

ONE  
NORTH  
WACKER

 IRVINE COMPANY





# One With Your Success

For those ready to raise the standard of their work environment, One North Wacker is the timelessly elegant workplace that engages and inspires your team at every turn. As long-term owners, Irvine Company creates workplaces that cultivate collaboration, creativity and success for even better tomorrows.

**Become One.**





# A Workday That Does More Than Just Work

An above-and-beyond suite of experience-driven amenities includes two on-site restaurants, updated collaboration and event spaces, a private fitness center, and more to transform the workplace from a standard nine-to-five to an engaging all-day experience.

## Kinsley by Fairgrounds

A full-service restaurant offering a rotating menu of chef-inspired fare from around the globe.

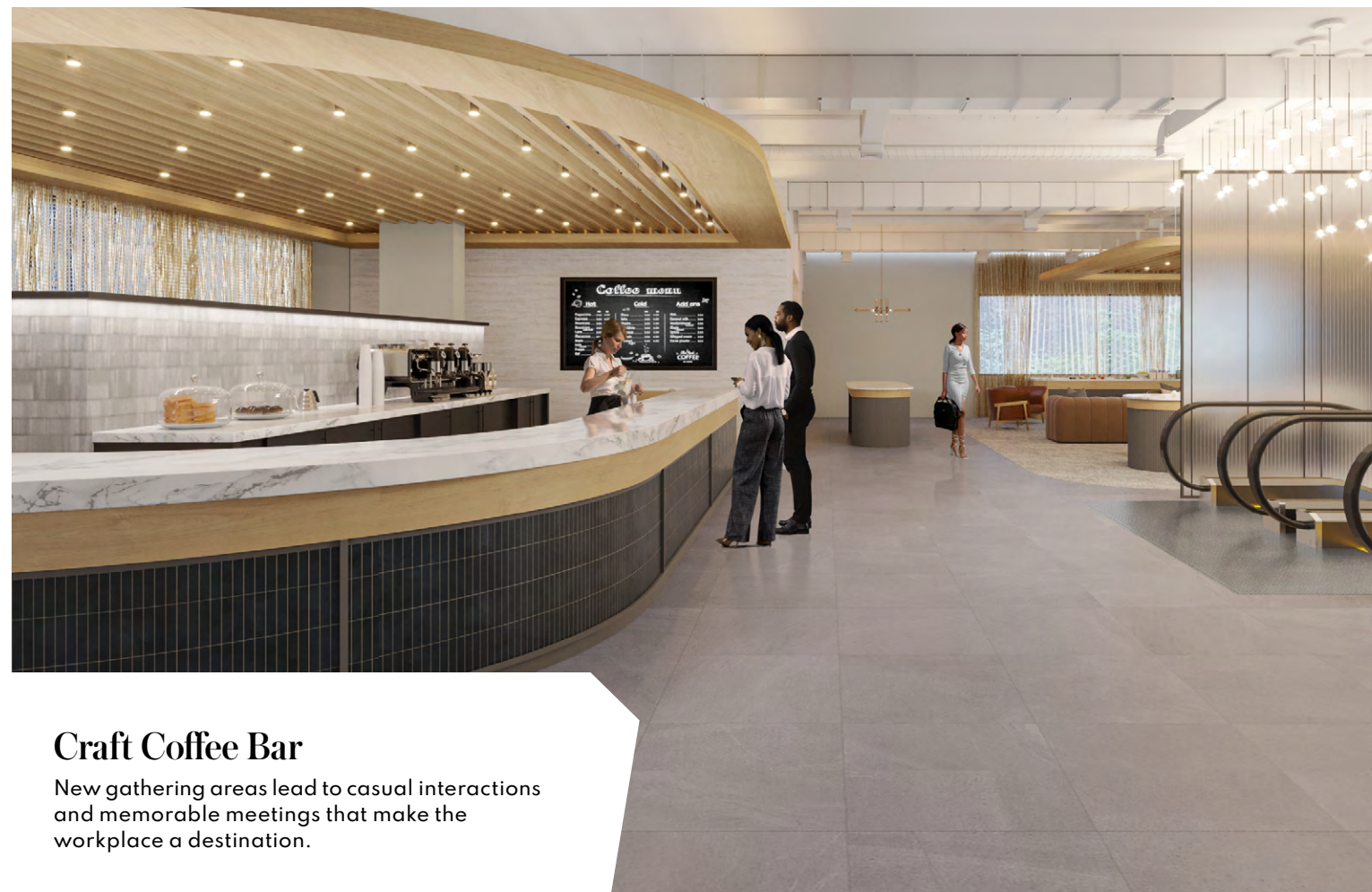


# Elevated Upgrades



## A Welcoming Place to Gather

An expanded lounge welcomes customers and guests to the elevated amenity floor.



## Craft Coffee Bar

New gathering areas lead to casual interactions and memorable meetings that make the workplace a destination.





## Transformed Meetings & Events Venue

Elevate your meetings and events at the transformed Venue, offering a range of agile spaces featuring sophisticated design and the latest technology.





### One North Kitchen

Elevated dining serving contemporary American cuisine, craft beers & specialty cocktails.



### KINETIC®

On-site private fitness center with an expanded studio and all-new equipment.



### Conference Center

Four conference rooms with pre-function and hi-speed tech connectivity.



# Chicago Business Starts on Wacker

Located in the heart of the West Loop, One North Wacker is steps away from world-class dining, shopping, museums, and more. With just a short walk to Union Station and Ogilvie, and right-there access to the CTA, the best of Chicago is an extension of the workplace at One North Wacker.

97

WALK SCORE

100

TRANSIT SCORE

17+

BARS & RESTAURANTS

14+

FITNESS CENTERS

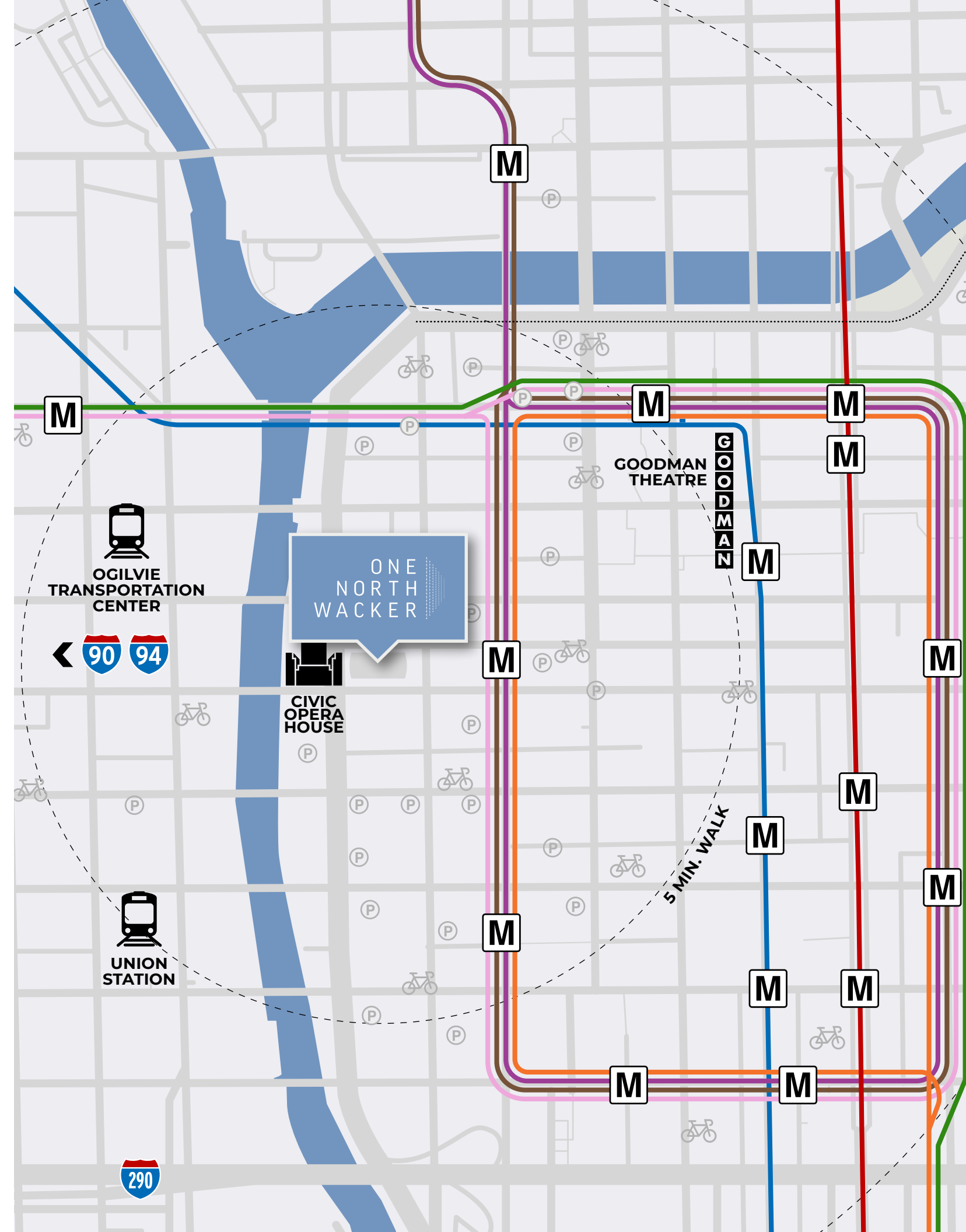
40+

HOTELS

18+

RETAIL STORES

ONE NORTH WACKER







**Flex+**  
BY IRVINE COMPANY

# Welcome to workspace that's as agile as your business.

FLEX+ BY IRVINE COMPANY DELIVERS PRIVATE, MOVE-IN READY SPACES WHERE EXPERIENCE-DRIVEN AMENITIES AND HQ-QUALITY DESIGN MEET THE SPEED AND FLEXIBILITY YOUR TEAM NEEDS.



#### PREMIUM PRIVATE SUITES

Access HQ-quality workspace backed by our high standards of excellence and long-term stability.



#### MOVE-IN READY

Move in fast, thanks to work-ready space with no upfront capital and available furniture.



#### SCALABLE OPTIONS

Unmatched flexibility, with lease terms starting at 6 months, makes it easy to scale across our portfolio.



#### FRICITIONLESS EXPERIENCE

A simple leasing experience and concierge service keep you focused on what matters.





# Top of the Class

## Building Details

**Height:** 51 Floors

**Size:** 1,400,000 SF

**Location:** West Loop

**Architect:** Lohan Associates (now Goettsch Partners)

**Developer:** John Buck

## Public Transportation

- Steps to Washington / Wells CTA "L" station and bus routes
- Short walk to Union Station and Ogilvie Transportation Center
- Water taxi just across the bridge at Ogilvie/ Union stop

## Features

- 3-story atrium lobby with floor-to-ceiling glass, a renovated guest services desk, modernized furnishing and seating, revitalized greenery, and an enhanced sound system
- Column-free floor plates
- 9' floor-to-ceiling and 12' 6" slab-to-slab
- LEED Platinum Certified Building
- WiredScore Platinum Certified Building
- Dedicated underground parking garage

## On-site Amenities

- The Commons 9,000 SF meeting & event center **Upgrades Coming Soon**
- 7,700 SF KINETIC® private fitness center **Upgrades Coming Soon**
- Recently revitalized, One North Kitchen & Bar offering contemporary dining and craft beers/ cocktails, plus the globally inspired Kinsley by Fairgrounds
- Sundry Shop for daily conveniences, messenger services and public notary





# A Proven Partner

We create places that bring people together to succeed. As a financially-stable, long-term owner, Irvine Company invests and reinvests in our Chicago workplaces, so your experience only gets better over the life of your lease. Our uniquely flexible lease terms and collaborative partnership support your business needs today and tomorrow. It's the very reason why **Success Works Here®**.

**150+**  
WORKPLACE  
COMMUNITIES

**136+**  
APARTMENT  
COMMUNITIES

**43**  
RETAIL CENTERS

**40+**  
RESIDENTIAL  
COMMUNITIES

**1**  
PREMIER  
RESORT

**3**  
WORLD-CLASS  
GOLF COURSES

 IRVINE COMPANY

ONE NORTH WACKER

CHICAGO  
LOS ANGELES  
NEW YORK  
ORANGE COUNTY  
SAN DIEGO  
SILICON VALLEY





# Become One.

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 **IRVINE COMPANY**

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