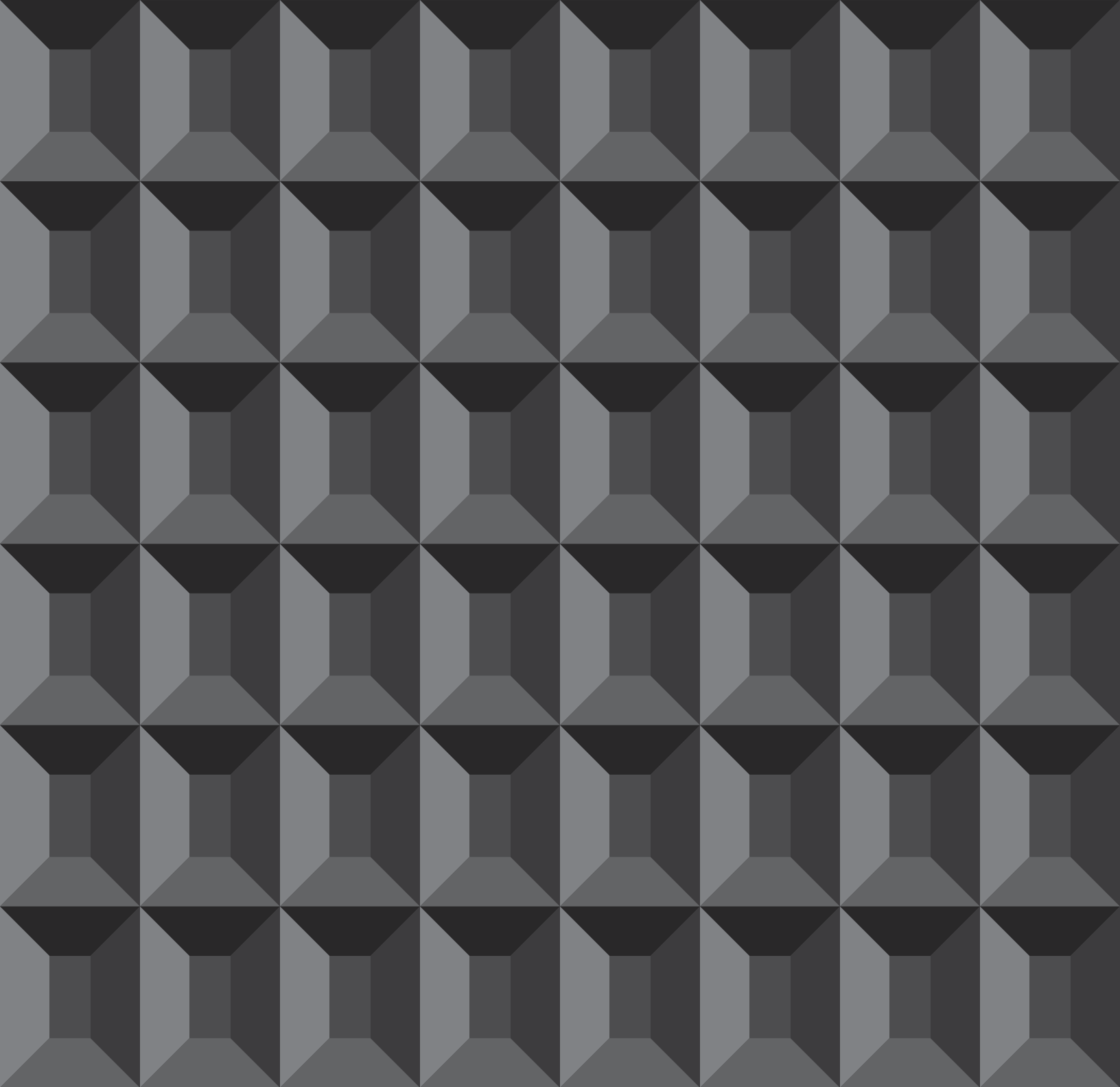


111
N CANAL





RETAIL OPPORTUNITY AT
111 NORTH CANAL

WHERE TECH GOES TO WORK

111 North Canal Street is a 16-story concrete loft office building located in the West Loop submarket of Chicago's business district. Sterling Bay has renovated the building into a state-of-the-art LEED Platinum certified building, including a newly designed lobby and retail level, new rooftop amenity rooms and outdoor space, improved tenant common areas, and updated building systems. 111 North Canal boasts large, efficient floor plates, the best fiber connectivity in the City, as well as unbeatable access to commuter trains and the expressway.

RETAIL@STERLINGBAY.COM 312.202.3483



PROPERTY DETAILS

BUILDING FEATURES

20,857 SF of retail available (divisible)

Located on Canal between
Randolph & Washington Streets

BUILDING EMPLOYEE COUNT
3,000

DELIVERY
Immediate

16-story, 860,000 SF “tech hub” office building in
the West Loop

Across from Ogilvie Transportation Center (OTC)

Ideal for non-black iron retail users of all sizes
looking to capture train commuters and tech
office employee audiences

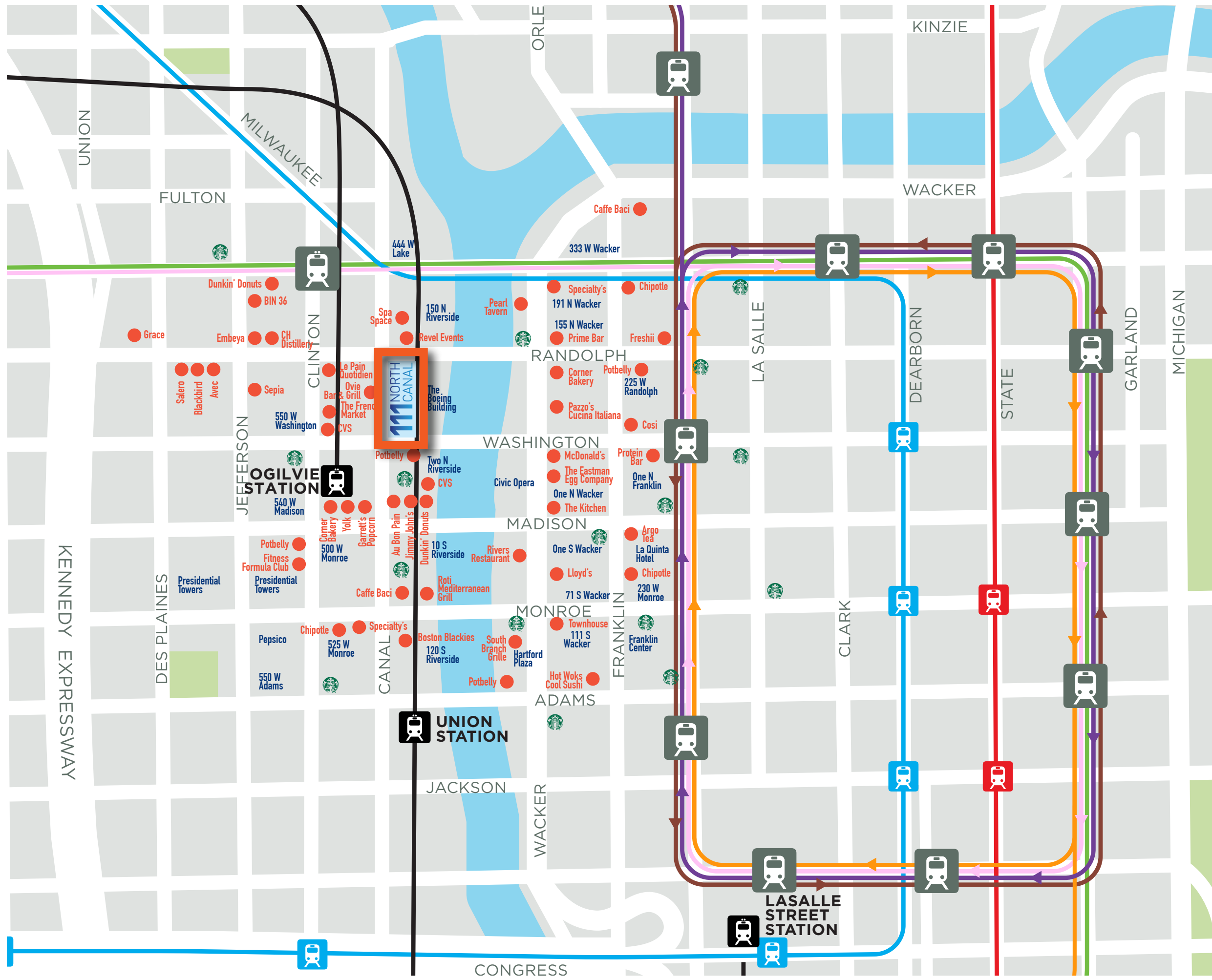
Ability to add exterior retail entrances

Signage opportunities available to retail - exterior
and interior of retail corridor

12,000 average daily pedestrian count

20,000 VPD (vehicles per day)

BUILDING CO-TENANTS
Intelstat, Edelman, Twitter, SAP, Pinterest,
Starbucks HQ, and more



COMPLETE ACCESSIBILITY

111 North Canal is one of the most accessible office locations in Chicago's CBD. The building is adjacent to Ogilvie Transportation Center, Chicago's main commuter rail hub, just two blocks from the Clinton green line 'L' station, and three blocks from I-90/94. The building is also within steps of multiple CTA bus routes.



BUILDING EXTERIOR



FAREHOUSE

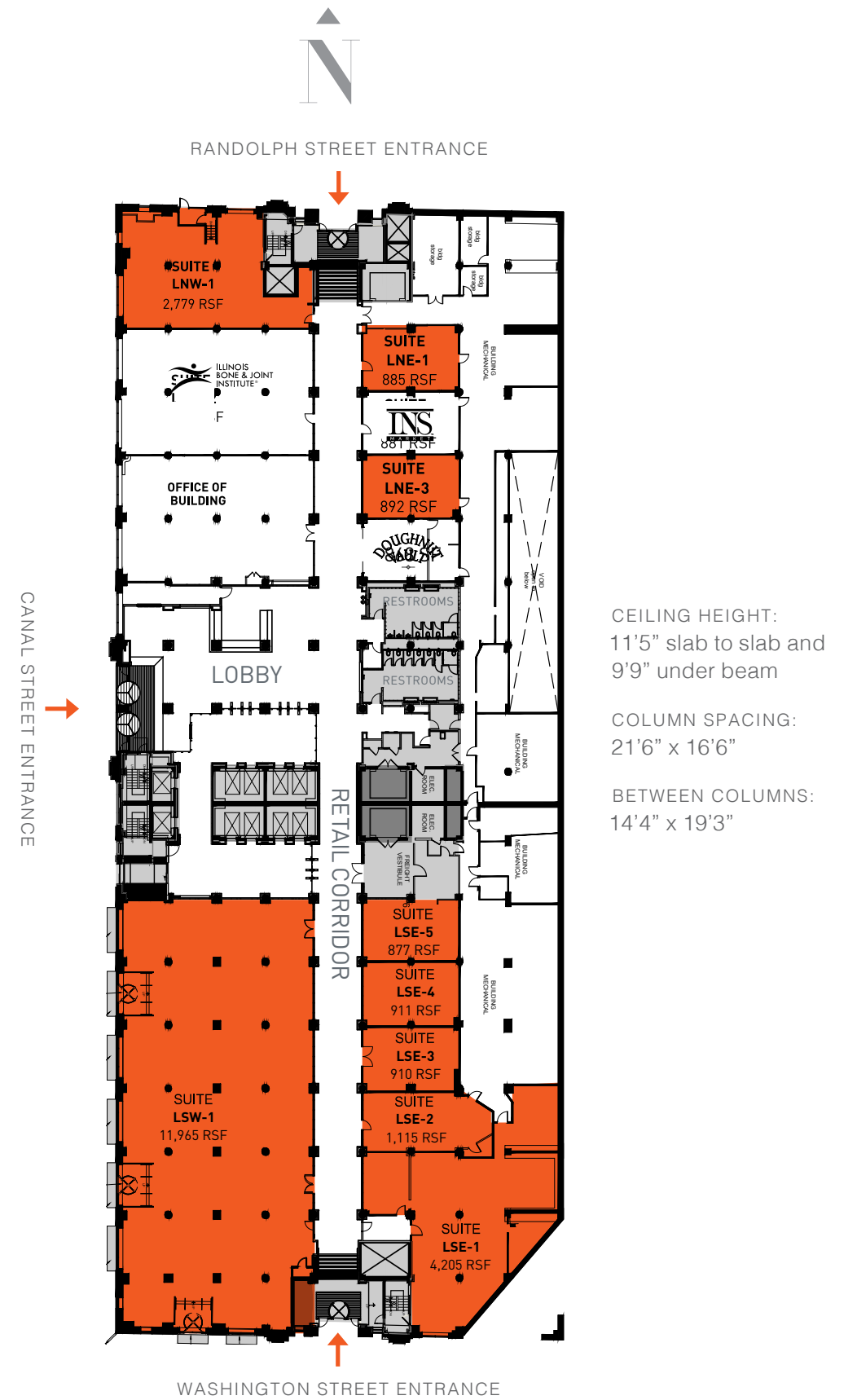


CONSERVATORY AND LOUNGE

BUILDING STACKING PLAN

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



LOBBY LEVEL FLOOR PLAN

20,857 SF / divisible to 877 SF /
12,000 daily pedestrians / 20,000 VPD

ABOUT STERLING BAY

Sterling Bay is a leading investment and development company with expertise spanning all aspects of real estate ownership. Known for creating world-class urban campuses for companies such as Google, McDonald's, Uber, Glassdoor, Dyson, Tyson Foods and Pinterest, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

Sterling Bay's team of more than 200 professionals is responsible for a portfolio exceeding \$3 billion, and a development pipeline in excess of \$8.7 billion. For more information, visit www.sterlingbay.com.

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