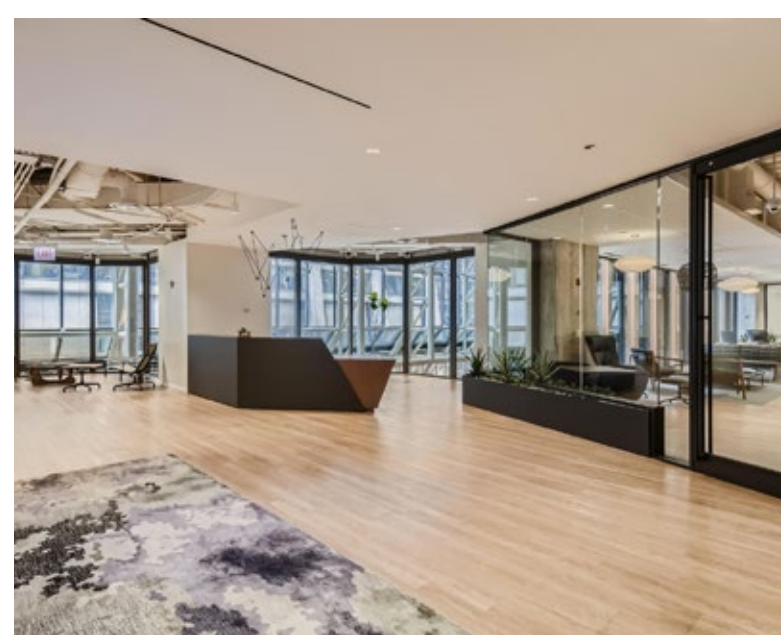


Up 72,000 RSF Sublease

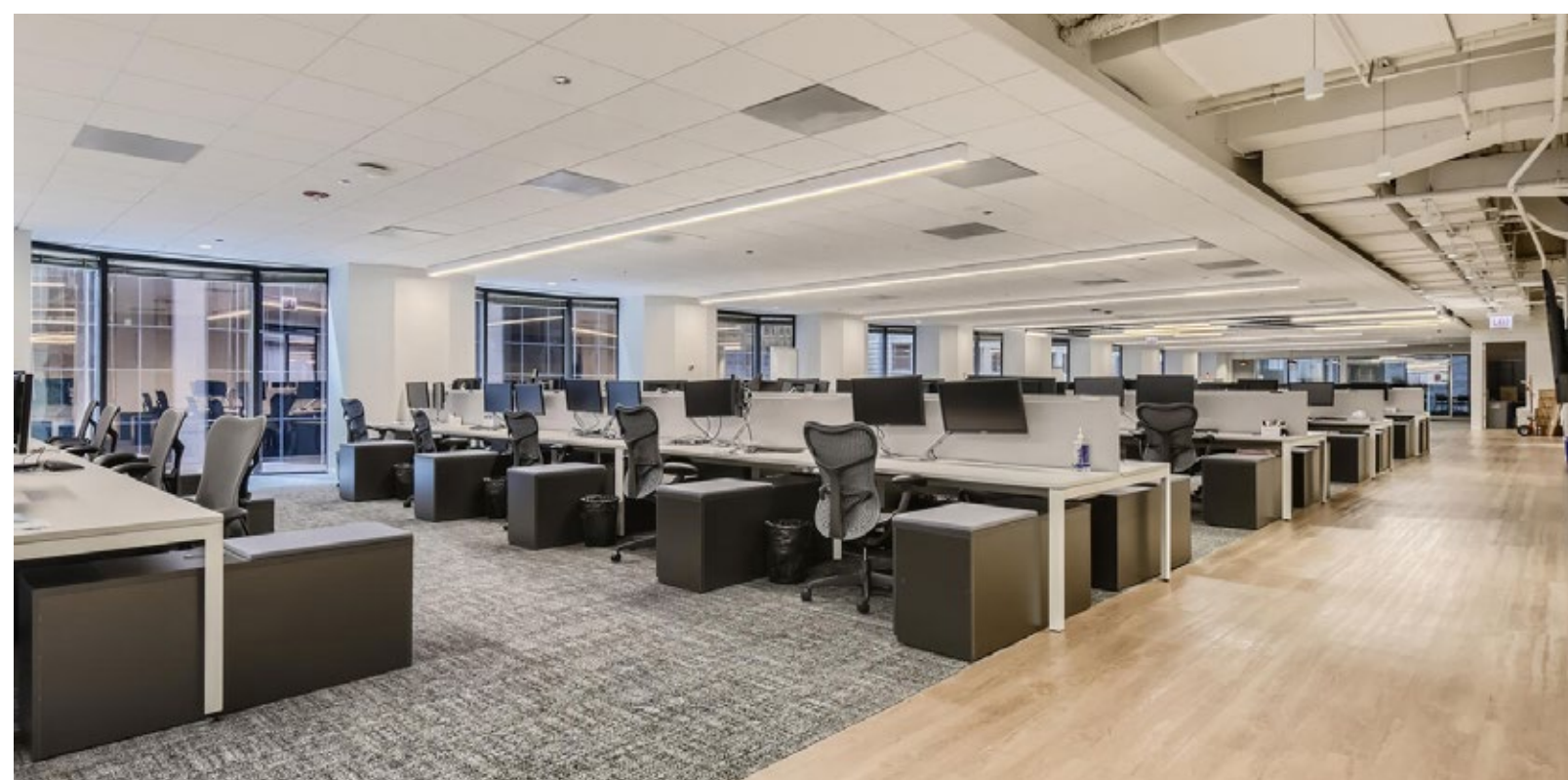
70 WEST MADISON



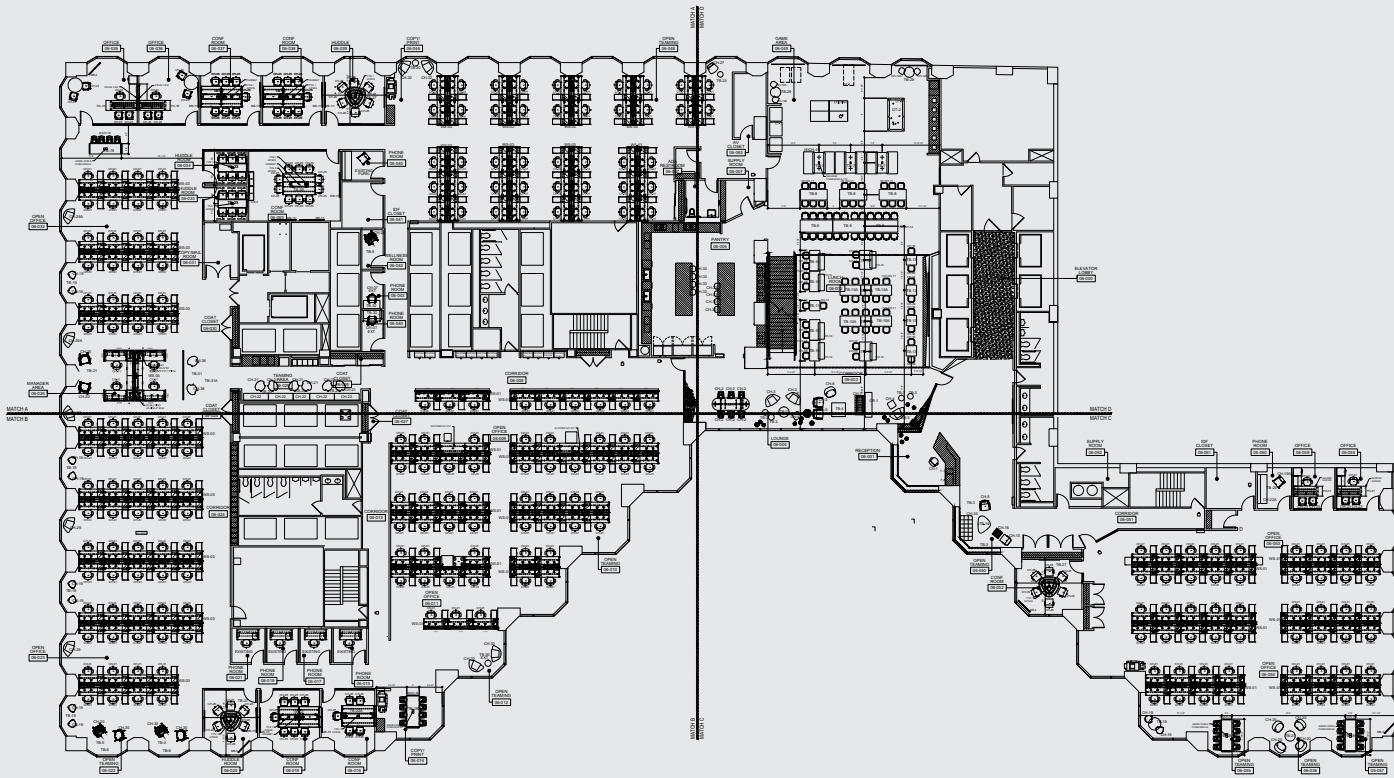


SPACE HIGHLIGHTS

- Up to 71,792 RSF available for sublease on floors 6 & 7 with interconnecting stairwell
- 5,000 RSF suites available for sublease on each floor
- Fully Furnished with modern finishes
- Lockers on each floor
- 10/31/2029 lease expiration
- In-building, heated parking garage
- Striking atrium lobby
- Convenient pedway access to subways, government offices, restaurants and retail stores
- On-site amenities include tenant lounge, conference facility, fitness center, banking, food service and coffee

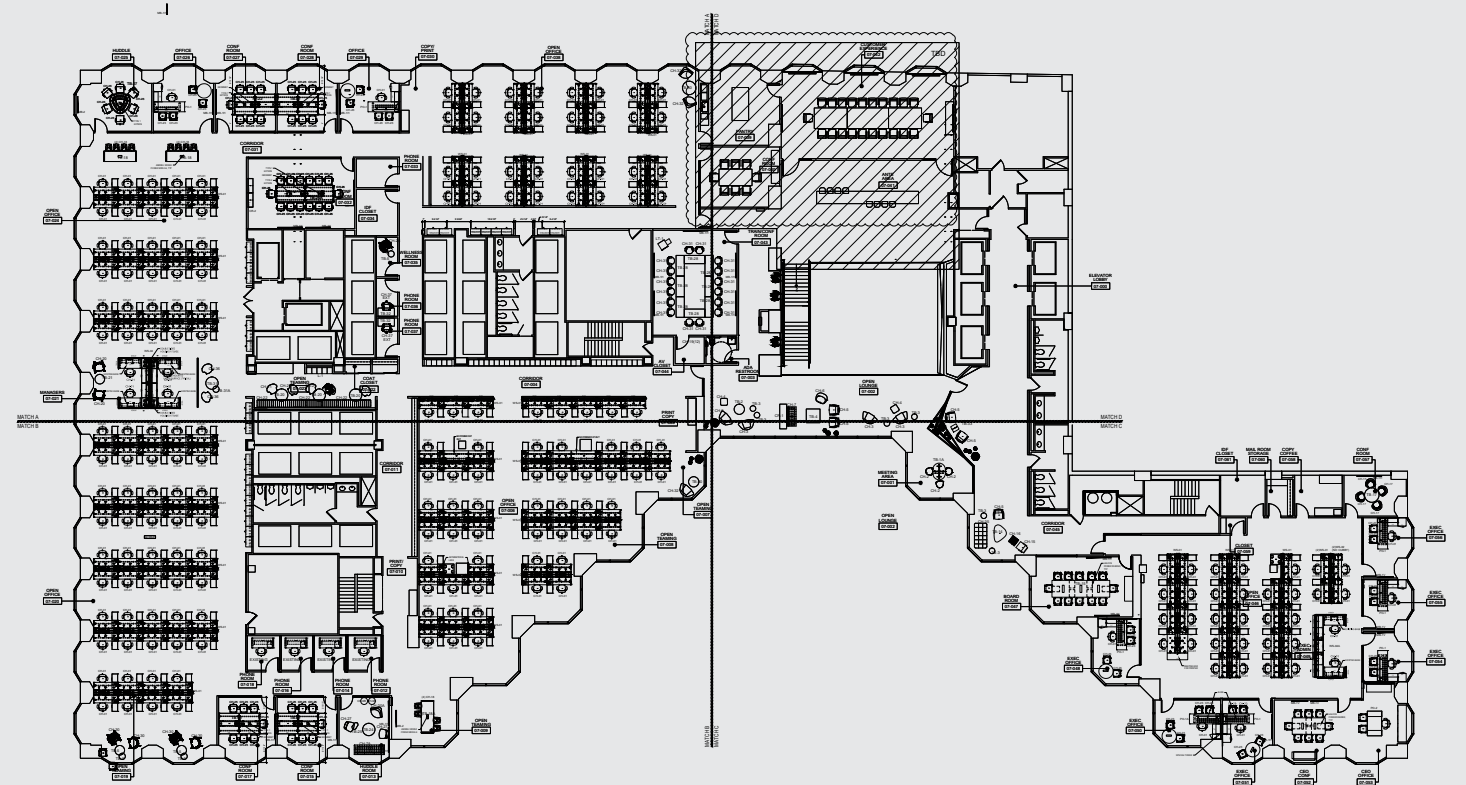


FOR SUBLEASE | UP TO 71,792 RSF



6TH FLOOR | 35,932 RSF

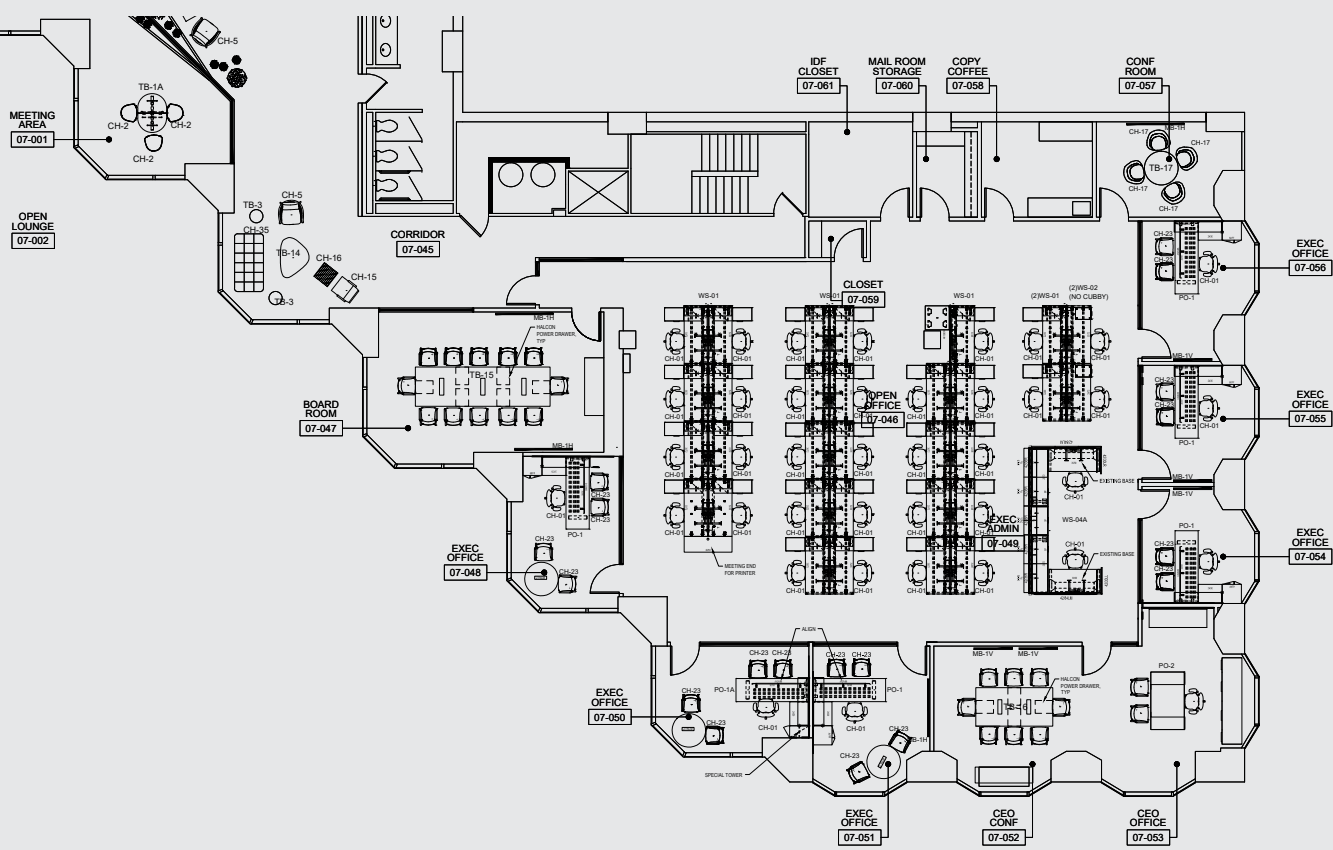
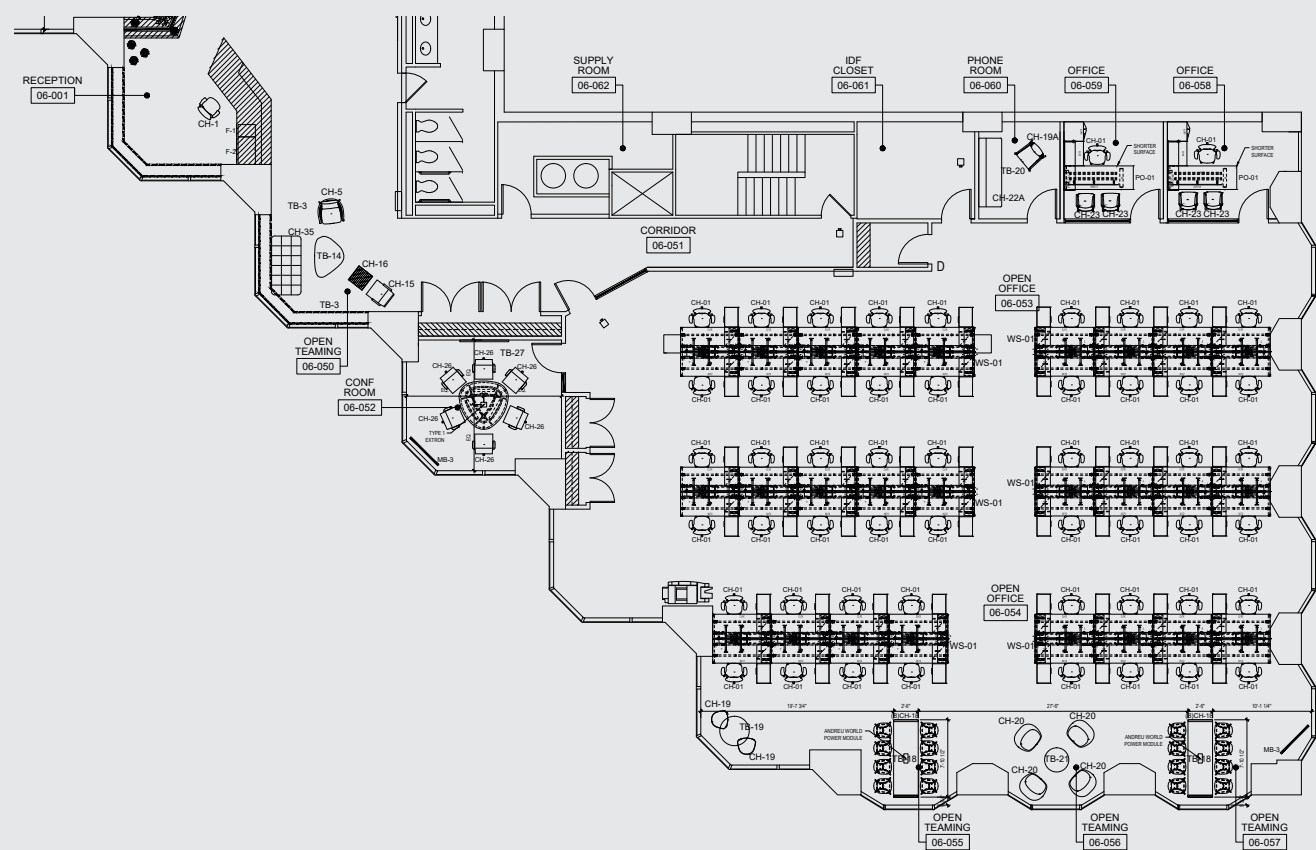
- 250 workstations
- 8 conference rooms (varying sizes)
- 2 huddle rooms
- 8 phone rooms
- 4 private offices
- 1 wellness room
- Large lunch room
- Various collaboration areas throughout space



7TH FLOOR | 35,860 RSF

- 194 workstations
- 13 conference rooms
- 9 executive offices/huddle rooms
- 8 phone rooms
- 1 wellness room
- Lunch room
- Various collaboration areas throughout the space

FOR SUBLEASE | SMALL SUITES



6TH FLOOR | APPROX 5,301 RSF*

- 52 workstations
- 1 conference room
- 1 phone room
- 2 private offices
- Open collaboration areas throughout space
- Reception

7TH FLOOR | APPROX 5,301 RSF*

- 33 workstations
- 3 conference rooms
- 7 executive offices
- Copy/coffee room
- Open meeting/lounge area
- Storage

*SUBJECT TO FINAL MEASUREMENTS.

*SUBJECT TO FINAL MEASUREMENTS.





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