



 westMONROE HQ

311W MONROE

LARGE BLOCK OPPORTUNITY

115,00 RSF
Flexible Term Length



— EXTERIOR SIGNAGE
OPPORTUNITY

BUILDING DETAILS

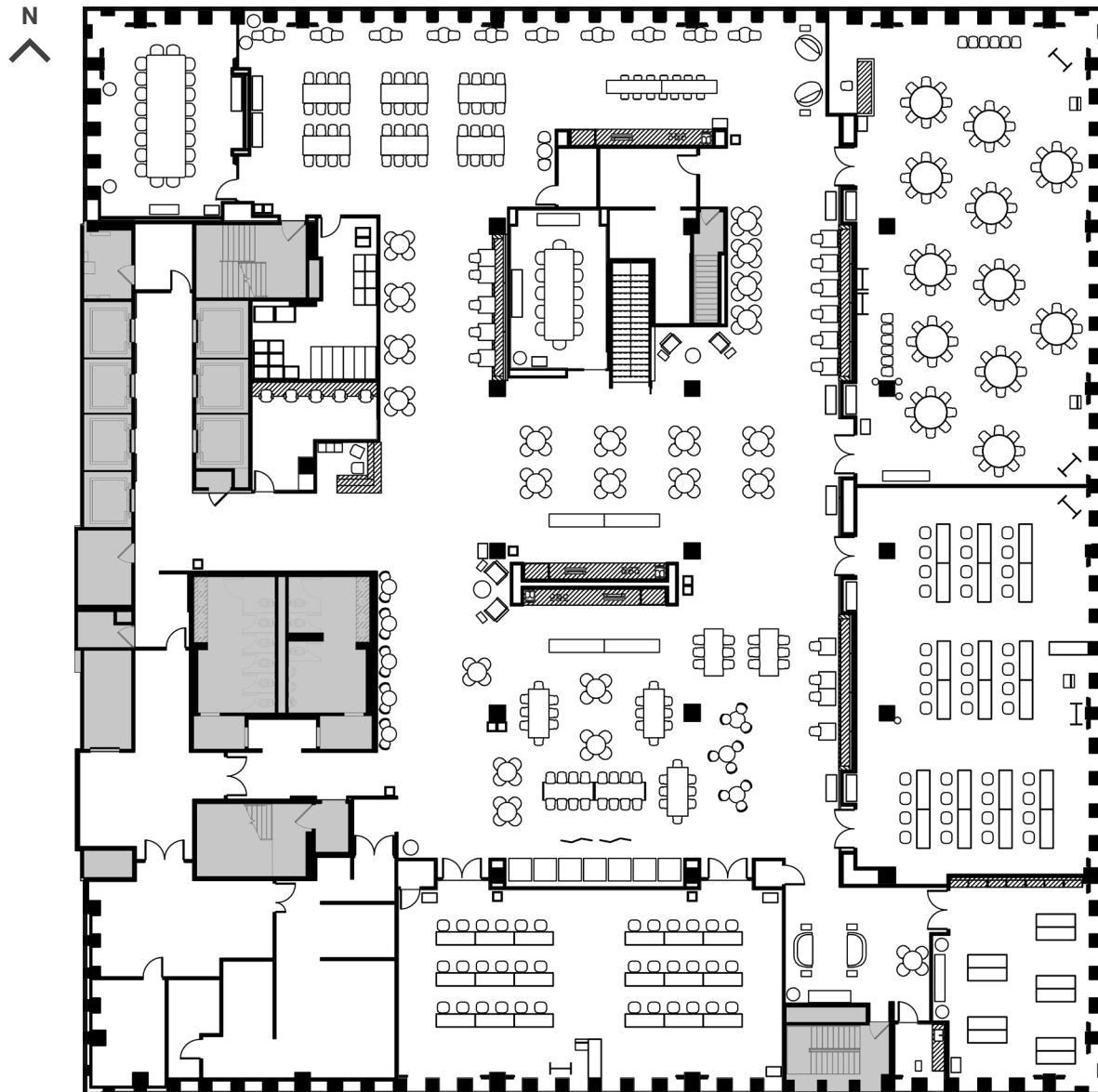
- > 382,490 SF over 15 stories
- > Side core construction, maximizing collaboration and sight lines
- > Inline uninterrupted power system for entire building
- > Connected to three distinct power substations
- > Three 1,500 kVA emergency generators with 48-hour diesel tanks for total utility backup
- > Exceptional tenancy including global HQ for West Monroe, Mayer Brown, and Convene



OFFERING

- > 115,000 SF fully furnished, move-in ready block available
- > Ability to demise, flexible term length
- > Access to 6 dedicated garage parking spaces
- > Private entrance & lobby presence with security desk
- > Enterprise grade IT and all FF&E included
- > Exterior eyebrow, plaque and private entrance signage
- > 5,451 SF ground floor retail available

FL 15	AMENITY FLOOR CONFERENCE ROOM	westMONROE PARTNERS
FL 14	westMONROE PARTNERS	
FL 13	westMONROE PARTNERS	
FL 12	westMONROE PARTNERS	
FL 11	westMONROE PARTNERS	
FL 10	westMONROE PARTNERS	
FL 9	westMONROE PARTNERS	
FL 8	westMONROE PARTNERS	
FL 7	MAYER BROWN	
FL 6	MAYER BROWN	
FL 5	AVAILABLE 28,800 RSF	
FL 4	AVAILABLE 28,800 RSF	
FL 3	AVAILABLE 28,800 RSF	
FL 2	AVAILABLE 28,800 RSF	
FL 1	RETAIL	LOBBY SIGNAGE OPPORTUNITY
LL 1	AMENITY FLOOR FITNESS CENTER LOUNGE RESTROOMS LOCKER ROOMS BOWLING ALLEY	



2ND FLOOR PLAN

2ND FLOOR

Full floor highlights:

- > 28,800 RSF
- > Large townhall and training rooms





3RD FLOOR PLAN

3RD FLOOR

Full floor highlights:

- > 28,800 RSF
- > 18 offices
- > 3 conference rooms
- > 3 phone rooms
- > 6 huddle rooms
- > 12 worksuites
- > Interconnecting staircase between floors

**CLICK BELOW TO SEE CONCEPTUAL
OFFICE LAYOUTS**

4TH FLOOR

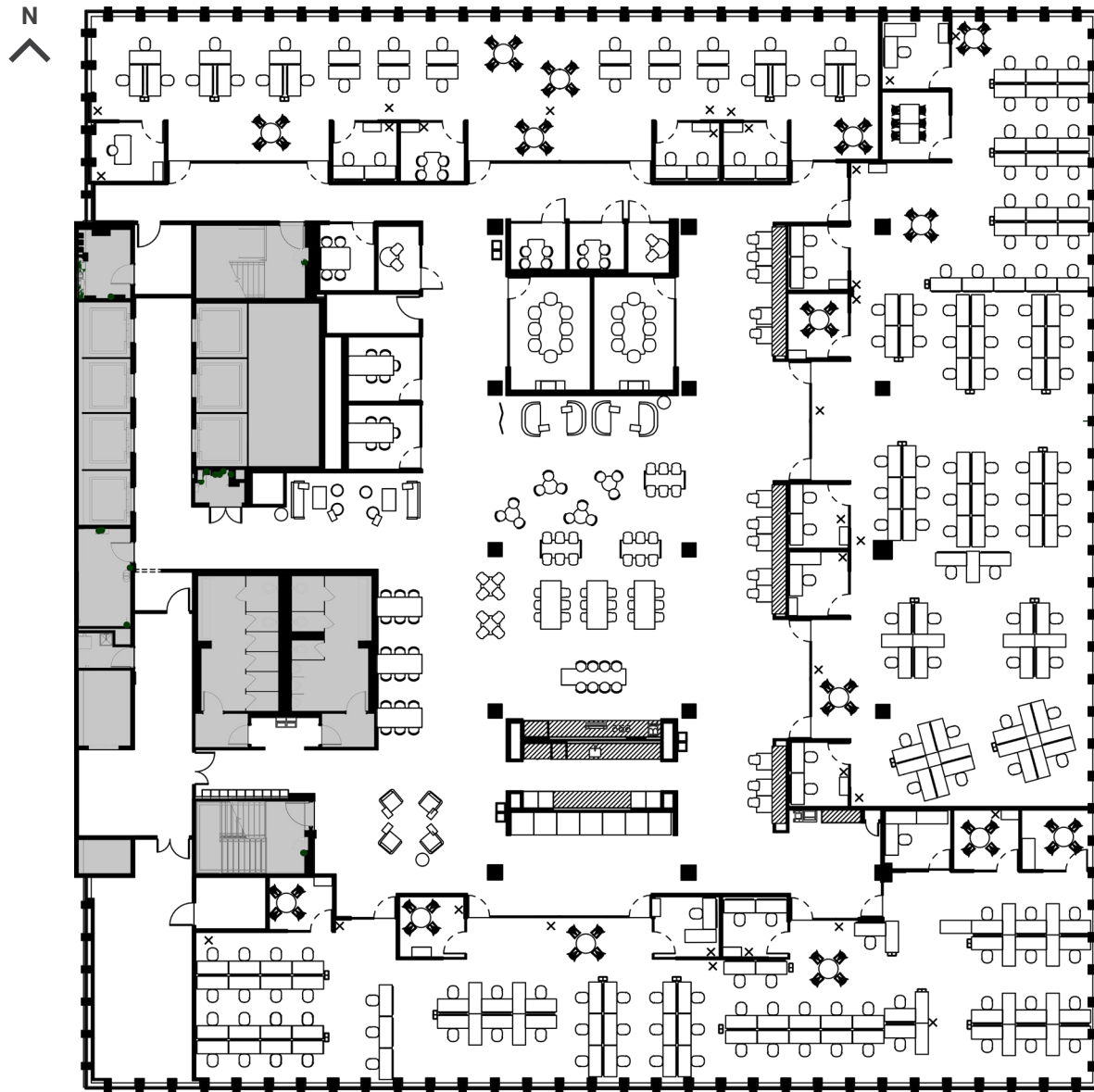
Full floor highlights:

- > 28,800 RSF
- > 18 offices
- > 3 conference rooms
- > 2 phone rooms
- > 6 huddle rooms
- > 11 worksuites

CLICK BELOW TO SEE CONCEPTUAL
OFFICE LAYOUTS

4TH FLOOR PLAN





5TH FLOOR PLAN

5TH FLOOR

Full floor highlights:

- > 28,800 RSF
- > 164 sit stand desks
- > 12 private offices
- > 16 conference rooms



ONE OF A KIND TENANT AMENITY PACKAGE

BOWLING

PRIVATE BOWLING ALLEY
& GAMING AREA

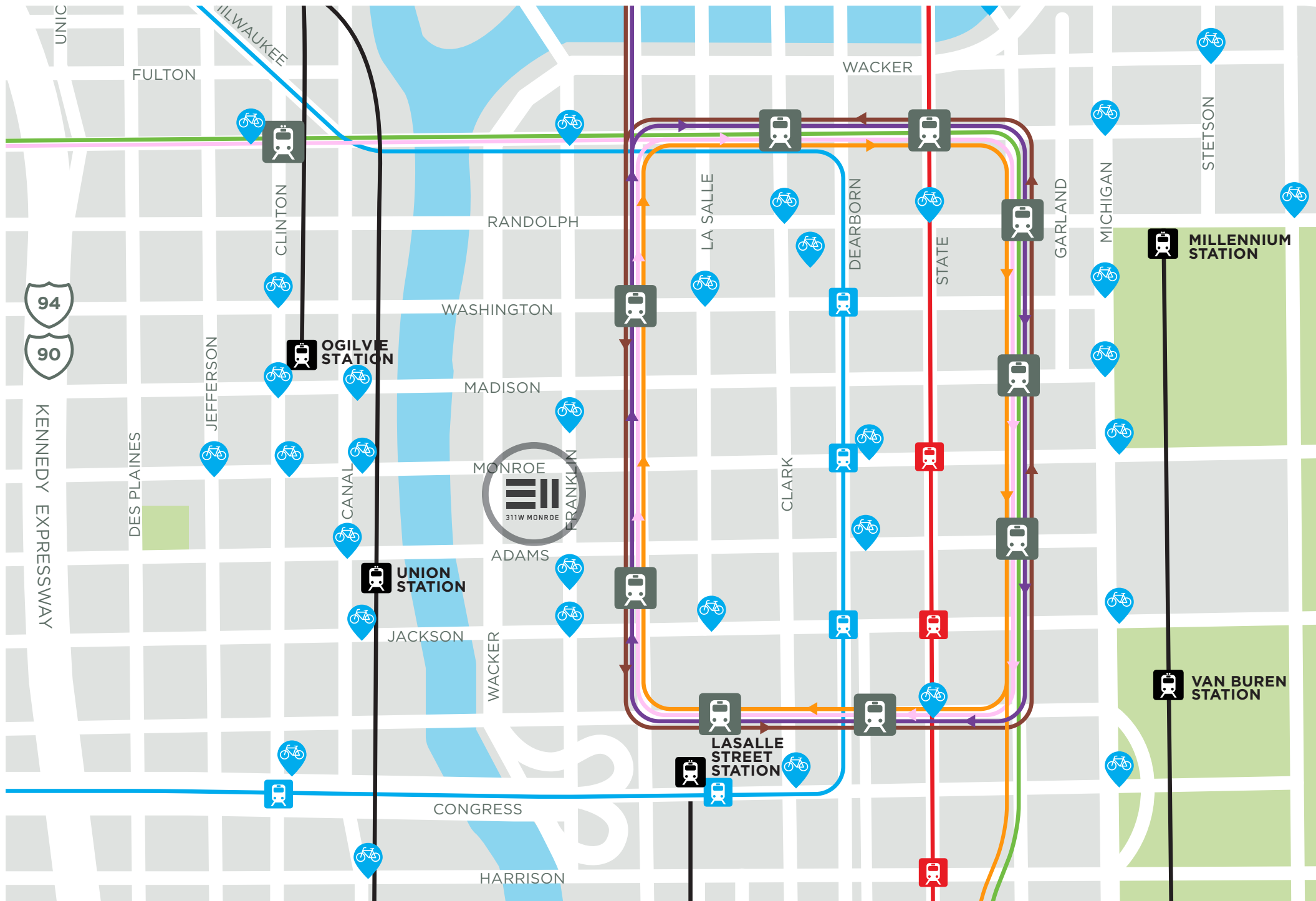




MORE AMENITIES.

- > Penthouse amenity floor with indoor/outdoor lounge
- > Private bowling alley & gaming area
- > Conference facilities
- > 8,000 SF full service fitness center with programmed fitness and exercise training
- > Multiple event spaces
- > Secure bike room
- > Secured executive parking
- > Record and listening music room
- > Re-envisioned by Sterling Bay with a \$40 million base building, lobby and amenities investment





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, Quincy and Monroe 'L' stations
- > 6 blocks to I-90/94
- > Dozens of food and beverage options within blocks
- > Over 3,000 parking spaces within 4 blocks



ADDITIONAL SIGNAGE OPPORTUNITIES

 westMONROE

TENANT
SIGNAGE

TENANT
SIGNAGE





westMONROE HQ

311W MONROE

westmonroepartnersHQ.com

office@sterlingbay.com
312.202.3478



contact

Austin Lusson

alusson@sterlingbay.com
708.744.5386

Dave Gloor

dgloor@sterlingbay.com
312.466.4139

Daniella Hemsley

dhemsley@sterlingbay.com
847.849.9578

Russ Cora

rcora@sterlingbay.com
312.952.0279