

CHICAGO'S PREMIER RIVERSIDE BUILDING

AVAILABLE FOR LEASE



355 E WACKER DRIVE | CHICAGO, IL 60601

For Additional Information, please contact David Goldberg (847) 274-8504 david@goldstreetre.com

355 E Wacker Dr: Chicago's Premier Riverside Address

Introducing 355 E Wacker Dr: a magnificent standalone edifice offering a generous 170,000 sf of premium leasable space, splendidly positioned along the Chicago River. This property isn't just about space; it's about making a statement. Any ambitious brand seeking superior visibility will find this an incomparable opportunity to etch their name against the city skyline.

Nestled right next to the newly minted St. Regis Hotel, this building is the epitome of grandeur and functionality.

Building Features:

- A sprawling 170,000 sf of space, ready for customization.
- Full-sized basketball court for recreation.
- Modern locker rooms.
- Spacious 500-seat auditorium, ideal for events and presentations.
- A versatile cafeteria poised for transformation into a chic restaurant.
- Dedicated parking facilities.
- A serene two-story library with awe-inspiring views of the river.
- A vast rooftop space with the potential to expand by another 60,000 sf.

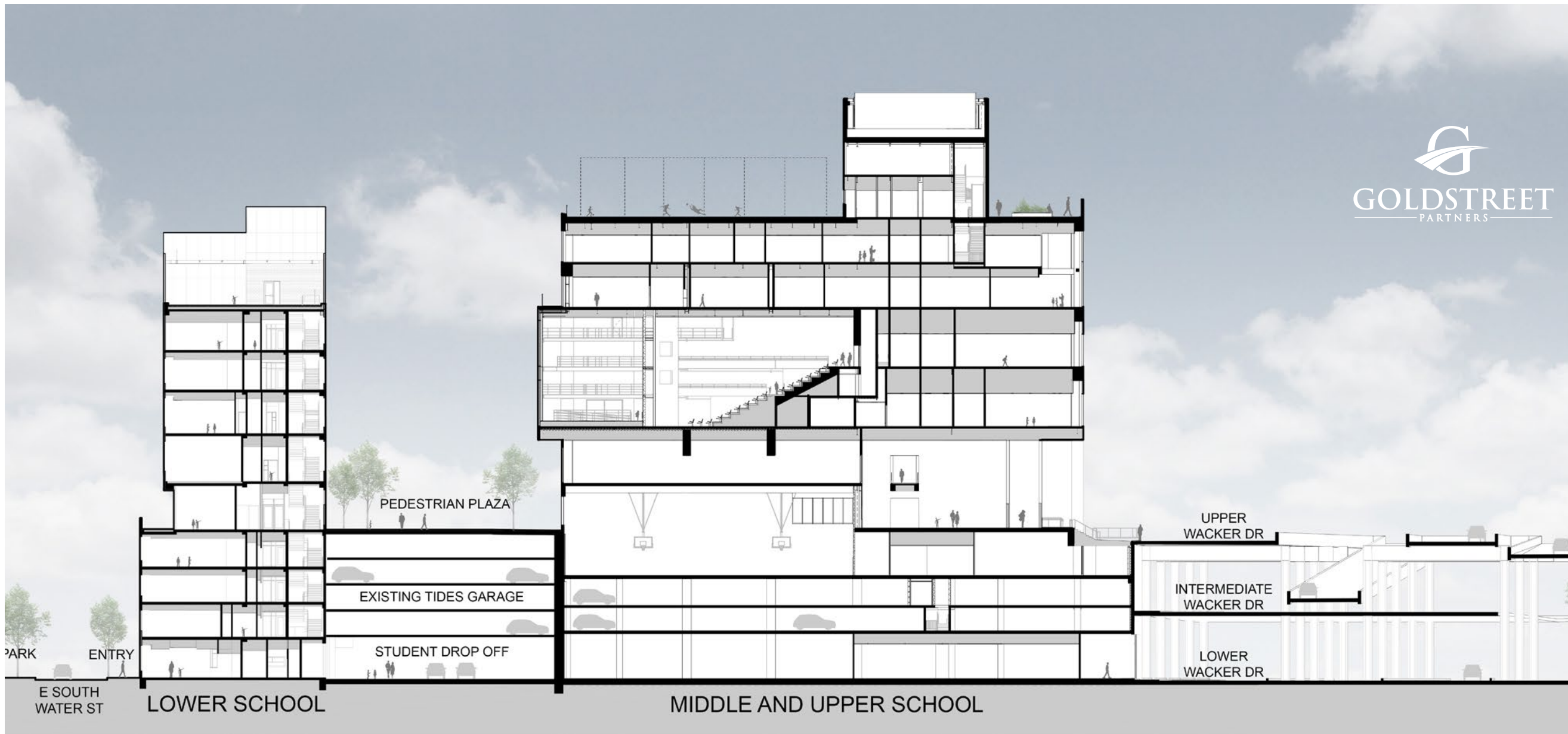
Experience business from a vantage point like no other at 355 E Wacker Dr. The future of your brand never looked so luminous.

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ELEVATION



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DEMOGRAPHICS

HALF-MILE RADIUS

\$ \$203,333 Average Household Income

\$593,311 Median Home Value

151 Wealth Index against National Average

27,475 Total Population

37.1 Median Age

89% Education of Bachelors Degree or Higher



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AREA ATTRACTIONS







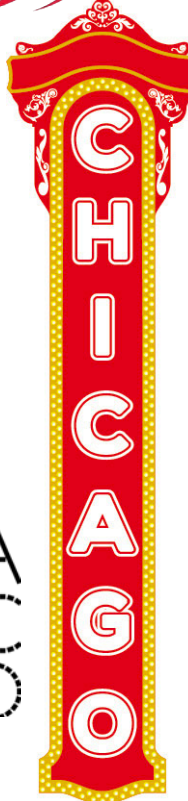


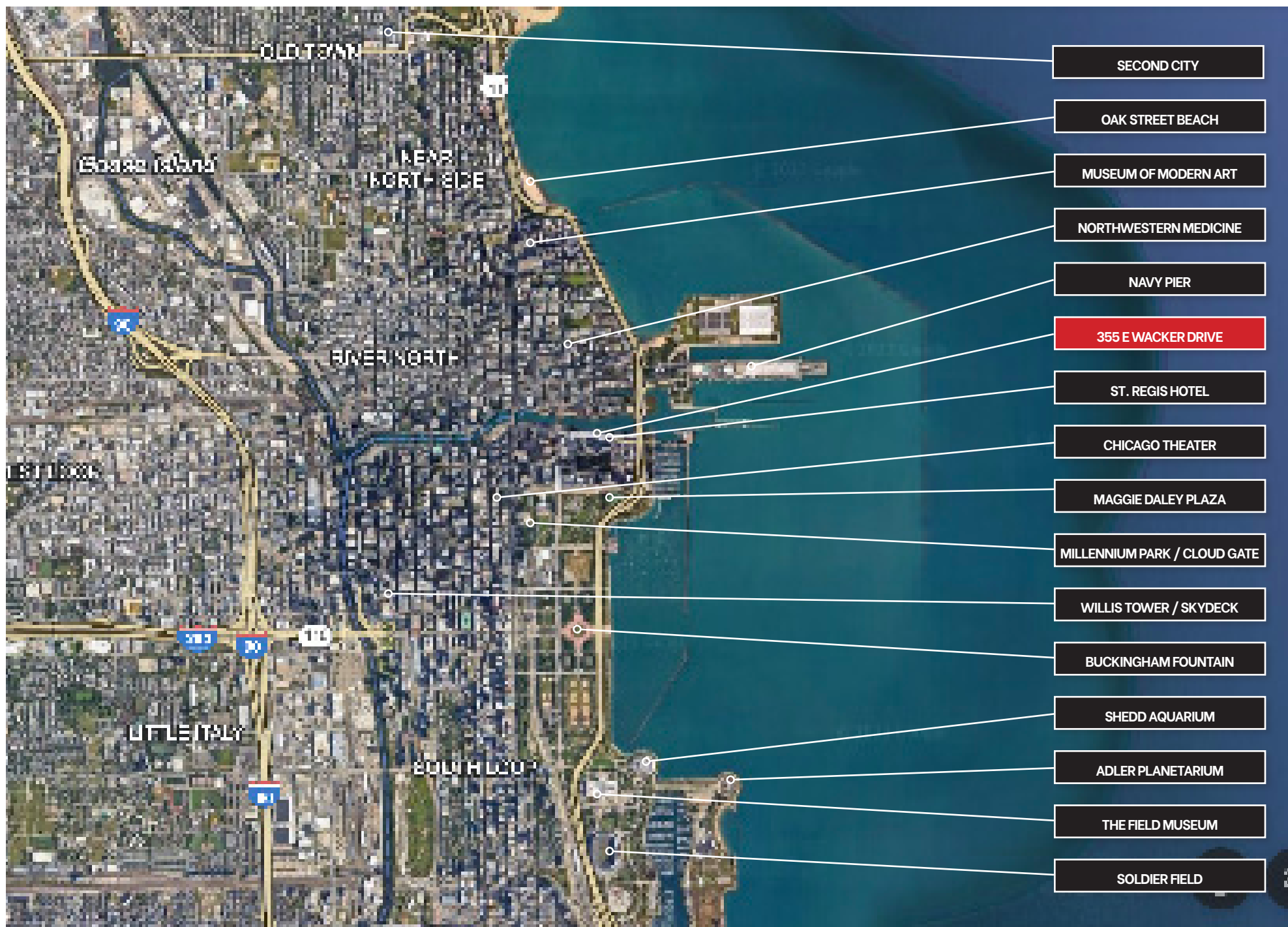










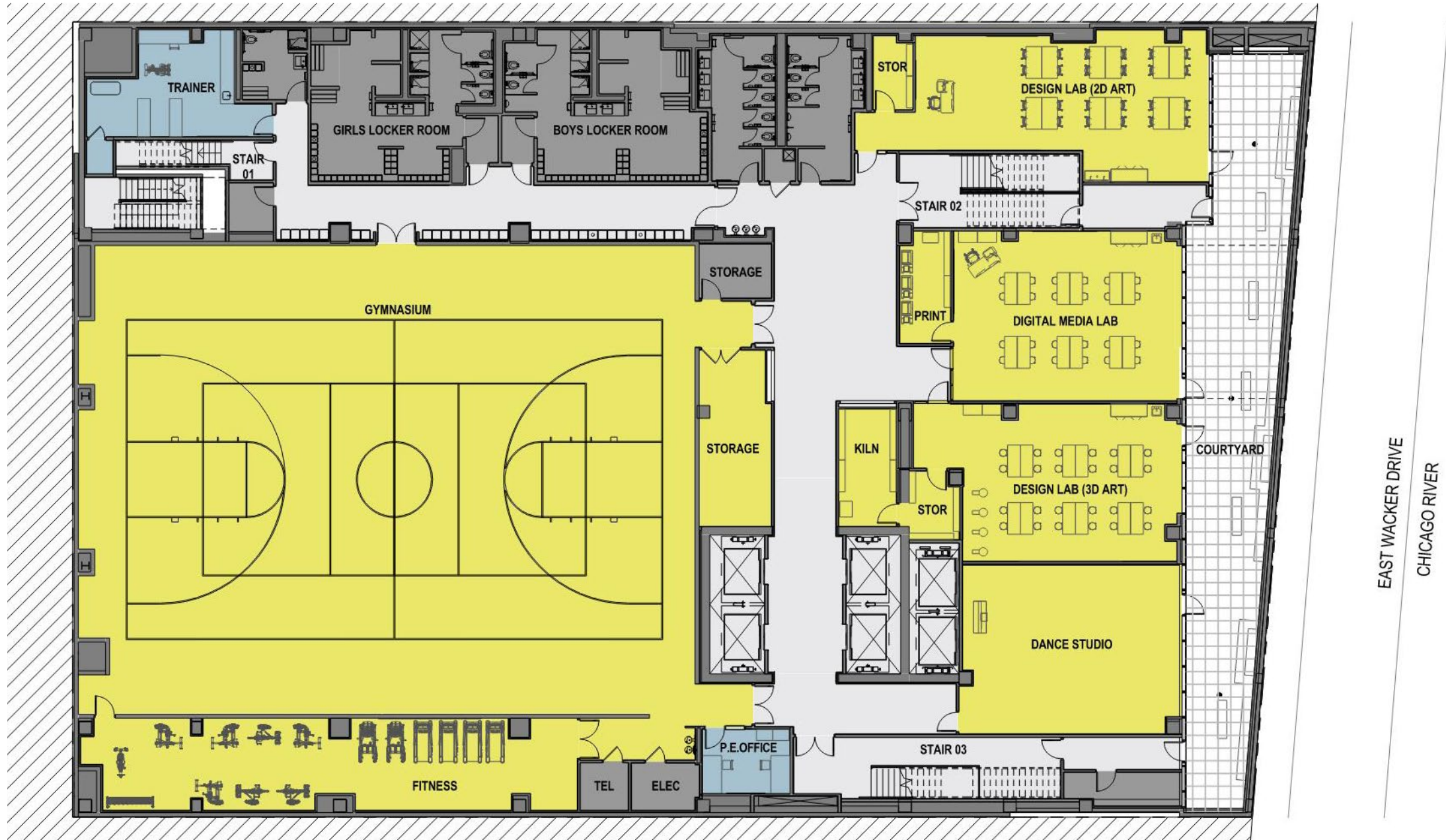




PROJECT SUMMARY

TYPE	International Baccalaureate	
SERVES	Grades 6-12	
LOCATION	Lakeshore East, Chicago	
HEIGHT	12 floors	
SIZE	Total Gross Enclosed Project Area -	217,103 GSF
AREAS	Magellan Parking Area -	45,260 SF
	GEMS Gross Enclosed Building Area -	171,843 SF
	GEMS Parking/Drop-off/MEP Area -	22,308 SF
	GEMS Usable Gross Enclosed Area -	149,535 SF
	GEMS Outdoor Usable Area -	13,030 SF
PROGRAM HIGHLIGHTS	500 Seat Auditorium Black Box Theater Two-Story Library Dining Hall & Commercial Kitchen Indoor Gymnasium Fitness Area & Locker Rooms Digital Media Labs Outdoor Student Commons & Turf Field Student Lounge Common Areas	

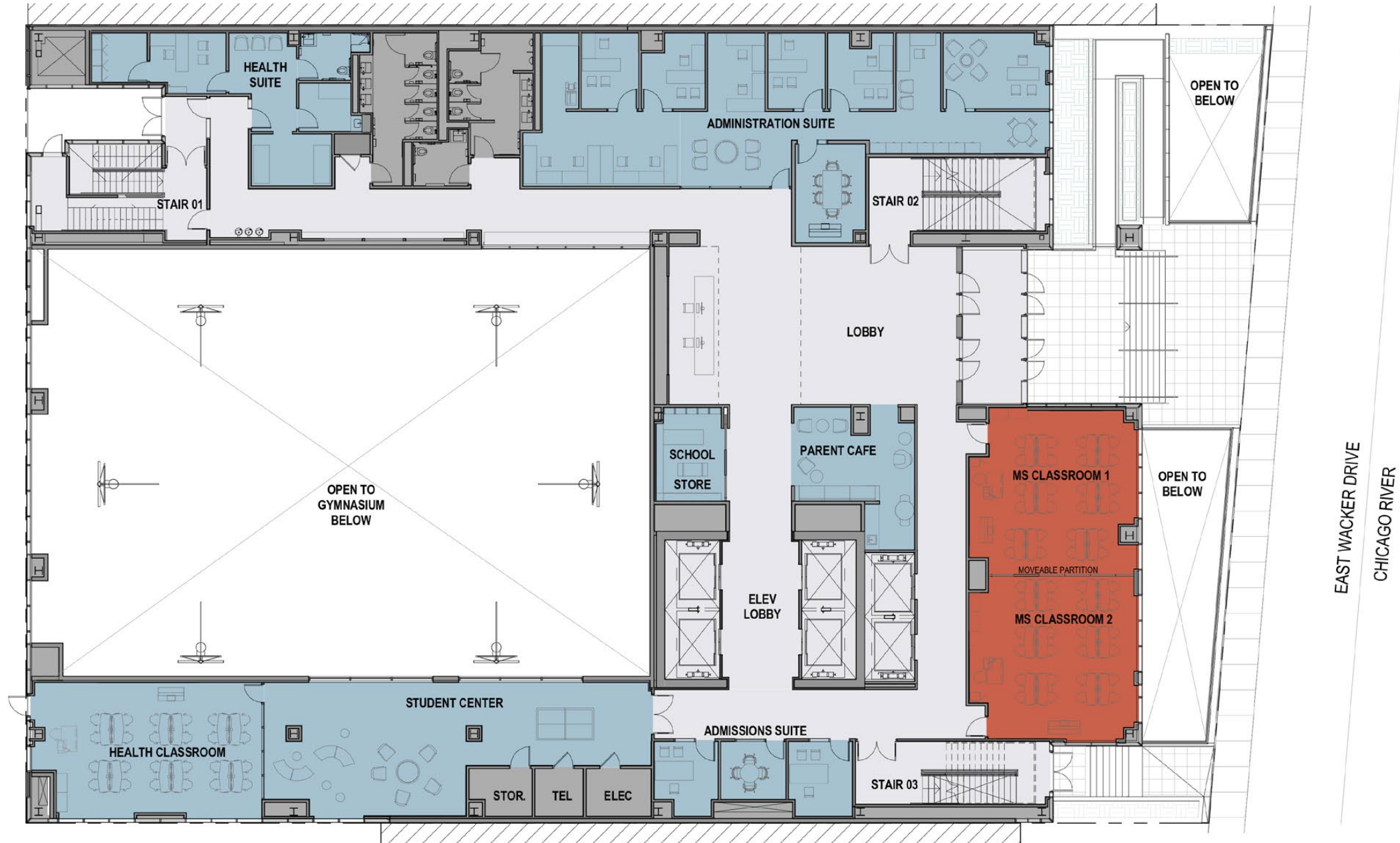
LOWER LEVEL 1



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LEVEL 2



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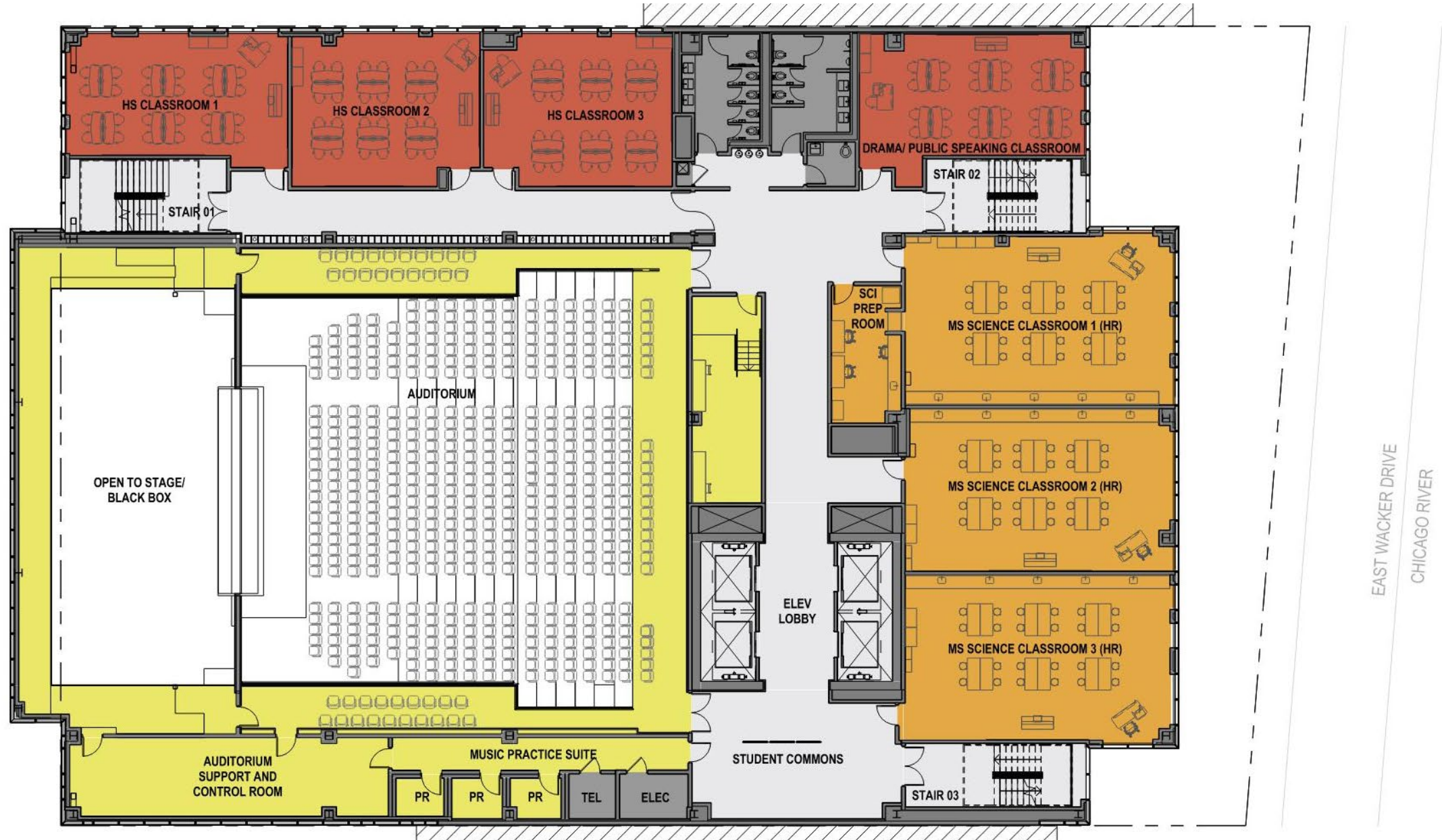
LEVEL 3



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LEVEL 4

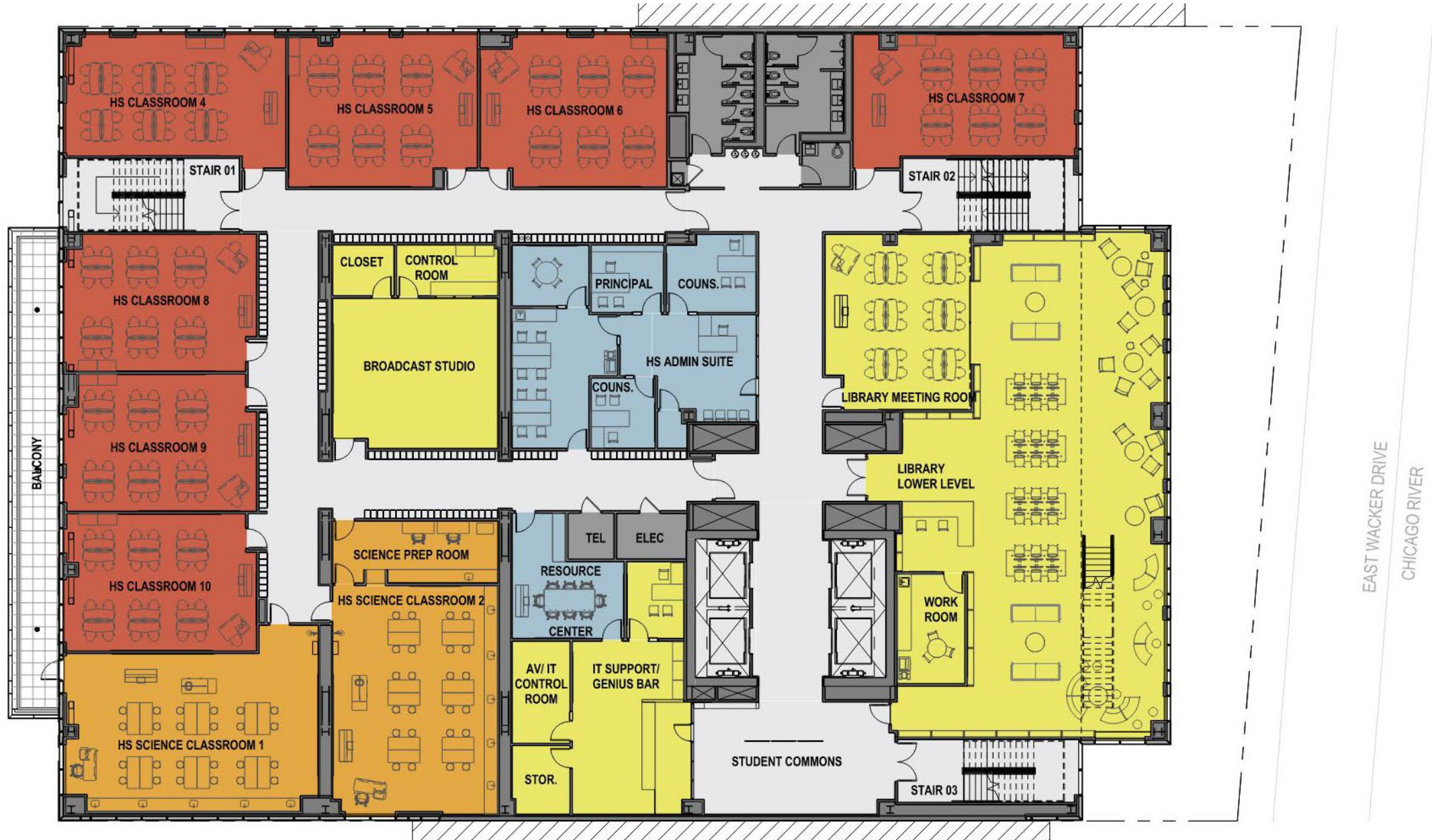


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LEVEL 5



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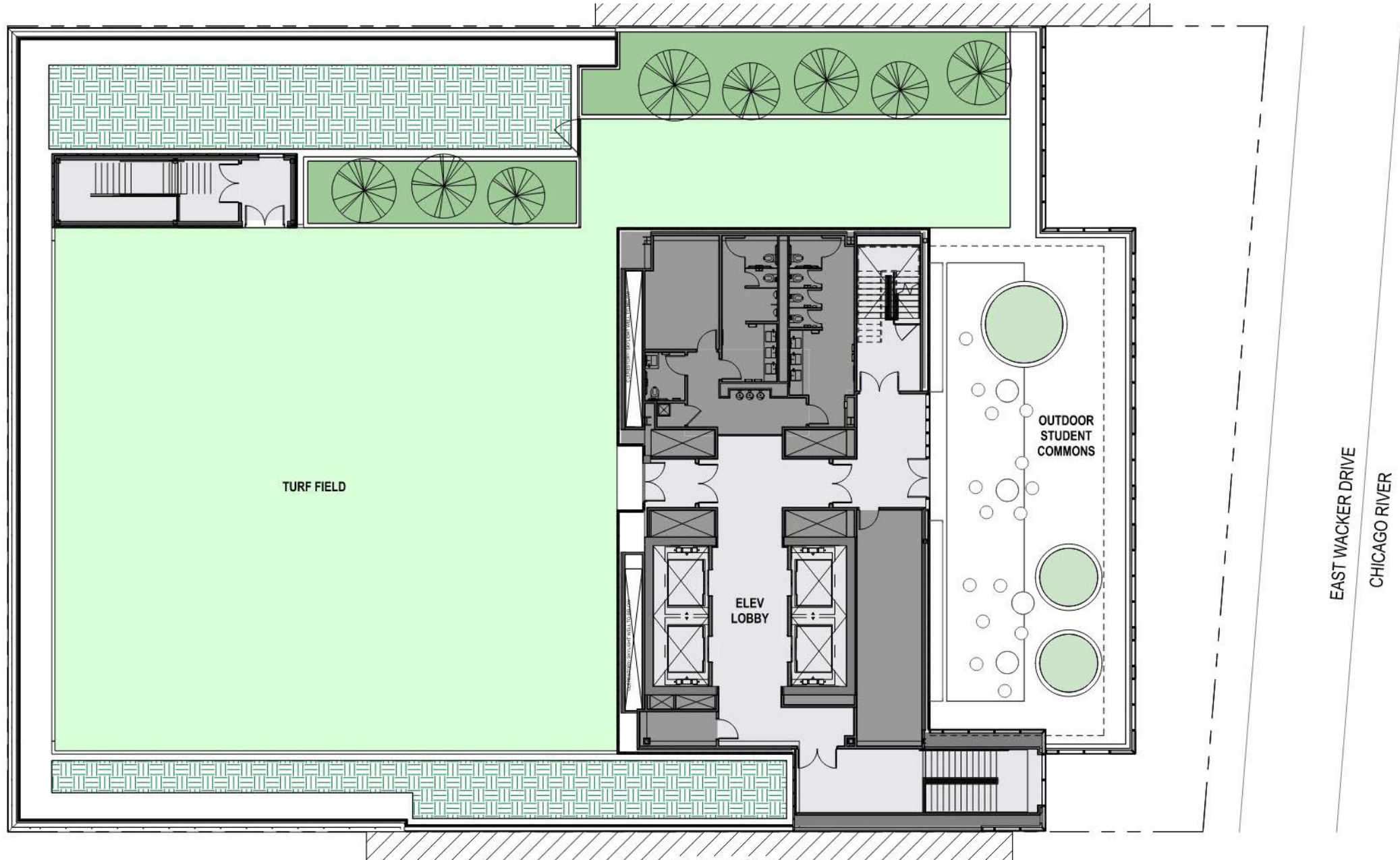
LEVEL 6



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LEVEL 7

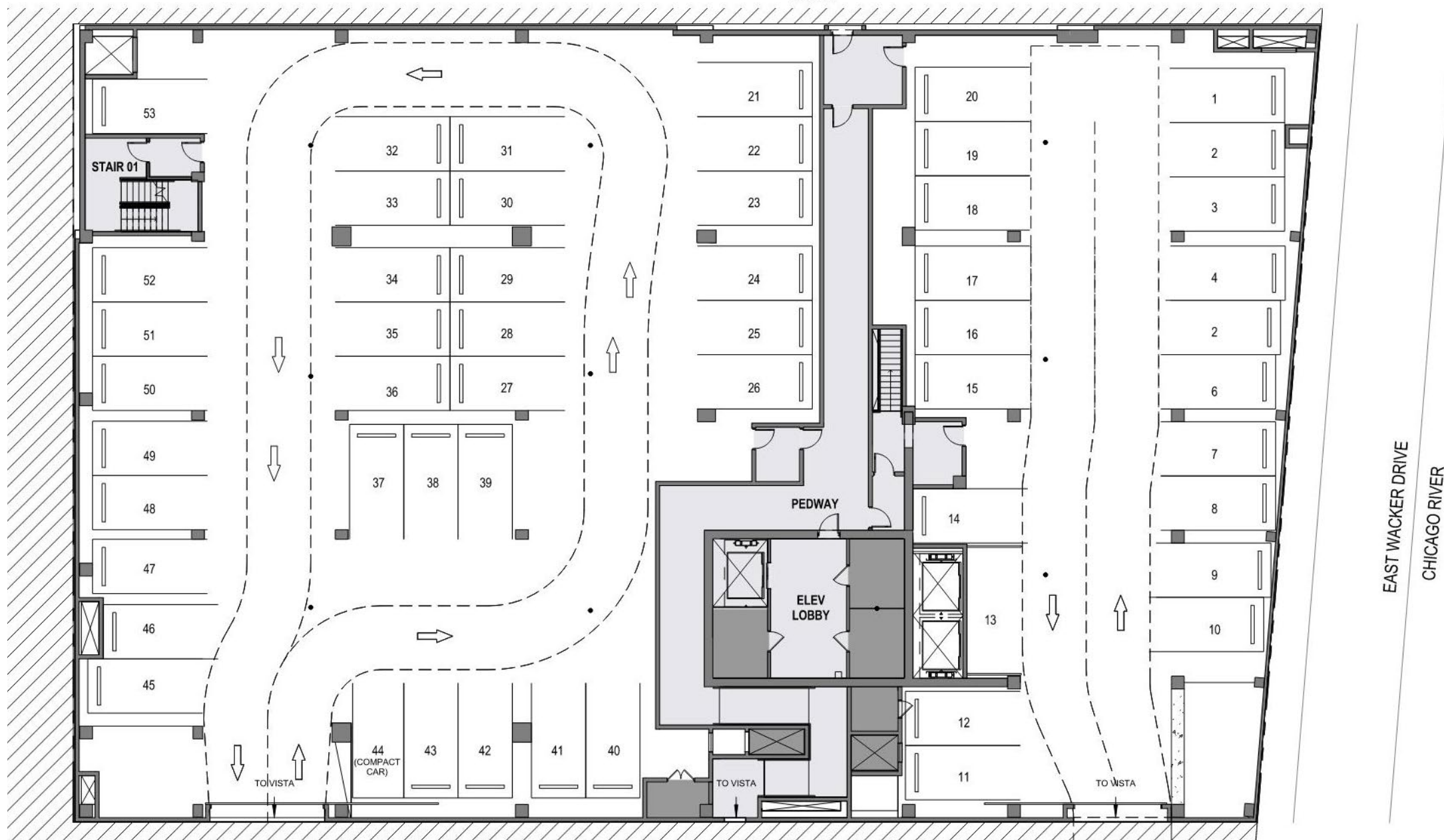


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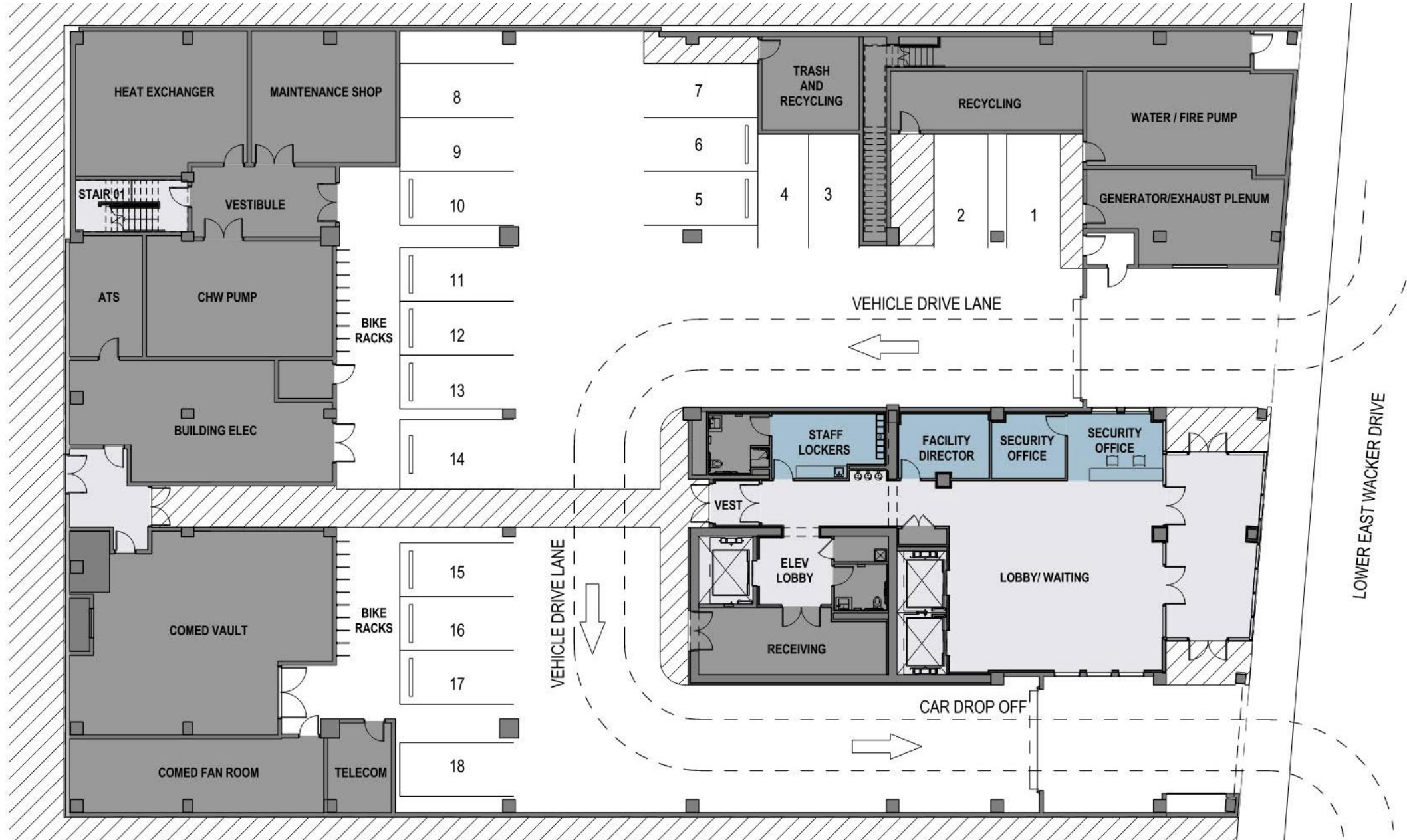
LOWER LEVEL 2



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LOWER LEVEL 4



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