

CREDITS

OWNER / DEVELOPER

L3 CAPITAL

INTERIOR DESIGNER

**HARTSHORNE PLUNKARD
ARCHITECTS (HPA)**

CONSTRUCTION MANAGER

R.L. EDWARDS

LEASING OFFICE

JLL

ARCHITECT

**HARTSHORNE PLUNKARD
ARCHITECTS (HPA)**

LEASING RETAIL

CBRE

GENERAL CONTRACTOR

TBD

PROPERTY MANAGER

MID-AMERICA

DELIVERY	Q3 2022
Lot Size	6,558 square feet
Zoning	DX-5 (5.0 Max FAR / 150' max height)
Gross Building Area (approx.)	Total: 35,451 square feet Ground Floor: 6,072 square feet // Floors 2-5: 6,343 square feet // Lower Level: 2,892 square feet // Roof Deck: 1,114 square feet
Rentable Area (approx.)	Total: 35,451 square feet Ground Floor: 5,199 square feet // Floors 2-5: 5,792 square feet
Building Height	68' 8" to roof parapet / 79' 6" to penthouse roof deck / 82' 10" penthouse parapet.
Ceiling Heights (approx.)	Retail: 16' floor-to-floor / 15' clear Office: 12' floor-to-floor / 11' clear
Construction Types	Type II-A
Structure	Cast-in-palace reinforced concrete structure.
Exterior	Modular & norman face brick cladding with inset glass and aluminum storefronts for ground floor retail. 6th floor roof deck includes a glass and metal panel clad penthouse set back from the 5-story masonry base building
Floor Loading	Ground Floor (Retail) Live Load: 100 PSF // Floors 2-5 (Office) Live Load: 50 PSF // Floor 6 (Amenity Rood Deck): 100 PSF (Unreducible)
Elevator	Seven stop passenger elevator with premium stainless steel cab finishes OTIS 4,000 lb capacity, 200 FPM, with MRL system.
Stairwells	Primary lobby access stairwell with premium finishes and natural light encourages use and provides alternative to elevator. Secondary stairwell for additional means of emergency egress.
Electrical System	208/120V, 3-phase 4-wire; dedicated vault transformer; emergency generator and emergency riser.
Tenant Electrical Services	Retail Typical per Tenant: 200Amp, 208/120V, 3-phase, 4-wire. Service and panels delivered to Premises and separately metered. Office Typical per Tenant: 200Amp, 208/120V, 3-phase, 4-wire. Service and panels delivered to Premises and separately metered.
HVAC System	Primary heating & cooling via Variable Refrigerant Flow (VRF) system with MERV-13 air filtration. Fresh air & exhaust via Dedicated Outdoor Air System (DOAS) with MERV-13 air filtration to provide conditioned outdoor fresh air into the building.
Amenities	Amenity roof deck featuring 2,000 square foot outdoor terrace with unobstructed views of downtown Chicago. Secured bike storage room. Touchless access control systems and primary stair featuring natural light and high-end finishes. Office floors delivered with two restrooms with three touch-free fixtures each and high-end finishes.
Security/Controls System	Computer-based expandable card/mobile phone access system using proximity-type access cards. Card/mobile readers will be provided for building entrances and elevator cab. Perimeter cloud-based security system.
Column Spacing	Approximately 25 feet.
Health & Wellness	Expanded feature stairwell with natural light, upgraded MERV-13 air filtration, antimicrobial surfaces and materials, touch-free fixtures, automatic openers.
Parking	No parking provided (not required under DX-5 zoning designation).
Loading	No designated loading zone provided (not required). Building abuts public alley.
Fire/Line Safety	The building is fully equipped with a sprinkler system.