



**CHICAGO'S FUTURE
WAS BORN HERE**



*A powerful presence
in Chicago's skyline,
One Two Pru unites history,
vision and views in one
unparalleled location —
where the park meets the city.*

From its landmark address to open, contemporary spaces that foster much-needed collaboration, the two interconnected buildings deliver the progressive office environment that Chicago's evolving workforce craves.

ONE TWO PRU



A TROPHY ADDRESS TRANSFORMED FOR TODAY



Health and wellness are at the forefront of One Two Pru's reimagination. With plentiful outdoor spaces, expansive indoor amenities and unrivaled air quality thanks to MERV-13 filtration, both buildings are designed to nurture total well-being and productivity.

A HEALTHIER, MORE PRODUCTIVE ONE TWO PRU FOR YOU

One Two Pru has partnered with the world's leading experts in health, safety and air quality to ensure a best-in-class response to COVID-19, and implemented an array of innovative measures to ensure your utmost comfort and health into the future.



WELL Health-Safety Rating



One Two Pru is one of the first buildings in the country to achieve the WELL Health-Safety Rating, an evidence-based, third-party rating system that underscores its enhanced performance in cleaning and sanitation, emergency preparedness, health service resources, and air and water quality management.

Evidence-Based Improvements

ABM ENHANCED CLEANING™

UPGRADED HVAC SYSTEMS

ENHANCED TENANT COMMUNICATIONS

NEW TRAFFIC PATTERNS &
HELPFUL SIGNAGE

FORTHCOMING UVGI TECHNOLOGY





HIGH-PERFORMANCE WORKSPACES

One Two Pru is mindful of its footprint and remains committed to offering the most ecologically sound work environment in Chicago.

LEED Gold-Certified



LEED (Leadership in Energy and Environmental Design) Gold Certification demonstrates One Two Pru's commitment to energy- and resource-efficient environmental design, construction, operations and maintenance.



ENERGY STAR-Certified



EnergyStar Certification represents One Two Pru's verified superior energy performance over a 12-month period.

*One Two Pru is where Chicago's modern headquarters
movement began more than half a century ago and, now,
where it has begun anew.*

EXCLUSIVE AMENITIES FOR CHICAGO'S MODERN WORKFORCE

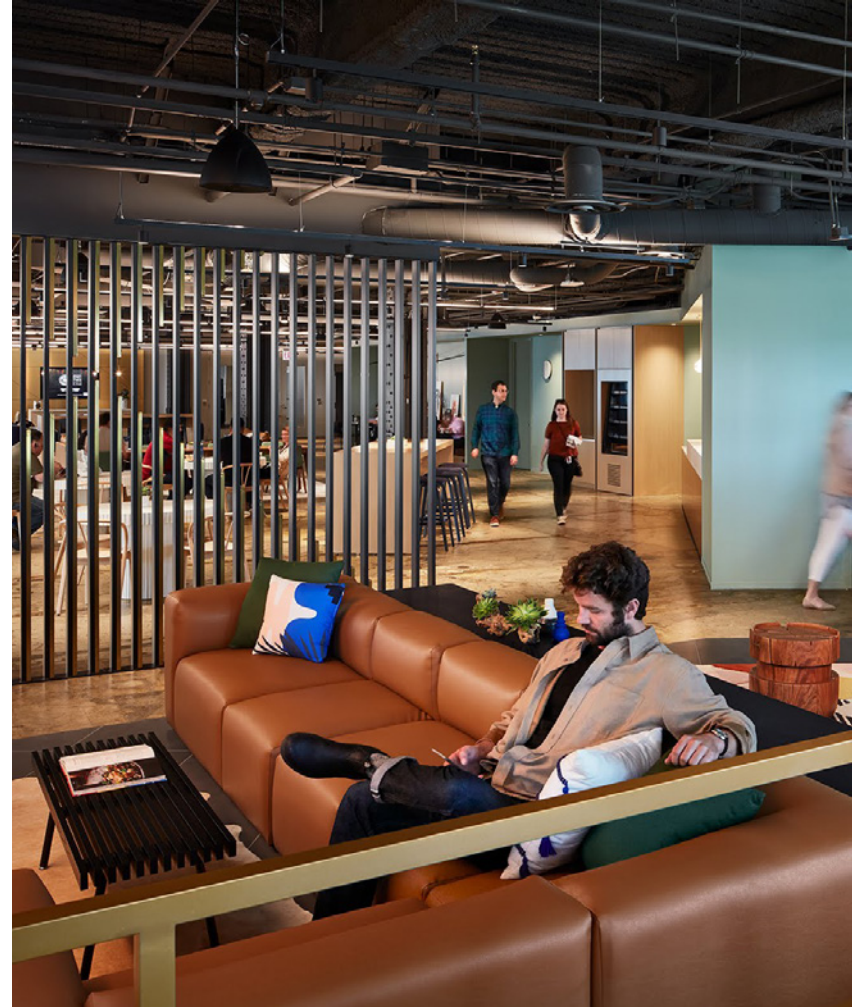


Under the leadership of pioneering developer Sterling Bay, One Two Pru has completely reimagined its community spaces and amenities for the needs of today and tomorrow.

AN UNMATCHED COLLABORATION

One Two Pru x **convene**

Sterling Bay has partnered with Convene, the leading creator of best-in-class workspaces, to bring a refreshing, modern experience to each eleventh-floor amenity space — from the multifaceted interior lounge to the expansive rooftop deck.



ELEVENTH-FLOOR INTERIOR LOUNGE

Contemporary Lounge

Serving up craft cuisine and coffee, the eleventh-floor lounge features a variety of spaces and places for tenants to work, chat and kick back in a comfortable, contemporary ambiance.



Flexible Workspaces

The 23,000-square-foot indoor amenity space also includes a dedicated concierge and multiple state-of-the-art, flexible workspaces to enhance productivity and foster collaboration amid an open-concept setting.

ELEVENTH-FLOOR HEALTH CLUB



Cutting-Edge Fitness Studio

Professionally managed by LifeStart, the 24-hour health club on the eleventh floor transcends your typical “check-the-box” fitness center, cleaned multiple times daily to ensure total peace of mind. The 11,626 SF space features a robust cardio and strength training area, cycling studio with Peloton bikes, fully appointed locker rooms and an array of fitness classes and training sessions — all for a one-time \$50 initiation fee.

ONE-ON-ONE TRAINING

**EXPERT NUTRITIONAL
GUIDANCE**

BOOTCAMP

YOGA

PILATES FUSION

CARDIO STRENGTH

ELEVENTH-FLOOR ROOFTOP DECK



Work & Unwind Outdoors

At One Two Pru, outdoor space is the ultimate company perk. Perched high above the park and set to coveted views of the lakefront and skyline, the 7,000 SF rooftop terrace features a grassy lawn, multiple lounge spaces and amphitheater seating, offering the ultimate destination for an open-air meeting or screen break.



Al Fresco Bites & Sips

Place an order for lunch at the rooftop Airstream food truck, serving up everything from tacos and salads to beer and cocktails during the spring, summer and fall.





319 ACRES OF ENCOMPASSING GREEN SPACE

Plenty of Space to Park Yourself

Located just outside One Two Pru's front door is the 319-acre Grant Park, home to endless walking paths, sporting fields and breathtaking gardens as well as many of Chicago's most revered cultural attractions — including Millennium Park, the Art Institute of Chicago, Maggie Daley Park, Buckingham Fountain and Museum Campus.



Riverwalk to Relax & Recharge

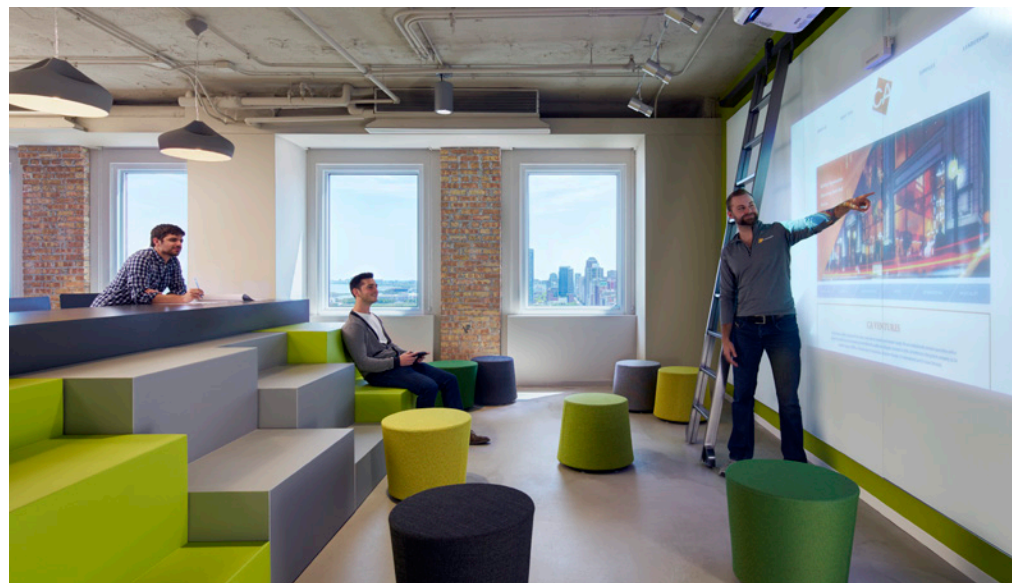
For some nourishing riverside respite, take a short 5-minute walk north to the Chicago Riverwalk — a 1.25-mile, pedestrian-friendly trail with intimate coves, waterfront cafes and public art.

*Creating culture and work-life balance is effortless
when the foundation for both comes with the address.*



One Two Pru's legacy is complemented by a range of design options, health-focused features and in-demand luxuries that modern employees desire, making it the ideal place for trendsetting corporate headquarters and tastemaking boutique brands to put down roots and expand on their influence.

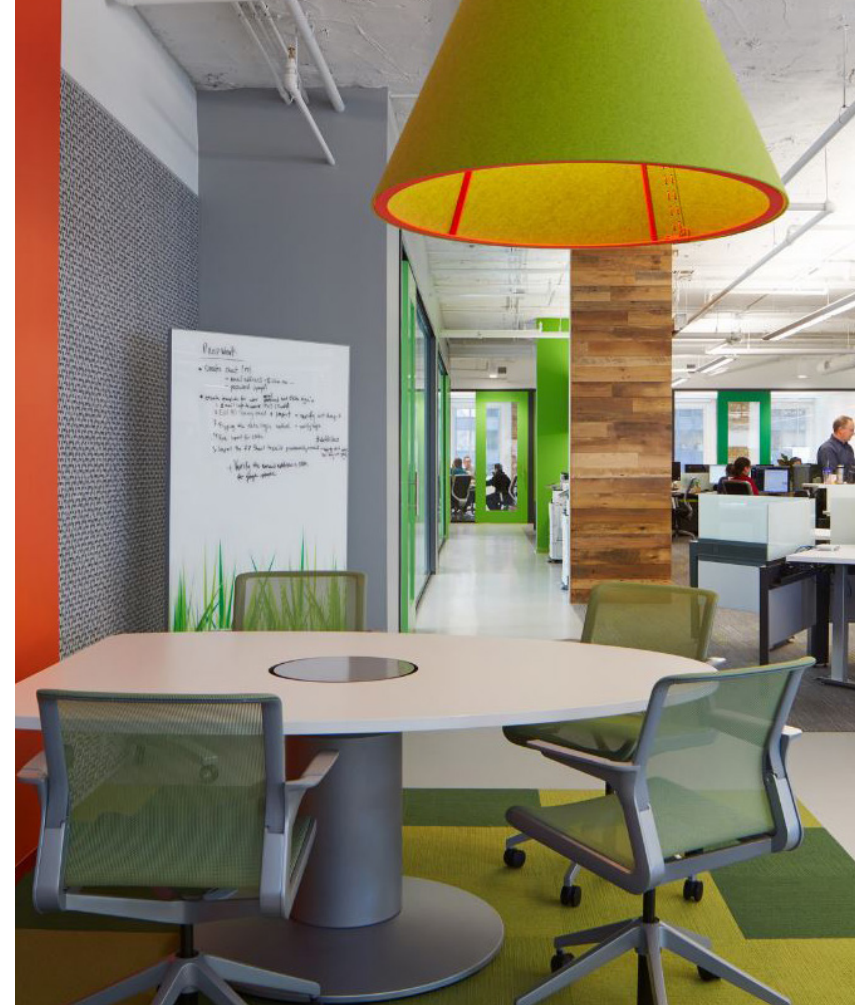
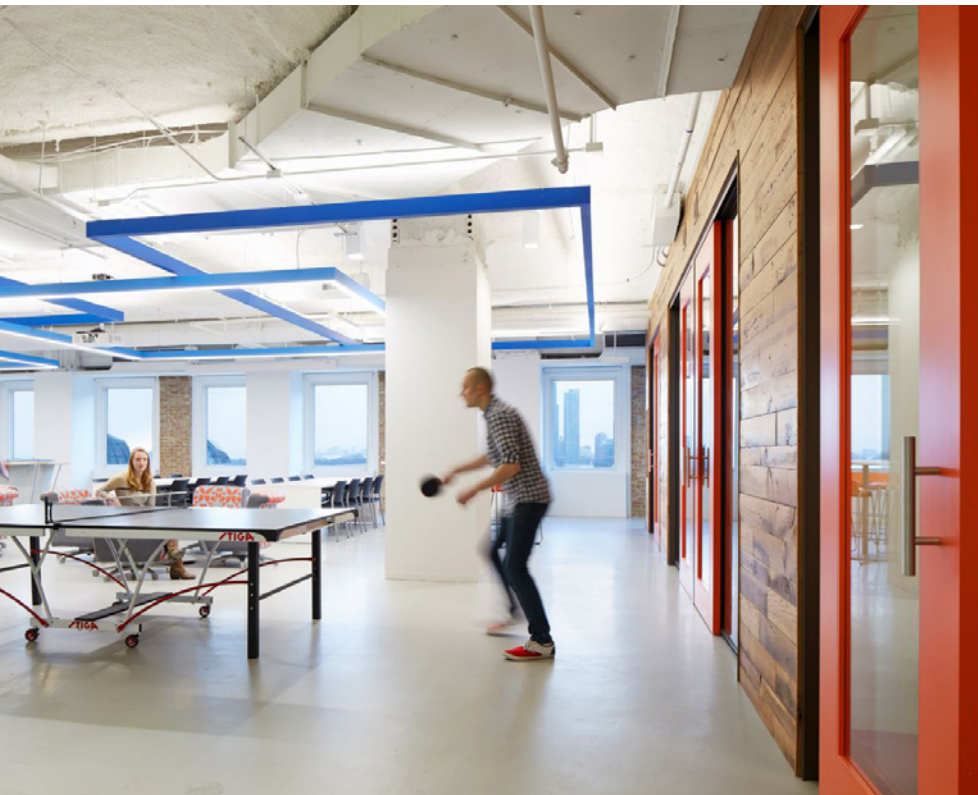
A POWERFUL PLATFORM FOR TOMORROW





A RANGE OF SPACE

One Two Pru's office capabilities range from 1,200-square-foot suites to 100,000 square feet across multiple floors, offering a variety of settings for companies both big and small to make their own.



UNRIVALED FLEXIBILITY

One Two Pru's modern suite layouts and design aesthetics offer flexible and functional working environments that empower employees' best work.



A SENSE OF PLACE

As home to some of the world's most powerful companies in history and central to the city's most iconic landmarks, tenants and talent have no shortage of inspiration propelling their growth.





TENANT PERKS & PRIVILEGES

One Two Pru has enlisted Convene and other innovative brands to create an optimal ecosystem for personal growth and cultivating life's most important relationships.



CONCIERGE SERVICES

FITNESS CLASSES & PROGRAMMING

WELLNESS PROGRAMMING

FULL-SERVICE LOCKER ROOMS

24-HOUR SECURITY

SHUTTLE SERVICE TO UNION STATION,
OGILVIE TRANSPORTATION CENTER
AND LASALLE STREET STATION

ON-SITE RETAIL

One Two Pru is a sought-after destination for tenants and locals alike, offering an authentic “Taste of Chicago” with everything from Giordano’s deep-dish pizza to the quick convenience of Amazon Go.



Food & Dining

AMAZON GO
CAFFÈ RŌM
GIORDANO'S
JUST SALAD
PANDA EXPRESS
ROSEBUD
WILDBERRY PANCAKES

Services

FEDEX
NAILCESSITY
ATHLETICO

*One Two Pru is an icon among icons,
within steps of the city's most iconic attractions.*

**THE CORNER
OF THE PARK**

**THE CENTER
OF EVERYTHING**



Sited at the corner of the city's famed Michigan Avenue Streetwall and Millennium Park, One Two Pru is within steps of the most coveted attractions and enjoys one of the most significant, up-close-and-personal perspectives of Chicago's most iconic landmarks.



EAT & DRINK

- 1 The Dearborn
- 2 RPM Steak
- 3 Potbelly Sandwich Shop
- 4 Sweetgreen
- 5 The Gage
- 6 Pickwick Coffee Roasting Company
- 7 Intelligentsia Coffee
- 8 Public House
- 9 Northman Beer & Cider Garden
- 10 Shake Shack
- 11 Cindy's
- 12 Magnolia Bakery
- 13 Wow Bao
- 14 Ocean Prime
- 15 McCormick & Schmick's
- 16 Sweetwater

ATTRACTIONS

- 17 Millennium Park
- 18 Lake Michigan
- 19 Maggie Daley Park
- 20 Grant Park
- 21 Chicago River
- 22 Chicago Riverwalk
- 23 Oak Street Beach
- 24 The Bean

ARTS & CULTURE

- 25 The Art Institute of Chicago
- 26 Chicago History Museum
- 27 Museum of Contemporary Art Chicago
- 28 James M. Nederlander Theatre
- 29 Jay Pritzker Pavilion
- 30 The Chicago Theatre
- 31 AMC Movie Theater
- 32 Chicago Architecture Center

SHOPPING

- 33 Block 37
- 34 The Shops at North Bridge
- 35 Apple
- 36 Anthropologie
- 37 Nordstrom Rack
- 38 Macy's
- 39 Zara

GROCERY & MARKET

- 40 Bockwinkel's
- 41 Whole Foods Market
- 42 Target
- 43 CVS
- 44 Mariano's

HOTELS

- 45 Kinzie Hotel
- 46 Loews Chicago Hotel
- 47 The Langham
- 48 Staypineapple
- 49 Royal Sonesta Chicago River
- 50 Kimpton Hotel Monaco
- 51 Palmer House
- 52 Chicago Athletic Association (CAA)
- 53 The Wit
- 54 Virgin Hotels
- 55 St. Jane
- 56 LondonHouse (360 NMA)

UNBEATABLE ACCESS

From the Pedway to the “L”, there are countless ways to arrive at, and depart from, One Two Pru.



Attractions

MILLENNIUM PARK

3-Minute Walk

CLOUD GATE

5-Minute Walk

CROWN FOUNTAIN

5-Minute Walk

CHICAGO RIVERWALK

6-Minute Walk

LURIE GARDEN

7-Minute Walk

MAGGIE DALEY PARK

7-Minute Walk

CHICAGO RIVER

7-Minute Walk

LAKE VIEW PARK

18-Minute Walk

GRANT PARK

19-Minute Walk

360 CHICAGO

22-Minute Walk

OAK ST. BEACH

27-Minute Walk

Transportation

MILLENNIUM STATION

2-Minute Walk

“L” STATION

5-Minute Walk

LAKE SHORE DRIVE

2-Minute Drive

UNION, OGILVIE & LASALLE STATIONS

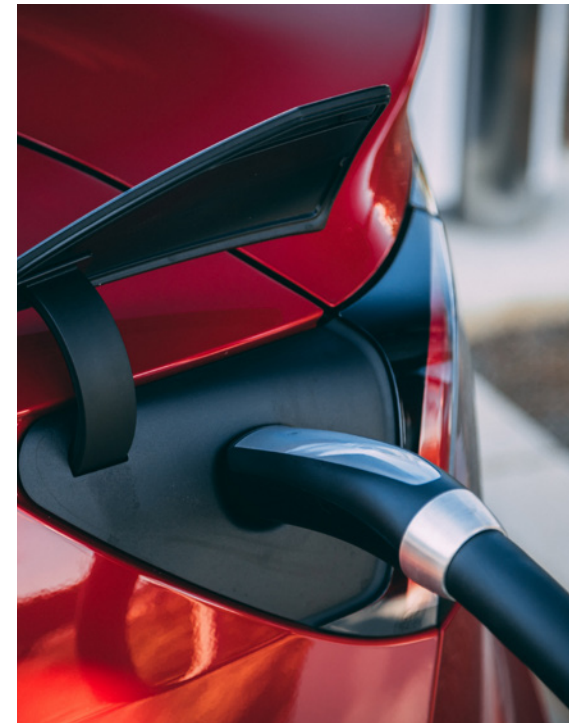
7-Minute Shuttle

LURIE GARDEN

7-Minute Walk

UNDERGROUND PEDWAY

On-Site Access



SHUTTLE SERVICE

One Two Pru offers electric, zero-emission shuttle service every seven minutes to Union Station, Ogilvie Transportation Center and LaSalle Street Station with easy online ticketing and GPS tracking through your phone.



CONVENIENCE & PARKING

The ease of access from nearby suburbs is made even easier with One Two Pru's on-site, indoor parking garage featuring 608 spaces, including a ChargePoint electric vehicle charging station and car wash services, in addition to plenty of convenient nearby parking in the East Loop.

INSPIRATION-INDUCING VIEWS

One Two Pru basks in quintessential views of Millennium Park, Lake Michigan, Grant Park and beyond.



*Each building, a landmark of its own.
Together, a 2.3 million-square-foot powerhouse
of influence and inspiration.*



“41 stories of faith in the future of Chicago.”

-CHICAGO'S MAYOR DALEY, 1951

ONE PRU

41
Stories

1,190,000
Square Feet

1955
Built

2015
Modernized

One Pru stood as a beacon of rebirth and a new age of prosperity for Chicago when it was completed in 1955, as it ended a two-decade hiatus of skyscraper construction following The Great Depression and economic strain of World War II. The city's tallest building at the time, One Pru quickly became Chicago's most prestigious office address, serving as headquarters to some of the world's most powerful companies, including pioneering ad agency Leo Burnett.





TWO PRU

58	1,040,000	1990	2019
Stories	Square Feet	Built	Modernized

Nearly four decades later, Two Pru added 58 stories of striking postmodernist architecture to Chicago's skyline. Designed by Stephen Wright, the building's chevron setbacks offer a timeless architectural elegance, unmistakable from any angle. At its origin, Two Pru was the tallest reinforced concrete structure in the world at 995 feet and won several awards for structural design.

"We're honored to give this storied Chicago landmark the new chapter it deserves."

-STERLING BAY



**CONTACT
FOR LEASING
INFORMATION**

DAVE GLOOR

312.466.4139

DGloor@SterlingBay.com

AUSTIN LUSSON

312.202.3481

ALusson@SterlingBay.com

OneTwoPru.com