



# 24

---

EAST WASHINGTON



# A CHICAGO LEGACY











24

EAST WASHINGTON



# CENTRAL LOCATION

24

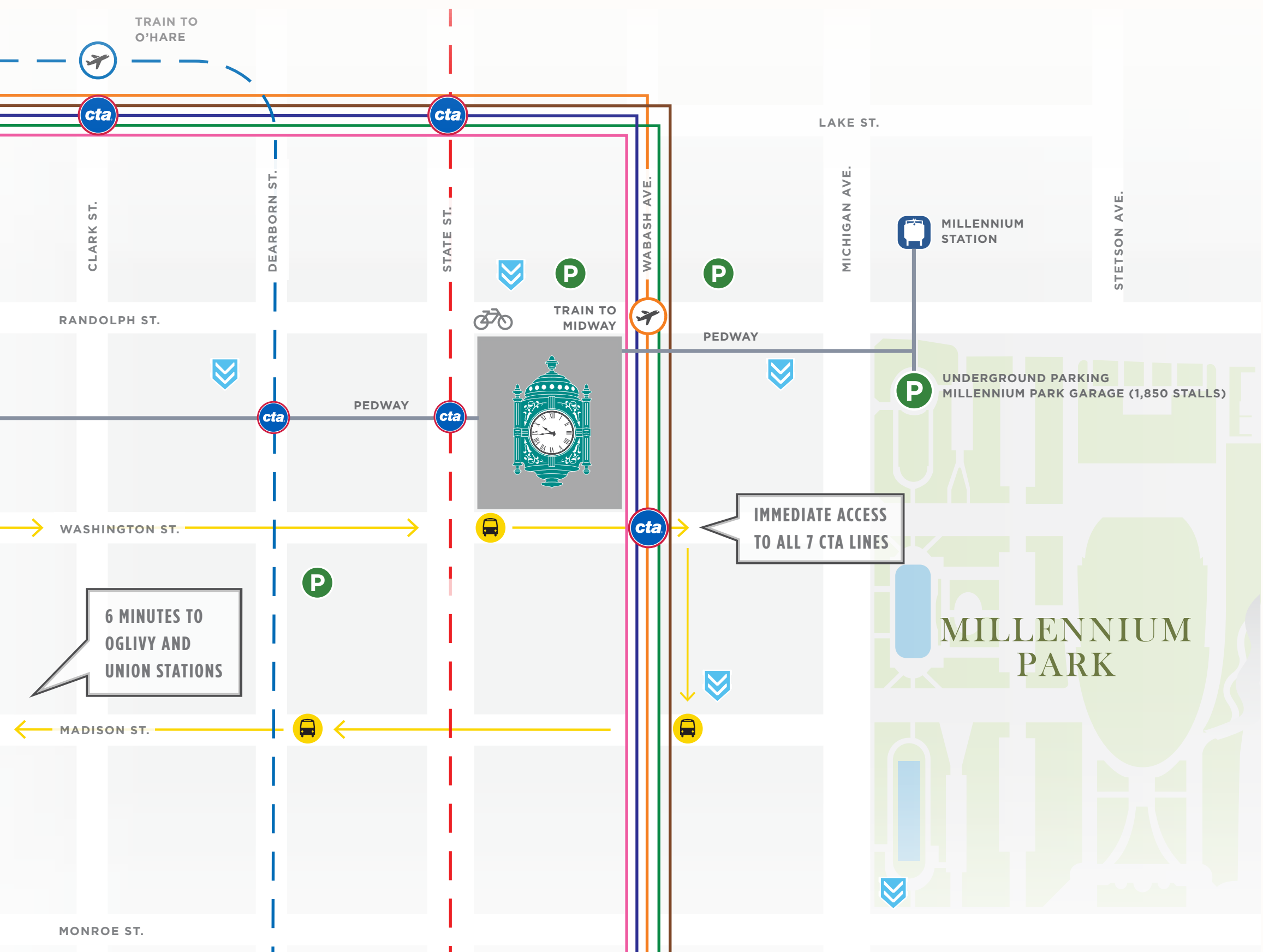
EAST WASHINGTON

N. STATE ST.  
E. WASHINGTON ST.  
E. RANDOLPH ST.





# YOUR COMMUTE MADE SIMPLE



- PEDWAY
- METRA STATION
- CTA TRAIN LINES & STATIONS
- LOOP LINK (BRT)
- PARKING
- DIVVY STATIONS



# RESTORATION COMPLETE

ELEVATOR  
CORE

TENANT LOUNGE &  
ROOFTOP TERRACE

SKY LIGHTS

OFFICE  
SPACE

OFFICE  
LOBBY

640K  
SQUARE  
FEET



ABUNDANCE OF  
NATURAL LIGHT



105K - 120K  
FLOOR PLATES



RECEIVED CLASS L  
DESIGNATION



SIX FLOORS



LEED GOLD  
CERTIFICATION



14 HIGH-SPEED  
ELEVATORS



15 FT CEILINGS  
AND OVERSIZED  
WINDOWS



# LOBBY ENTRANCE

TENANT-EXCLUSIVE ENTRANCE ON EAST WASHINGTON



*Renderings are designs in progress and subject to change.*





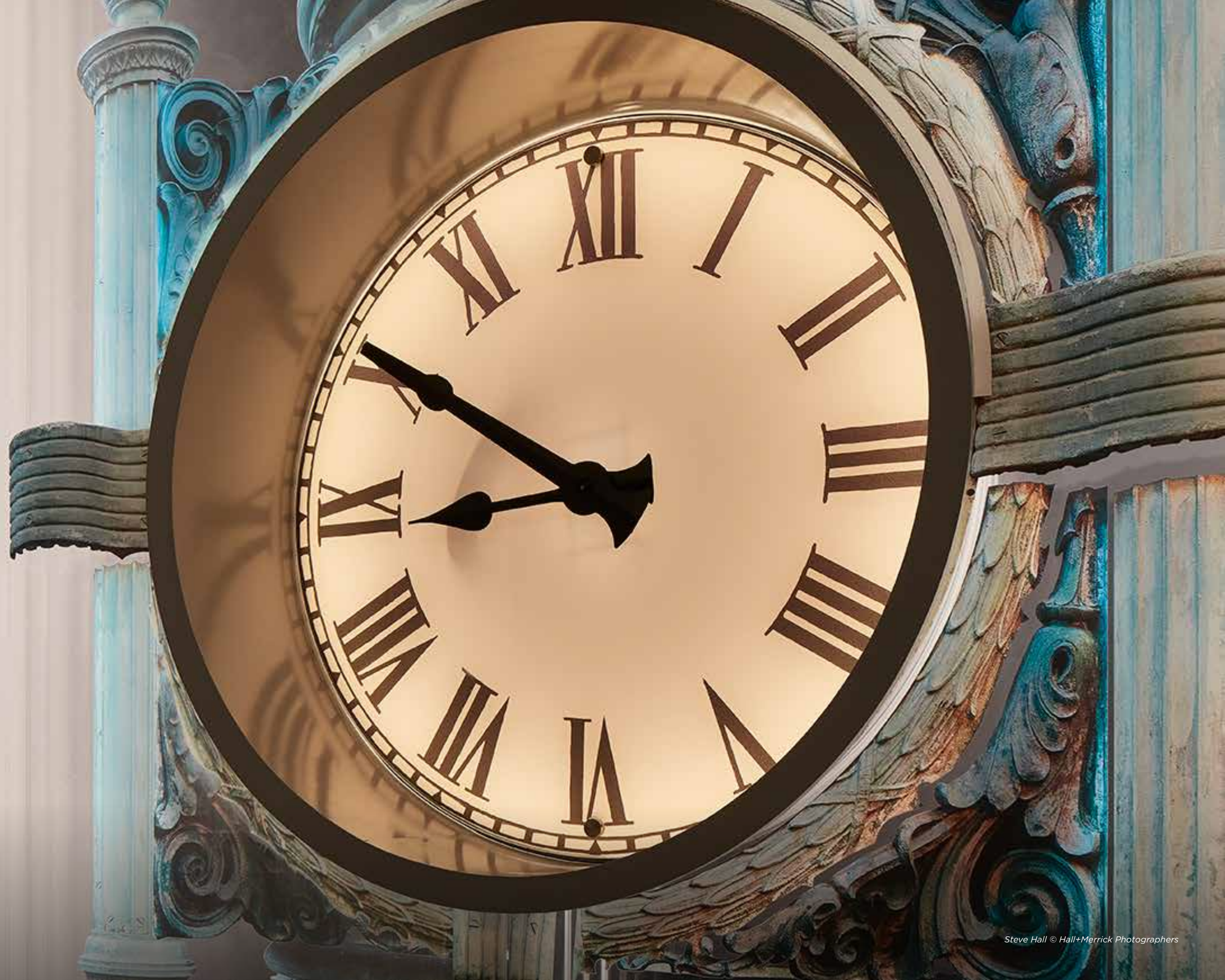














# FLOOR PLAN

FLEXIBLE + BRIGHT + EFFICIENT

MODERN EFFICIENCY  
IN A VINTAGE BUILDING

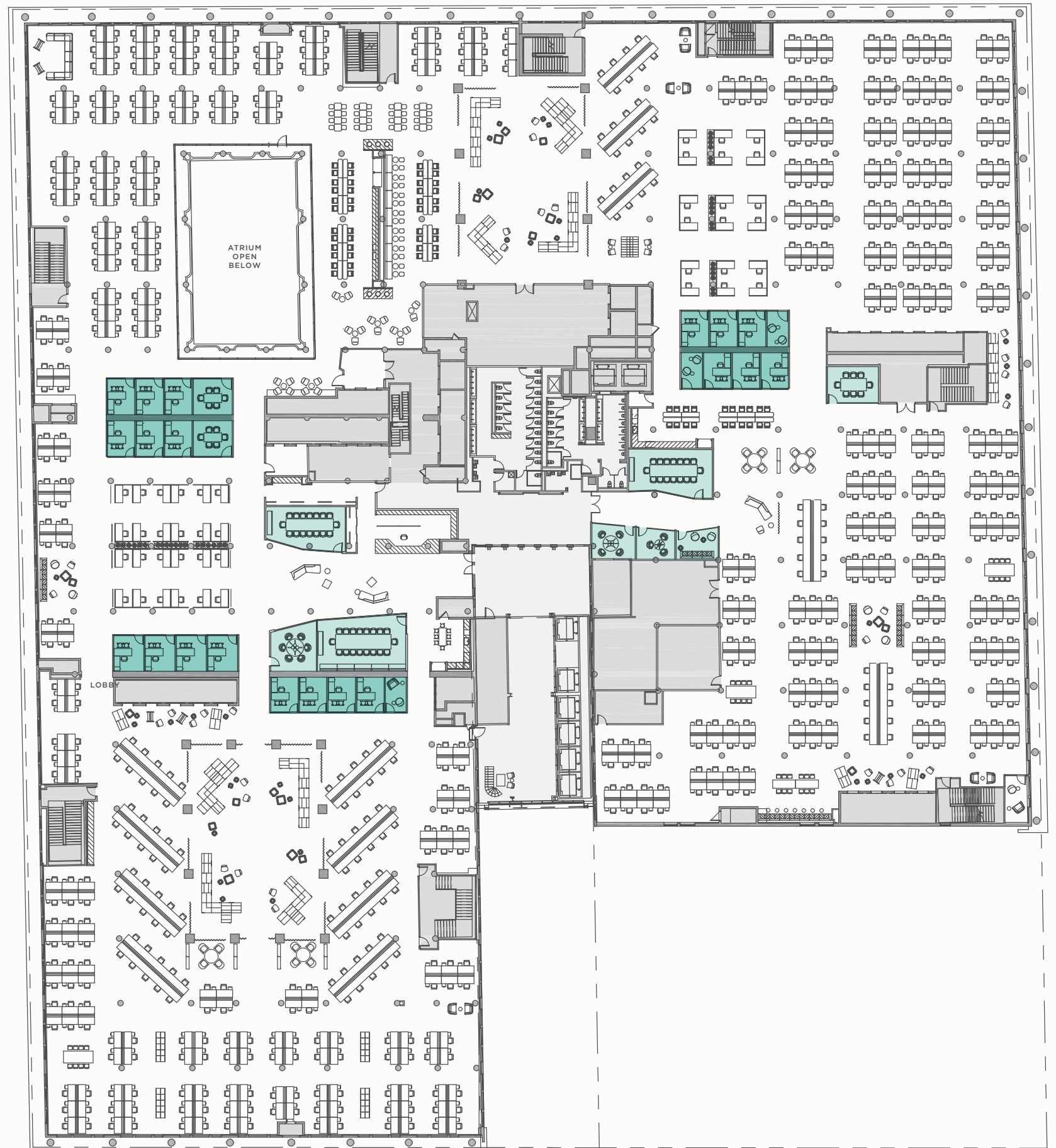
FLOORS 10-13

1 PERSON FOR EVERY 132 RSF

105,000 SF

- 21 PRIVATE OFFICES
- 782 WORKSTATIONS
- 12 ENCLOSED CONFERENCE ROOMS
- 27 OPEN MEETING AREAS

- N STATE ST -



- N WABASH AVE -

- E RANDOLPH ST -

- E WASHINGTON ST -



# FLOOR PLANS

EASILY DIVISIBLE

## MULTI-TENANT FLOOR PLAN

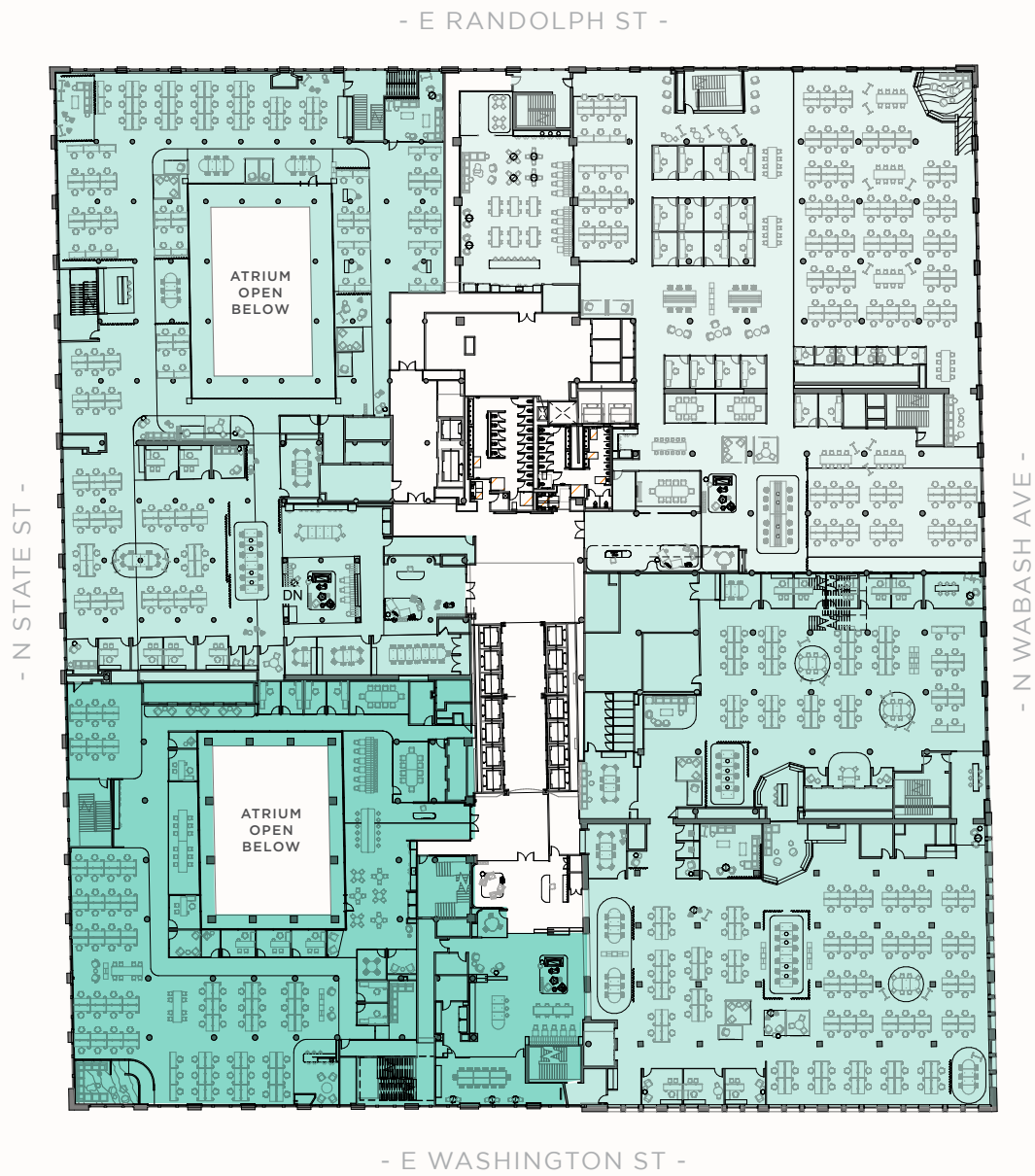
## 2-TENANT FLOOR PLAN

105,000 SF/120,000 SF

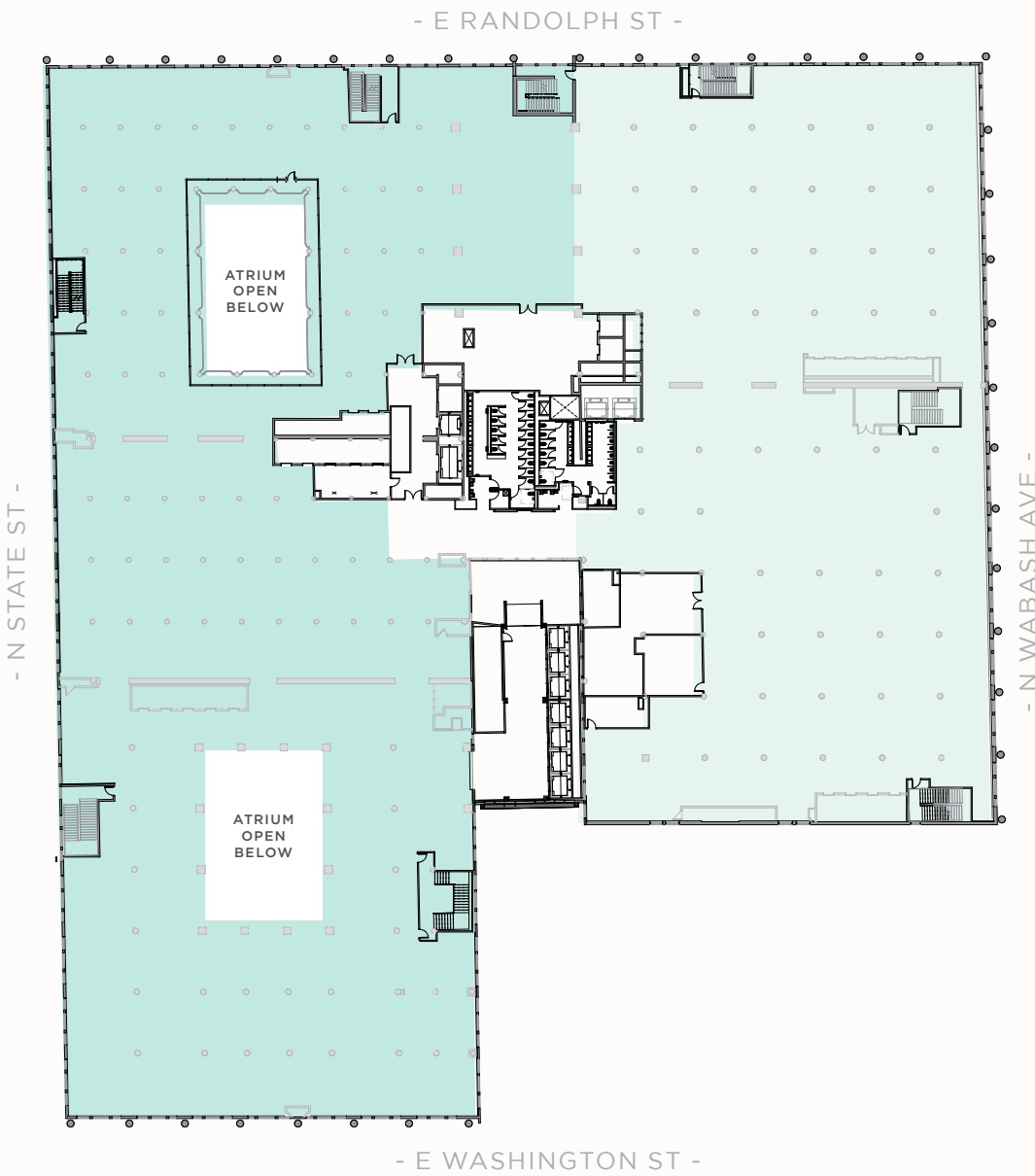
CENTRALLY LOCATED  
ELEVATOR CORE

EASILY DIVISIBLE

EXCELLENT EFFICIENCY



FLOORS 8-9



FLOOR 11



# COLLABORATION+RELAXATION

60,000 SQUARE FEET

HIGHLY-APPOINTED AMENITIES INCLUDING:



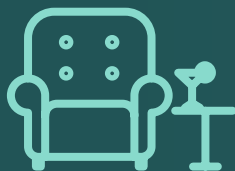
EXECUTIVE LEVEL  
FITNESS SPACE  
yoga, pilates, and cycling studios



ROOFTOP  
TERRACE



SECURE  
BIKE ROOM



TENANT  
LOUNGE



CONFERENCE  
CENTER



SEVEN ON STATE  
STREET FOOD HALL  
with a collection of chef driven concepts  
including Rick Bayless, Marc Samuelsson  
and Takashi Yagihashi



DIRECT ACCESS TO  
THE CHICAGO PEDWAY  
which offers connectivity  
to transit and amenities





# YOUR INNER FOODIE

SEVEN ON  
STATE  
FOOD HALL

BLOCK  
**37**

FOOD  
FASHION  
FILMS



THE  
WALNUT  
ROOM  
SINCE 1905



# WELLNESS REINVENTED

13TH FLOOR FITNESS CENTER



*Renderings are designs in progress and subject to change.*



# WELLNESS REINVENTED



*Renderings are designs in progress and subject to change.*



# COLLABORATION HUB

13TH FLOOR CONFERENCE CENTER

DIVISIBLE  
**100**  
PERSON  
CONFERENCE  
ROOM



PRE/POST  
FUNCTION  
SPACE





# CONNECTION AND RELAXATION

14TH FLOOR ROOFTOP TERRACE, CAFE, BAR & LOUNGE



ACTIVATED  
CAFE & BAR



NUMEROUS  
SEATING  
VIGNETTES





# CONNECTION & RELAXATION



*Renderings are designs in progress and subject to change.*



# ROOFTOP TERRACE



*Renderings are designs in progress and subject to change.*



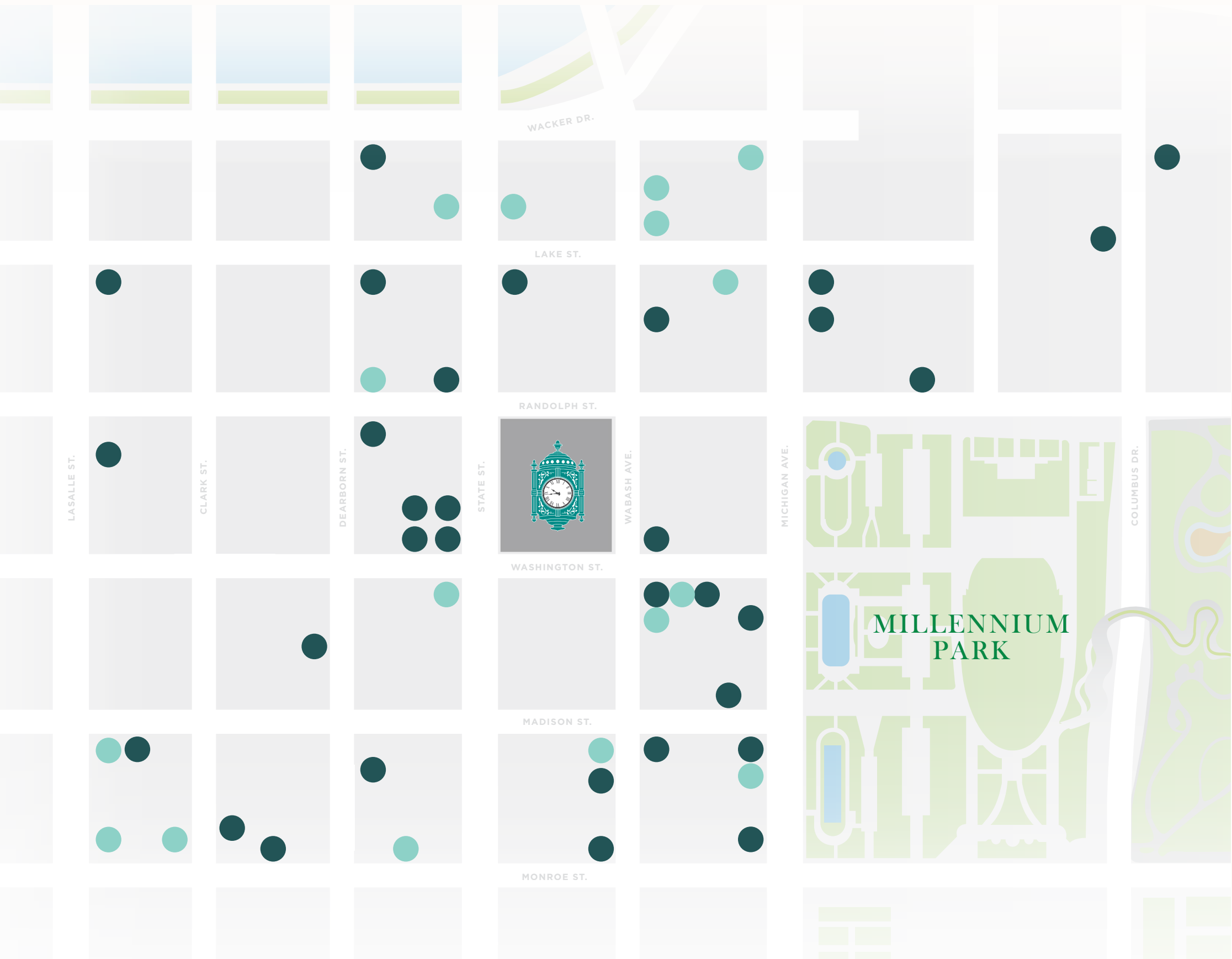
# ROOFTOP TERRACE



*Renderings are designs in progress and subject to change.*



# YOUR NEIGHBORHOOD



33 RESTAURANTS

16 HOTELS

ENDLESS ENTERTAINMENT



# YOU'RE IN GOOD COMPANY

COMPANIES WITHIN A 3-BLOCK RADIUS

ActiveCampaign >

AON

CHASE

Chicago Tribune

CISION

Citadel Global Equities

CLAYCO  
THE ART & SCIENCE OF BUILDING

CRAIN

Exelon

Gensler

JLL

KEMPER

KPMG

KraftHeinz

Microsoft

MORNINGSTAR

Numerator

pandora

Rafise

SAIC  
School of the Art Instt  
of Chicago

slalom

snapsheet

sproutsocial

Trustwave  
Security begins with Trust

Wilson



# MILLENNIUM PARK

1 BLOCK AWAY WITH 100+ EVENTS ANNUALLY



AWARD WINNING  
PARK



CHICAGO BLUES  
FESTIVAL



SUMMER MUSIC  
SERIES



SUMMER FITNESS  
IN THE PARK





# LET'S GET DOWN TO BUSINESS



FLEXIBLE, BRIGHT  
AND EFFICIENT  
FLOOR PLANS



CENTRALLY  
LOCATED AMENITY  
RICH LOCATION



NEW BUILDING  
SYSTEMS



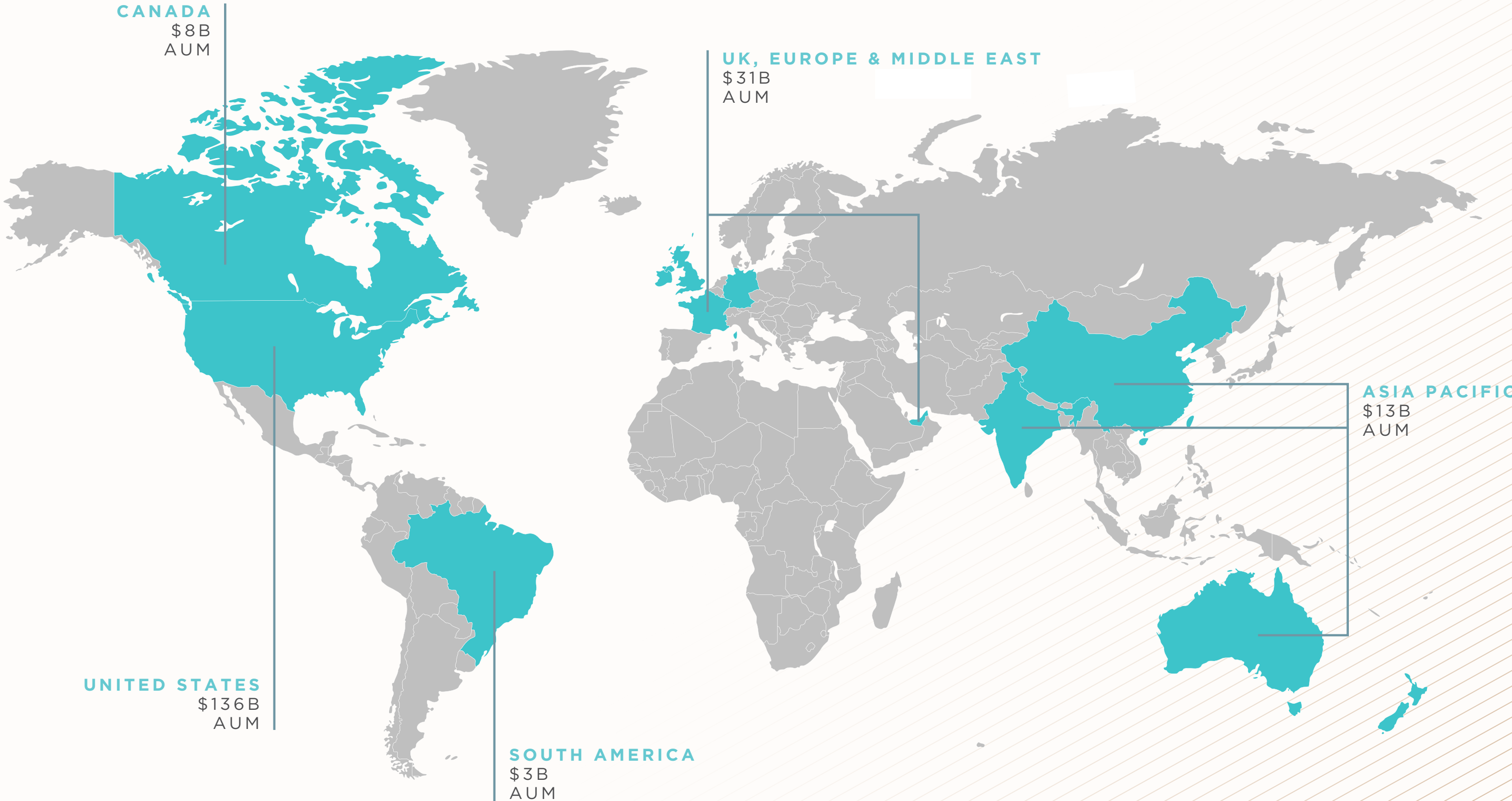
FANTASTIC  
CONNECTIVITY  
TO TRANSIT





# BEST-IN-CLASS

BROOKFIELD PROPERTIES GLOBAL OFFICE PORTFOLIO





# 24

---

E A S T   W A S H I N G T O N

**Brookfield**  
Properties

telos