

151 N. FRANKLIN

// 116,368 RSF
DIVISIBLE

//
RARE OPPORTUNITY
IN TROPHY CLASS A+
HIGH-RISE TOWER

AVAILABLE FOR
IMMEDIATE SUBLEASE



CUSHMAN & WAKEFIELD

PRESENTS // 151 N FRANKLIN

> SUBLEASE SPACE NOW AVAILABLE

> RENT & TERM NEGOTIABLE | MAXIMUM LEASE TERM THROUGH APRIL 30, 2031 | STRONG CREDIT SUBLANDLORD

151
N.
FRANKLIN



EXTRAORDINARY HEADQUARTERS OPPORTUNITY

From a modern, cutting-edge design to trophy class A+ amenities and stunning outdoor spaces that put tenants atop a world-class city, 151 N Franklin combines high-rise elegance with innovative workspaces to create one of Chicago's most exciting headquarter opportunities.

THE OFFERING

- Sublease term through April 30, 2031
- 116,368 RSF divisible
- 78,800 RSF max contiguous
- 26,000 +/- SF floor plates
- Landscaped rooftop sky garden with stunning city views and exclusive space for private events
- On-site restaurants include Left Coast and Francois Frankie
- Second-floor terrace for gatherings and collaboration
- Professionally managed, 5,000 SF fitness center
- 250-person, state-of-the-art, flex-use conference center
- On-site ATM, sundry shop, cafe and concierge
- Interior bike room with shower access
- 24/7/365-manned security with smart device and keycard access



151
N.
FRANKLIN



SPACE TO INSPIRE & INNOVATE

- Five floors: 19, 20, 27, 28, 29
- High-end buildout
- Efficient floor plates
- Direct access to outdoor rooftop garden on 35th floor
- Floors 19-20
 - 37,500 RSF contiguous
 - Internal staircase
- Floors 27-29
 - 78,800 RSF contiguous
 - Internal staircase
- Breathtaking views of the Chicago Loop
- Open layout with column-less corners and 9'6" ceilings to allow abundant natural light
- Ample meeting and conference rooms, breakout areas, kitchenettes, and reception areas
- 12,349 RSF black-iron kitchen and cafeteria available on 20th floor



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TYPICAL FLOOR PLAN 28

26,278 SF



WORKSTATIONS

212 Headcount

ENCLOSED MEETING SPACES

8 Day Offices 2 Small Meeting Rooms
 10 Cozy 1 Medium Meeting Room
 9 Huddle 1 Large Meeting Room

COMMON SHARE SPACES

1 Micro Pantry 1 Library
 1 Quiet Room 1 Mother's Room
 1 Copy Room

FLOOR SUPPORT SPACE

1 IDF
 1 All Gender Restroom

STACKING PLAN

LEVEL 29 26,278 RSF	WORKSTATIONS	MEETING SPACES	MICRO KITCHEN	STAIRS	WORKSTATIONS
LEVEL 28 26,278 RSF	WORKSTATIONS	MEETING SPACES	MICRO KITCHEN	STAIRS	WORKSTATIONS LIBRARY
LEVEL 27 26,278 RSF	WORKSTATIONS	MEETING SPACES	MICRO KITCHEN	STAIRS	WORKSTATIONS MOTHER ROOM

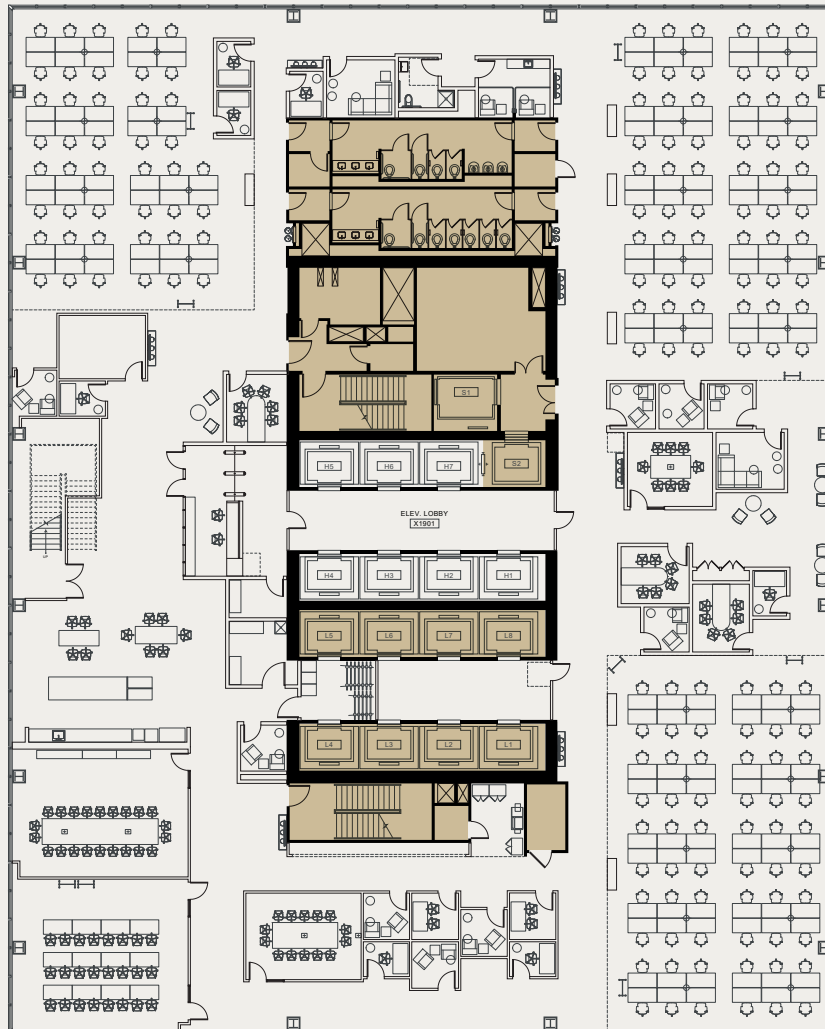
TOTAL CONTIGUOUS
78,834 RSF

LEVEL 20 12,349 RSF	MECHANICAL			DINING	SERVERY	KITCHEN
LEVEL 19 25,185 RSF	WORKSTATIONS	MEETING SPACES	TRAINING ROOM	RECEPTION	STAIRS	MICRO KITCHEN WORKSTATIONS MOTHER ROOM LIBRARY

TOTAL CONTIGUOUS
37,534 RSF

19TH FLOOR PLAN

25,185 RSF



// WORKSTATIONS

164 HEADCOUNT

// ENCLOSED MEETING SPACES

- 7 DAY OFFICES
- 9 COZY
- 5 HUDDLE
- 1 SMALL MEETING ROOM
- 1 MEDIUM MEETING ROOM
- 1 LARGE MEETING ROOM
- 1 TRAINING ROOM

// COMMON SHARED SPACE

- 1 RECEPTION
- 1 INTERVIEW ROOM
- 1 MICRO PANTRY
- 1 MOTHERS ROOM
- 1 QUIET ROOM
- 1 COPY ROOM

// FLOOR SUPPORT SPACES

- 1 IDF
- 1 JANITORS ROOM
- 1 VIO STORAGE
- 1 ALL GENDER RESTROOM
- 1 FURNITURE STORAGE

FOR MORE INFORMATION, PLEASE CONTACT:

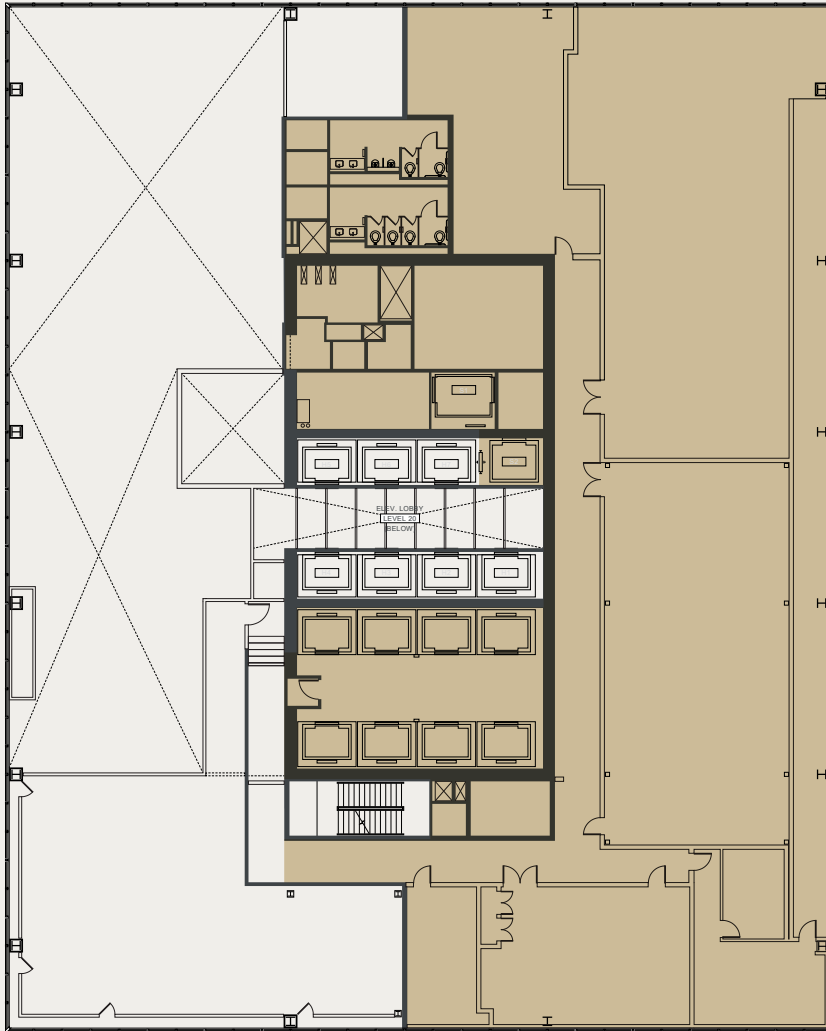
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20TH FLOOR PLAN

12,349 RSF



// COMMON SHARED SPACE

- | KITCHEN
- | SERVERY
- | DINING

// FLOOR SUPPORT SPACES

- | DISH ROOM
- | CULINARY LOCKERS
- | CULINARY OFFICE
- | DRY STORAGE
- | FREEZER

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27TH FLOOR PLAN

26,278 RSF



// WORKSTATIONS

212 HEADCOUNT

// ENCLOSED MEETING SPACES

- 7 DAY OFFICES
- 11 COZY
- 8 HUDDLE
- 4 SMALL MEETING ROOM
- 1 MEDIUM MEETING ROOM
- 1 LARGE MEETING ROOM

// COMMON SHARED SPACES

- 1 MICRO PANTRY
- 1 QUIET ROOM
- 1 COPY ROOM

// FLOOR SUPPORT SPACES

- 1 IDF
- 1 FACILITIES STORAGE
- 1 ALL GENDER RESTROOM
- 1 ERGO STORAGE

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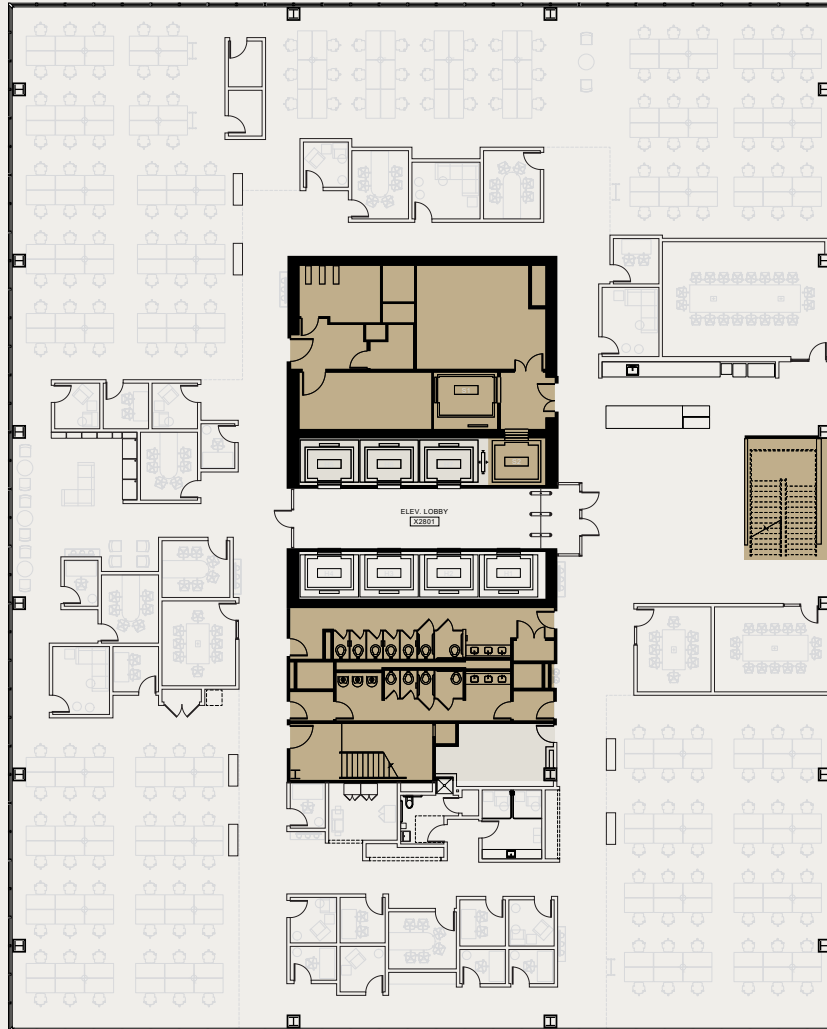
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28TH FLOOR PLAN

26,278 RSF



// WORKSTATIONS

212 HEADCOUNT

// ENCLOSED MEETING SPACES

8 DAY OFFICES
10 COZY
9 HUDDLE
2 SMALL MEETING ROOM
1 MEDIUM MEETING ROOM
1 LARGE MEETING ROOM

// COMMON SHARED SPACES

1 MICRO PANTRY
1 QUIET ROOM
1 COPY ROOM
1 LIBRARY
1 MOTHERS ROOM

// FLOOR SUPPORT SPACES

1 IDF
1 ALL GENDER RESTROOM

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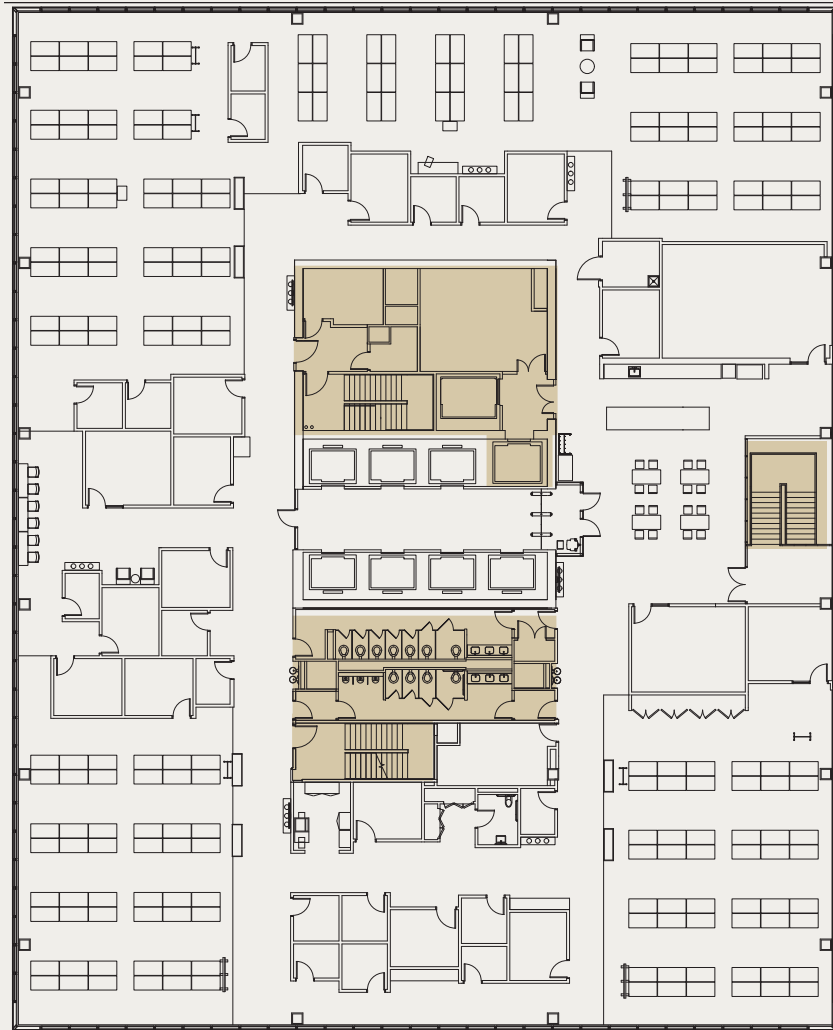
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29TH FLOOR PLAN

26,278 RSF



// WORKSTATIONS

212 HEADCOUNT

// ENCLOSED MEETING SPACES

- 7 DAY OFFICES
- 9 COZY
- 12 HUDDLE
- 2 SMALL MEETING ROOM
- 1 MEDIUM MEETING ROOM
- 1 LARGE MEETING ROOM

// COMMON SHARED SPACES

- 1 MICRO PANTRY
- 1 QUIET ROOM
- 1 COPY ROOM
- 1 LIBRARY

// FLOOR SUPPORT SPACES

- 1 IDF
- 1 ALL GENDER RESTROOM
- 1 STORAGE
- 1 JANITORS ROOM

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**151
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Outdoor Terrace



On-Site Left Coast Restaurant & Patio



Roofdeck



Fitness Center



Roofdeck



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