



111 NORTH CANAL

115,000 SF CONTIGUOUS LEASING OPPORTUNITY



111 NORTH CANAL

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.

BUILDING DETAILS

- > Reimagined amenities delivering Q3 2021
- > 115,000 SF of contiguous office space available, floors 8-10
- > Canal Street Signage Opportunity available
- > Private Tenant Roof Deck Availability
- > 16-story 860,000 SF “tech hub” office building in the West Loop
- > Renovated building with rooftop, amenity floor, fitness center, valet and storage space
- > Just south of 2.3 million SF of new office developments
- > Bus, “L” and highway all within 4 blocks
- > Platinum WIRED Certified
- > LEED Platinum Certified
- > WELL Health-Safety Rated
- > Winner of the 2016 & 2017 TOBY Award for Renovated Building



Retail corridor rendering



RETAIL AT 111 NORTH CANAL

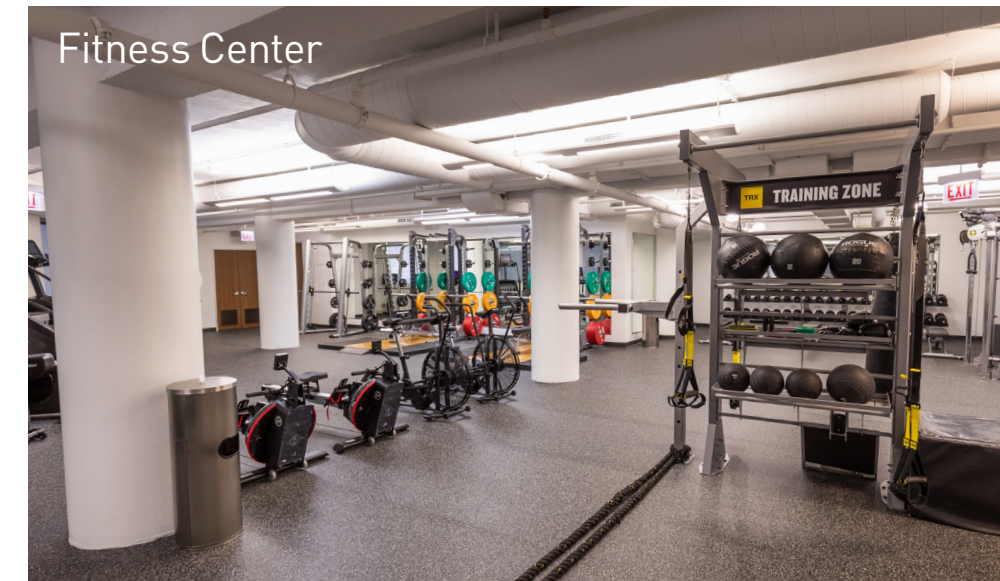


Eden Health at 111 N Canal provides on-site comprehensive healthcare services, including primary care, physical therapy and behavioral health. Offering a range of services, Eden Health works with companies to preserve their greatest asset: employee health. Keep your talent productive and healthy at 111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

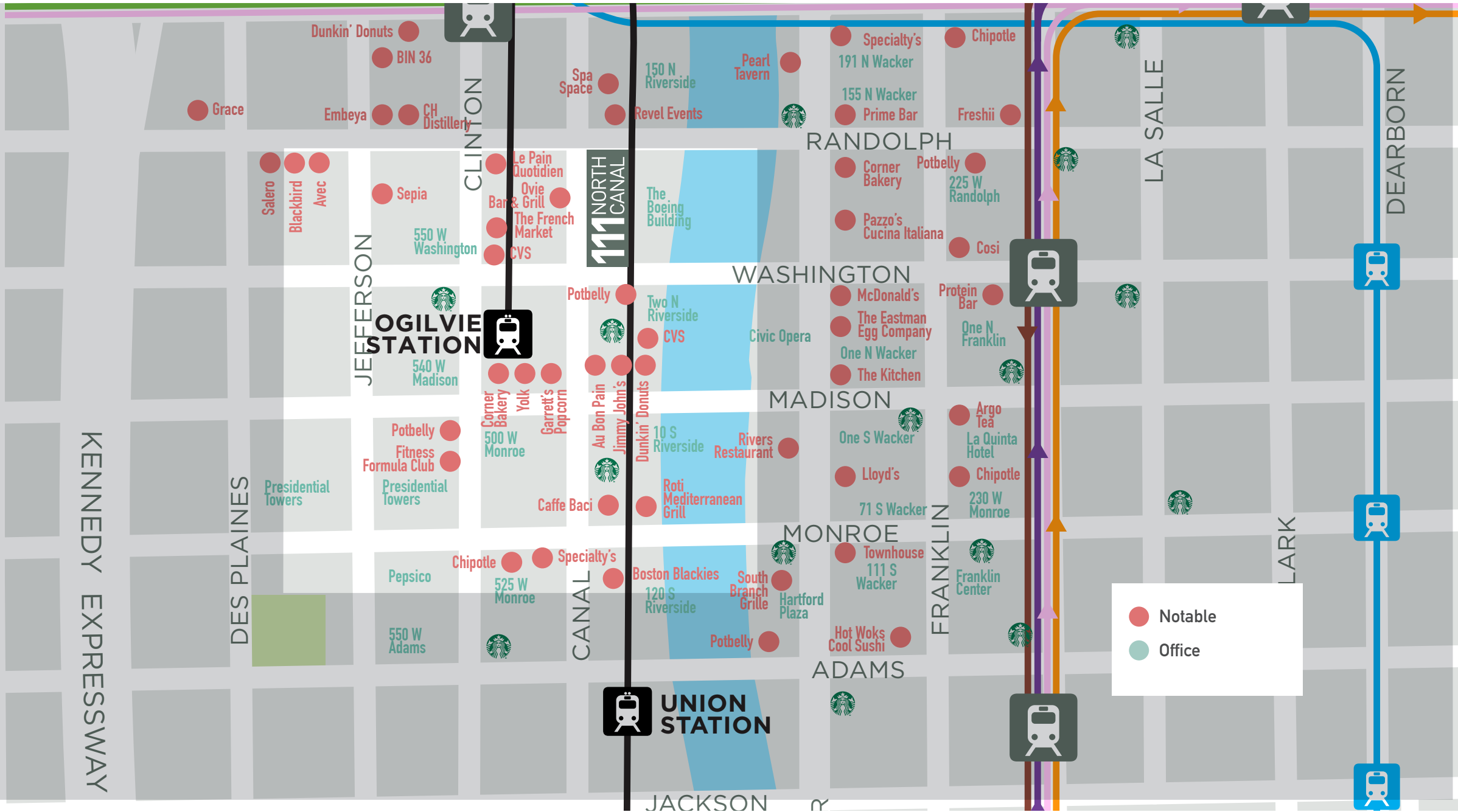


Illinois Bone + Joint at 111 N Canal provides orthopedic care that is dedicated to helping people move and live better. Tenants and guests can find relief and orthopedic solutions for muscle, bone, or joint injuries as well as chronic conditions like arthritis or osteoporosis.

BEST IN CLASS NEW TENANT AMENITIES - UNDERWAY



111 NORTH CANAL AREA MAP



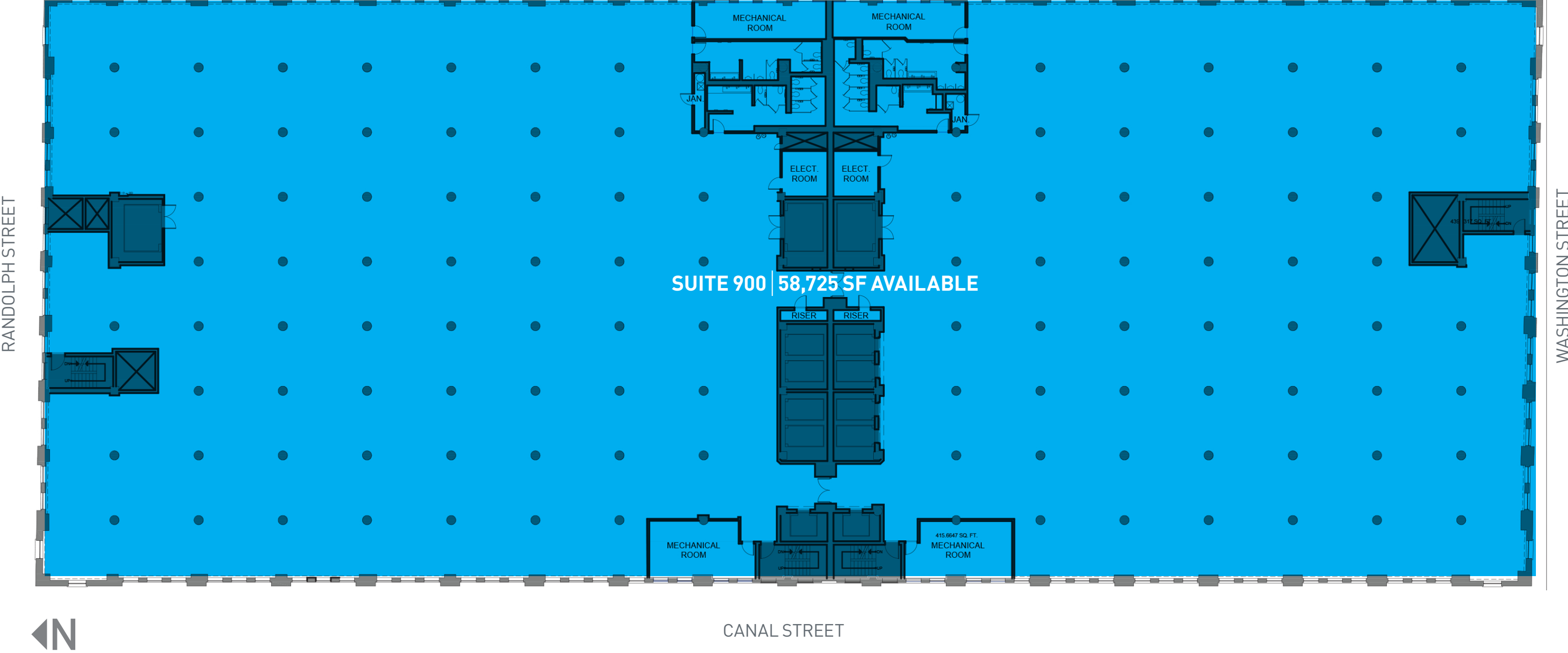
LOCATION

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 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.

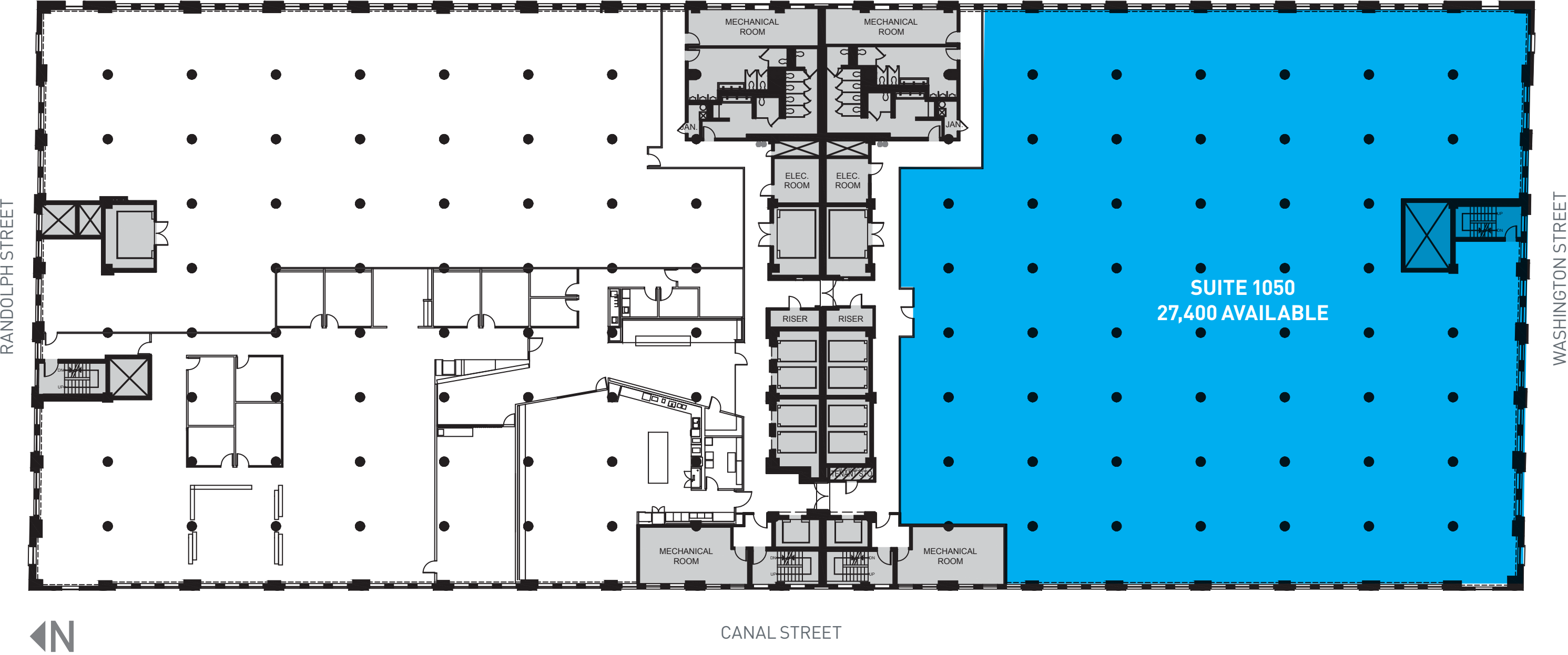
8TH LEVEL FLOORPLAN



9TH LEVEL FLOORPLAN



10TH LEVEL FLOORPLAN



STACKING PLAN

16 16,388 SF

15 56,551 SF

14 58,701 SF

12 58,253 SF

11 58,363 SF

10 58,273 SF

9 58,725 SF

8 58,357 SF

7 58,073 SF

6 58, 317 SF

5 58,314 SF

4 61,940 SF

3 58,730 SF

2 58, 707 SF

1 31,892 SF

L 33,484 SF

AMENITY FLOOR		
 INTELSAT.		
 INTELSAT.		
 Edelman		
 Edelman		
	AVAILABLE 27,400 SF	
AVAILABLE 58,725 SF		
VIVIDSEATS	AVAILABLE 27,500 SF	
solstice		
 FIELDGLASS®		
	 Assurance A Marsh & McLennan Agency LLC Company	
	 STARBUCKS®	
		 FIELDGLASS®
Level 3 Communications		
LEASED		
LOBBY/RETAIL		

→ Private Tenant Roof Deck Availability



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, Glassdoor, Dyson, Tyson Foods and Gogo, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

For more information visit sterlingbay.com.

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