



TOUR BOOK · OFFICE, 150 SEATS

Six spaces, *one tour day*

River North to LaSalle Street on one route. Everything you need on the day: the route, the times, every suite with a test fit, and what to check while you are standing in it.

6

SPACES, 17.6K TO 24.1K
RSF

9:00 TO 2:31

START TO FINISH, LUNCH
INCLUDED

3.3 mi

DRIVEN, PLUS ONE
SHORT WALK

PREPARED BY



LARRABEE

TENANT ADVISORY

THE DAY

Done by 2:31

Six stops in street order, from River North out to Fulton Market and south to LaSalle Street. The order follows the map, not a ranking.

- 1

9:00
to 9:40
↓ 12 min drive

The Orleans Loft
River North · 19,800 RSF
- 2

9:52
to 10:32
↓ 11 min drive

Morgan Yards
Fulton Market · 21,450 RSF
- 3

10:43
to 11:23
↓ 10 min drive

Canal & Randolph Tower
West Loop · 22,300 RSF
- 4

11:33
to 12:13
↓ 9 min drive, then lunch near Union Station

Clinton Street Works
West Loop · 17,600 RSF
- 5

1:05
to 1:45
↓ 6 min walk

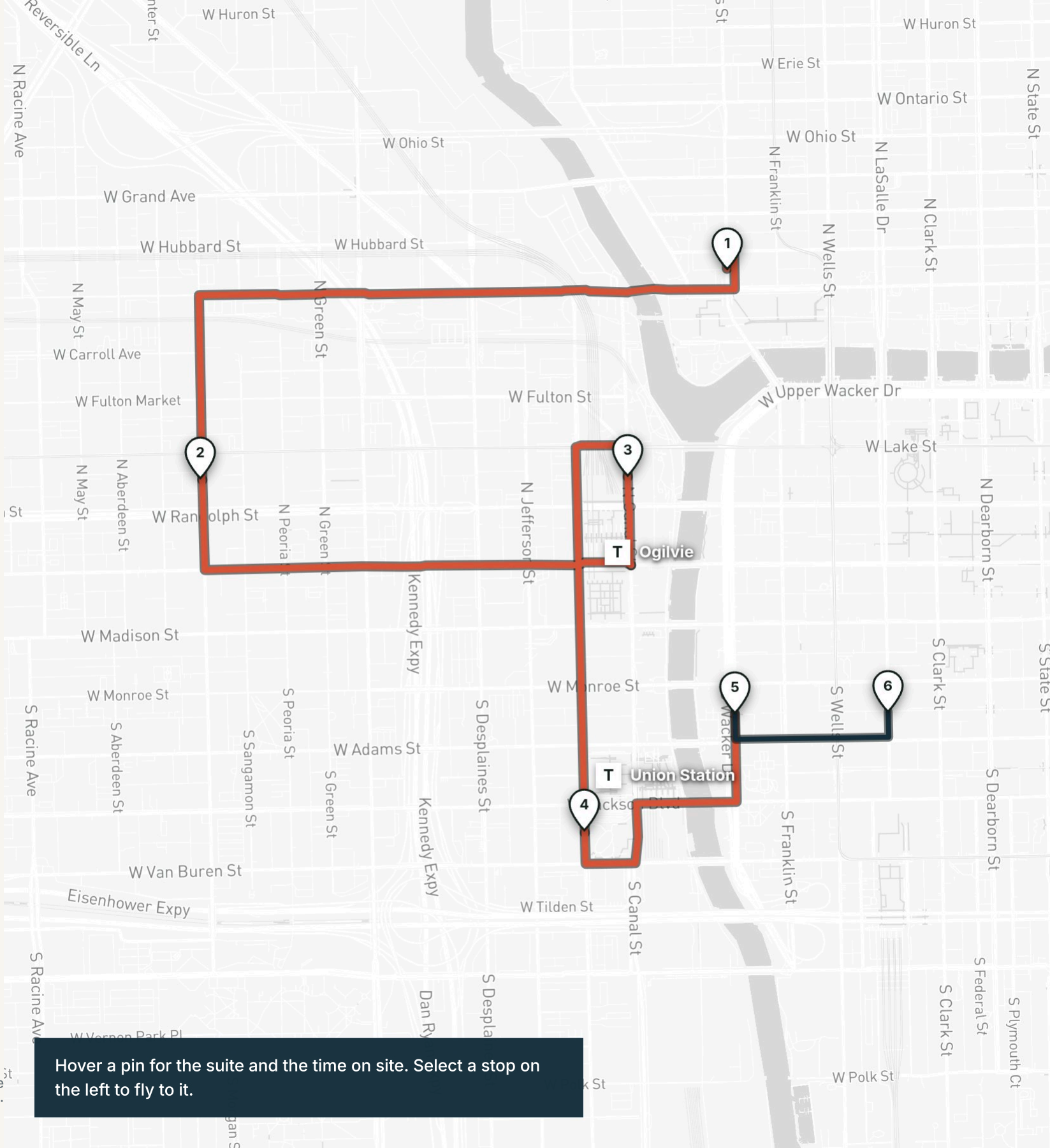
Wacker & Monroe Center
West Loop · 21,200 RSF
- 6

1:51
to 2:31

The LaSalle Exchange
Central Loop · 24,100 RSF

MEET	GETTING AROUND	CHECK-IN	LUNCH
8:50 am in the Orleans Loft lobby	One car for the group; drive times include five minutes to park	Photo ID at stops 2, 3, 5 and 6	Table booked near Union Station; stop 5 is fixed at 1:05 pm

Hover a pin for the suite and the time on site. Select a stop on the left to fly to it.



WHAT WE ARE SOLVING FOR

One floor for *150 people*

HEADCOUNT	120 today, 150 by year three
SIZE	17,500 to 24,500 rentable square feet (RSF) on one floor, at 140 RSF a seat
BUDGET	\$55.00 per RSF gross in year one, about \$1.16M a year at 21,000 RSF
COMMUTE	Most of the team rides Metra: a 10-minute walk or less from Ogilvie or Union Station
MOVE-IN	Before the current River North lease ends in August 2027
MUST-HAVES	Six or more meeting rooms, a cafe that holds an all-hands, one floor

26.8%
DOWNTOWN DIRECT
VACANCY, Q2 2026

\$53.28
DOWNTOWN CLASS A
ASKING RENT, GROSS

22.3%
WEST LOOP
VACANCY: BUSIEST
LEASING, Q2

With a quarter of downtown space empty, landlords are holding asking rents and competing on allowances and free rent. That is where the room to negotiate is.

HOW THE SIX MEASURE UP

Four tests, *before we walk in*

STOP	SEATS 150	UNDER BUDGET	METRA, 10 MIN	READY BY AUGUST 2027
1 The Orleans Loft	✗ 141 seats	✓ \$44.75	✗ 15 min, Ogilvie	✓ Vacant now
2 Morgan Yards	✓ 153 seats	✗ \$75.75	✗ 13 min, Ogilvie	✓ Vacant now
3 Canal & Randolph Tower	✓ 159 seats	✗ \$56.25	✓ 3 min, Ogilvie	TIGHT March 2027
4 Clinton Street Works	✗ 125 seats	✓ \$40.50	✓ 2 min, Union Station	✓ Vacant now
5 Wacker & Monroe Center	✓ 151 seats	✓ \$53.75	✓ 5 min, Union Station	✓ Vacant now
6 The LaSalle Exchange	✓ 172 seats	✓ \$49.75	✓ 9 min, Union Station	✓ Vacant now

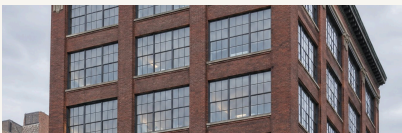
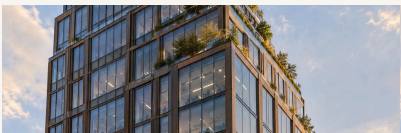
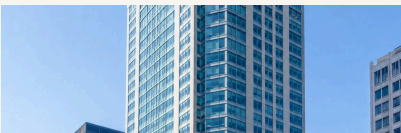
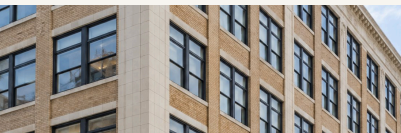
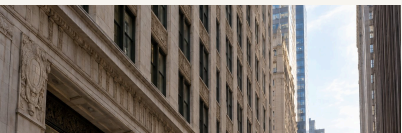
Only **Wacker & Monroe Center** and **The LaSalle Exchange** pass all four on paper. The others are on the tour for something the paper cannot show: the Orleans and Clinton Street floors for their character and price, Morgan Yards as the benchmark for what a new building feels like, Canal & Randolph for the shortest walk to Ogilvie.

Hover a mark for the number behind it. Select a row to open that stop.

SIDE BY SIDE

All six side by side

All rents are per rentable square foot (RSF) per year. Gross rent is base rent plus real estate taxes and operating expenses (opex); taxes and opex are our 2027 estimates, to confirm with each landlord before a letter of intent (LOI). The TI allowance is what the landlord pays toward building out the suite.

						
	1	2	3	4	5	6
	The Orleans Loft	Morgan Yards	Canal & Randolph Tower	Clinton Street Works	Wacker & Monroe Center	The LaSalle Exchange
SUBMARKET	River North	Fulton Market	West Loop	West Loop	West Loop	Central Loop
BUILT	1911, renovated 2019	2024	2009	1924, renovated 2021	1990, lobby 2023	1924, renovated 2022
BUILDING	Brick and timber loft	Trophy	Class A	Class B+ loft	Class A	Class A
SUITE	4th floor, full floor	9th floor, full floor	14th floor, partial	3rd floor, full floor	22nd floor, partial	11th floor, full floor
SIZE	19,800 RSF	21,450 RSF	22,300 RSF	17,600 RSF	21,200 RSF	24,100 RSF
AVAILABLE	Vacant now	Vacant now	March 2027	Vacant now	Vacant now	Vacant now
BASE RENT	\$24.00	\$46.00	\$30.50	\$19.00	\$27.50	\$25.00
EST. TAXES	\$9.25	\$13.50	\$12.00	\$9.00	\$12.25	\$11.50
EST. OPEX	\$11.50	\$16.25	\$13.75	\$12.50	\$14.00	\$13.25
GROSS, YEAR 1	\$44.75	\$75.75	\$56.25	\$40.50	\$53.75	\$49.75
PER MONTH, YEAR 1	\$73,838	\$135,403	\$104,531	\$59,400	\$94,958	\$99,915
FREE BASE RENT	8 months	12 months	11 months	7 months	10 months	12 months
TI ALLOWANCE	\$80/RSF	\$150/RSF	\$120/RSF	\$70/RSF	\$15/RSF	\$130/RSF
WALK TO METRA	15 min, Ogilvie	13 min, Ogilvie	3 min, Ogilvie	2 min, Union Station	5 min, Union Station	9 min, Union Station
NEAREST L	3 min, Merchandise Mart (Brown, Purple)	1 min, Morgan (Green, Pink)	3 min, Clinton (Green, Pink)	2 min, Clinton (Blue)	4 min, Quincy (Brown, Orange, Pink, Purple)	3 min, Quincy (Brown, Orange, Pink, Purple)
SEATS IN TEST FIT	141	153	159	125	151	172



THE SUITE

BUILT
1911, renovated 2019

FLOORS
7

PARKING
Garage across the street, 1 per 2,000 SF

BUILDING
Brick and timber loft

CEILING
12 ft to timber deck

AMENITIES
Roof deck, bike room

RIVER NORTH · N ORLEANS ST, KINZIE TO HUBBARD

The Orleans Loft

The most character for the money, and close to the current River North office. Short on seats: 141 against 150.

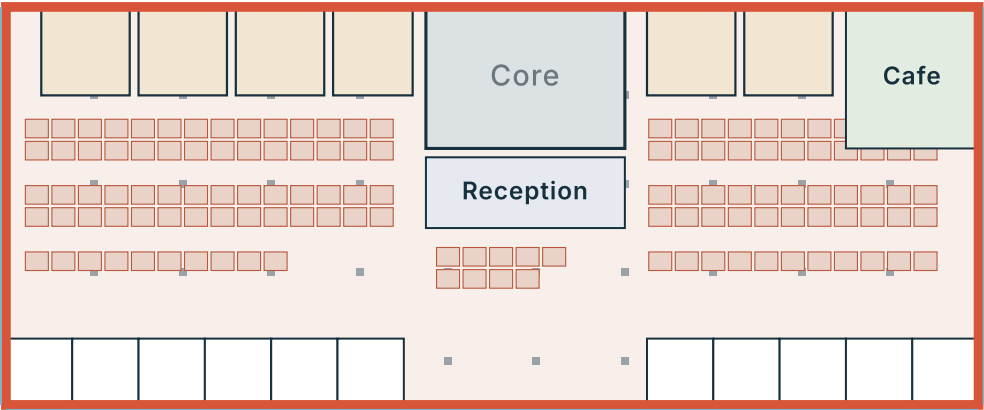
SUITE	4th floor, full floor
SIZE	19,800 RSF
AVAILABLE	Vacant now
CONDITION	Built out by a prior tenant: open loft, six glass rooms to keep
VIEWS	South and west to the river
TRANSIT	15 min to Ogilvie, 3 min to Merchandise Mart (Brown, Purple)

BASE RENT	\$24.00/RSF, up 3% a year
EST. TAXES	\$9.25/RSF
EST. OPEX	\$11.50/RSF
FREE BASE RENT	8 months
TI ALLOWANCE	\$80/RSF

GROSS, YEAR 1	PER MONTH, YEAR 1
\$44.75 /RSF	\$73,838

FLOOR PLAN AND TEST FIT

141 seats: 11 offices, 130 workstations, 6 meeting rooms



02550 ft

This suite

Office

Workstation

Meeting

9 seats short of 150

- 1

Clear height under the beams at the low point, not the 12 ft at the deck
- 2

Whether all six glass rooms can stay as they are
- 3

Sound between floors: timber deck, no concrete slab
- 4

Cooling capacity for a fully seated loft floor
- 5

Freight elevator size and booking for move-in



THE SUITE

BUILT

2024

FLOORS

16

PARKING

On-site garage, 1 per 3,000 SF

BUILDING

Trophy

CEILING

13 ft 6 in to slab

AMENITIES

Terrace, fitness center, tenant lounge

FULTON MARKET · N MORGAN ST, LAKE TO RANDOLPH

Morgan Yards

The newest floor on the tour, with its own terrace. The benchmark for what a trophy building feels like, at the top of the range.

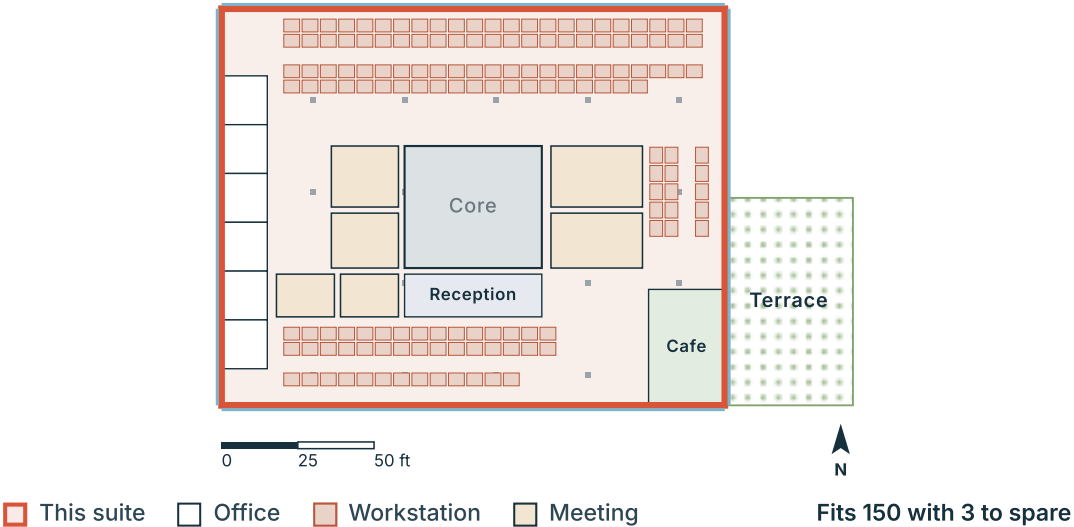
SUITE	9th floor, full floor
SIZE	21,450 RSF
AVAILABLE	Vacant now
CONDITION	Shell: never built out, private terrace
VIEWS	South and east to the skyline
TRANSIT	13 min to Ogilvie, 1 min to Morgan (Green, Pink)

BASE RENT	\$46.00/RSF, up 3% a year
EST. TAXES	\$13.50/RSF
EST. OPEX	\$16.25/RSF
FREE BASE RENT	12 months
TI ALLOWANCE	\$150/RSF

GROSS, YEAR 1	PER MONTH, YEAR 1
\$75.75 /RSF	\$135,403

FLOOR PLAN AND TEST FIT

153 seats: 6 offices, 147 workstations, 6 meeting rooms



- 1 Terrace hours, and whether it is ours alone
- 2 Heat and glare on the west glass in the afternoon
- 3 Garage rate and how many monthly spaces we can hold
- 4 The landlord's schedule for building out a shell floor
- 5 The 13-minute walk to Ogilvie, in winter terms



THE SUITE

BUILT

2009

FLOORS

31

PARKING

On-site garage, 1 per 2,500 SF

BUILDING

Class A

CEILING

9 ft 6 in finished

AMENITIES

Conference center, fitness, riverwalk

WEST LOOP · N CANAL ST, RANDOLPH TO LAKE

Canal & Randolph Tower

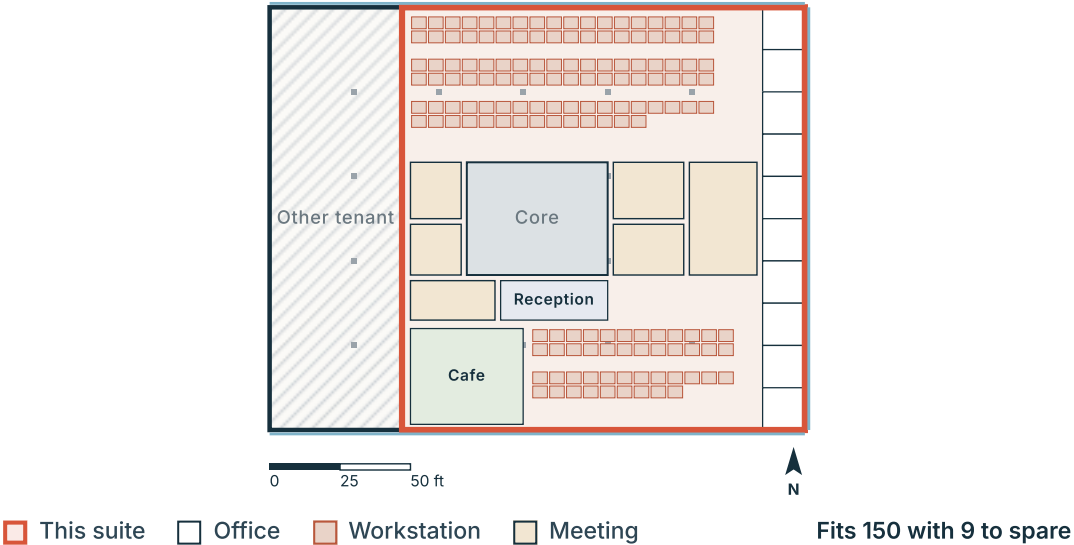
Three minutes from Ogilvie and a short walk to the Clinton L. Slightly over budget, and the latest to deliver.

SUITE	14th floor, partial
SIZE	22,300 RSF
AVAILABLE	March 2027
CONDITION	Prior build-out removed, ceiling and lights in place
VIEWS	River and both stations
TRANSIT	3 min to Ogilvie, 3 min to Clinton (Green, Pink)

BASE RENT	\$30.50/RSF, up 3% a year
EST. TAXES	\$12.00/RSF
EST. OPEX	\$13.75/RSF
FREE BASE RENT	11 months
TI ALLOWANCE	\$120/RSF

GROSS, YEAR 1	PER MONTH, YEAR 1
\$56.25/RSF	\$104,531

FLOOR PLAN AND TEST FIT
159 seats: 10 offices, 149 workstations, 6 meeting rooms



- 1
- Firmness of the March 2027 delivery and the current tenant's holdover risk
- 2
- Column spacing next to the core where the board room would go
- 3
- Who the other tenant on 14 is, and the shared corridor
- 4
- Ceiling at 9 ft 6 in with the existing grid
- 5
- The covered route to Ogilvie on a bad-weather day



THE SUITE

BUILT

1924, renovated 2021

FLOORS

6

PARKING

Surface lot behind, 1 per 4,000 SF

BUILDING

Class B+ loft

CEILING

14 ft to trusses

AMENITIES

Bike room, shared roof terrace

WEST LOOP · S CLINTON ST, JACKSON TO VAN BUREN

Clinton Street Works

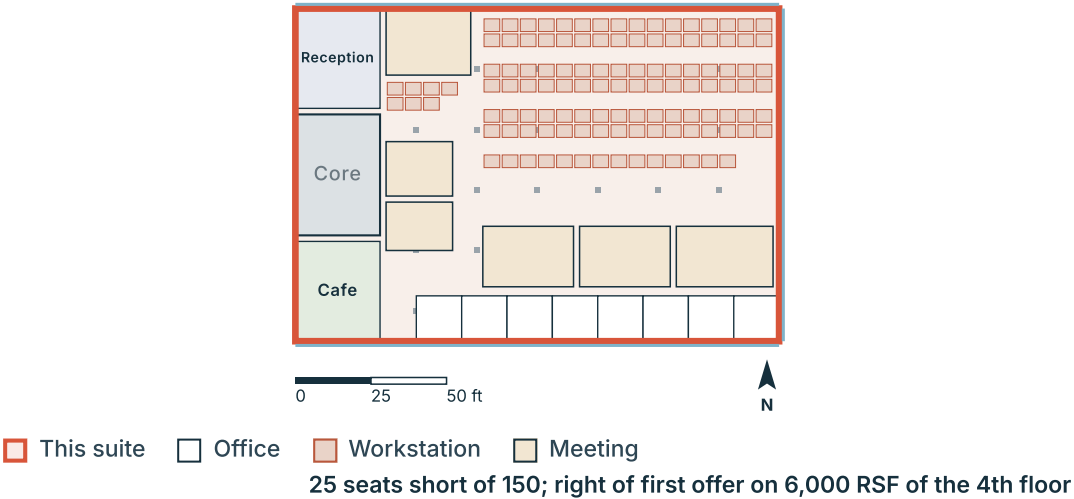
The lowest rent on the tour and two minutes from Union Station. At 125 seats it is too small for year three; the fourth-floor right of first offer is a contingency, not a plan.

SUITE	3rd floor, full floor
SIZE	17,600 RSF
AVAILABLE	Vacant now
CONDITION	Raw renovated loft, one glass conference room
VIEWS	East over Clinton Street, tall arched windows
TRANSIT	2 min to Union Station, 2 min to Clinton (Blue)

BASE RENT	\$19.00/RSF, up 3% a year
EST. TAXES	\$9.00/RSF
EST. OPEX	\$12.50/RSF
FREE BASE RENT	7 months
TI ALLOWANCE	\$70/RSF

GROSS, YEAR 1	PER MONTH, YEAR 1
\$40.50 /RSF	\$59,400

FLOOR PLAN AND TEST FIT
125 seats: 8 offices, 117 workstations, 6 meeting rooms



- 1
- The fourth-floor right of first offer: how firm, how long
- 2
- Train noise from the Union Station approach
- 3
- Restroom count for 125 to 150 people
- 4
- Cooling on hot afternoons in a 1924 building
- 5
- Lobby security and staffed hours



THE SUITE

BUILT
1990, lobby 2023

FLOORS
40

PARKING
Garage two doors north, 1 per 3,500 SF

BUILDING
Class A

CEILING
9 ft finished

AMENITIES
Tenant lounge, fitness, conference floor

WEST LOOP · S WACKER DR, MONROE TO ADAMS

Wacker & Monroe Center

Built, furnished and ready, so almost no build-out cost. Just enough seats at 151.

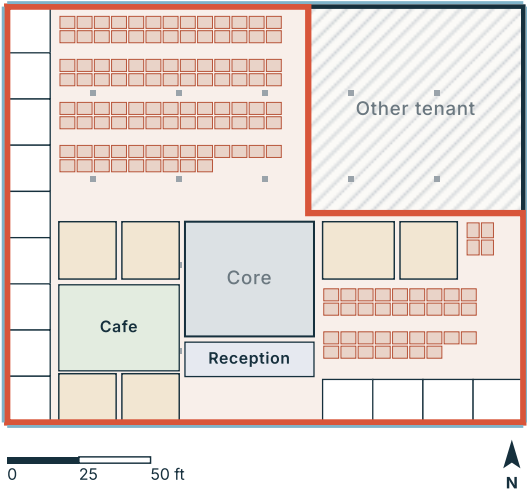
SUITE	22nd floor, partial
SIZE	21,200 RSF
AVAILABLE	Vacant now
CONDITION	Landlord-built spec suite, furnished and move-in ready
VIEWS	West over the river
TRANSIT	5 min to Union Station, 4 min to Quincy (Brown, Orange, Pink, Purple)

BASE RENT	\$27.50/RSF, up 3% a year
EST. TAXES	\$12.25/RSF
EST. OPEX	\$14.00/RSF
FREE BASE RENT	10 months
TI ALLOWANCE	\$15/RSF

GROSS, YEAR 1	PER MONTH, YEAR 1
\$53.75 /RSF	\$94,958

FLOOR PLAN AND TEST FIT

151 seats: 13 offices, 138 workstations, 6 meeting rooms



■ This suite □ Office ■ Workstation ■ Meeting

Fits 150 with 1 to spare; our test fit, the existing layout to confirm on site

- 1 Which furniture stays, and its condition
- 2 Whether the spec layout seats 150 without rebuilding
- 3 Elevator waits at 8:45 am
- 4 Lobby and suite signage rights
- 5 Who shares the floor



THE SUITE

BUILT
1924, renovated 2022

FLOORS
21

PARKING
Garage one block west, 1 per 5,000 SF

BUILDING
Class A

CEILING
11 ft to deck

AMENITIES
Club floor, fitness, bike room

CENTRAL LOOP · S LASALLE ST, MONROE TO ADAMS

The LaSalle Exchange

The largest floor and the lowest cost per seat of the spaces that hold 150. The trade-off is a 9-minute walk to Union Station.

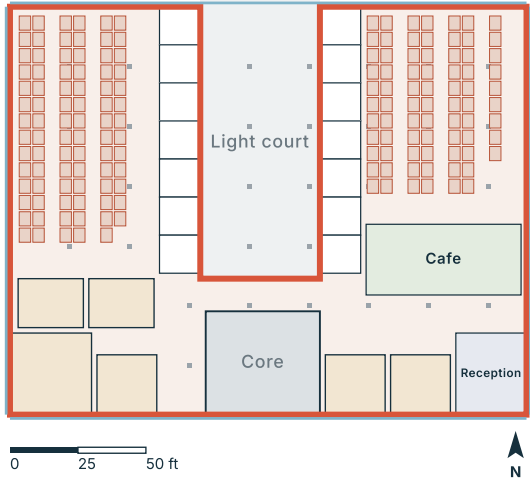
SUITE	11th floor, full floor
SIZE	24,100 RSF
AVAILABLE	Vacant now
CONDITION	Raw renovated floor, new windows and systems
VIEWS	Up and down LaSalle
TRANSIT	9 min to Union Station, 3 min to Quincy (Brown, Orange, Pink, Purple)

BASE RENT	\$25.00/RSF, up 3% a year
EST. TAXES	\$11.50/RSF
EST. OPEX	\$13.25/RSF
FREE BASE RENT	12 months
TI ALLOWANCE	\$130/RSF

GROSS, YEAR 1	PER MONTH, YEAR 1
\$49.75 /RSF	\$99,915

FLOOR PLAN AND TEST FIT

172 seats: 14 offices, 158 workstations, 6 meeting rooms



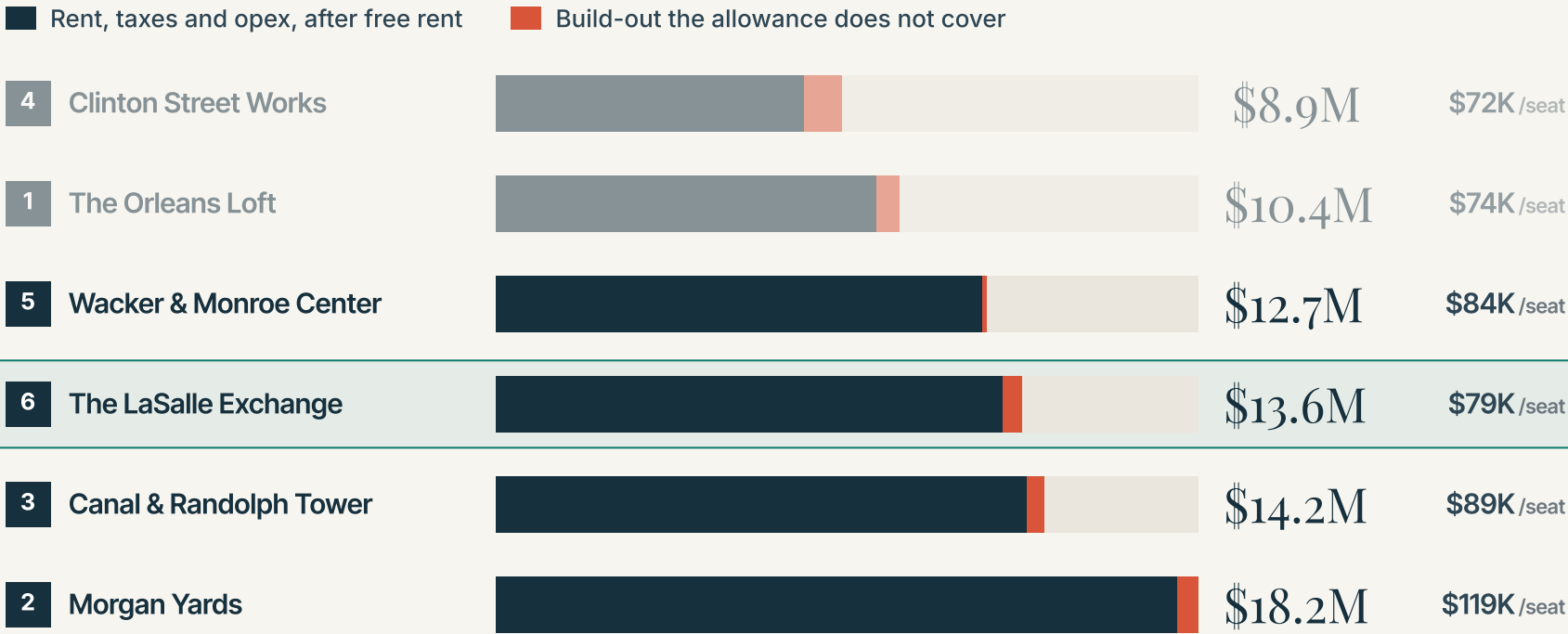
■ This suite □ Office ■ Workstation ■ Meeting Fits 150 with 22 to spare

- 1 How much daylight the light court gives the inner desks
- 2 Floor flatness after the renovation
- 3 Riser and power for the server room
- 4 The 9-minute walk to Union Station in winter
- 5 Any historic-preservation limits on window or facade changes

TEN-YEAR COST

The asking rent *is not the price*

Free rent, the allowance and the cost of building out change the order. A furnished spec suite needs almost nothing; a raw floor can need more than its allowance.



Hover a bar for the full build-up. Spaces that seat fewer than 150 are shown lighter.

WHAT IT MEANS

\$79K

Ten-year cost per seat at The LaSalle Exchange: the lowest of the four spaces that hold 150

\$106K

Build-out cost the allowance does not cover at Wacker & Monroe, the lowest on the tour. The suite is built and comes furnished.

\$4.6M

The premium for Morgan Yards over the LaSalle Exchange across ten years

TERM	10 years from move-in
INCREASES	Base rent, taxes and opex up 3% a year
FREE RENT	Base rent only, in year one
BUILD-OUT	Our estimate by condition, from \$20/RSF (spec) to \$175/RSF (shell)
NOT INCLUDED	Furniture, cabling and moving, at every stop

Download the cost model (Excel, live formulas)

SCORECARD

Score each stop on the spot

Rate each stop from 1 to 5 before you get back in the car. Tap a box to raise the score; the ranking updates as you go and stays on this device.

STOP	SPACE AND LIGHT	LAYOUT FIT	BUILDING	COMMUTE	TERMS	TOTAL	RANK
1 The Orleans Loft	1 TO 5	1 TO 5	1 TO 5	1 TO 5	1 TO 5		
2 Morgan Yards	1 TO 5	1 TO 5	1 TO 5	1 TO 5	1 TO 5		
3 Canal & Randolph Tower	1 TO 5	1 TO 5	1 TO 5	1 TO 5	1 TO 5		
4 Clinton Street Works	1 TO 5	1 TO 5	1 TO 5	1 TO 5	1 TO 5		
5 Wacker & Monroe Center	1 TO 5	1 TO 5	1 TO 5	1 TO 5	1 TO 5		
6 The LaSalle Exchange	1 TO 5	1 TO 5	1 TO 5	1 TO 5	1 TO 5		

Clear scores

Printed, this page is a blank score sheet. 1 is poor, 5 is excellent; 25 is a perfect score.

AFTER THE TOUR

From six spaces *to one lease*

WITHIN 48 HOURS

Debrief

Compare scorecards and pick the two or three spaces worth a proposal.

WEEK 1

Requests for proposal

We send an RFP to each landlord on the short list: rent, free rent, allowance, expansion rights.

WEEKS 2 TO 4

Proposals and test fits

Landlords respond; their architects test-fit our program so the seat counts are real.

WEEKS 5 TO 8

Letter of intent

We negotiate the best two against each other and settle terms in a letter of intent.

BY JANUARY 2027

Lease signed

Leaves about seven months to design, permit and build before August 2027.

YOUR TEAM

Nolan Brekke

Principal

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nolan@larrabee.example

Imogen Szabo

Associate

312-555-0157

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Buildings, suites and landlord terms in this tour book are illustrative. Taxes, operating expenses and build-out costs are estimates to be confirmed before any letter of intent.