

320 SOUTH CANAL

CONNECTED. ENERGETIC. INTELLIGENT.

RIVERSIDE
INVESTMENT & DEVELOPMENT



320 SOUTH CANAL

A COMPLETE OFFICE EXPERIENCE

PERFECT “100” TRANSIT SCORE*

MULTI-MODAL TRANSPORTATION ACCESS

CAR

> 350 Car Garage
> 1 Block: Access to I-90/94 and I-290 at Canal Street
> 3 Block: Access to Southbound I-90/94 at Jackson Street
> 2 Block: Access to Lower Wacker Drive/LakeShore Drive at Harrison Street

RAIL

> Direct pedway connection to Union Station-Metra
> Less than 5 minute walk (1-3 block walk)
  > Ogilvie Train Station-Metra
  > Clinton CTA Blue Line
  > Quincy CTA Brown/Purple/Orange/Pink Lines

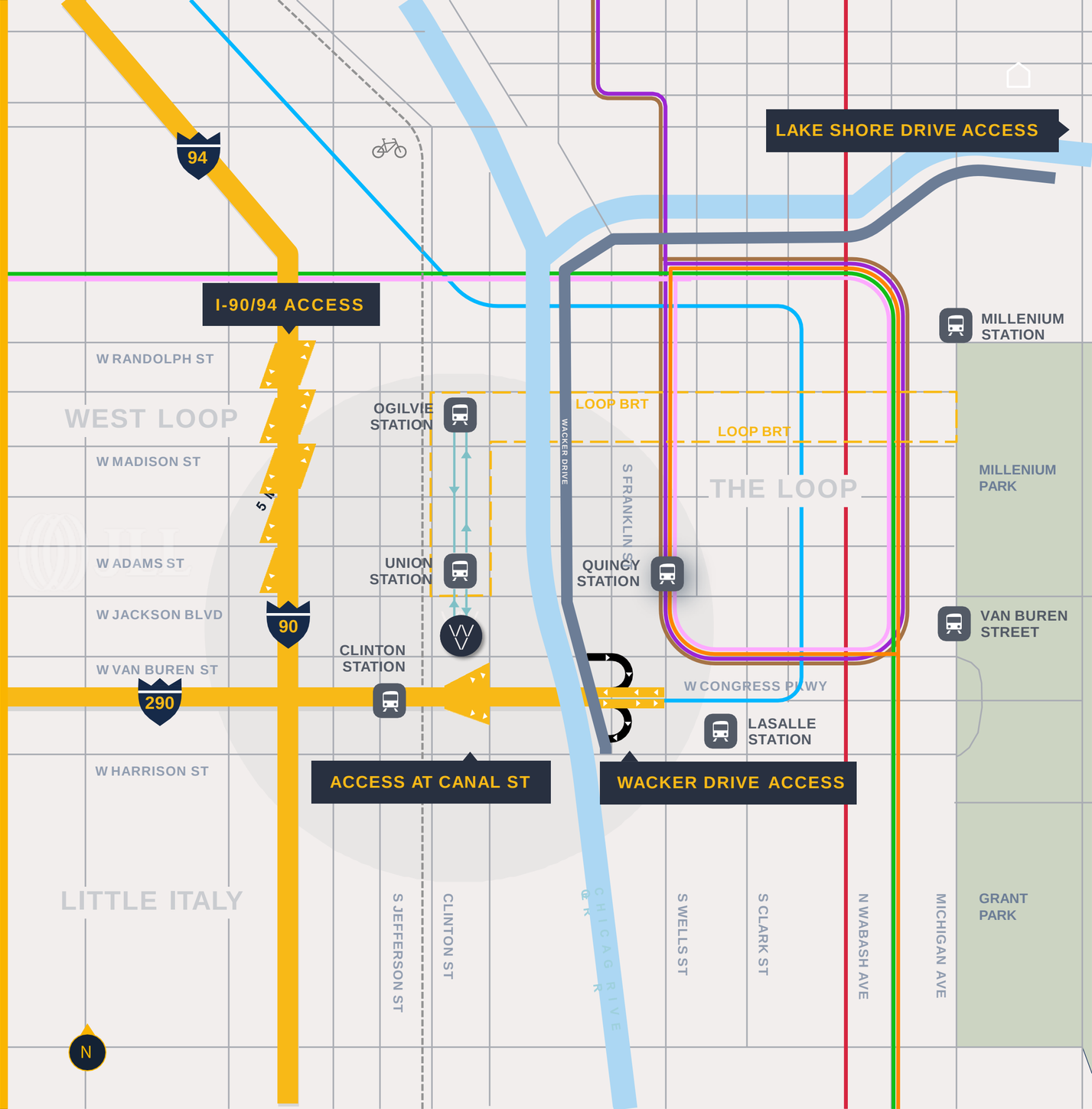
BUS

> Immediately adjacent to “Loop Link” BRT Center (7 CTA bus lines)

BIKE

> Secured parking for 130 bikes
> Clinton St. is backbone of +200 miles of neighborhood/ CBD bike lanes

* www.walkscore.com

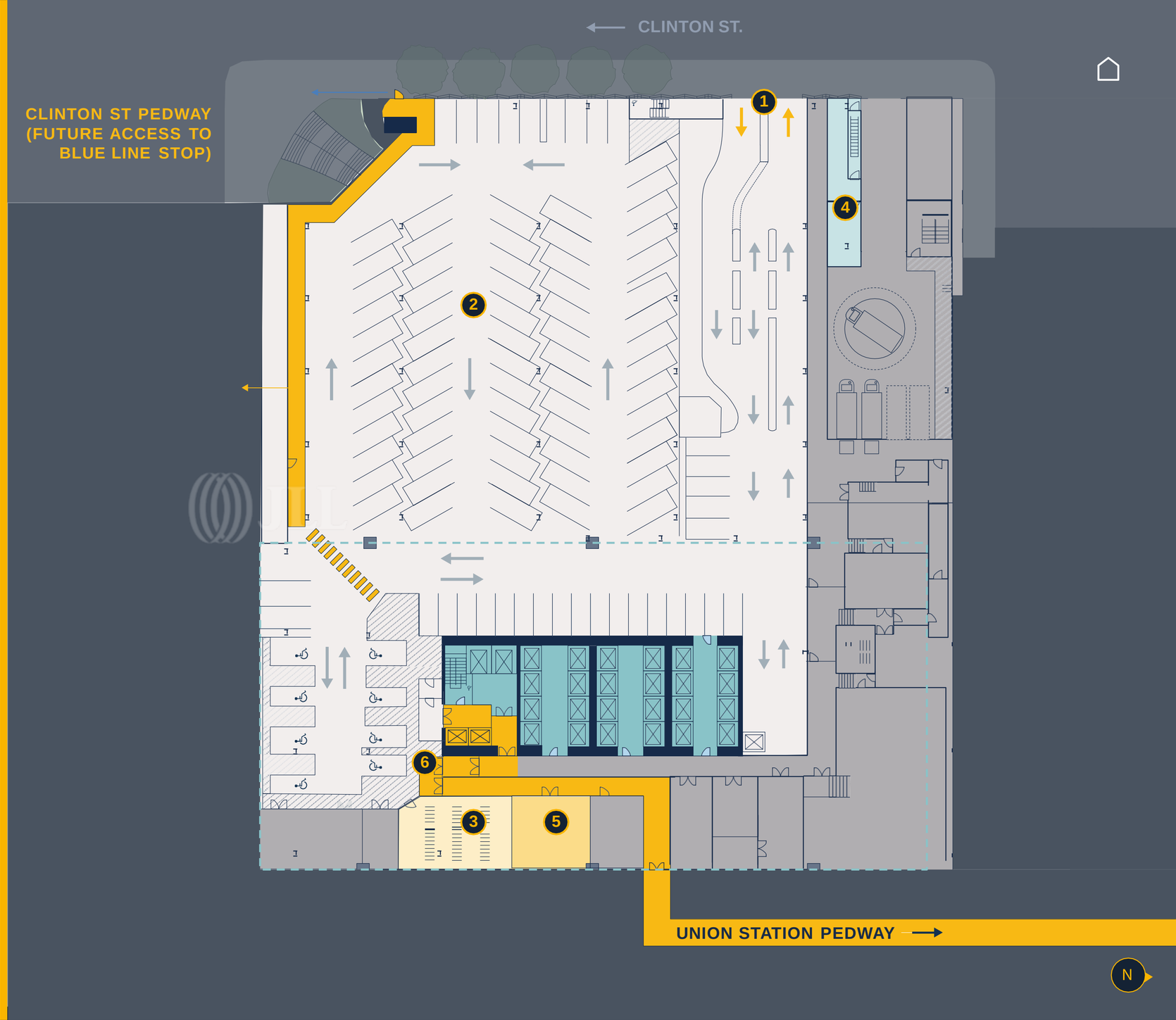


PARKING FOR 350 CARS AND IMMEDIATE ACCESS TO INTERSTATE HIGHWAY

LOWER LEVEL 1

PARKING FOR 350 CARS AND IMMEDIATE ACCESS TO INTERSTATE HIGHWAY

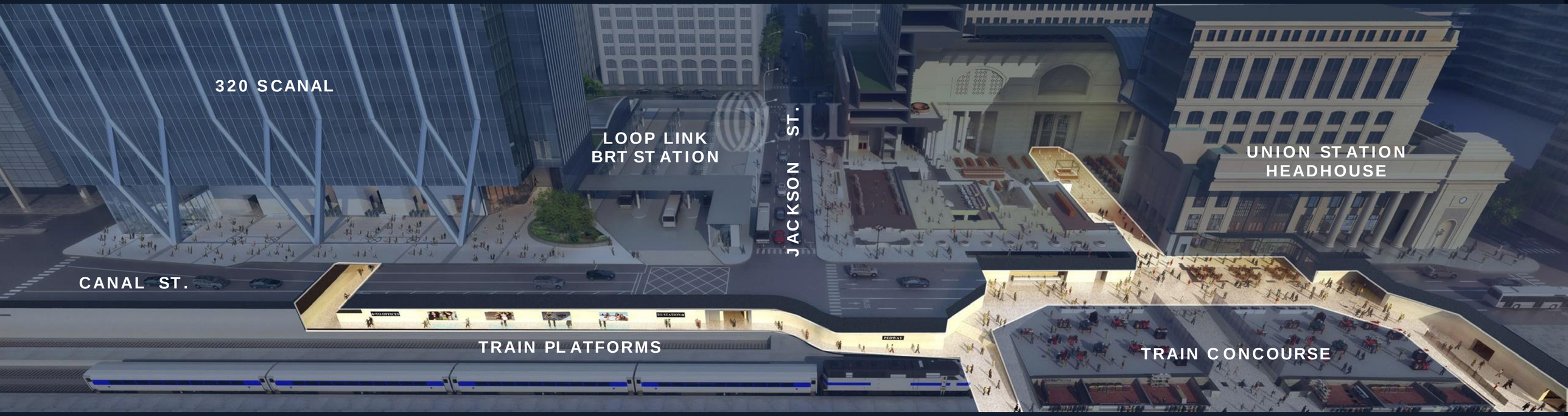
1. IN/OUT ACCESS FROM CLINTON ST
2. 350 PARKING SPACES (2 LEVELS)
3. BIKE PARKING FOR 100+ USERS
4. MESSENGER/PACKAGE DELIVERY CENTER
5. CONVENIENCE SHOP
6. UNION STATION PEDWAY ACCESS



LOWER LEVEL

DIRECT TRAIN STATION CONNECTION

236,000 Daily METRA Commuters at Union Station & Ogilvie Station



BUILDING ENTRY

CANAL & JACKSON



BUILDING BREEZEWAY

LIGHT SCULPTURE



NORTH PERSPECTIVE

BUILDING LOBBY





SENSE OF PLACE

COLLABORATIVE SPACES

> Largest privately owned park in the Central Business District
> Enhanced lighting, interactive landscape & gathering spots

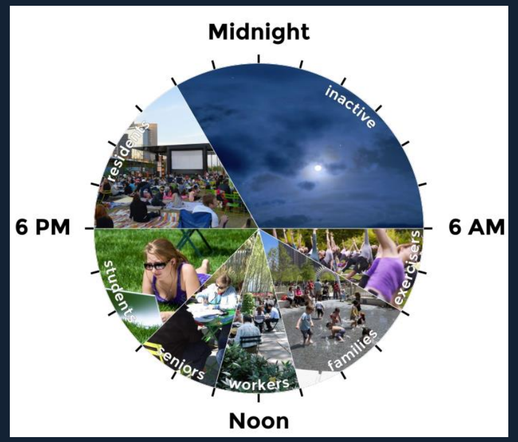
BIEDERMAN

PLACEMAKER& PROGRAMMING

Creators of the most important office open spaces in the country. Methods include:

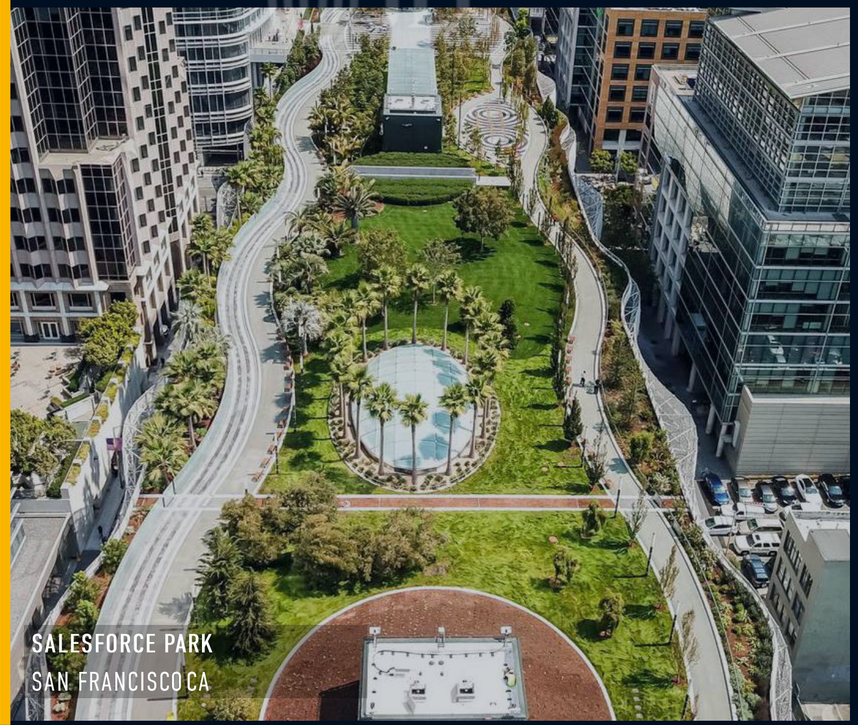
- Seasonal markets
- Food trucks and pop-ups
- Festivals and music performances
- Games and interactive areas
- Sporting events
- Hundreds of other activities

Peak and Off-Peak Season Programming




HUDSON YARDS
NEW YORK, NY


BRYANT PARK
NEW YORK, NY

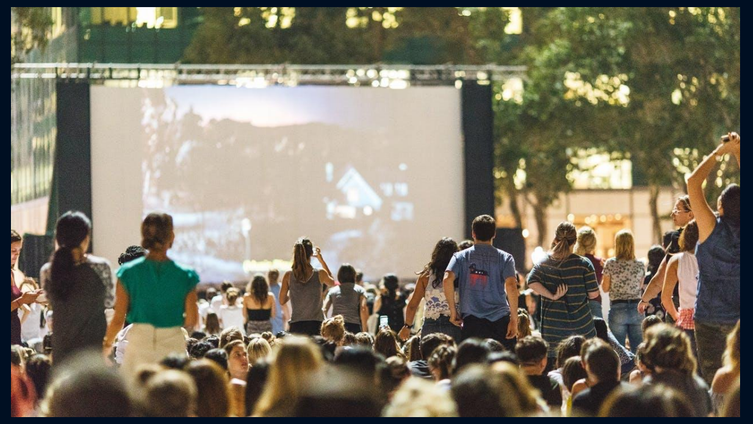

SALESFORCE PARK
SAN FRANCISCO CA


GRAND CENTRAL STATION
NEW YORK, NY

PARK PROGRAMMING

EXAMPLE ACTIVITIES

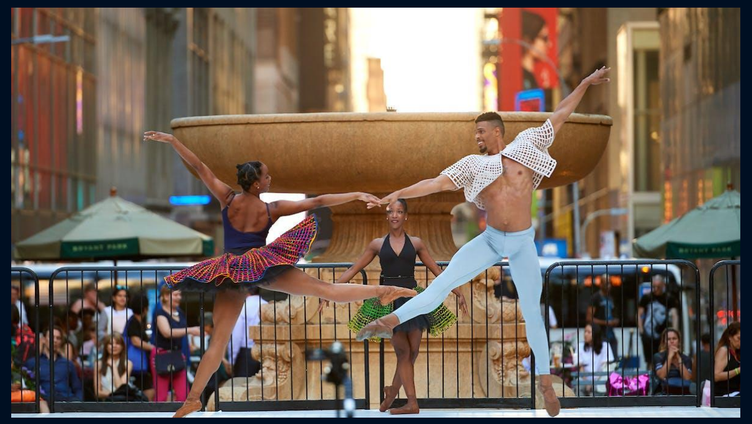


















PARK LEVEL

SEASONAL PROGRAMMING



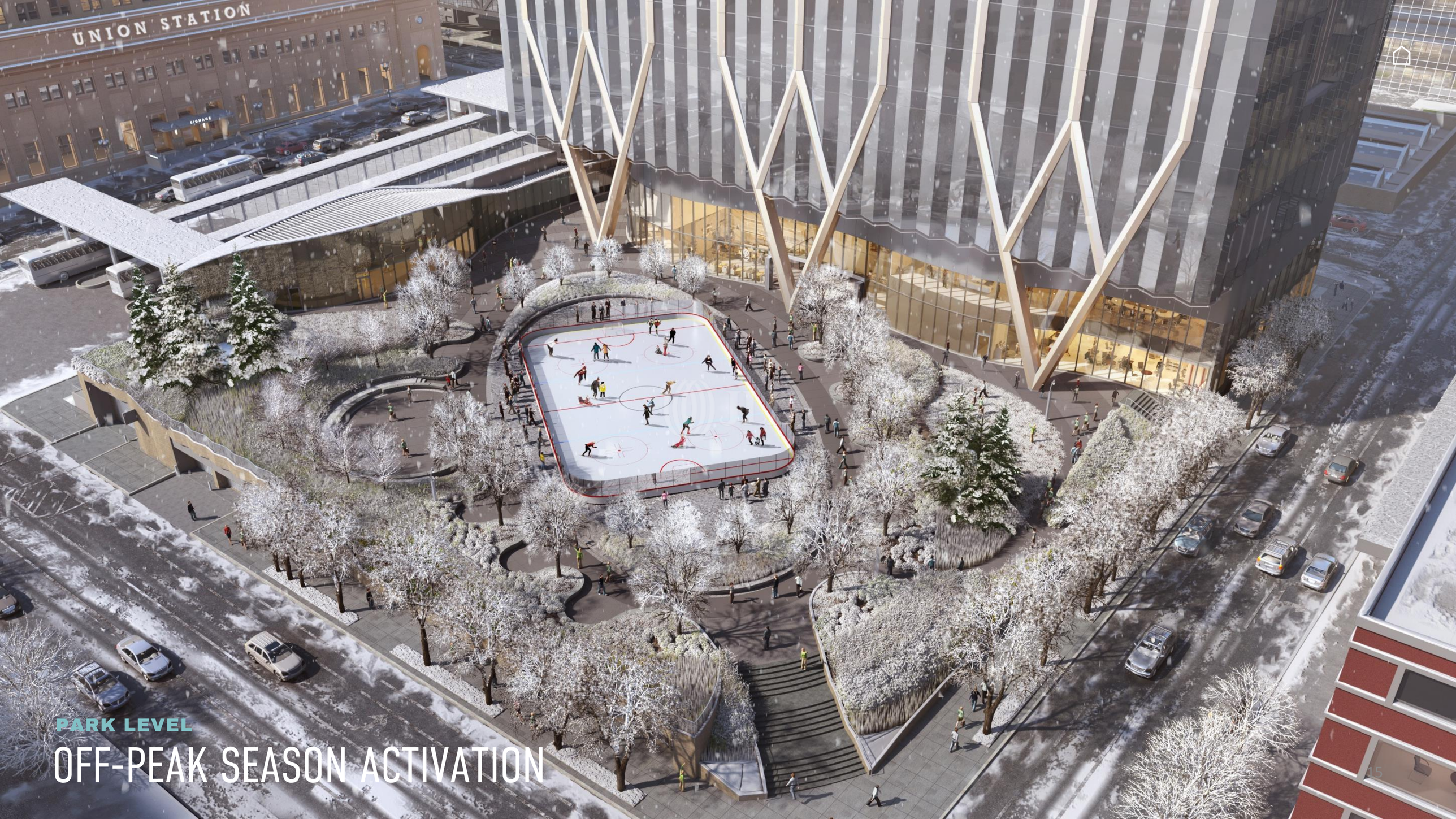
PARK PROGRAMMING

FOOD TRUCK RALLY



PARK LEVEL

PEAK SEASON SPORTING EVENTS



PARK LEVEL

OFF-PEAK SEASON ACTIVATION

PARK LEVEL

FOOD SERVICE

On Site Food Service Includes:

- Grab & Go Market
- Coffee and Breakfast Cafe
- Full-Service Restaurant & Bar
- Private Dining Rooms
- Park Bar & Outdoor Dining
- Catering services (to office premises)
- Food Trucks & Kiosks on Park

① **1.5 ACRE LANDSCAPED PLAZA & PARK AREA**

② **ABUNDANT OUTDOOR SEATING & GATHERING SPACES**

③ **TENANT ACCESS FROM BUILDING (WEST SIDE FOOD SERVICE)**





FOOD & BEVERAGE

DESSOU (FAST CASUAL)



FOOD & BEVERAGE

DESSOU (FAST CASUAL)

FOOD SERVICE

RESTAURANT SECTION

Private Dining



Market/Cafe

Bar

Sit-down Dining



FOOD & BEVERAGE

PRANZO (BAR)



FOOD & BEVERAGE

PRANZO (SIT DOWN DINING)





FOOD & BEVERAGE

PRANZO (PRIVATE DINING)

FOOD & BEVERAGE

SANTE (BAR ON THE PARK)





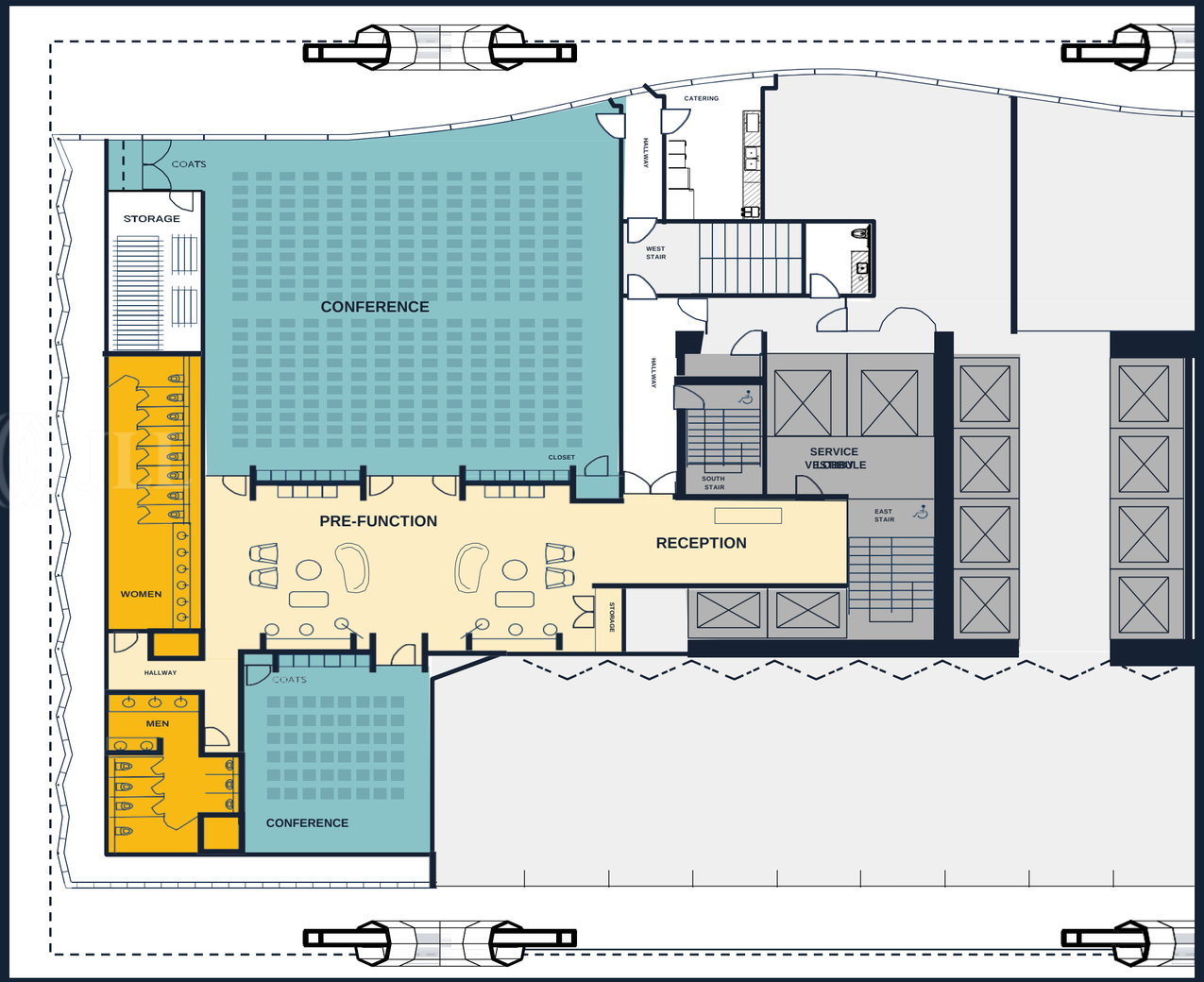
FOOD & BEVERAGE

SANTE (INDOOR/OUTDOOR SEATING)

LEVEL 2

CONFERENCE CENTER

- 8,700 SF conference center
- Hospitality quality finishes
- Reception / Pre-Function area
- Multi-Function Room Capacity: 270 people (divisible)
- Small Conference/Training Room Capacity: 54 people
- Catering Kitchen for Food Service
- Reservations made via Building Concierge
  - Tenants have first priority
  - Half Day / Full Day Increments





LEVEL 2 - CONFERENCE

ENTRY

LEVEL 2 - CONFERENCE

PREFUNCTION





EVEL 2 - CONFERENCE

MULTI-PURPOSE

UNION STATION HEADHOUSE

ADDITIONAL CONFERENCING

Accessible via Pedway

GREAT HALL

> 3,000 Person Reception
> 1,000 Person Seated

BURLINGTON ROOM

> 350 Person Reception
> 220 Person Seated

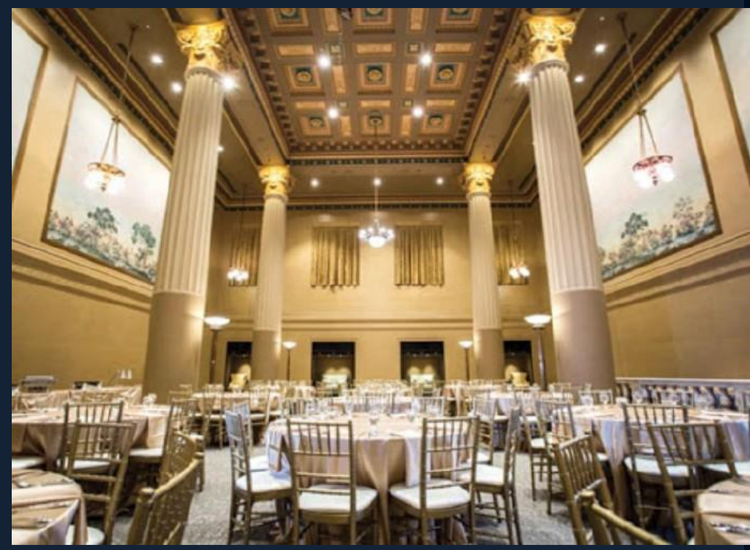
FOUNDERS ROOM

> 300 Person Reception
> 150 Person Seated

**$100+ Million restoration of all rooms completed 2017-19*



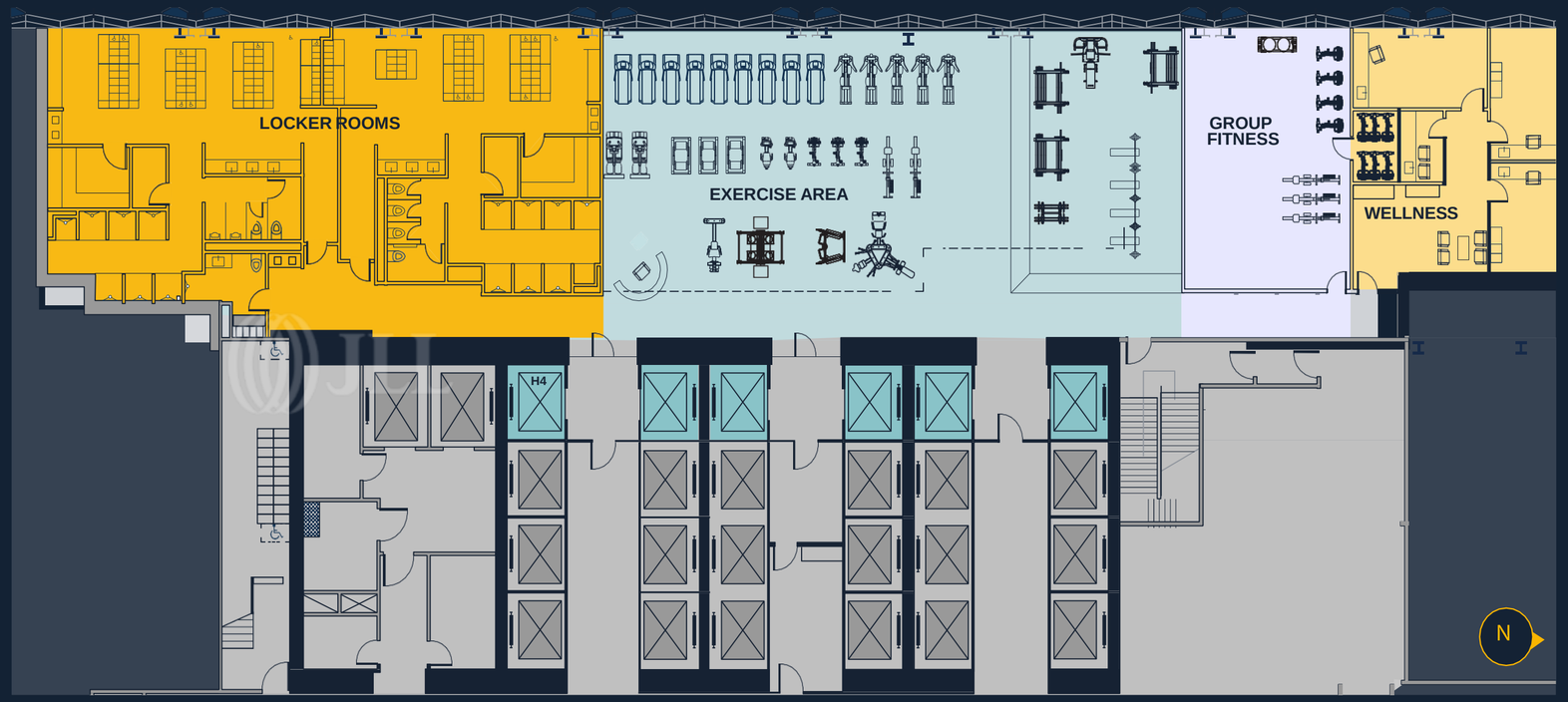




LEVEL 3

FITNESS & WELLNESS CENTER

- 11,045 SF Full Service Facility
- Accessible by All Elevator Banks
- Fitness Operator: LifeStart
- Cardio and Weight Training Equipment
- Studio Space Group Fitness (Spin, HIIT, Yoga, Meditation)
- Private + Semi-Private Personal Training
- Men's & Women's Locker Rooms with Towel & Laundry service, Personal and Day Locker Options
- Dedicated Space for Wellness Services
  - Physical Therapy, Massage, Nutrition, etc.
  - Vendor partner – Discussions Ongoing
- Membership Rates
  - Individual: ~$85/month
  - Corporate: ~$65/month



LEVEL 3 - FITNESS

RECEPTION



LEVEL 3 - FITNESS

OPEN TRAINING



LEVEL 3 - FITNESS

GROUP FITNESS



LEVEL 3 - FITNESS

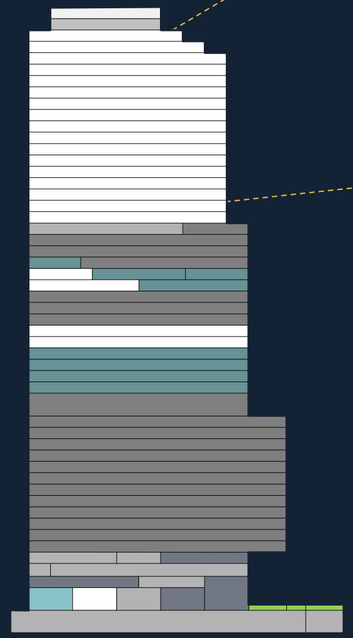
LOCKER ROOM



SPACE AVAILABILITY

BUILDING DELIVERY 1/1/22

- Low Rise anchored by BMO Harris
- Mid Rise – 32,500 SF plate
- High Rise – 29,000 SF plate
- Terrace opportunity (L34, L49, L50)
- Above standard ceiling height achievable on L34, L42, L49, L50



HIGH RISE
≈ 29,000 RSF per floor

MID RISE
≈ 32,500 RSF per floor

	ROOF	
	MECH	
50	AVAILABLE 16,018	TERRACE (L49 & L50)
49	AVAILABLE 29,292	
48	AVAILABLE 29,438	
47	AVAILABLE 29,446	
46	AVAILABLE 29,288	
45	AVAILABLE 29,289	
44	AVAILABLE 29,276	
43	AVAILABLE 29,231	Expansion Option
42	AVAILABLE 29,231	Expansion Option
41	AVAILABLE 29,231	PreCommencement
40	AVAILABLE 29,231	
39	AVAILABLE 29,121	
38	AVAILABLE 29,121	Initial Premises
37	AVAILABLE 29,121	
36	AVAILABLE 28,723	
35	AVAILABLE 27,634	
34	AVAILABLE 31,910	TERRACE (L34)
33	MECHANICAL	LEASED
32	LEASED	
31	LEASED	
30	OPTION 5,370	LEASED
29	AVAILABLE 5,000	OPTION 15,000 / OPTION 10,000
28	AVAILABLE 16,302	OPTION 16,302
27	LEASED	
26	LEASED	
25	LEASED	
24	AVAILABLE 32,494	
23	AVAILABLE 32,726	
22	OPTION 32,726	
21	OPTION 32,726	
20	OPTION 32,419	
19	OPTION 30,996	
	LEASED	

TYPICAL FLOOR PLATE: HIGH RISE - 29,000 RSF

EFFICIENT & FLEXIBLE

- Smart Elevator: On-going advancements in Destination Dispatch, Security
- HVAC System: Designed to 1/100 SF densities & 8 air changes/hour; District Cooling (supplemental)
- Wellness or Mother's room
- 2 Unisex restrooms per floor
- Voice/data closet with Landlord installed fiber
- Walk through restrooms



SAMPLE TEST FIT

L34 – RECEPTION/CONFERENCE

Gensler

WORK

Office	10
Workstations	44
Total Seats	54
RSF / Person	N/A

COLLABORATION (Excl. Entertainment)

Boardroom	20
Large Conference	26
Medium Conference	10
Small Conference	24
Huddle	3
Open Seating	22
Total Seats	105
Seats : Collaboration	1:1.94



TERRACE
3,500 SF

N

HIGH RISE TERRACE – L34

NORTHEAST VIEW



SAMPLE TEST FIT

HIGH RISE - OPEN LAYOUT

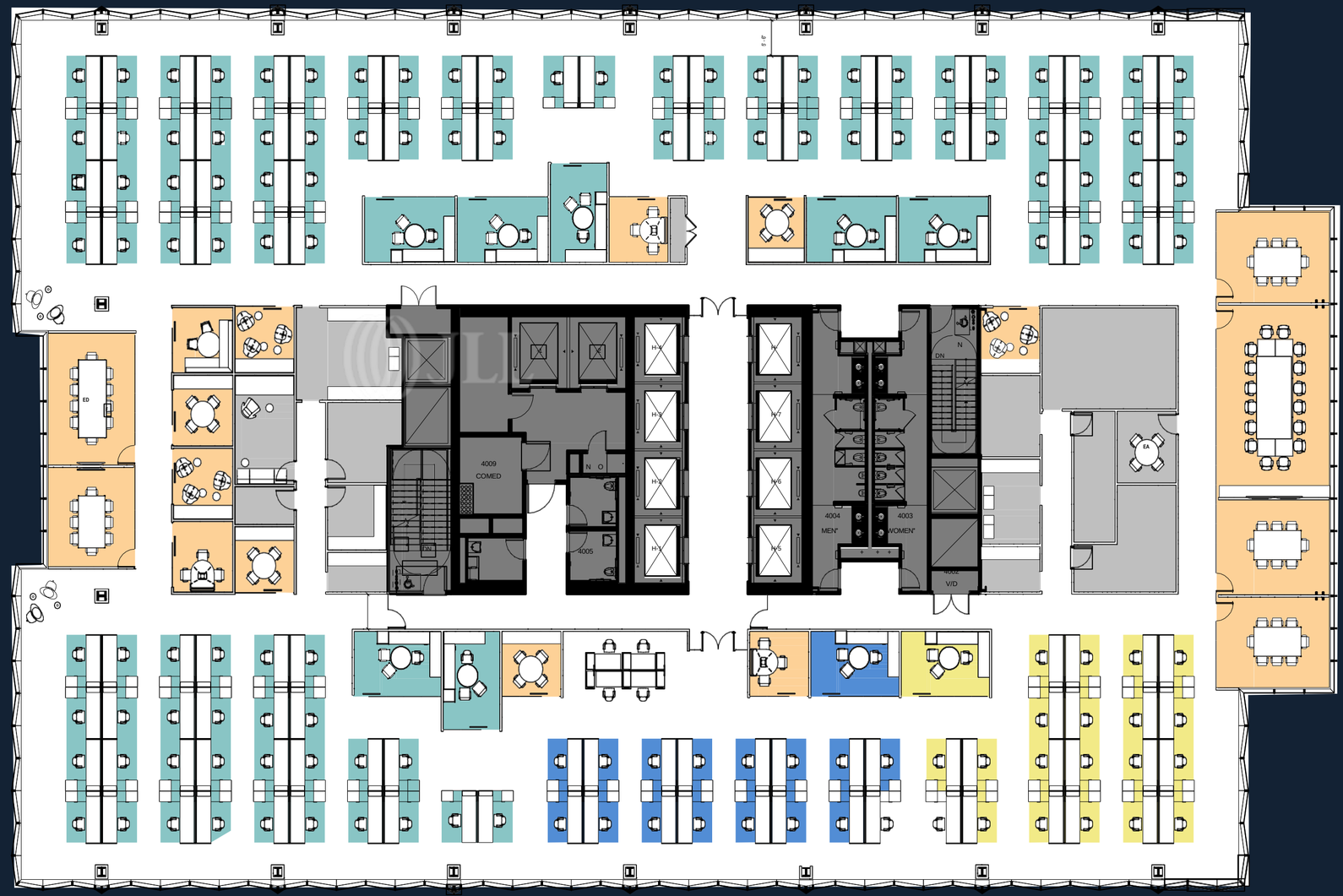
Gensler

WORK

Office	23
Workstations	140
Total Seats	163
RSF / Person	178

COLLABORATION

Large Conference	32
Medium Conference	10
Small Conference	24
Huddle	8
Open Seating	22
Total Seats	95
Seats : Collaboration	1:0.54





THANK YOU

RIVERSIDE
INVESTMENT & DEVELOPMENT