

ONE ELEVEN NORTH CANAL

RARE 145,000 SF
CONTIGUOUS LEASING OPPORTUNITY





ONE ELEVEN NORTH CANAL

IT'S TIME TO REIMAGINE THE FUTURE OF OFFICE.

For those looking to create great things, 111 N Canal is your canvas. Open floorplates for custom build-outs. High-speed fiber connections to plug in. Centrally located to all major highways and public transit in the city. Amazing amenities to keep your talented team happy and comfortable. It's time you had a space that's designed for how you work. It's time for 111.



BUILDING DETAILS

- 16-story 840,000 SF office building in the West Loop
- 60,000 SF floor plates
- 145,000 SF of contiguous office space available, floors 8-10
- Reimagined amenities delivered Q4 2021
 - + Rooftop
 - + Tenant lounge
 - + Bar
 - + Video-enabled conferencing
 - + Fitness center
 - + Touchless tech
- Prominent Canal Street signage opportunity with maximum visibility
- Additional signage available on Washington and Randolph
- Private tenant roof deck with river and cityscape views available
- Lobby retail corridor with expansive tenant offering
- Bus, "L" and highway all within blocks
- Accessibility to Fulton Market
- Platinum WIRED Certified, LEED Platinum Certified, WELL Health-Safety Rated



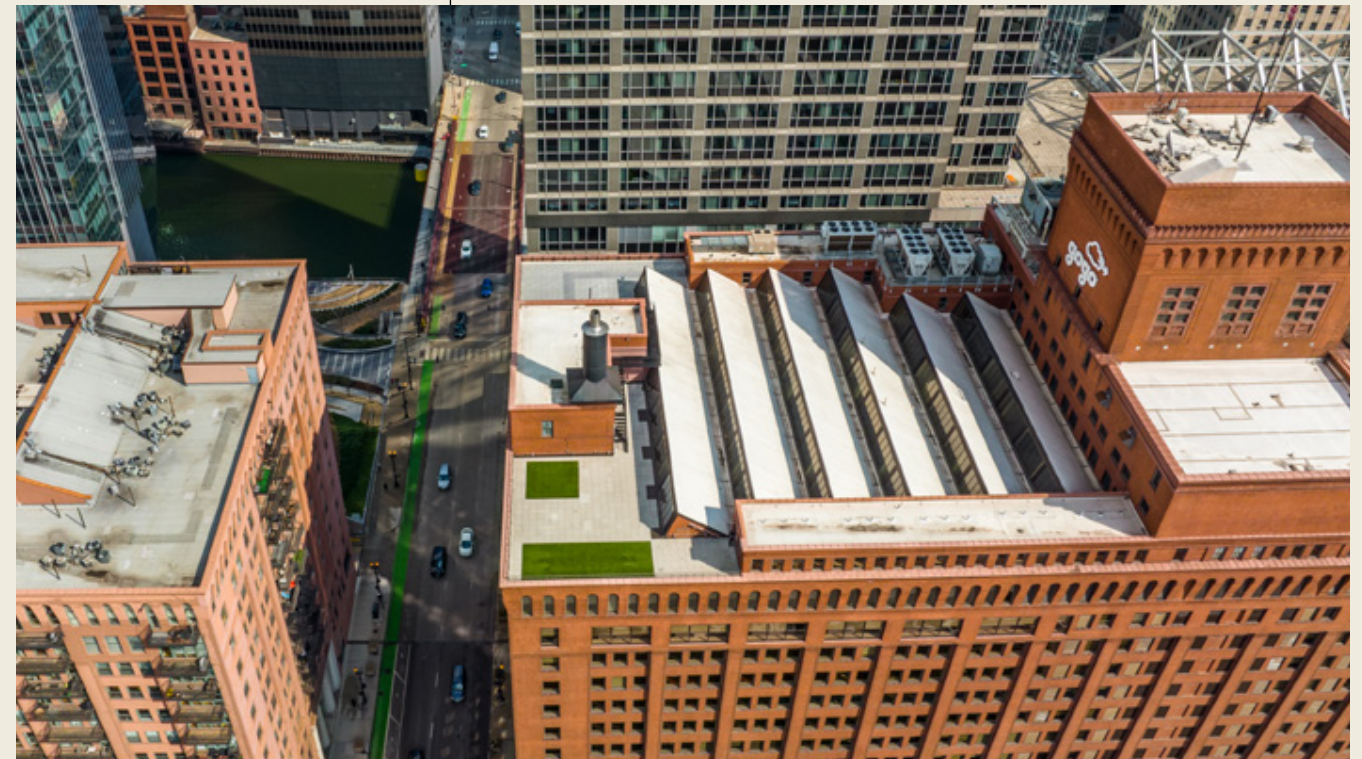
16 STORIES 1 EXCEPTIONAL ROOFTOP

One Eleven North Canal | Sterling Bay





- 3,500 SF
- Exclusive naming and branding opportunities
- Provide employees outdoor space to collaborate and socialize in an urban setting



PRIVATE ROOFTOP OFFERING



BEST IN CLASS AMENITIES

One Eleven North Canal | Sterling Bay





CONSERVATORY



CONFERENCING

AMENITIES



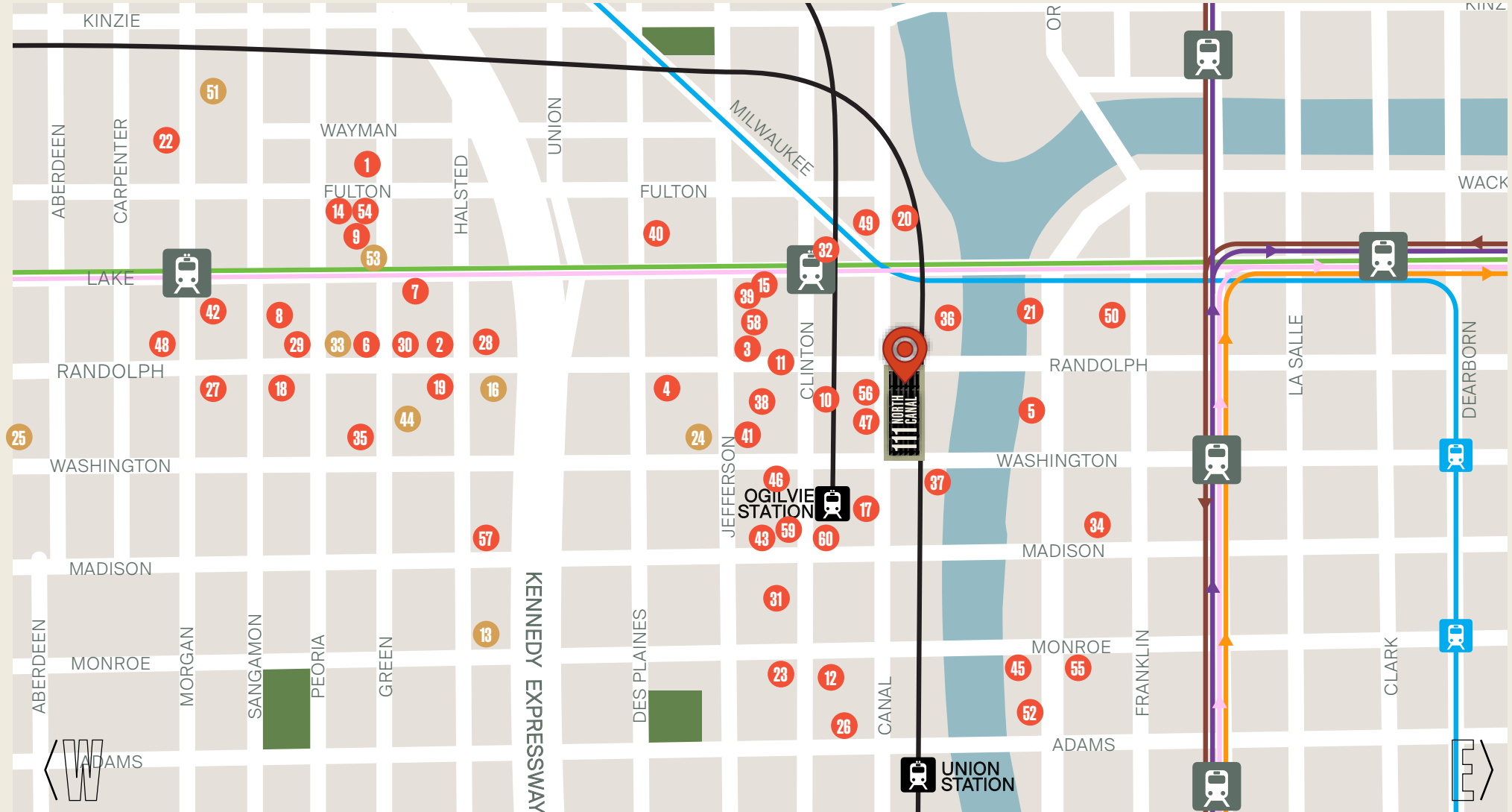
BAR



ONE ELEVEN NORTH CANAL LOCATION. LOCATION. LOCATION.

111 North Canal is one of the most accessible office locations in Chicago's CBD.

- Proximity to Fulton, River North, CBD with unmatched access to the building
- Adjacent to Ogilvie Transportation Center
- Two blocks from I-90/94
- Steps from multiple CTA bus routes



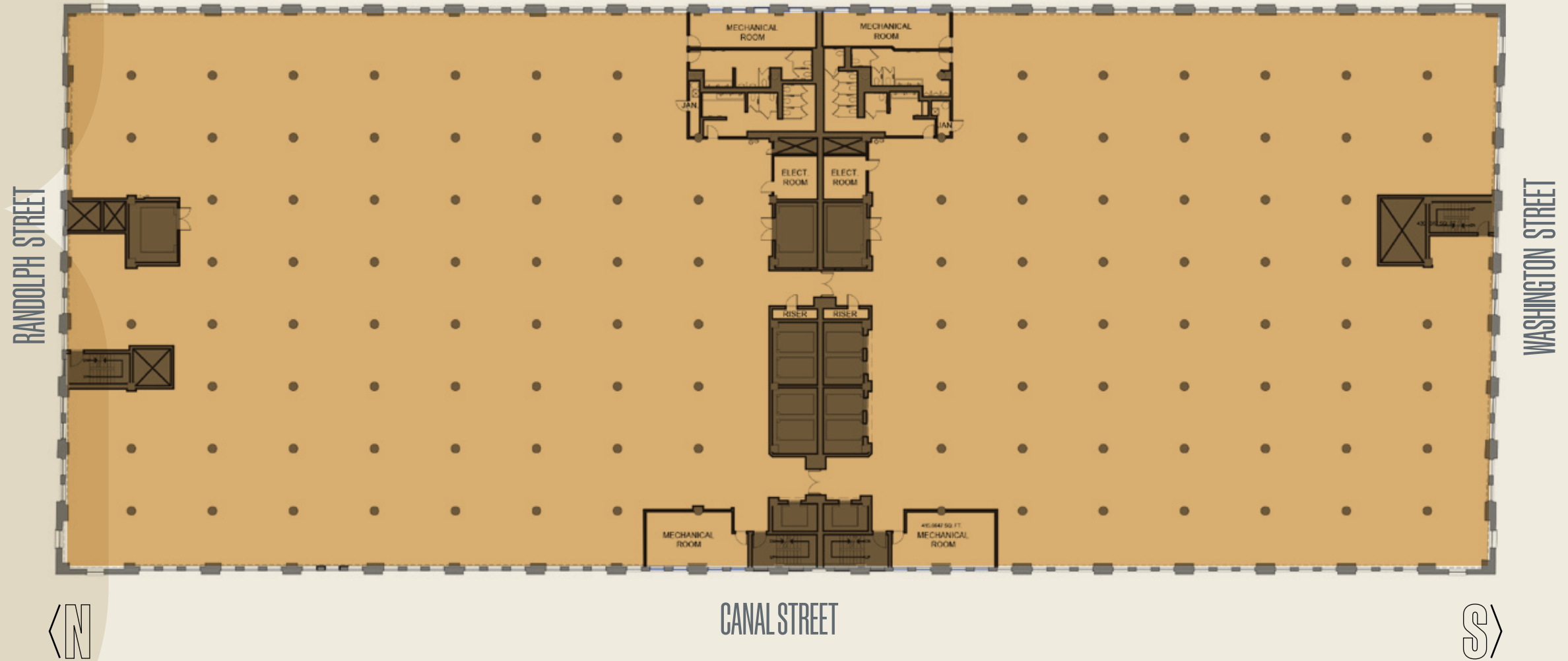
10 Minute Radius

- | | | | | | |
|---------------------------|------------------------------------|--|-----------------------------|---------------------------------|-------------------------------------|
| 1. Aba | 11. CH Distillery | 21. GoodFunk | 31. Naf Naf Grill | 41. Sepia | 51. The Emily Hotel |
| 2. Au Cheval | 12. Chipotle | 22. Google Chicago Fulton Market | 32. New Line Tavern | 42. Shake Shack | 52. The Fat Shallot Food Truck |
| 3. Alla Vita | 13. Crowne Plaza Metro Chicago | 23. Hannah's Bretzel | 33. Nobu Hotel | 43. Slightly Toasted | 53. The Hoxton |
| 4. Avec | 14. Duck Duck Goat | 24. Hampton Inn Chicago Downtown West Loop | 34. One North Kitchen & Bar | 44. Soho House | 54. The Publican |
| 5. Bar Mar by José Andrés | 15. Dunkin' | 25. Hyatt House Chicago/West Loop | 35. Parlor Pizza | 45. South Branch Tavern & Grill | 55. Townhouse Restaurant & Wine Bar |
| 6. Bar Siena | 16. Equinox Hotel (In Development) | 26. Jimmy John's | 36. Porter Kitchen & Deck | 46. Starbucks | 56. Vinny's Pizza Bar |
| 7. BLVD | 17. Food Court at Ogilvie Center | 27. La Colombe | 37. Potbelly Sandwich Shop | 47. Station Restaurant & Bar | 57. Whole Foods Market |
| 8. Bonci Pizzeria | 18. Formento's | 28. La Josie | 38. Proxi | 48. Sweetgreen | 58. Wishbone |
| 9. Cabra | 19. Girl and the Goat | 29. Leña Brava | 39. Saigon Sisters | 49. Taste 222 | 59. Wok N' Bao |
| 10. Chicago French Market | 20. Gibsons Italia | 30. Little Goat Diner | 40. Saint Lou's Assembly | 50. Taza Café | 60. Yolk |



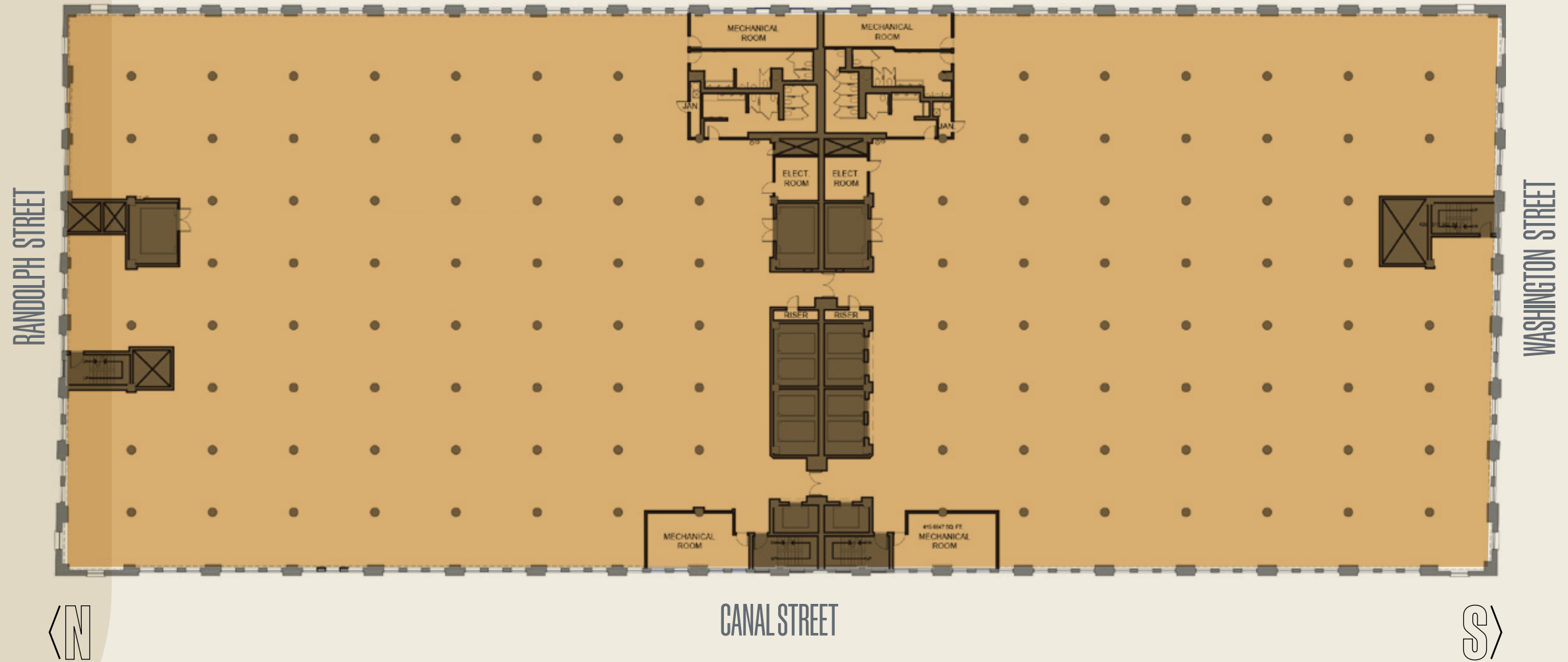
EIGHTH FLOOR SUITE 800

58,357 RSF AVAILABLE



NINTH FLOOR SUITE 900

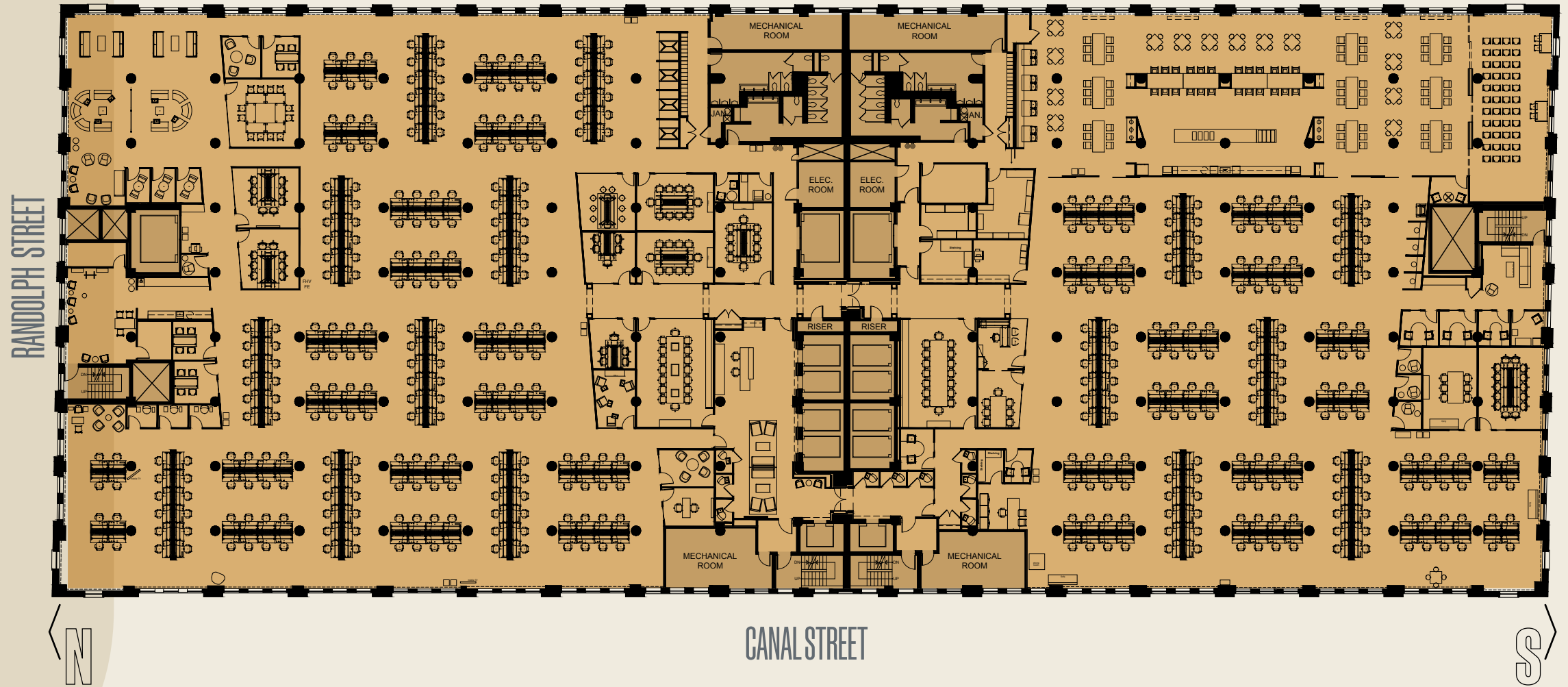
58,725 RSF AVAILABLE



NINTH FLOOR SAMPLE LAYOUT

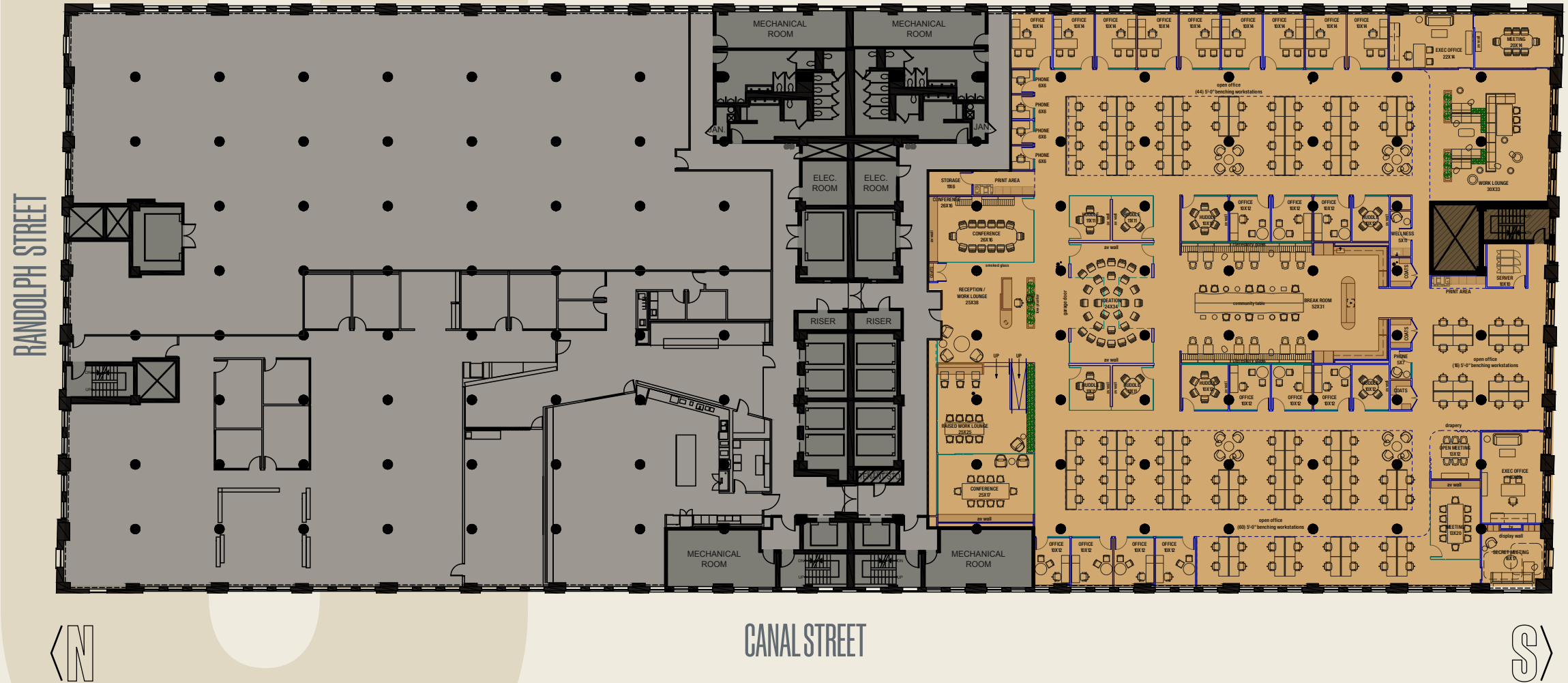
SUITE 900 | 58,725 RSF AVAILABLE

- Private Offices 1
- Workstations 420
- Receptionist 1
- Total Staff Count 422
- Reception Area 1
- Teaming/Huddle Spaces 26
- Conference Rooms 17
- Phone Rooms 20
- Copy Room 3
- Cafe Seating 168
- Cafe Storage 1
- MDF Room 1
- IDF 1
- IT Help Desk/Storage 1
- Storage Room 3
- Wellness 1
- Mailroom 1
- Satellite Coffee 1



TENTH FLOOR SPEC SUITE

















SUITE 1050 | 27,339 RSF



ONE ELEVEN NORTH CANAL STACKING PLAN

 AVAILABLE SPACE

PRIVATE TENANT ROOF DECK AVAILABILITY →

16	16,388 RSF		
15	56,551 RSF	INTELSAT 	
14	58,701 RSF	INTELSAT 	
12	58,253 RSF	Edelman 	
11	58,363 RSF	Edelman 	
10	58,273 RSF	twitter 	AVAILABLE SPEC SUITE 27,400 SF
9	58,725 RSF	AVAILABLE 58,725 SF	
8	58,357 RSF	AVAILABLE 58,357 SF	
7	58,073 RSF	KIN + CARTA	
6	58,317 RSF	SAP Fieldglass 	
5	58,314 RSF	Pinterest 	MarshMcLennan 
4	61,940 RSF	INTELSAT 	STARBUCKS® 
3	15,799 RSF	AVAILABLE SPEC SUITE	POTBELLY  SAP Fieldglass 
2	58,707 RSF	LEVEL 3 COMMUNICATIONS	
1	31,892 RSF	LEASED	
L	33,484 RSF	ILLINOIS BONE & JOINT INSTITUTE® 	edenhealth  THE FAREHOUSE CAFE 





ONE ELEVEN NORTH CANAL RETAIL

THE FAREHOUSE CAFE

The Farehouse Cafe, a full-service espresso bar, is located inside 111 N Canal. They serve freshly-brewed coffee and espresso beverages, pastries, and an assortment of grab & go sandwiches, salads, and fresh fruit prepared daily.

edenhealth

Eden Health at 111 N Canal provides on-site comprehensive healthcare services, including primary care, physical therapy and behavioral health. Offering a range of services, Eden Health works with companies to preserve their greatest asset: employee health. Keep your talent productive and healthy at 111 N Canal with personalized, full-spectrum primary care, mental health care, and insurance benefit navigation.



Illinois Bone + Joint at 111 N Canal provides orthopedic care that is dedicated to helping people move and live better. Tenants and guests can find relief and orthopedic solutions for muscle, bone, or joint injuries as well as chronic conditions like arthritis or osteoporosis.



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