

FACT SHEET

LOCATION

In Chicago's West Loop district, northeast corner of Franklin and Randolph

PROJECT TEAM

Developer: The John Buck Company
Design Architect: John Ronan Architects
Architect of Record: Adamson Associates Inc.

SITE SIZE

34,063 SF

BUILDING SIZE

807,355 RSF

HEIGHT

35 stories, 510' feet tall

SUPERSTRUCTURE

A solid stone base, concrete core with a glass curtain wall enclosed tower

OFFICE SPACE

- Column-free floor plates, columnless corners
- Typical floor 26,000 RSF
- Typical core to glass depth: 49' north/south dimension, 42'-44' east/west dimension
- Walk-through restrooms
- On floor HVAC

ELEVATORS

- 2 banks
- Low-rise: floors 3-18; 8 elevators
- High-rise: floors 19-35; 7 elevators
- 19th floor transfer
- Destination dispatch technology

CEILING HEIGHTS

- Floors 3-33: 9'6" finished, 13'2" slab-to-slab
- 20th floor: 19' slab-to-slab (1/2 floor)
- Floors 34-35: 11' finished, 14'8" slab-to-slab

AMENITIES

- Professionally managed fitness center
- Conference for 250 people/collaboration areas
- Restaurant space
- Cafe and carry out food service
- ATM
- Sundry shop
- Concierge
- Interior bike room with shower access

OUTDOOR SPACES

- Four-story covered plaza with access to the lobby and cafe
- Mezzanine terrace connected to collaboration lounge
- Rooftop sky garden landscaped with high-altitude trees equipped for catering and private event

PARKING

- 34 indoor executive parking stalls
- 4,200 parking stalls within 1-block radius

SUSTAINABILITY

- LEED-CS Gold design
- WiredScore Platinum Pre-Certified
- Supplemental electrical solar panels
- Low flow plumbing

HVAC SYSTEM

- On floor air handling units
- Direct Digital Control (DDC) System
- Smart device and desktop control of after-hours heating and cooling
- On demand supplemental chilled water capacity from enWave

ELECTRICAL CAPACITY

- 5 watts per square foot standard, expandable power supply up to 8 watts per square foot
- Redundant system with dual feeds and automatic throw over system
- Backup generator space and additional riser capacity

COMMUNICATIONS PLATFORM

- Seamless mobile voice and data coverage throughout the building
- Web-enabled, integrated building system platform for easy control of security, temperature (HVAC) and lighting
- Satellite voice/data/CATV system capable

SECURITY

- Tenant tailored platform
- 24/7/365 security personnel
- Smart device and key card access
- Web and email based check-in
- Camera monitoring

LEASING

- Newmark Grubb Knight Frank

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MANAGEMENT

- On-site by Buck Management Group LLC
- Award winning and Ritz-Carlton professionally trained staff

CEILING HEIGHT



Optimized sunlight for better workspaces

Compared to traditional 9-foot ceilings, 151 North Franklin offers tenants 9'6" finished ceiling heights with floor-to-ceiling glass. More sunlight can now reach further into tenant spaces, promoting a healthier, more productive work environment.