

77 WEST WACKER



TIMELESSLY  
MODERN

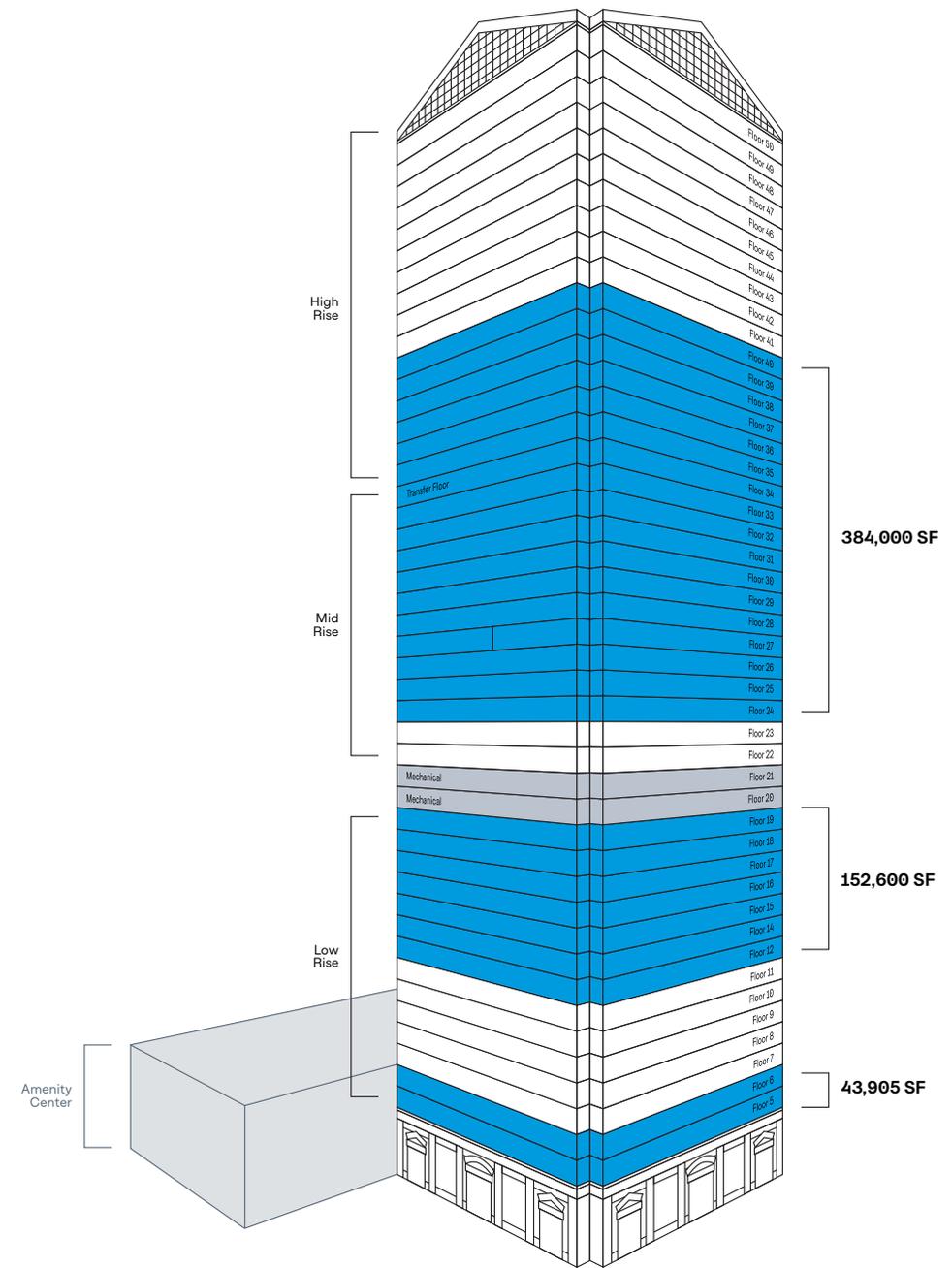
**Reach new heights at 77 West Wacker, where a premier location, unmatched river and skyline views, and larger-than-life amenities are just the beginning. As the leader in building intelligence and next-level tenant experience, 77 West Wacker is always advancing and always surpassing.**

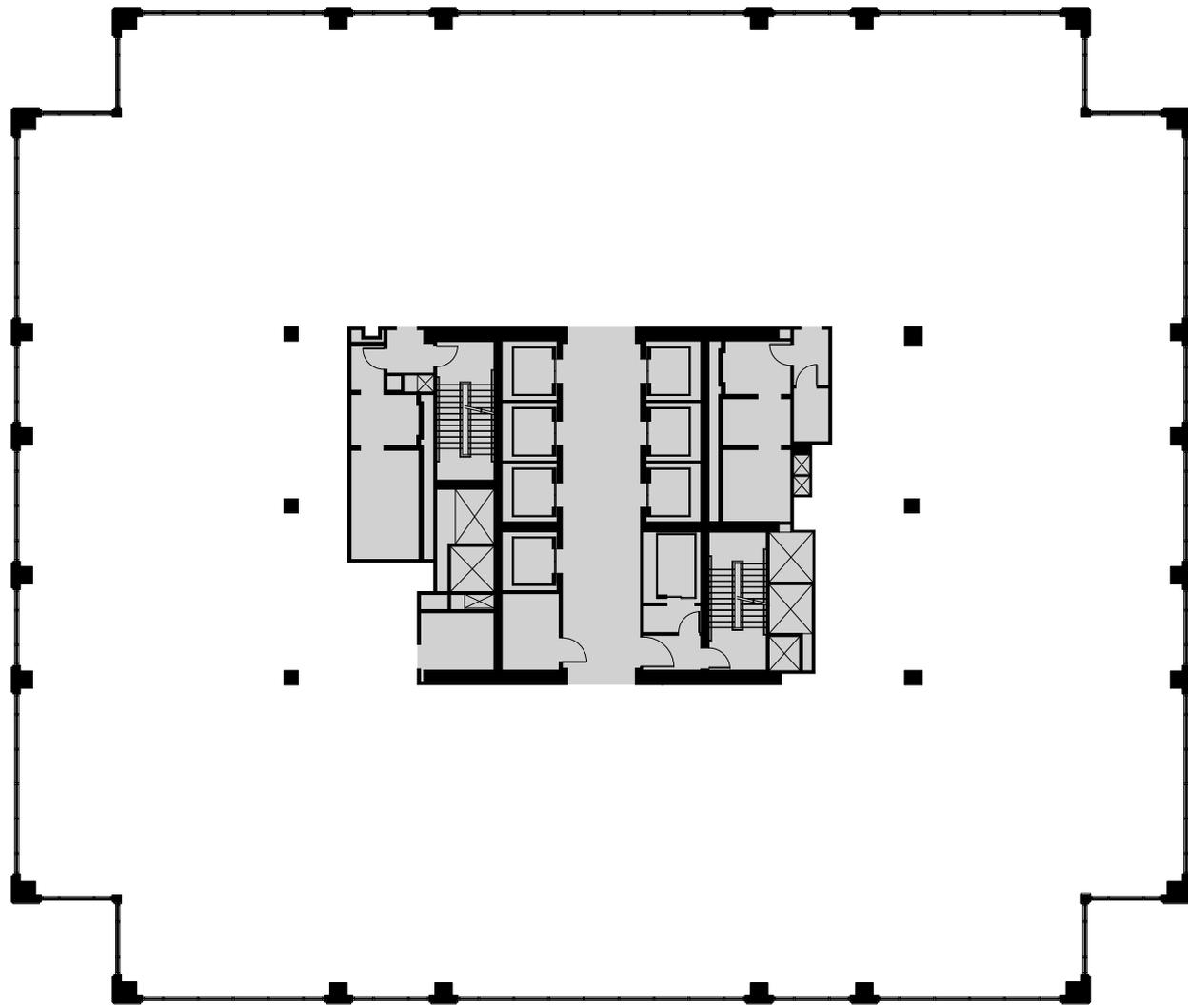
SPEC SUITE AT 77 WEST WACKER





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## Typical High-Rise Floorplate

~23,000 RSF

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## Where the tenant experience surpasses mainstream and defines exceptional.

77 West Wacker boasts a first-rate fitness facility, an exclusive conference center and concierge service, a spacious rooftop garden, and an enclosed pedestrian sky bridge that leads to a 1,100-spot parking garage and six CTA lines. We have curated an all-encompassing tenant experience that emphasizes convenience, connectivity, and leisure.

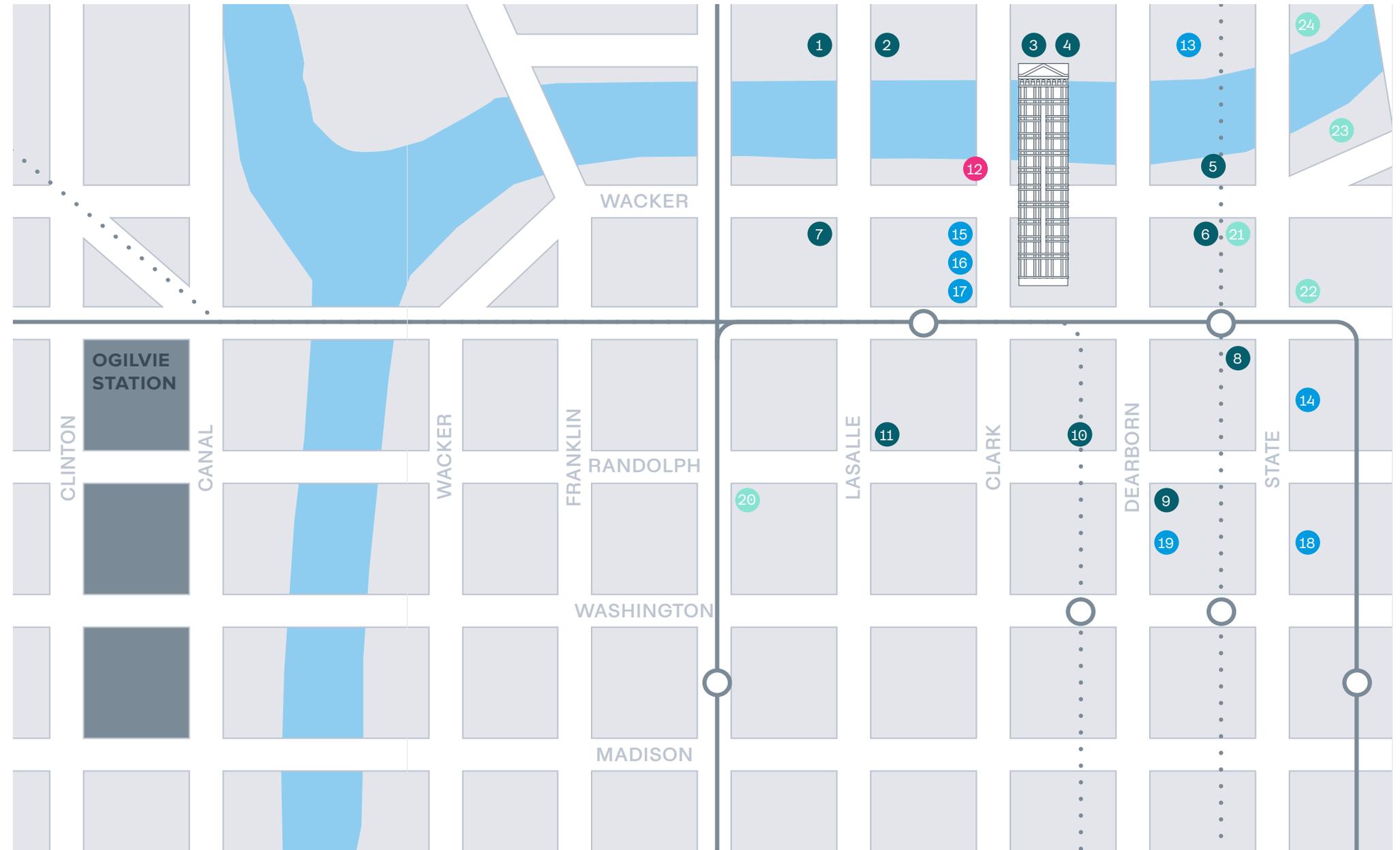




EXECUTIVE SPORTS  
E | S  
F | C  
FITNESS CENTER

**77 West Wacker is centrally located and seconds from Chicago's beautiful Riverwalk and an array of quality dining and entertainment options. With an enclosed pedestrian sky bridge that leads to six CTA lines, a 1,100-spot parking garage, and a bike room with a repair station, the commute couldn't be easier.**

- 1 Chicago Cut
- 2 River Roast
- 3 Pizzeria Portofino
- 4 RPM Seafood
- 5 City Winery
- 6 Raised
- 7 Kitchen United MIX
- 8 Potbelly's
- 9 The Dearborn
- 10 Do-Rite Donuts
- 11 Randolph Tavern
- 12 River Walk Entrance
- 13 House of Blues
- 14 Chicago Theater
- 15 Soul Cycle
- 16 Ace Bounce
- 17 Amazon Hub
- 18 Macy's
- 19 Block37
- 20 Allegro Royal Sonesta
- 21 Renaissance
- 22 theWit
- 23 London House
- 24 The Langham



# Transportation

Transit/Subway	Drive	Walk	Distance
Clark & Lake Station ●●●●●●●●	-	4 min	400 ft
Lake Station ●	-	4 min	0.5 mi
Chicago Water Taxi ●	-	1 min	370 ft
<b>Metra Rail</b>			
Millennium Station	3 min	10 min	0.5 mi
Ogilvie Station	3 min	14 min	0.6 mi
LaSalle Street Station	5 min	19 min	0.9 mi
Union Station	5 min	21 min	1.0 mi
<b>Airport</b>			
Chicago Midway International Airport	17 min	-	11 mi
Chicago O'Hare International Airport	19 min	-	16 mi





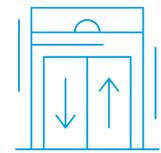
# Where seamless technology sets the new standard for building intelligence.

Innovation is at the core of everything at 77 West Wacker, from our modernized elevators to the way we communicate with our tenants. In 2020, we developed and proudly introduced TranswesternHub, a transformative tenant experience platform that uses state-of-the-art integrated technology to foster connectivity, transparency, and comfort.



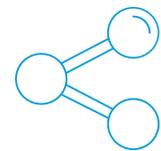
## Touchless Elevator Access

Lenel OnGuard security keycard access system with mobile credentials and Bluetooth access readers.



## Elevator Modernization

Touchless passenger elevators with KONE Destination Dispatch system, state-of-the-art control operating panels, LCD screens, cloud-based digital signage, HD video surveillance and two-way high-quality video communication for emergency/crisis alert.



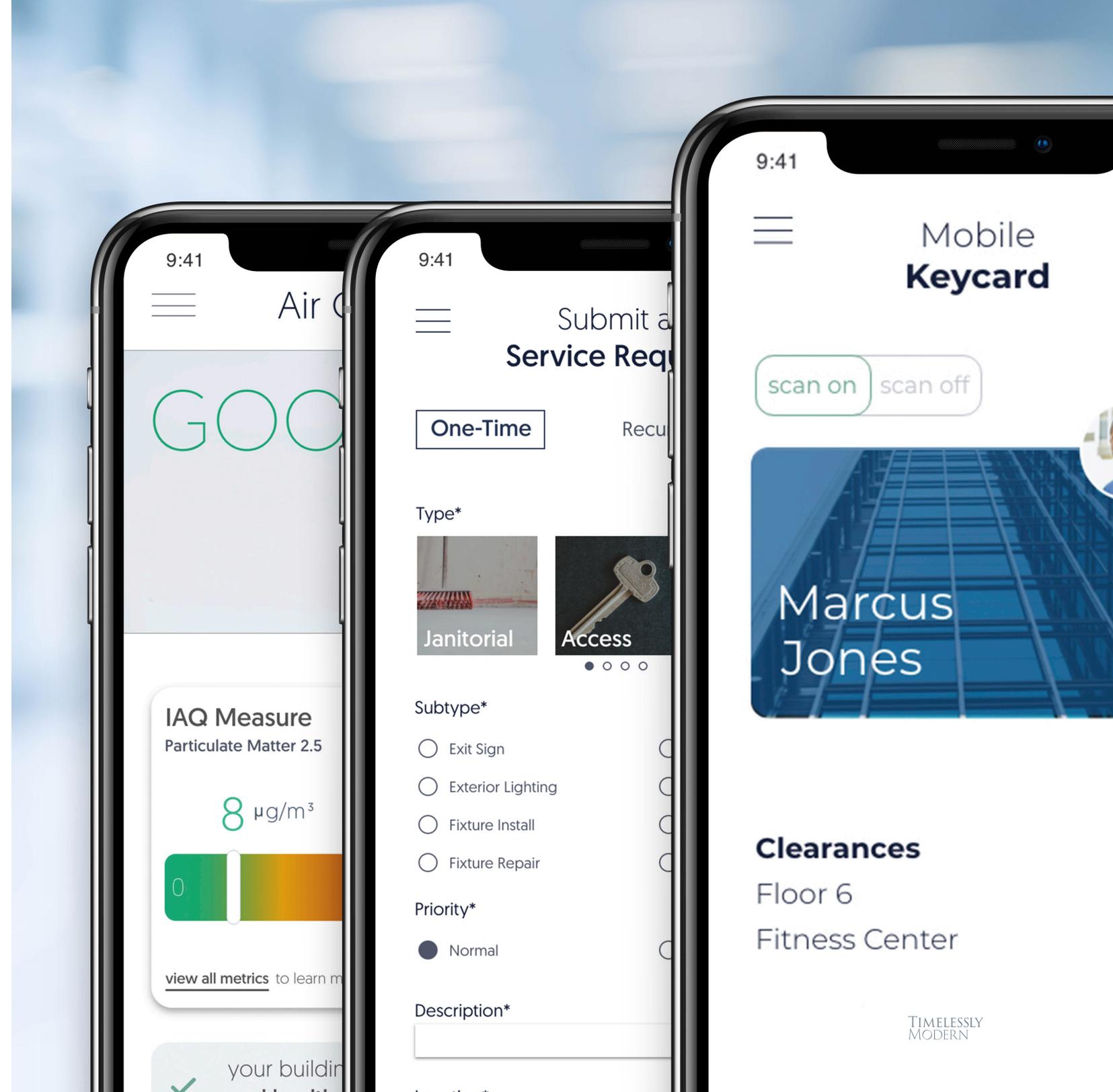
## TranswesternHub

Groundbreaking mobile application that includes touchless entry and elevator access, a work order system, visitor registration, real-time chat, tenant communication, conference room & freight elevator reservation.



## Introducing a curated tenant experience: TranswesternHub.

TranswesternHub, developed by 77 West Wacker, is a transformative tenant experience platform that uses state-of-the-art integrative technology to foster connectivity, transparency, and comfort. Tenants at 77 West Wacker gain touchless mobile entry and the ability to remote call our fully modernized elevators, live chat with building management, reserve an amenity space, monitor indoor air quality, and more – all from their smart phone.



TENANT SPACE AT 77 WEST WACKER

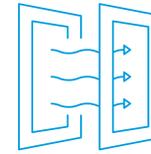


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# Where responsiveness meets flexibility to create the optimal environment

77 West Wacker puts tenant health and wellbeing above everything else. When the COVID-19 pandemic arose, we did more than simply adapt, we were ready with ongoing air quality testing, a bipolar ionization HVAC system, award-winning sustainability efforts, and a brand-new surveillance system. Count on 77 West Wacker to be perpetually ahead of the curve.



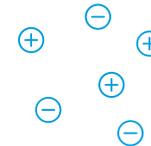
## Air Quality Testing

Continuous monitoring of indoor air quality (IAQ) and transparent IAQ reporting to tenants to enhance the health, wellness, and productivity of occupants.



## Building Health + Sustainability

CDC & GSA's Fitwel Certification, Fitwel 3 Star Rating, USGBC's LEED EBOM Platinum, BOMA 360, Energy Star



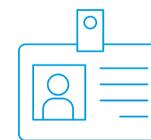
## Bipolar Ionization HVAC System

Works to inactivate airborne micro-organisms and pathogens such as bacteria and viruses to further increase the buildings IAQ.



## HD Security Surveillance System

Avigilon HD security surveillance system with enhanced Zero Eyes software performing firearm video analytics and real time detection.



## Visitor Registration

Online Registration system with QR Codes implementing automated health screenings.



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