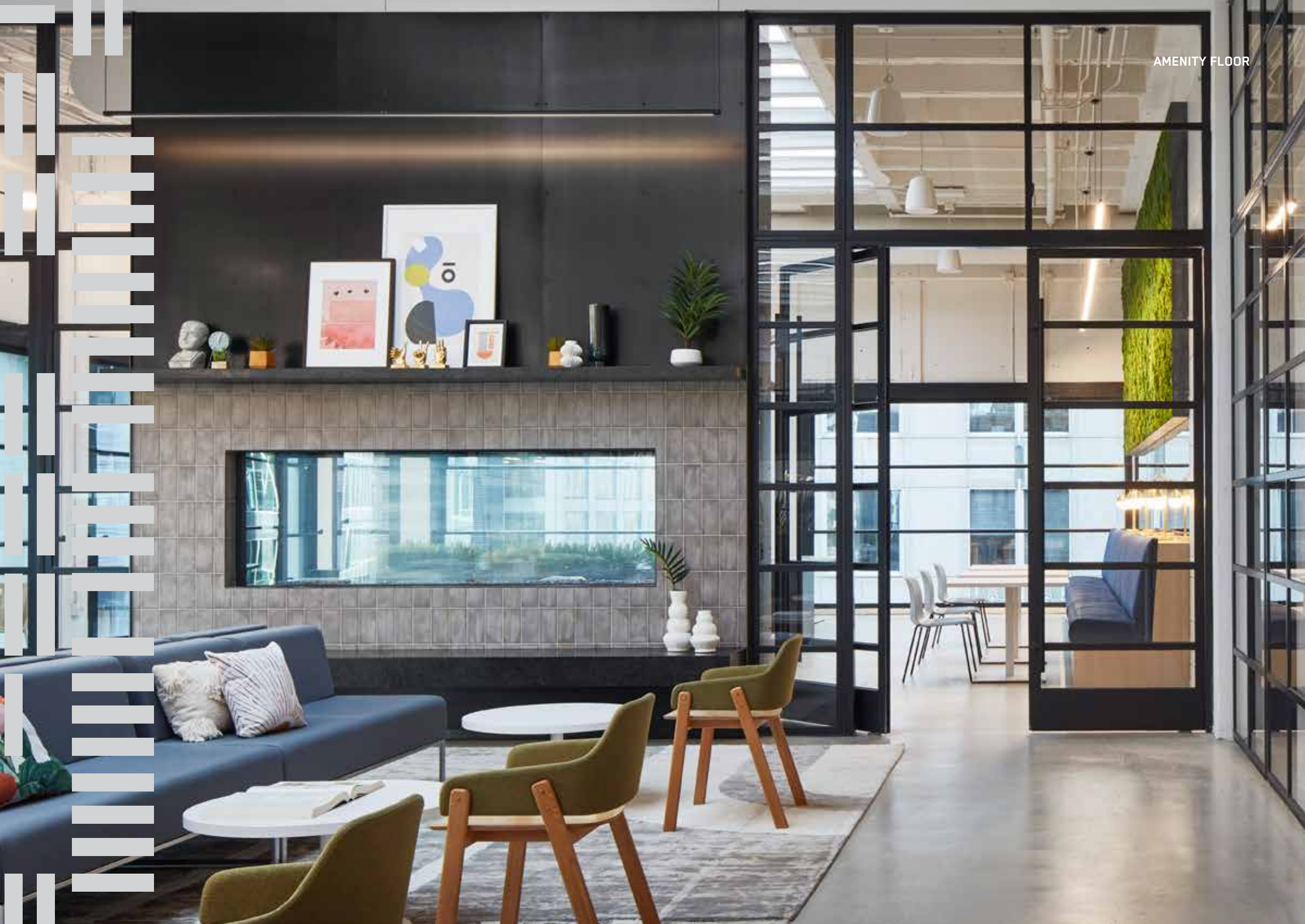


 westMONROE HQ
311W MONROE

THERE'S MORE TO MONROE.

West Monroe Partners HQ has been re-envisioned by Sterling Bay to break from the old with fresh design and a robust tenant amenity package that redefines what it means to office in the Loop. Offering tenants highly efficient 28,000 square foot floor plates, the building is a hidden headquarters gem in the center of one of the world's greatest cities. Take a look and find out why there's more to Monroe.



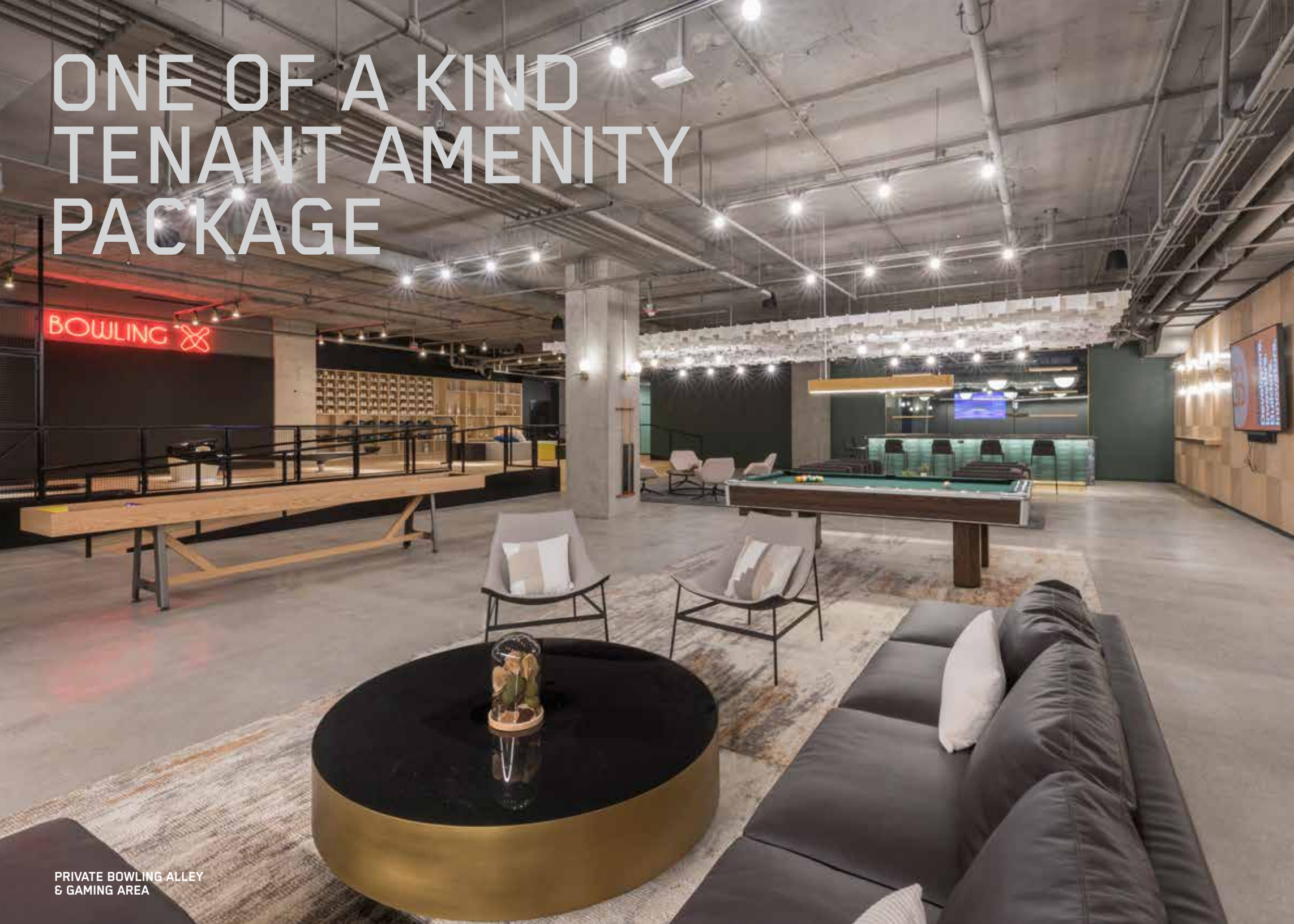


AMENITY FLOOR

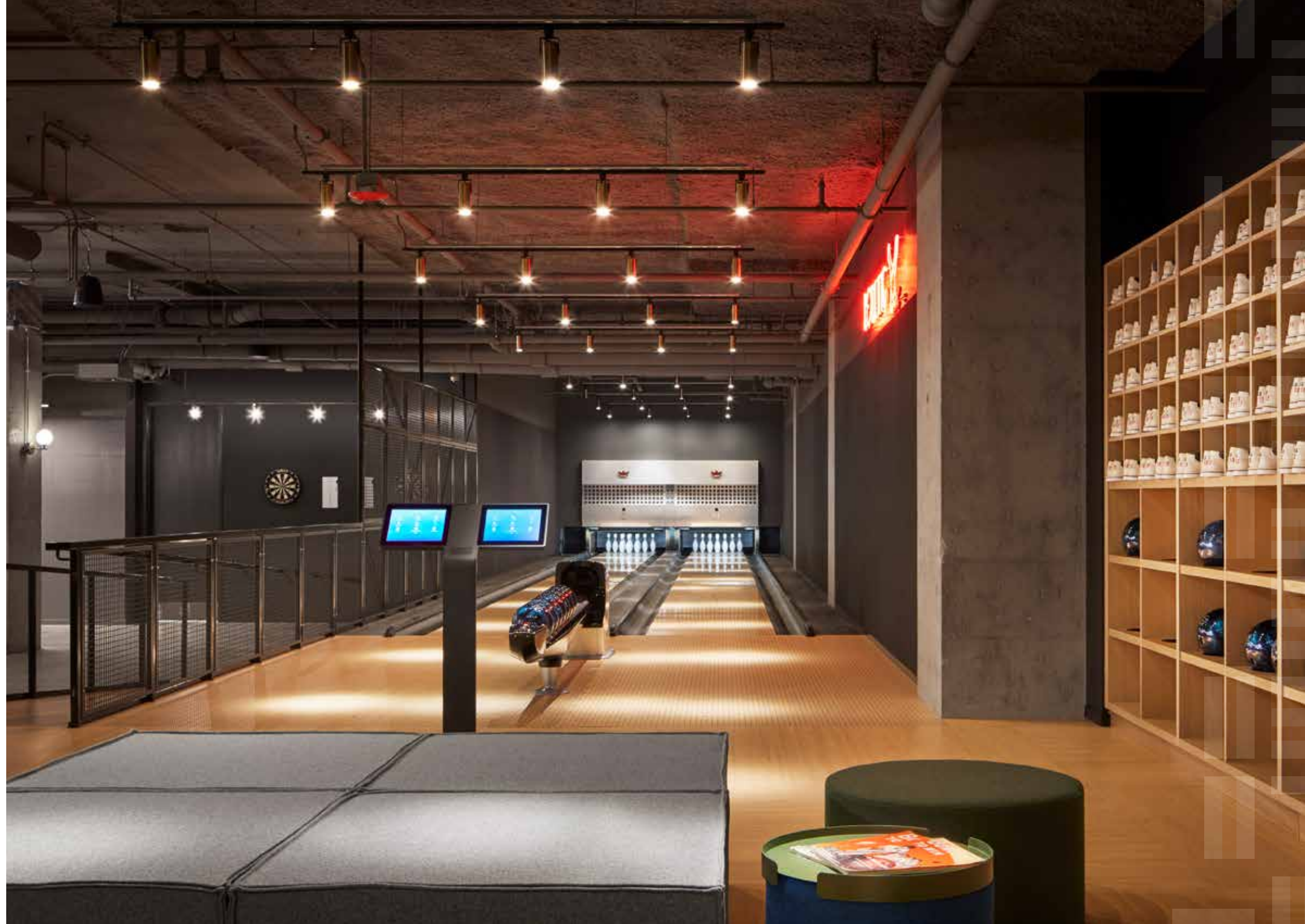
BUILDING DETAILS

- > 382,490 SF over 15 stories
- > Efficient, flexible 28,000 SF floor plates
- > Side core construction, maximizing collaboration and sight lines
- > 25'-30' column spacing
- > 11'6" slab-to-slab ceiling heights
- > Inline uninterrupted power system for entire building
- > Connected to three distinct power substations
- > Three 1,500 kVA emergency generators with 48-hour diesel tanks for total utility backup
- > Base building HVAC backed up by generator
- > Re-envisioned by Sterling Bay

ONE OF A KIND TENANT AMENITY PACKAGE



PRIVATE BOWLING ALLEY
& GAMING AREA



MORE AMENITIES.

The tenant amenity package is unmatched in the market and includes:

- > Penthouse amenity floor with indoor/outdoor lounge
- > Private bowling alley & gaming area
- > Conference facilities
- > Full-service fitness center
- > Multiple event spaces
- > Secure bike room
- > Private entrance available
- > Highly-visible branding opportunities
- > Secured executive parking

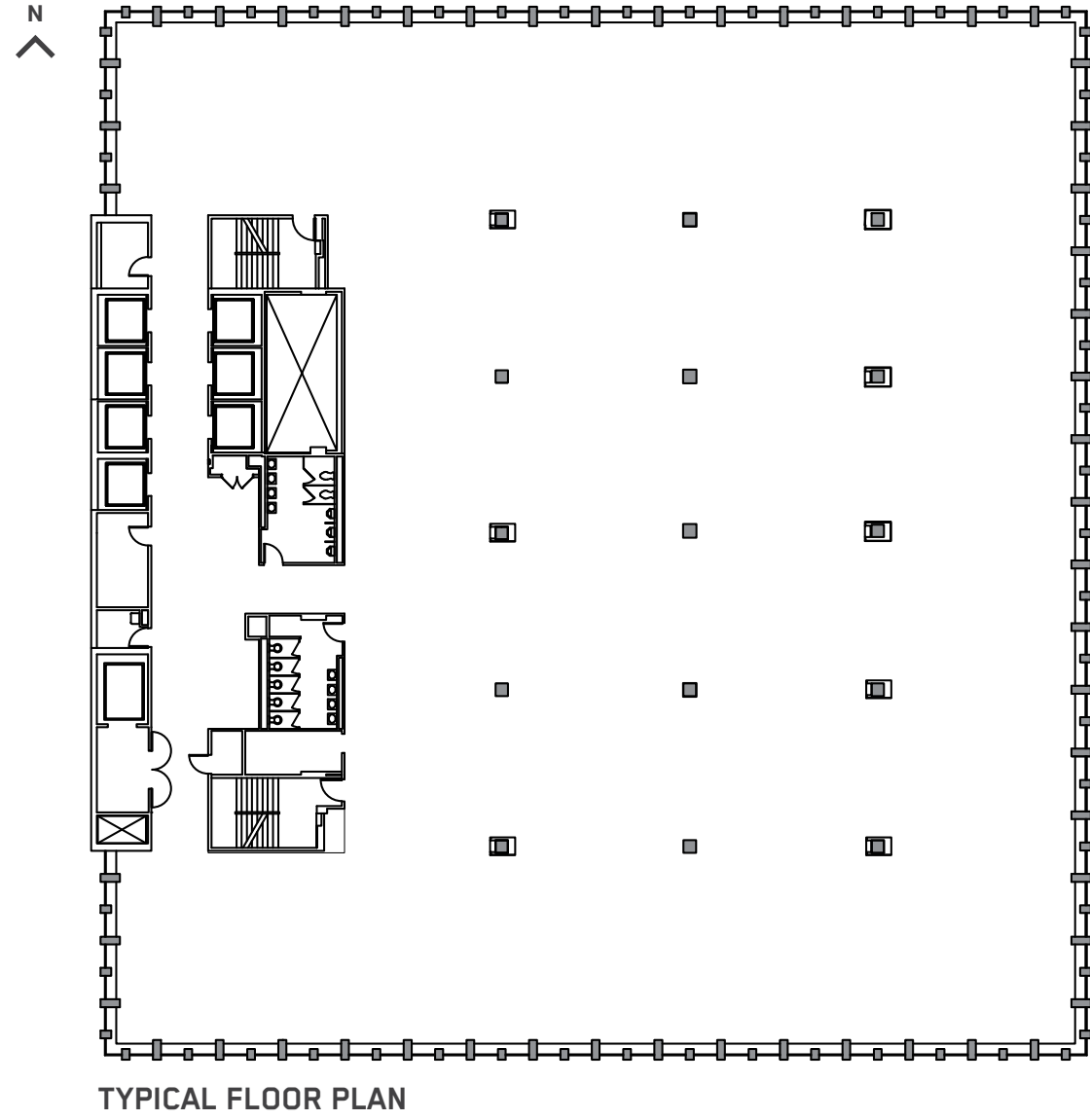


CONVENE AT WEST MONROE PARTNERS HQ.

Sterling Bay has partnered with Convene to bring a collection of rentable offices, membership-based work areas, communal space and recreational amenities to the building. When tenants need to get down to business, they have access to conference rooms, meeting spaces and private offices. When they need to rest and relax, Convene provides gourmet catering, unlimited snacks & drinks, a programmed fitness center, multiple event spaces, a penthouse with amenities and even an on-site bowling alley/gaming room.



AMENITY FLOOR





MORE ACCESS.

The Loop is Chicago's original office destination for a reason: its proximity to everything you need.

- > 3 blocks to Ogilvie and Union commuter train stations
- > 2 blocks to Washington/Wells and Quincy 'L' stations
- > 6 blocks to I-90/94
- > Dozens of food and beverage options within 3 blocks
- > Over 3,000 parking spaces within 4 blocks
- > Multiple fitness locations within 3 blocks including Equinox and FFC West Loop



AMENITY FLOOR

 westMONROE HQ

311W MONROE

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