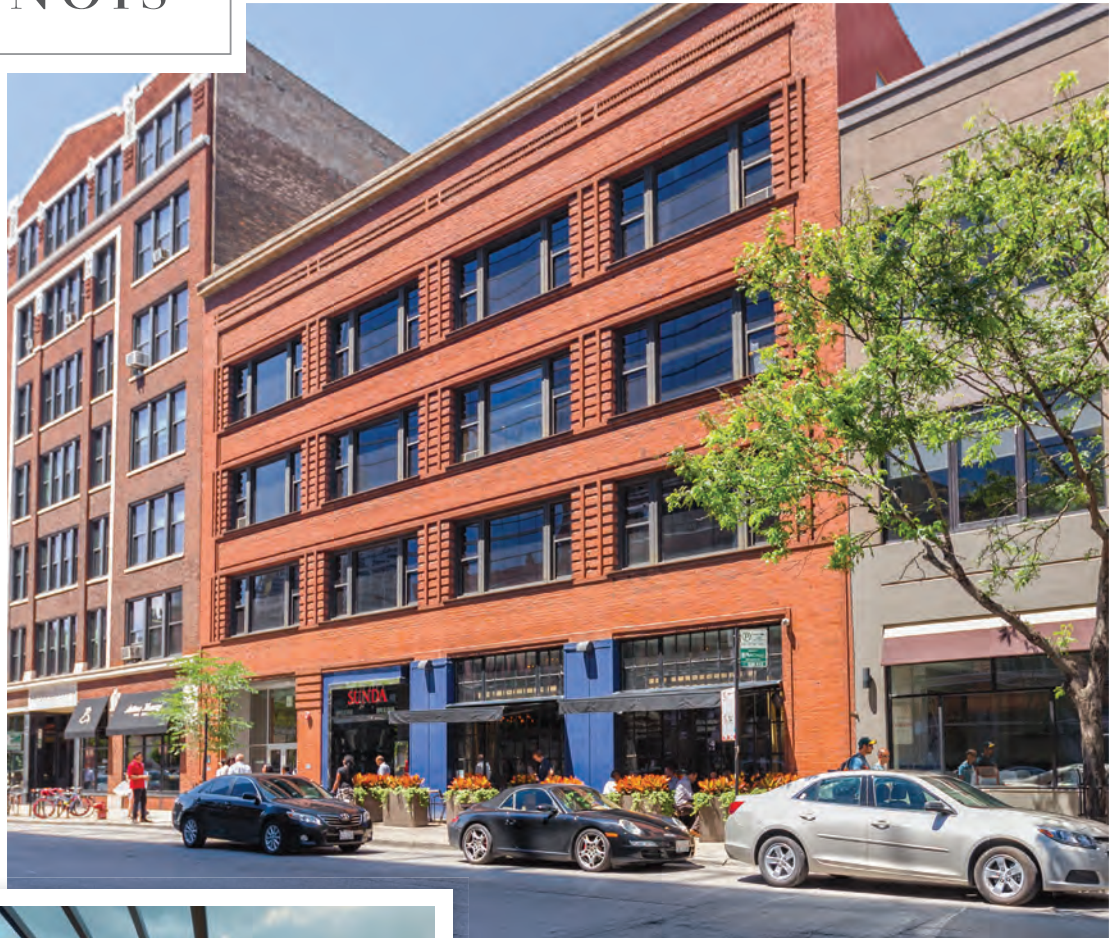


114 W. ILLINOIS



All information is subject to change without notice.



25,000+ SF SINGLE TENANT/ WHOLE BUILDING OPPORTUNITY

- Authentic brick and timber loft with oversized windows and great natural light
- Prominent branding/signage opportunity
- Large rooftop terrace
- Unique, creative and collaborative work environment
- Centrally located in the heart of River North's vibrant business/entertainment district
- Easy access to public transit, 1-90/94 expressway, and surrounding neighborhoods



FRIEDMAN
PROPERTIES

CONTACT: Brian Chernet
bchernet@friedmanproperties.com
(312) 644-1100

114
W. ILLINOIS



114
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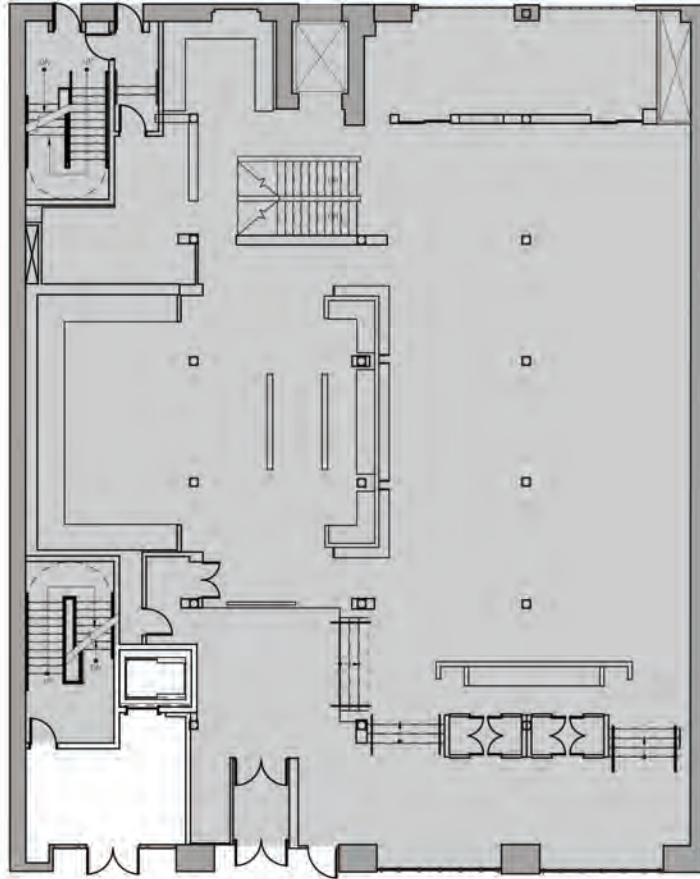


114 W. ILLINOIS



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SPEC SUITE
FIRST FLOOR



Not to Scale
Note: Subject premises is unshaded

All furniture (including workstations)
shown is for illustrative purposes only.

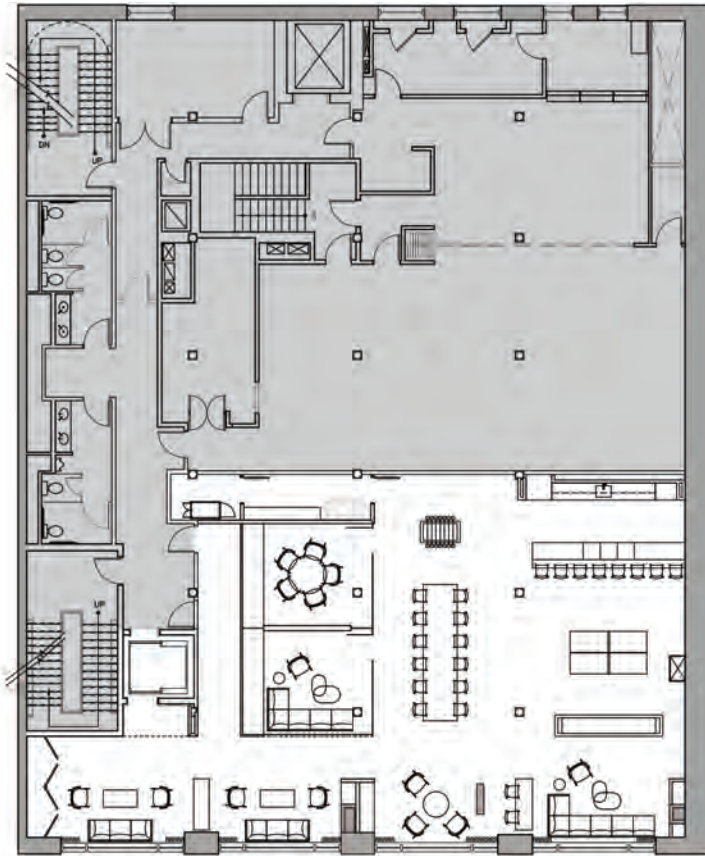
Plans are for preliminary design purposes.
Friedman Properties Ltd. advises field
verification of existing conditions and
dimensions prior to use.

05/09/2023

114 W. ILLINOIS

SPEC SUITE - 2ND FLOOR

3,098 RSF



GAME LOUNGE - 1
MEETING ROOM - 2
BAR - 1
WORK ROOM - 1
SERVER ROOM - 1



Not to Scale.
Note: Subject premises is unshaded.

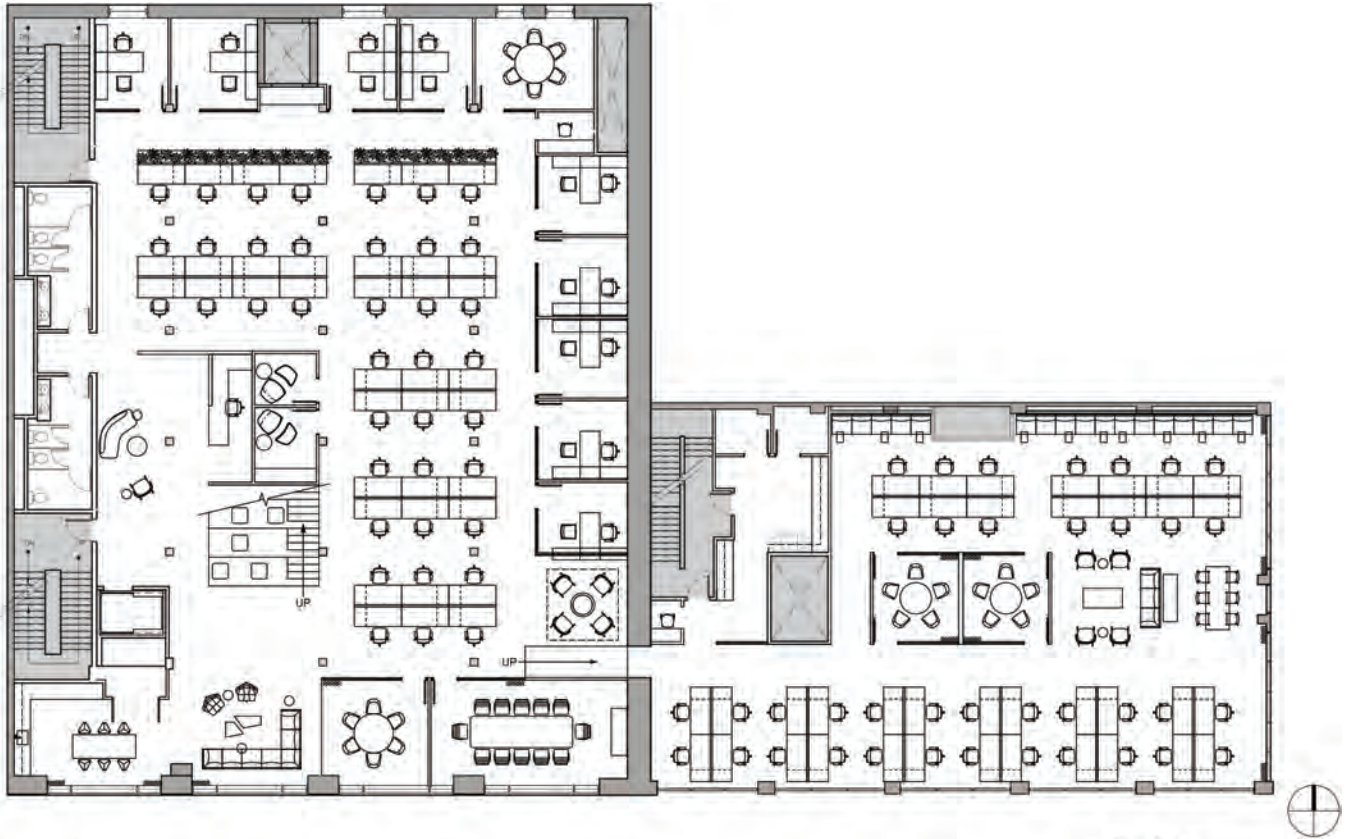
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SPEC SUITE - 3RD FLOOR
11,031 RSF



Not to Scale
Note: Subject premises is unshaded.

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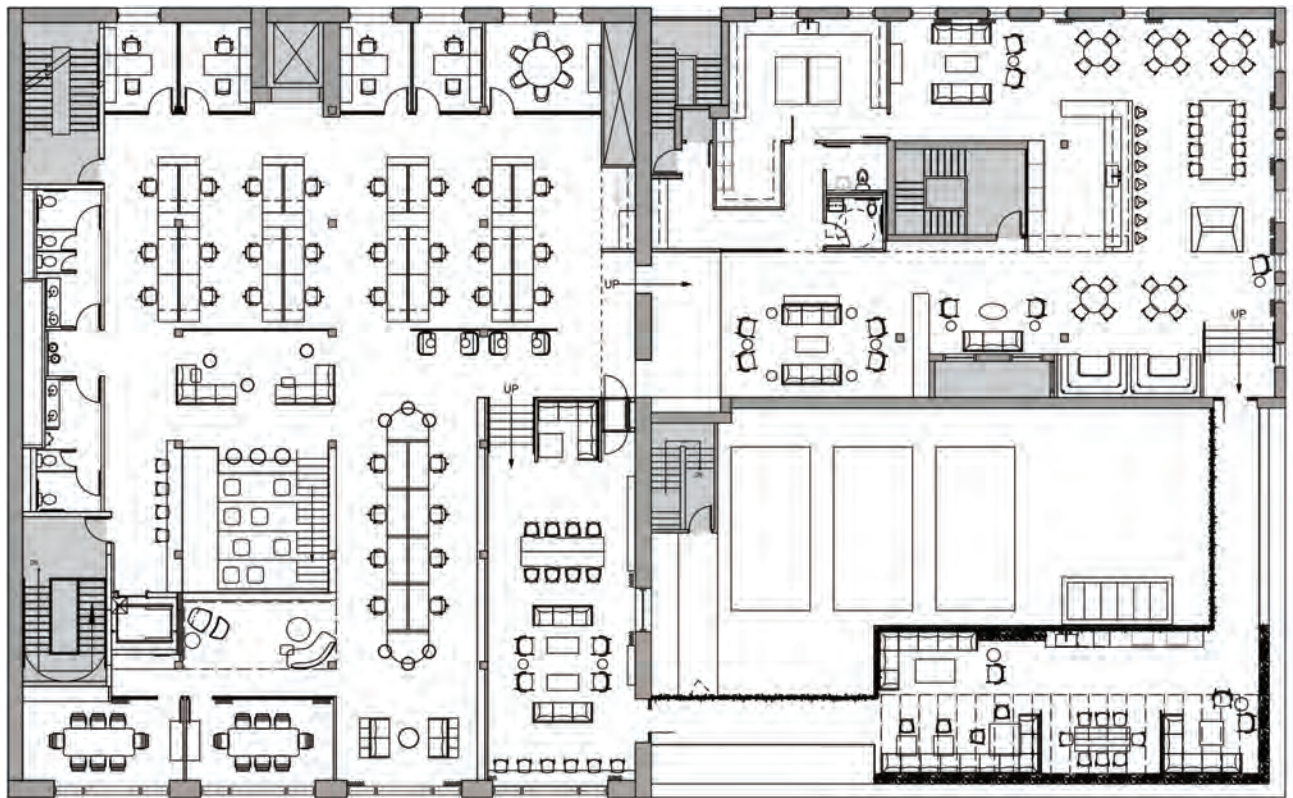
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PRIVATE OFFICES - 10
WORKSTATIONS - 77
RECEPTION - 1
LARGE MEETING - 1
MEETING - 4
COFFEE - 1

OPEN LOUNGE - 3
HUDDLE - 2
SECRET ROOM - 2
WORK ROOM - 1
SERVER ROOM - 1
RESTROOMS - 2

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SPEC SUITE - 4TH FLOOR
11,198 RSF



Not to Scale
Note: Subject premises is unshaded.

PRIVATE OFFICES - 4
WORKSTATION - 32
LARGE MEETING - 2
MEETING - 1
BREAK - 1
CATERING KITCHEN - 1
GRAND STAIR - 1
LIBRARY LOUNGE - 1

FIREPLACE LOUNGE - 1
HUDDLE/LOUNGE - 3
FOCUS BOOTHS - 2
ROOF GARDEN - 1
SERVER ROOM - 1
RESTROOMS - 2
SINGLE RESTROOM - 2

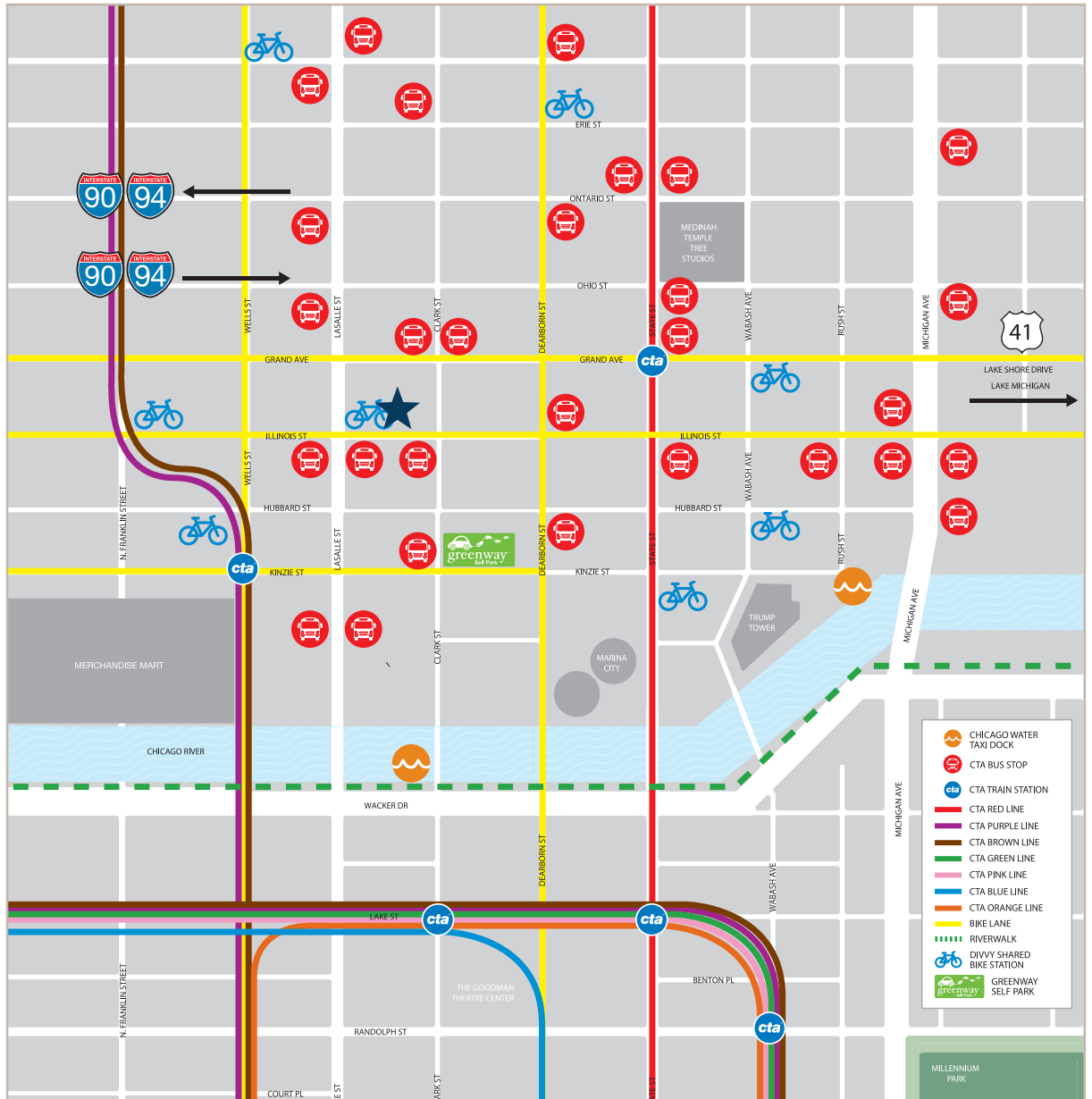
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RIVER NORTH TRANSIT



WALK SCORE

98

TRANSIT SCORE

100

BIKE SCORE

88

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RIVER NORTH HIGHLIGHTS



AMERICAN

- 1 - BEATRIX
- 2 - BUB CITY
- 3 - HUB 51
- 4 - HOLLOWAY'S
- 5 - RIVER ROAST
- 6 - THE KITCHEN
- 7 - THE SMITH

ASIAN

- 8 - OMAKASE ROOM
- 9 - RAMEN-SAN
- 10 - SUNDA
- 11 - SUSHI-SAN

BAGELS & SANDWICHES

- 12 - CORNER BAKERY
- 13 - EINSTEIN'S BROS. BAGELS
- 14 - NONNINA DELI
- 15 - POTBELLY SANDWICH

BAKERY

- 16 - CAFÉ CRÉMÈRIE
- 17 - PETERRINO'S TO GO
- 18 - FIRECAKES DONUTS
- 19 - L.A. BURDICK
- 20 - NEW CONCEPT COMING SOON

COFFEE & TEA

- 21 - CAFFÈ UMBRIA
- 22 - STARBUCKS COFFEE

FRENCH

- 23 - BOUCHERIE COMING SOON

HEALTHY

- 24 - PROTEIN BAR
- 25 - SWEETGREEN

INDIAN

- 26 - INDIA HOUSE

ITALIAN

- 27 - MAGGIANO'S LITTLE ITALY
- 28 - IL PORCELLINO
- 29 - NONNINA
- 30 - OLIO E PIÙ COMING SOON
- 31 - PETERRINO'S
- 32 - RPM ITALIAN
- 33 - NEW CONCEPT COMING SOON

MEDITERRANEAN

- 34 - EMA
- 35 - ROTISSERIE EMA

MEXICAN

- 36 - BAR SÓTANO
- 37 - NEW CONCEPT COMING SOON
- 38 - FRONTERA GRILL
- 39 - TOPOLOBAMPO
- 40 - XOCO
- 41 - ZOMBIE TACO

PLANT-BASED

- 42 - PLANTA QUEEN

SEAFOOD

- 43 - BLUE CRAB LOUNGE
- 44 - SHAW'S CRAB HOUSE

SPANISH / TAPAS

- 45 - JALEO
- 46 - LIL' BA-BA-REEBA

STEAKHOUSES

- 47 - MASTRO'S STEAKHOUSE
- 48 - RPM STEAK

ENTERTAINMENT

- 49 - HOWL AT THE MOON
- 50 - PIGTAIL
- 51 - POPS FOR CHAMPAGNE
- 52 - SUB 51
- 53 - THE UNDERGROUND
- 54 - THREE DOTS & A DASH
- 55 - WATERSHED

PARKING

- 56 - GREENWAY SELF PARKING