

 westMONROE HQ

311W MONROE



## THERE'S MORE TO MONROE.

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







AMENITY FLOOR

## BUILDING DETAILS

- > 382,490 SF over 15 stories
- > Efficient, flexible 28,000 SF floor plates
- > Side core construction, maximizing collaboration and sight lines
- > 25'-30' column spacing
- > 11'6" slab-to-slab ceiling heights
- > Inline uninterrupted power system for entire building
- > Connected to three distinct power substations
- > Three 1,500 kVA emergency generators with 48-hour diesel tanks for total utility backup
- > Base building HVAC backed up by generator
- > Re-envisioned by Sterling Bay



# ONE OF A KIND TENANT AMENITY PACKAGE

BOWLING

PRIVATE BOWLING ALLEY  
& GAMING AREA





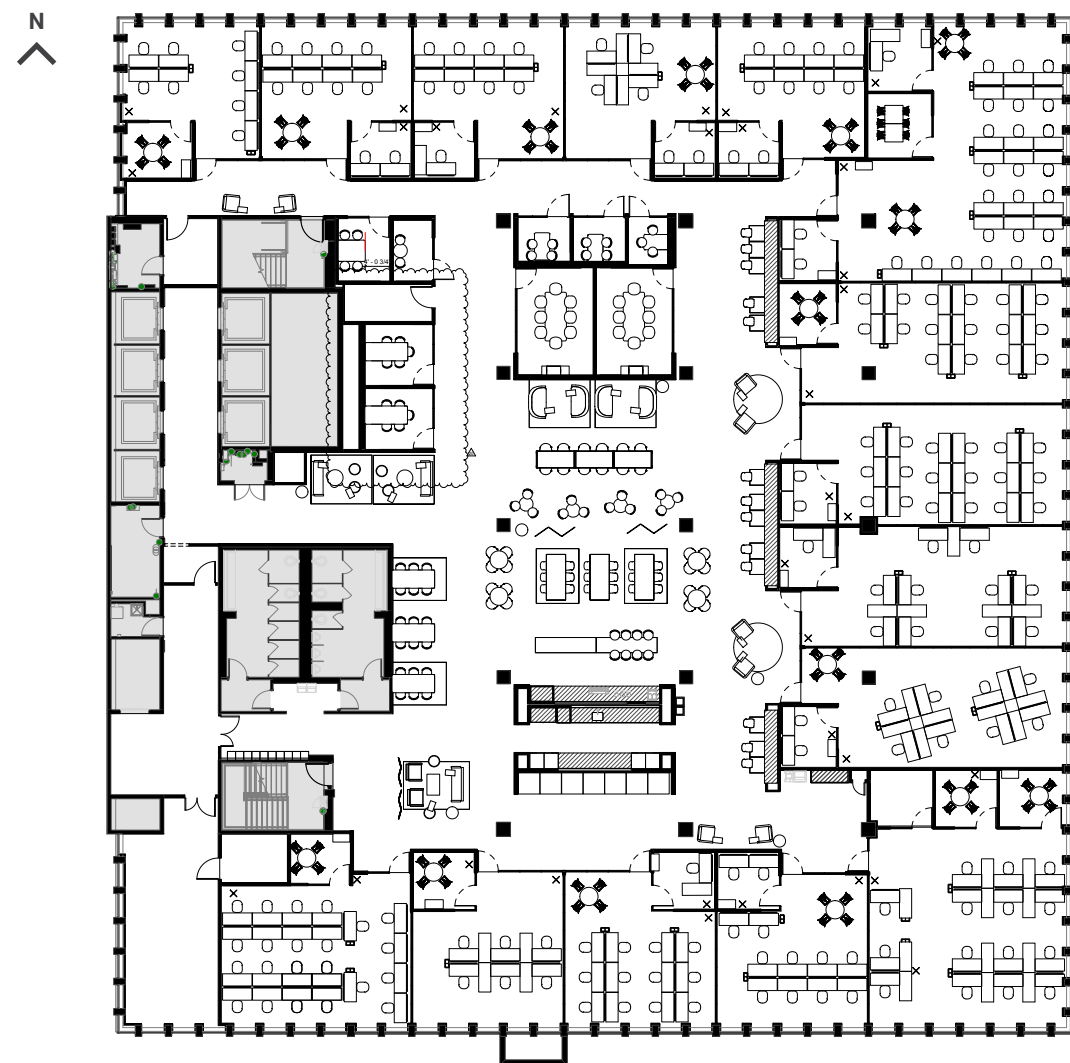
## MORE AMENITIES.

The tenant amenity package is unmatched in the market and includes:

- › Penthouse amenity floor with indoor/outdoor lounge
- › Private bowling alley & gaming area
- › Conference facilities
- › Full-service fitness center
- › Multiple event spaces
- › Secure bike room
- › Highly-visible branding opportunities
- › Secured executive parking
- › High-end event space through Convene located on-site







5TH FLOOR PLAN

## FULL 5TH FLOOR. AVAILABLE IMMEDIATELY.

Full floor highlights:

- > 28,800 RSF
- > 269 Maximum Workstations
- > Turnkey, fully furnished
- > Premium FF&E and IT/AV
- > Complementary access to 2 additional floors with meeting rooms and collaborative space
- > Robust culinary kitchen
- > Customization ability offered







## MORE ACCESS.

The Loop is Chicago's original office destination 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
- > Dozens of food and beverage options within 3 blocks
- > Over 3,000 parking spaces within 4 blocks
- > Multiple fitness locations within 3 blocks





5TH FLOOR COMMONS

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