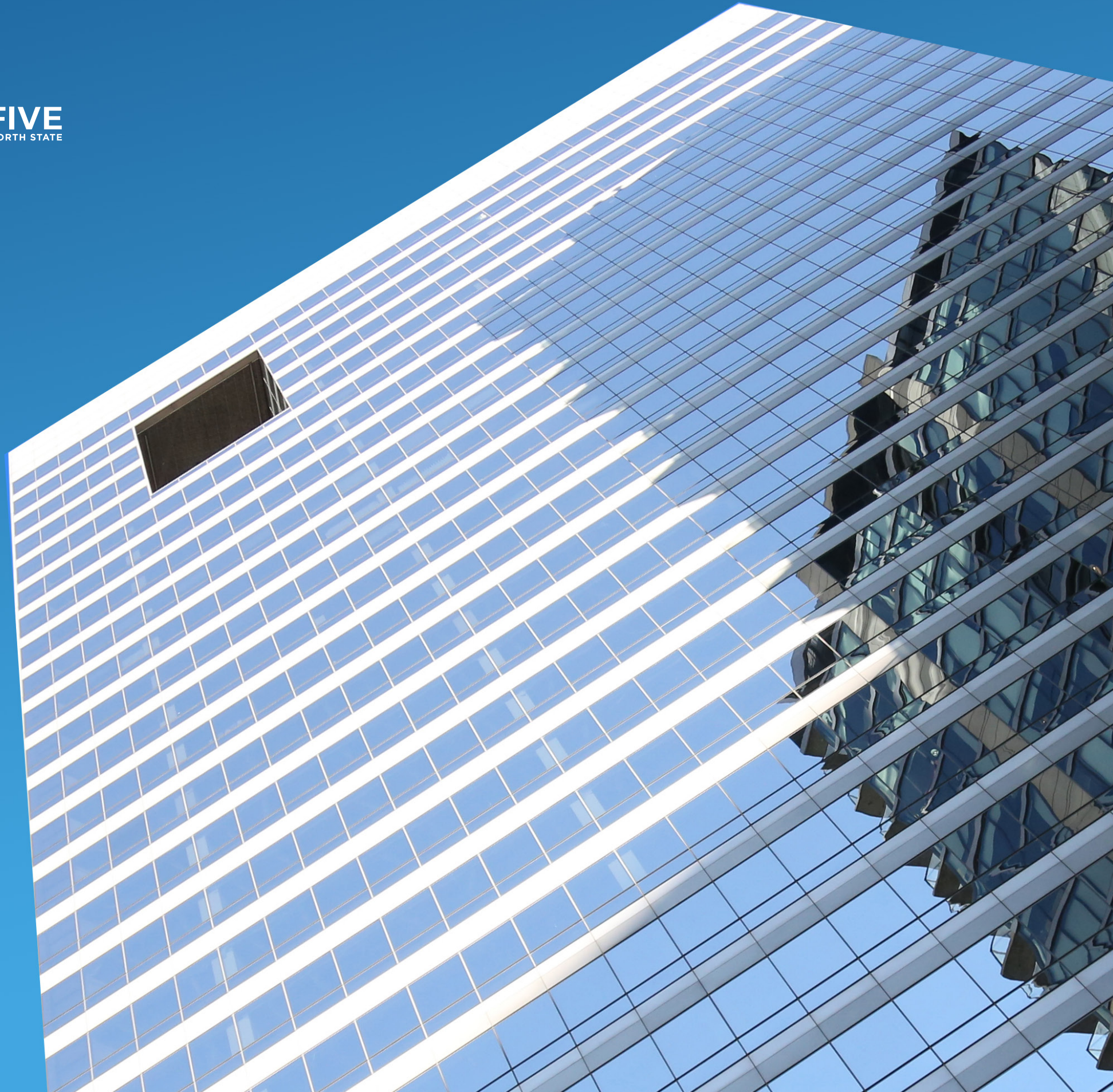




CORNER OF STATE AND EVERYTHING

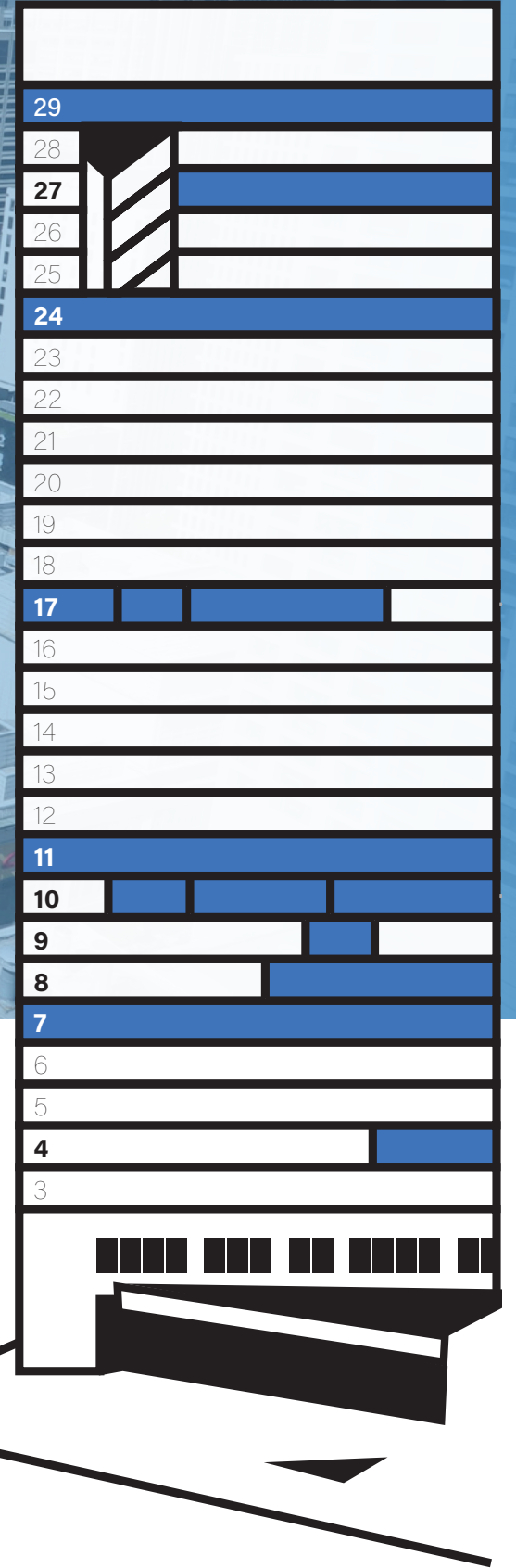
#STATEANDEVERYTHING



The corner of State and everything

This 29-story aluminum and glass tower stands as a defining element among its River North neighbors and a premier example of Chicago's modern architectural legacy.

#STATEANDEVERYTHING



Space Available

High Rise

Suite 2900 19,220 RSF

Suite 2700 24,022 RSF

Suite 2400 24,968 RSF

17th Floor 21,249 RSF

• **Suite 1750** 11,802 RSF

• **Suite 1740** 4,092 RSF

• **Suite 1700** 5,355 RSF

Low Rise

Suite 1100 24,350 RSF

Suite 1075 8,171 RSF

Suite 1050 6,668 RSF

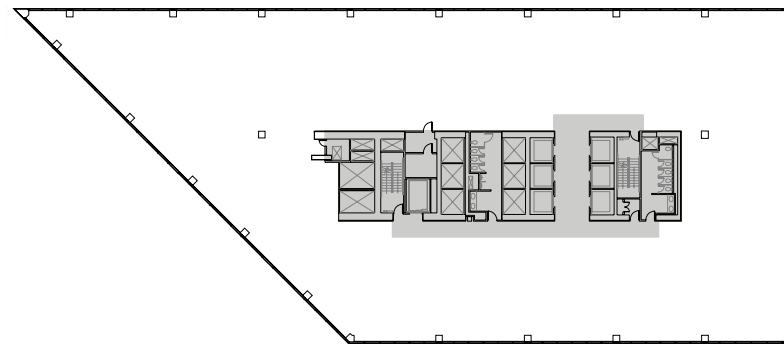
Suite 1025 5,151 RSF

Suite 925 3,687 RSF

Suite 850 12,261 RSF

Suite 700 24,288 RSF

Suite 450 8,472 RSF



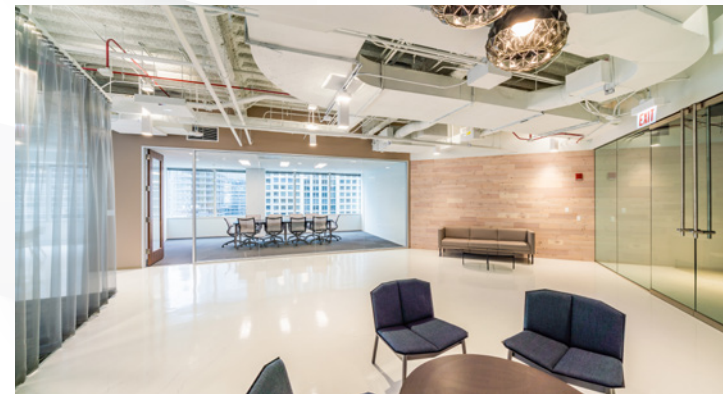
Typical Floorplan

SPEC SUITES



Notebook vs Computer?

We've taken all the guess work out of looking for office space. There are 3 new spec suites available now and more on the horizon. We've thought of everything from furniture to light fixtures. Spectacular views and fun hangout spaces included. Just pick your style.





Exceptional Amenities

A robust second full-floor WiFi enabled amenity center, including a state-of-the-art fitness center, tenant lounge, rooftop deck and conference center, and multiple common areas, including an inviting two-story lobby and an urban outdoor plaza, create an inviting environment for tenants and guests.

LOUNGE

Tenant lounge, with multiple fireplaces, soft seating, a bar with nitro coffee, snacks and Sweet Greens Outpost, plus outdoor roofdeck

FITNESS CENTER

State-of-the-art fitness center available for tenant use only (*One time charge of \$50*)

CONFERENCE CENTER

Moveable furniture for various configurations, audio visual equipment and dedicated kitchen

PLAZA

An urban plaza provides a place for tenants to enjoy the outdoors in the heart of the city

BIKE ROOM

Secured bike storage available on site

CLEANING

Green cleaning products and equipment reduce the building's carbon footprint

CAFE

Starbucks is located in the building

ROOFTOP GARDEN

The garden that produces vegetables that are shared with the building's tenants

RECYCLING

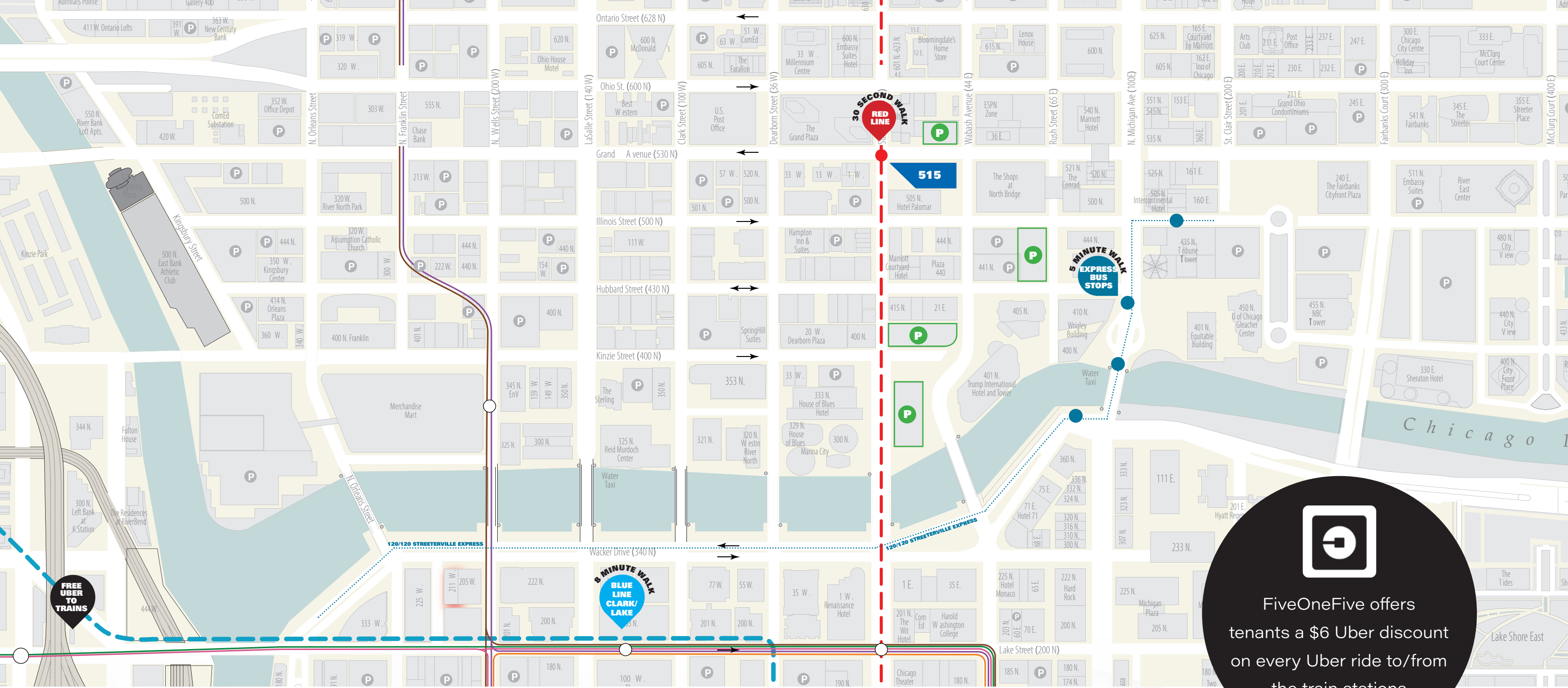
Proud participant in an expanded recycling program

ENERGY STAR

Beacon has received Partner of the Year designation for the past eight years

BEACON'S HONEY

Produced by our building's own rooftop beehives and shared with tenants





FiveOneFive offers tenants a \$6 Uber discount on every Uber ride to/from the train stations



Accessible and Easy

Located at the corner of North State and Grand Avenue, Five One Five's tenants can easily connect to I-90/94 and nearby major thoroughfares. For a more carbon-efficient commute, tenants can access the Red Line

on-site, as well as multiple bus lines. There are 1,000 parking spaces adjacent to the Building at 10 E. Grand Avenue and an additional 900 spot garages at 404 N Wabash.



Truly Centered

One of Chicago's most vibrant and cultured areas, this neighborhood boasts a truly well-rounded lifestyle. It is home to the highest concentration of restaurants in the city and offers easy access to the Financial District and the Loop. FiveOneFive is surrounded by hotels, residential buildings and steps away from shopping on Michigan Avenue.



Details. Details. Details.

Designed by the Pritzker Prize-winning architect, Kenzo Tange, FiveOneFive is an icon in Chicago's rich architectural vocabulary. In the heart of River North's vibrant, amenity-rich neighborhood, it delivers all of the benefits inherent in an intelligent building designed for intelligent workplaces.

1990
YEAR BUILT

29
STORIES

650,000
RENTABLE SQUARE FEET



FLOOR DETAIL

- Typical floor plate is 24,000 rsf
- 12'9" deck-to-deck height
8'9" ceiling heights

VIRTUALLY COLUMN-FREE

- 30' column span on the north and south sides of building
- 30' to 40' column span on east side of building
- 15' to 35' column span on west side of building
- 30' typical bay depth; 5' planning module

POWER SOURCES

- Three total power feeds from two separate substations with automatic transfer switch.
- 600 amps per floor with 5 watts per square foot

CONNECTIVITY

- DAS allows for reliable, high-performing 4G-LTE cellular connectivity throughout the building
- Current telecommunication providers are AT&T, Verizon, Cogent, Comcast and Zayo
- FiveOneFive has excessive riser capacity for extensive telecommunications, fiber optic and high-speed internet access connections and offers redundancy through multiple points of entry
- FiveOneFive North State is Gold WiredScore Certified. Learn more at WiredScore.com

CONTROLLED ACCESS

- 24-hour manned security with camera surveillance and after-hours tenant card access
- Emergency back up generator and 24-hour monitored fire command panel

ELEVATORS

- 12 high-speed passenger elevators with two banks of six cars each
- One freight elevator that is 9'3" deep, 5'6" wide and 10' high with a 6,000-pound capacity
- Three loading dock bays and a private dock bay/receiving area

HVAC

- Two 850-ton centrifugal chillers
- Heat and air supplied to VAV perimeter zones through medium pressure ventilation system with perimeter reheat coils
- Supplemental condenser water available to tenants after hours

LEED

- The Building has been recognized as the recipient of LEED Gold Certification

BEACON
CAPITAL PARTNERS
DISTINCTIVE WORKPLACES
DISTINCTLY CHICAGO



Melissa Rubenstein melissa.rubenstein@am.jll.com 312 228 2505

Mason Taylor mason.taylor@am.jll.com 312 228 2061

Victoria Blackstock victoria.blackstock@am.jll.com 312 228 2577