

71 SOUTH WACKER

 IRVINE COMPANY



THIS IS WHERE BUSINESS HAPPENS

THE BUILDING

A+ trophy building, 48 stories and 1.5 million square feet

Unrivaled location, situated at the center of industry and energy in the Loop

Elegant curved design of the building allows for more natural light especially at the base of the building

Stunning atrium lobby, interior landscaping and dynamic art installations

Energy efficient LEED Platinum Certified building

Column-free floor plates, up to 33,000 square feet with 4'9" mullion spacing

CONNECTIVITY

Wired Certified Platinum offering best-in-class digital connectivity for our customers with the highest Connectivity Rating to date

Multi-Carrier Distributed Antenna System infrastructure allowing coverage across 3 major carriers (AT&T, Verizon, T-Mobile)

Local data centers for secure offsite computing resources

ON-SITE AMENITIES

FARE, featuring whole foods and bright flavors in a variety of seasonal and sustainable menu items, including artisan coffee drinks, a variety of fresh salads, bowls, smoothies and sweets

The Taproom, a self-pour bar concept serving curated coffee, wine and beer

MRKT, grab-n-go snacks and pre-packaged meals

Café at the Exchange, rotating culinary stations serving breakfast, lunch and barista-made beverages

Venue71 Meeting & Event Center features state-of-the-art tech, pre-function area and concierge services

Exclusive KINETIC® private fitness center with a complete line of cardiovascular and strength training equipment and fully appointed men's and women's locker rooms

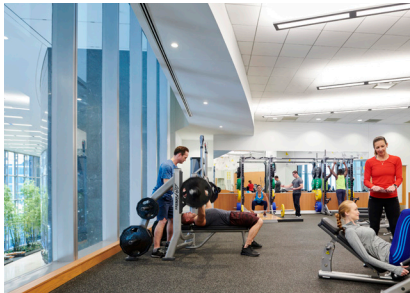
Abundant on-site conveniences include customer lounges, sundry shop, concierge services, 24-hour reserved parking structure featuring EV charging stations and indoor bicycle parking

TRANSPORTATION

Short walk to Union Station and Ogilvie Transportation Center

Steps away from the Chicago Transit Authority "L" system and buses

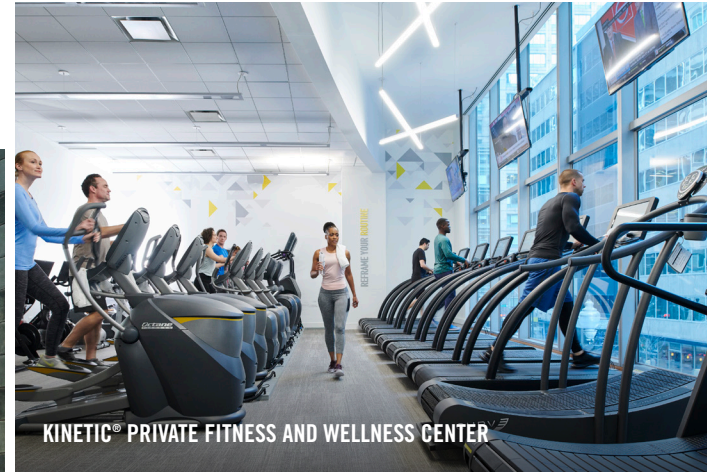
Ideally positioned close to more than 20 world-class restaurants and entertainment



SUCCESS WITHOUT LIMITS



FARE



KINETIC® PRIVATE FITNESS AND WELLNESS CENTER



VENUE71 MEETING & EVENT CENTER



MRKT



THE TAPROOM AT THE EXCHANGE



CAFÉ AT THE EXCHANGE

PRODUCTIVITY TAKES SHAPE

PRIVATE FLOOR PLAN TYPICAL MID-RISE FLOOR

Our private floor plan accounts for everything your business needs and more: conference rooms, private offices, gathering areas and collaborative spaces - plus sweeping city views.



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PRIVATE OFFICES



65

WORKSTATIONS



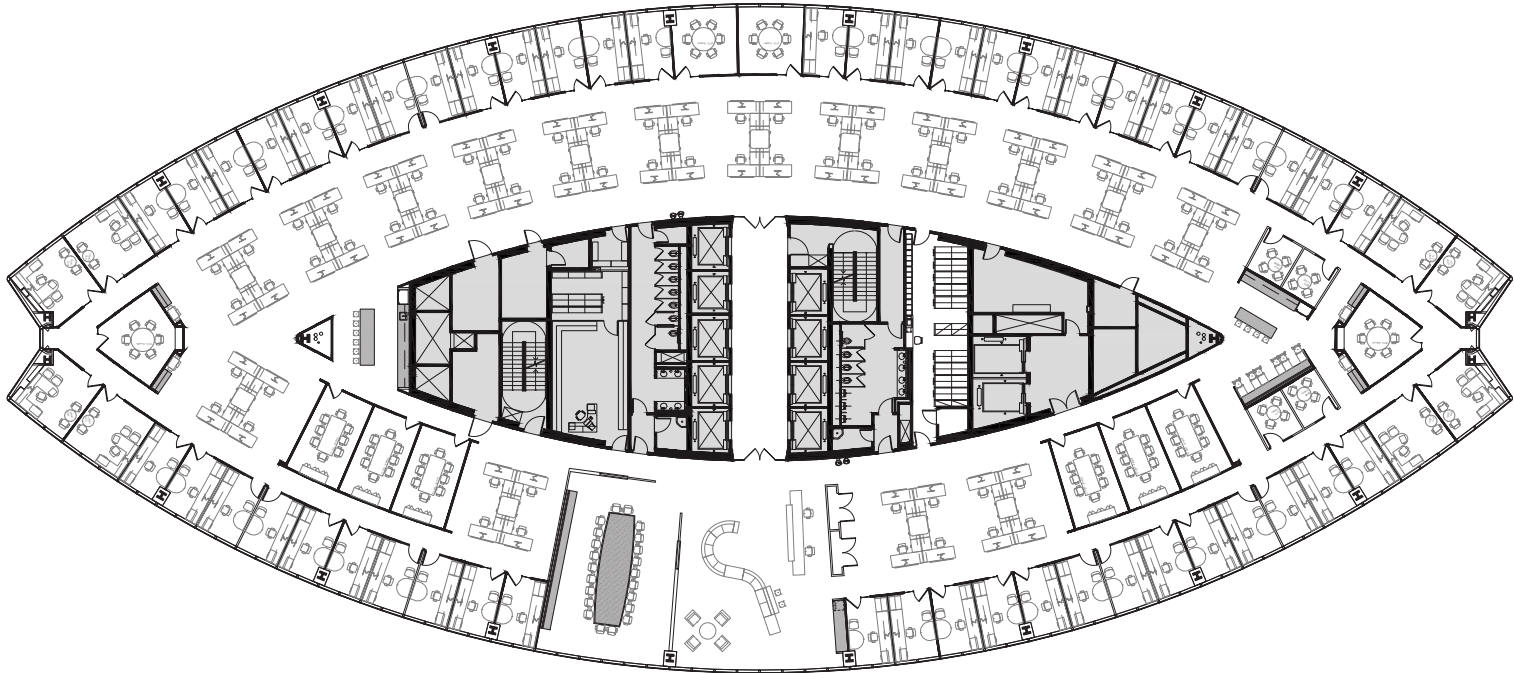
14

COLLABORATION SPACES



7

CONFERENCE ROOMS



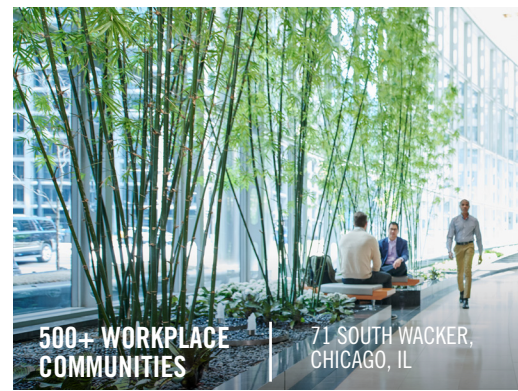
Column-free floor plates, up to 33,000 square feet, and 4'9" mullion spacing, which allows for more private offices per foot than traditional windows mullions

Elegant curved design of the building allows for more natural light especially at the base of the building

MAKE THE IRVINE COMPANY ADVANTAGE YOURS

At Irvine Company, we do business differently than most Chicago landlords— precisely because we aren't one. We're a financially-stable, long-term owner that invests and reinvest in our buildings. This means your experience only gets better over the life of your lease.

Our expert, on-site teams proactively anticipate your every need for worry-free workdays. Our uniquely flexible lease terms and collaborative partnership support your business needs today and tomorrow. It's the very reason why **Success Works Here.**®



500+ WORKPLACE COMMUNITIES

71 SOUTH WACKER, CHICAGO, IL



43 RETAIL CENTERS

IRVINE SPECTRUM CENTER®, IRVINE, CA



1 PREMIER RESORT

THE RESORT AT PELICAN HILL® NEWPORT BEACH, CA



136+ APARTMENT COMMUNITIES

SANTA CLARA SQUARE APARTMENT HOMES, SANTA CLARA, CA



40+ RESIDENTIAL COMMUNITIES

RESERVE AT ORCHARD HILLS, IRVINE, CA



3 WORLD-CLASS GOLF COURSES

OAK CREEK GOLF CLUB®, IRVINE, CA



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