



# The One. For All.

EFFICIENCY ● VIEWS ● CONVENIENCE ● LOCATION ● TECHNOLOGY



## The One. For Efficiency.

- Large Floor plates - 27,500 rsf
- 50 ft Core to window dimension
- 40 ft Bay with 5 ft planning module
- No Interior Columns
- Ability to lease 5-10% less space than average buildings
- 9 ft. 6 in. floor to finished ceiling height



## The One. For Views.

- This 51-story, 1.02 million RSF building offers unencumbered mid/high rise views
- More light and air than other Wacker Dr properties
- Floor to ceiling perimeter windows



## The One. For Convenience.

- 389-stall public garage
- Tenant reserved parking area with direct elevator access to mid/high rise space
- Fitness Center
- Conference Center
- Restaurant, with carry-out service



## The One. For Location.

- Prestigious Wacker Drive address
- 2 blocks from Metra Train Stations
- 1 block from CTA Elevated Trains
- Easy access from expressways

## The One. For Technology.

- 2 separate feeds from ComEd with ATO switches
- 2 voice / data risers on each floor
- 2 separate carrier entry points
- Roof-top technology platform
- Area for tenant dedicated generators

THE JOHN BUCK COMPANY

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