago Riverwalk Just Across the River
A 1.25-mile continuous waterfront walkway along the main branch of the Chicago River, connecting Lake Michigan to downtown. The City completed approximately $99 million of renovations, adding food vendors, public seating, kayak and watercraft features, floating gardens, and fishing piers.

Google's New HQ Less Than Half a Mile Away
Google's nearly $300 million redevelopment of the Thompson Center into its new Chicago headquarters is transforming the Loop, with about 2,000 employees expected to arrive in January 2028 and bring new activity and demand to the surrounding blocks, a short walk from the Property.

Best Dining Within Walking Distance
Acclaimed dining, from Chicago Cut, RPM Steak, and Frontera Grill to riverfront favorites like Smith & Wollensky and the newly opened NAIA.

Within 0.5 Miles

HOTEL/LODGING

68
Hotels

23,289
Keys

UNIQUE 5-STAR HOTEL AMENITY
-The Langham, Chicago

TOP HOTEL RANKINGS
Ranked 3rd in the U.S. and 1st in Illinois by U.S. News & World Report (2026).

MULTI-HOUSING

113
Apartment Buildings

25,286
Units

97.3%
Average Occupancy

RETAIL

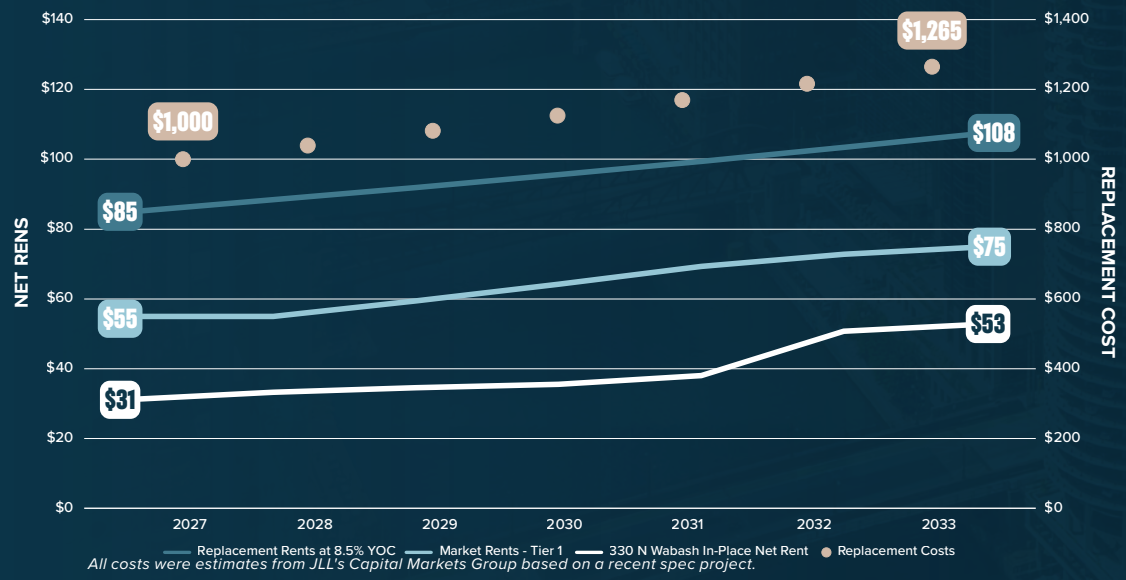
4.5M SF
including over **1 Million SF** of premium retail on North Michigan Avenue

7
Regional and Super Regional Malls

30+
Restaurants

Incredible Basis at a Discount to Replacement Cost in a Supply-Constrained Market

The replacement cost to build a new Class A office tower in the Chicago CBD is more than $1,000 per square foot, which would imply net rental rates of $85 per rentable square foot when solving to an 8.5% yield on cost. Only one announced office development exists, ~1.0M RSF at 725 West Randolph in Fulton Market, which is still seeking pre-leasing commitments. With replacement rents exceeding Tier 1 market rents by 55%, a new low supply will persist and facilitate market rent spikes among high-quality office towers in Chicago. 330 North Wabash represents an exceptional opportunity to acquire a Class A office asset at a significant discount to replacement cost in an irreplaceable Chicago CBD location on the river and benefit from rent growth.



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

$31.20
AVG. IN-PLACE RENT

43%
BELOW TIER 1 MARKET RENTS

63%
BELOW REPLACEMENT COST RENT

$1,000 PSF
EST. CHICAGO CBD OFFICE REPLACEMENT COST



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