

AGGRESSIVELY-PRICED "PLUG & PLAY" SUBLEASE!!!

*** THE ICONIC WILLIS TOWER ***

233 S. Wacker Drive, Suite #4925, Chicago, IL 60606

Willis Tower Specs: Total building size - 3,781,045 SF / 110 stories / www.willistower.com
Year Built: 1973; several subsequent renovations including on-going enhancements
Amenities: See Comments below

Sublease Space Specs: Suite #4925 / 49th Floor
Min. / Max. Contiguous: 8,263 SF (divisible) / contiguous space (up to 38,308 SF) available separately
Private Offices: Six (6) executive window offices plus three (3) interior private offices
Conference Room(s): One (1) executive meeting room plus two (2) additional conference rooms
Work Stations: Seventeen (17) fully-equipped high-end wooden work stations in place
Other Areas Included: Large open "trading floor"; secure raised floor communications center; mail room
Internet Access: T1 up to 100 Mbs in place
HVAC: Multiple zones; hours and after-hours charges per lease
Ceiling Height: Standard office height throughout
Suite Security: Combination key card and keyed access
TI Allowance: As-is
Parking: 950 covered on-site spaces plus several daily/monthly pay lots located adjacent
Public Transit: One block W of CTA Quincy Station; one block E of METRA Union Station
Sublease Price: **\$19.50 / SF Gross + electric**
Real Estate Taxes/CAM: Included in the Sublease Price
Possession: Immediate
Sublease Expiration: February 27, 2011
Comments:

- ♦ *WILLIS TOWER is Chicago's hottest West Loop location and address!*
- ♦ *Former Goldman Sachs suite*
- ♦ *Fully-furnished with high-end furniture & workstations*
- ♦ *Tons of built-in storage and file cabinets*
- ♦ *Expansive south and west views*
- ♦ *Adjacent to full service commercial kitchen / cafeteria*
- ♦ *24/7 secure building access, atrium, banking, conference facility, convenience store, fitness center, food service, restaurants, Sky Deck etc.*
- ♦ *"Plug and play" space at Willis Tower for less than \$20.00/SF Gross!*
- ♦ *\$1.50/SF commission for co-op brokers*

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