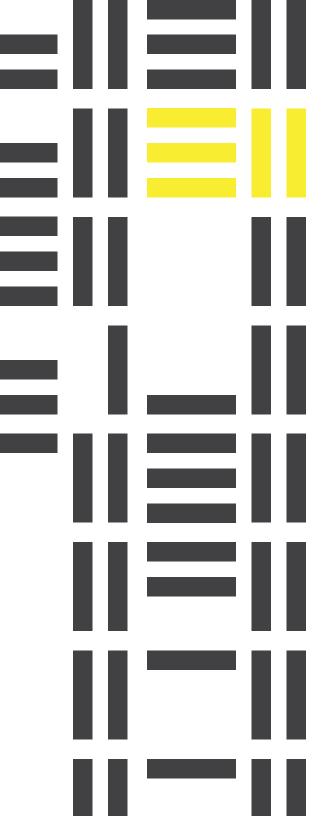


# 311 W Monroe





## EVERYTHING YOU WANT. AND MORE.

Today's employees have high expectations for a workplace including location, proximity to transit, modern design, tenant amenities and neighborhood conveniences.

If you think buildings in Chicago's Loop can't deliver on this list, you're right. Save but one.

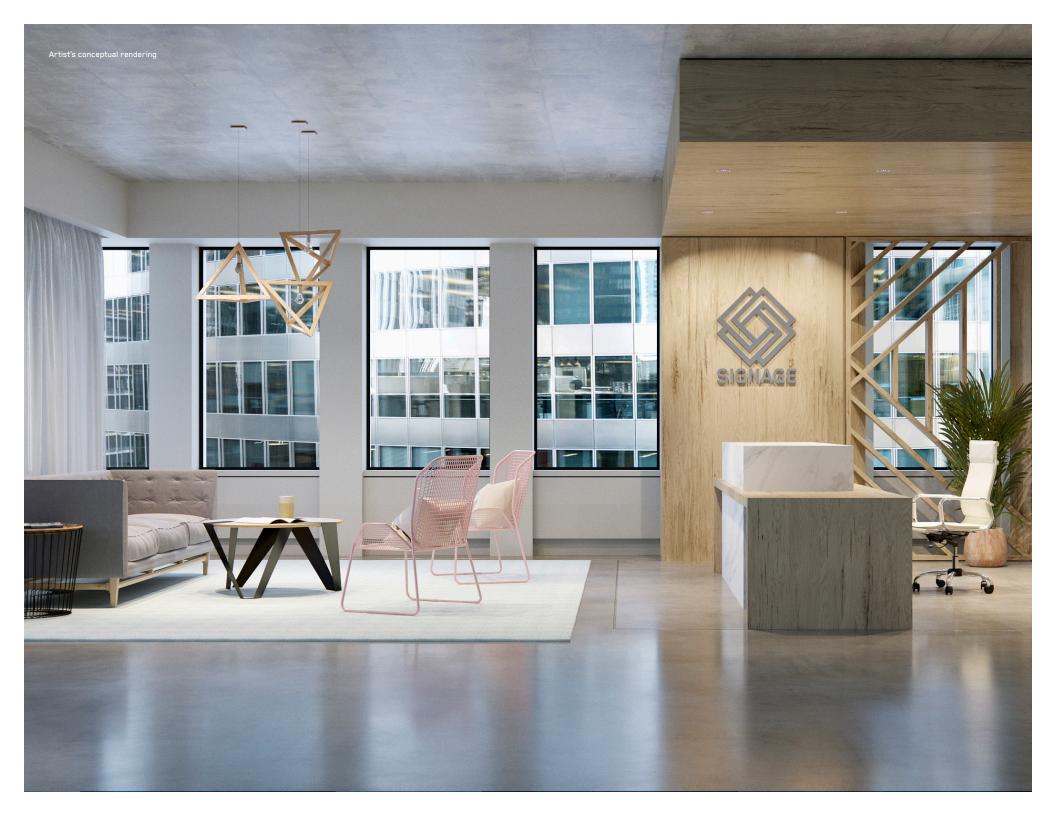
311W Monroe has been re-envisioned by Sterling Bay to break from the old with fresh design and a robust tenant amenity package that will redefine what it means to office in the Loop. Offering tenants highly efficient 28,000 square foot floor plates, 311W Monroe is a 388,000 square foot hidden gem in the center of one of the world's greatest cities. Take a look and find out why there's more to Monroe.

## **W MONROE** N FRANKLIN

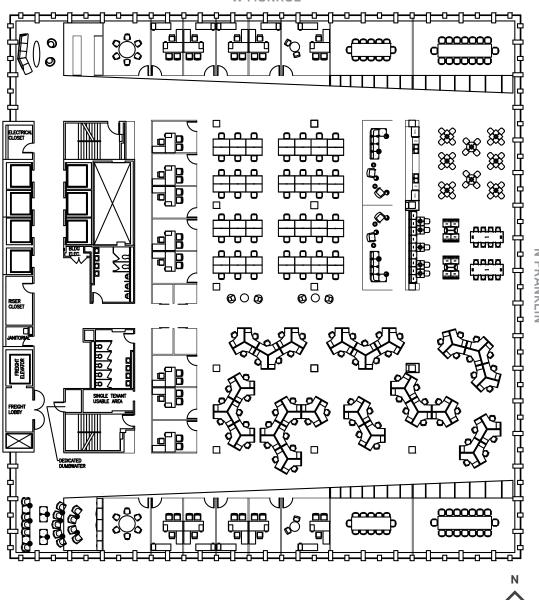
Typical floor plan

## What to know about 311W

388,000 SF over 15 stories
Highly efficient 28,000 SF floor plates
Side core construction
25'-30' column spacing
11'9" slab-to-slab ceiling heights
3 feeds of power
Incomparable tenant amenity package
High-visibility signage opportunity
Multiple identity opportunities
Over 4,000 SF of prime retail
Currently 100% vacant/available
Delivering mid-2018 as
re-envisioned by Sterling Bay



#### **W MONROE**



#### Office Test Fit

2 reception areas

18 offices

125 workstations

145 total occupancy @ 205 RSF per person

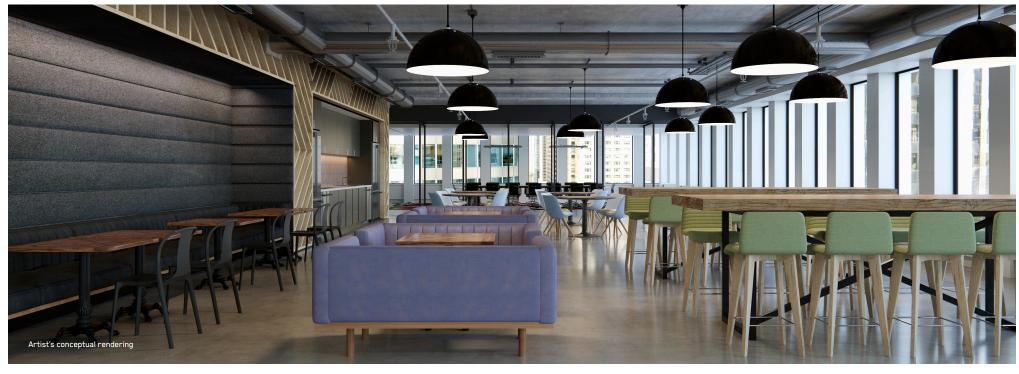
6 conference rooms

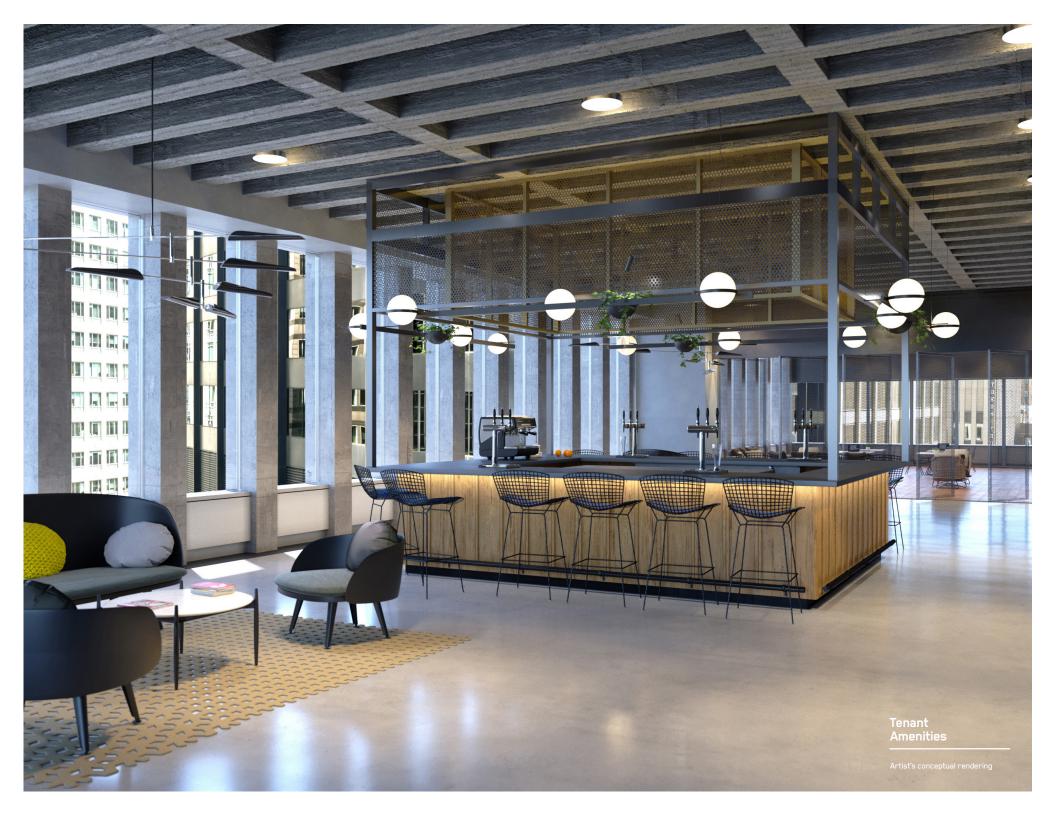
3 casual conference rooms or breakout areas

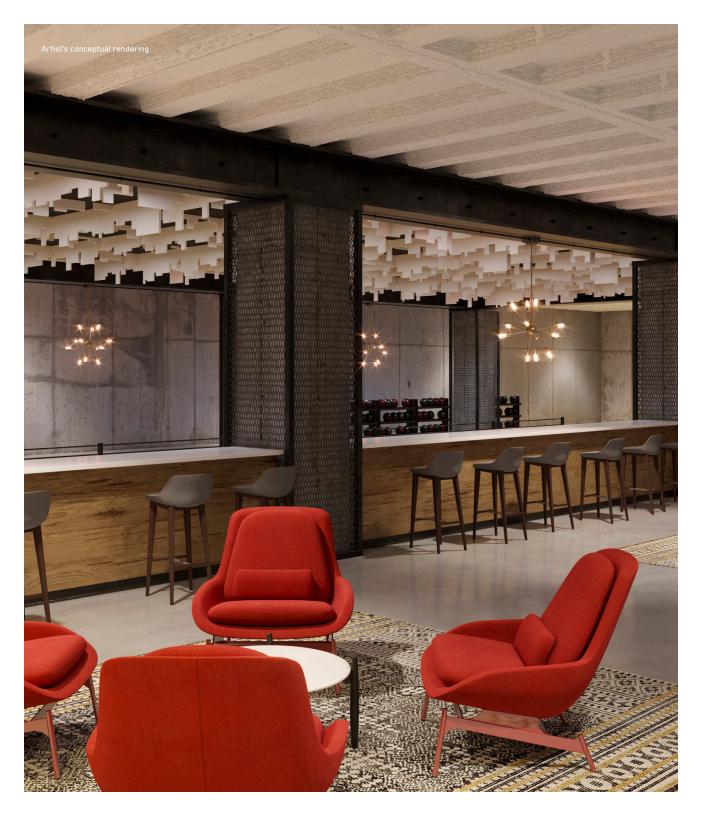
4 phone rooms

Café/Lounge









#### More Amenities

The tenant amenity package at 311W Monroe is unmatched in the market and will include:

Two tenant amenity areas

Indoor/outdoor lounge

Private bowling & gaming area

Conference facilities

**Event spaces** 

Private entrance available

Brandable lobby video wall and facade

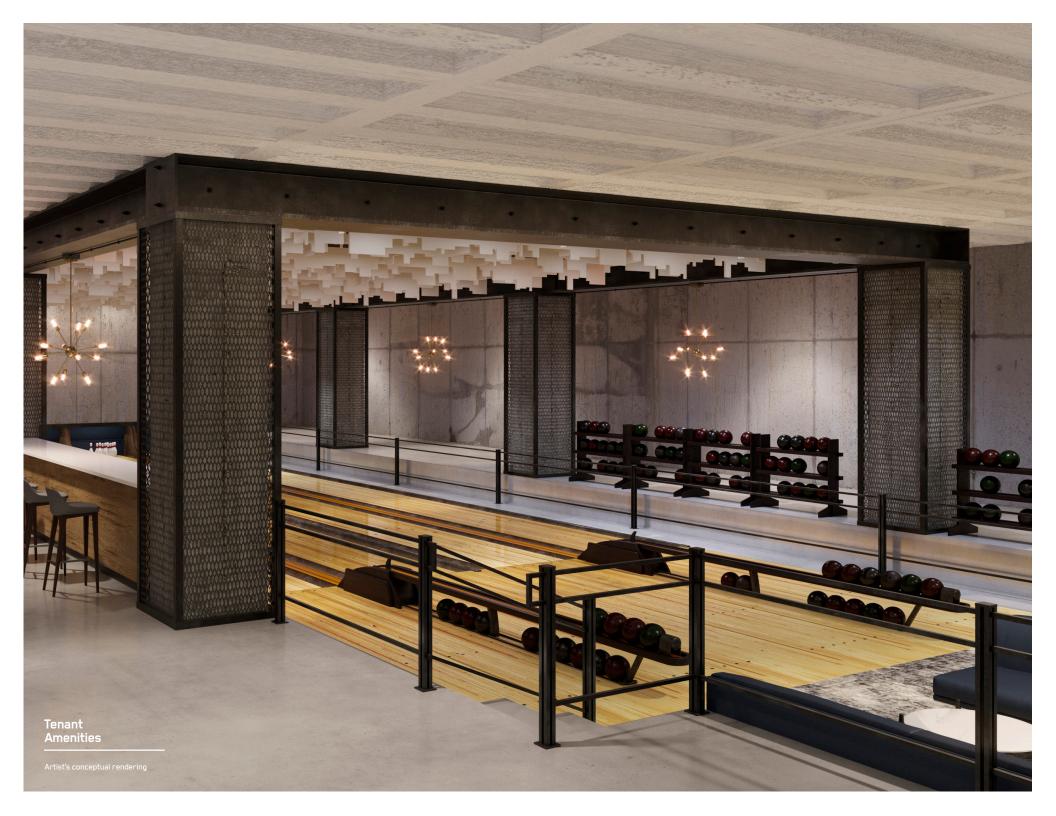
Executive parking

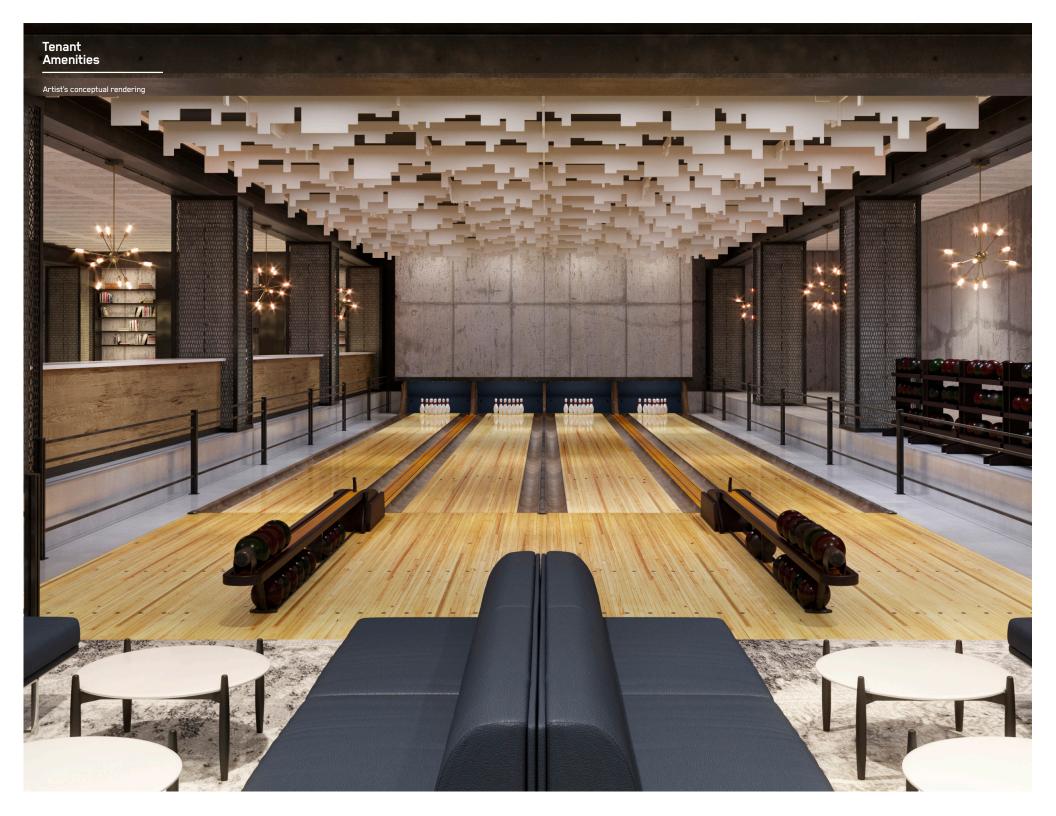
Secure bike room

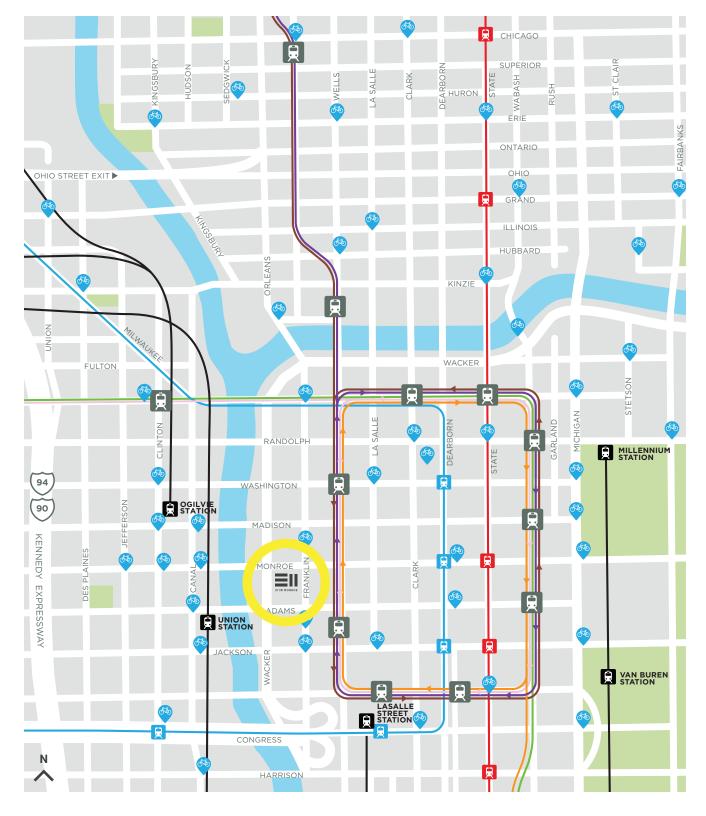
24-hour security

State-of-the-art fitness center featuring:

- Locker rooms
- Showers
- Towel service
- Professional equipment
- Programmed fitness and exercise training



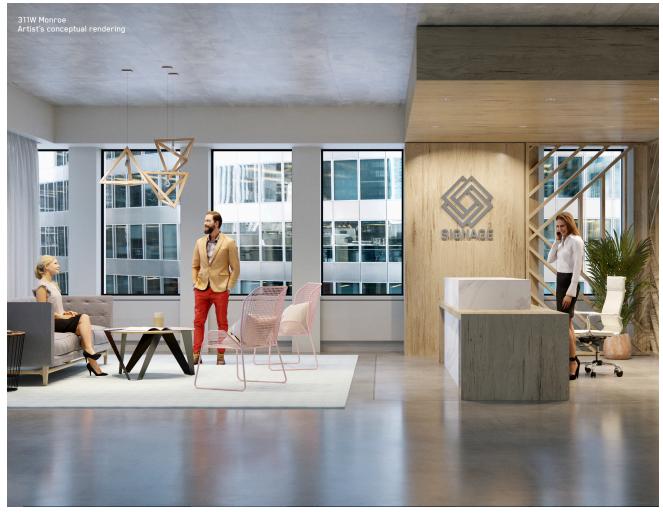




#### More Access

The Loop is Chicago's original submarket for a reason: its proximity to everything you need.

- > 3 blocks to Ogilvie and Union commuter train stations
- > 2 blocks to Washington/Wells and Quincy 'L' stations
- > 6 blocks to I-90/94
- > Over 2,800 hotel rooms within 4 blocks including JW Marriott, Kimpton Gray and W Chicago
- > Dozens of fast casual and sit-down restaurants within 3 blocks
- > Over 3,000 parking spaces within 4 blocks
- Multiple fitness locations within 3 blocks including Equinox and FFC West Loop









### Sterling Bay is a Chicago-based commercial real estate investment and development firm established

in 1986. Focused on the adaptive reuse of downtown loft office buildings, ground-up office, retail and hospitality developments and urban campus build-to-suit projects on a national platform, including developments in Chicago, Portland, Miami and Park City.

Examples of Sterling Bay's recent award-winning projects include the complete renovation of 1KFulton, a 530,000 square foot West Loop cold storage building. The building, now branded 1KFulton, is a state-of-the-art, LEED-certified office and retail destination anchored by Google's Midwest headquarters. Sterling Bay also recently renovated 111 North Canal, a 860,000 square foot multi-tenant loft office building in the West Loop. Today, the LEEDcertified building is home to tech industry leaders like Gogo, Twitter and Uber. Sterling Bay is currently constructing a 580,000 square foot ground-up built-to-suit corporate headquarters for McDonald's Corporation on the site of the former Harpo Studio campus and just completed the newly-opened Ace Hotel which features City Mouse restaurant and soon-to-open Stumptown Coffee.

Find out more at **sterlingbay.com** 

#### 311wmonroe.com

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