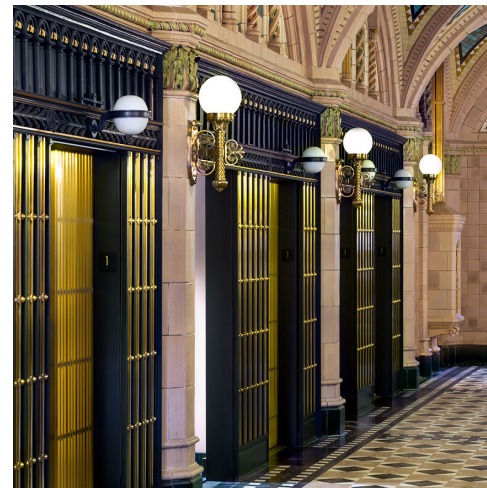
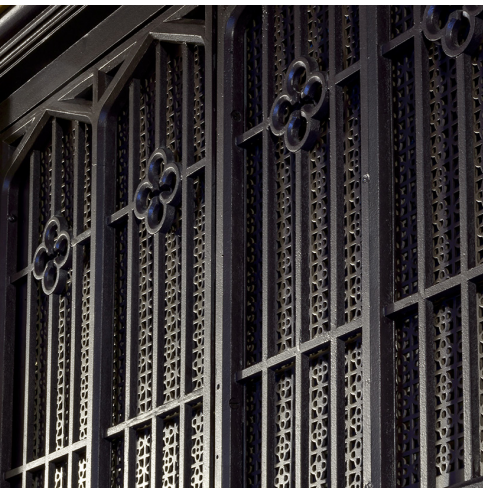


104 S. MICHIGAN



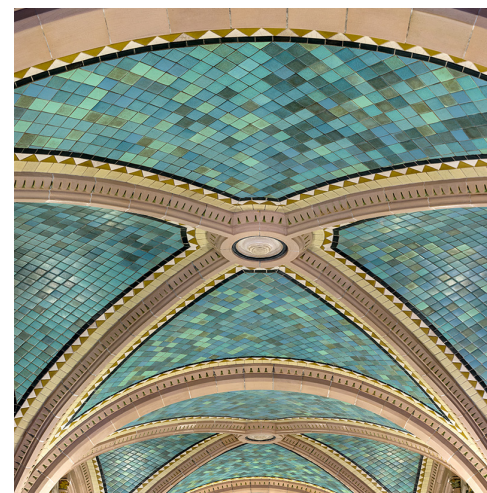
THE
MONROE
BUILDING

THE MONROE BUILDING



Today this architectural gem is celebrating its centennial with a newly completed restoration, the latest amenities and technologies, and unobstructed lake and Millennium Park views. Experience the Monroe Building—designed for the ages, equipped for the future.

The Monroe Building combines the warmth of historic design with the features of a modern workplace and picture-perfect views. Efficient floor plates accommodate 2,000-square-foot to 14,700-square-foot users on a single floor with elevator identity for every tenant.



A B U N D A N T A M E N I T I E S .

Newly renovated, the Monroe Building offers the latest technologies and most desirable features for tenants seeking Loop and Michigan Avenue offices:

- ✧ A new fitness center with lockers, showers and towel service, plus bike storage
- ✧ An unparalleled auditorium and broadcast center, conference and teleconference facilities, and event space
- ✧ Completely updated building, security and IT systems
- ✧ A data center with server space and tenant IT support
- ✧ Discounted parking adjacent to the building at Millennium Park Garages
- ✧ Ready access to public transportation

A dedicated in-house management team provides the kind of personal attention today's tenants want but rarely find. And from its position on the landmark Michigan Avenue, the Monroe Building gives tenants what may be the greatest amenity of all — unobstructed park and lake views.



THE
MONROE
BUILDING

M O D E R N
SYSTEMS.

M E C H A N I C A L

- ✦ New air-handler unit on every floor; affordable after-hours HVAC
- ✦ Variable air-volume system; new perimeter radiators with DanFloss Controls; plenum return
- ✦ New 600-ton chilled-water HVAC system; new chillers and cooling towers
- ✦ New condenser water glycol system; 350 tons of cooling with 150 tons supplemental available (14 tons per floor)

E L E C T R I C A L S E R V I C E

- ✦ New electrical system throughout; 8 watts/RSF
- ✦ Individual tenant meters provided by ComEd
- ✦ Redundant feeds from multiple ComEd substations

P L U M B I N G

- ✦ New plumbing throughout
- ✦ Five plumbing risers

S E C U R I T Y

- ✦ 45+ cameras
- ✦ 24-hour manned security

I T & P H O N E

- ✦ Satellite TV access available on all floors
- ✦ Modern voice and data infrastructure
- ✦ Full-service IT company in-house

D A T A C E N T E R

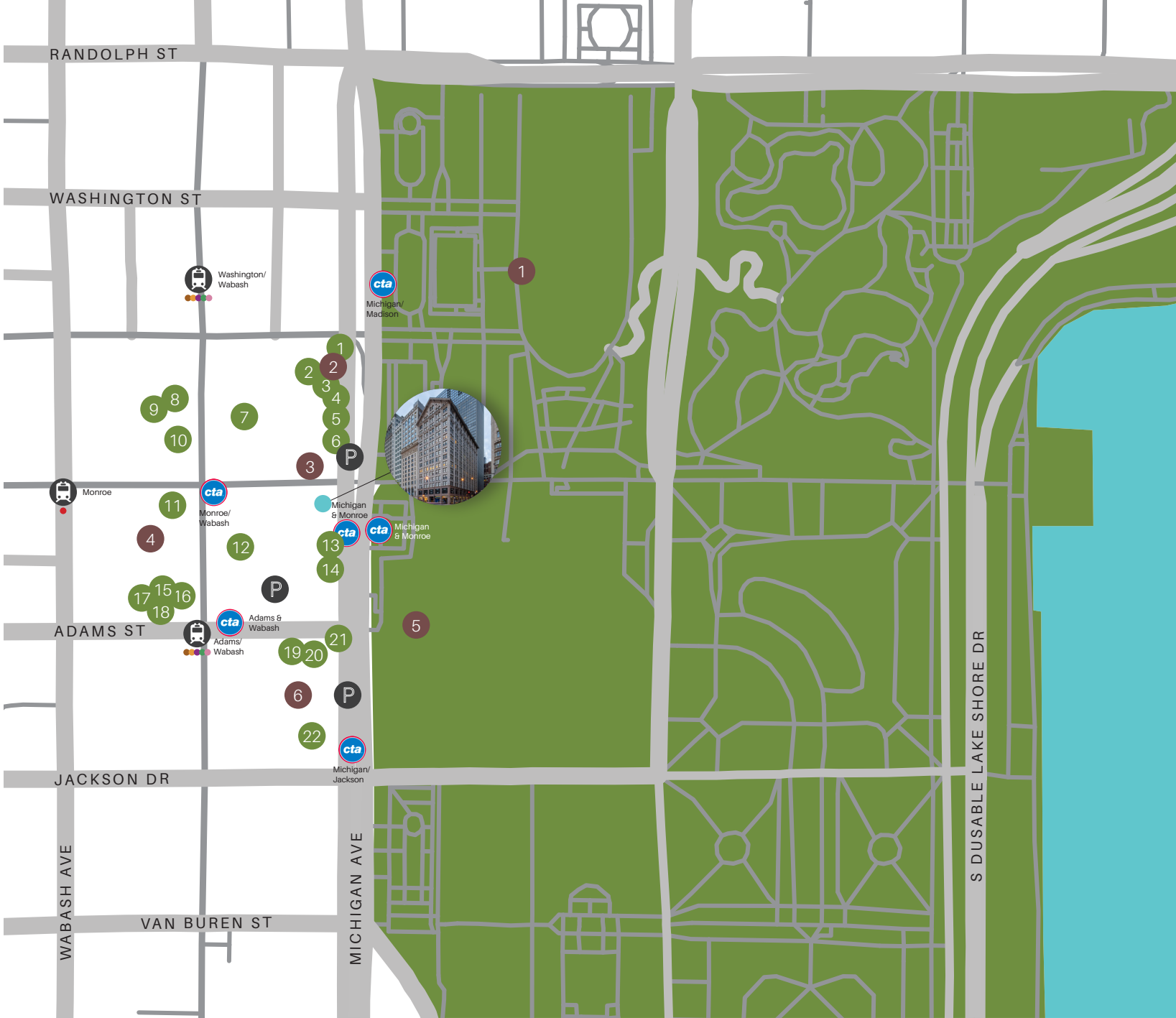
- ✦ New 1,200-RSF, state-of-the-art, high-security data center
- ✦ Backup systems for uninterrupted power supply
- ✦ Rental rack/cabinet space for tenant equipment
- ✦ Hosting, monitoring and maintenance available

E L E V A T O R S

- ✦ Five new passenger elevators with access control
- ✦ New two-stop elevator on floors 15-16
- ✦ Freight elevator

L I F E S A F E T Y

- ✦ Fully sprinklered
- ✦ New emergency generator and life safety command panel
- ✦ Two emergency stairwells, both pressurized with area of rescue stations on every floor



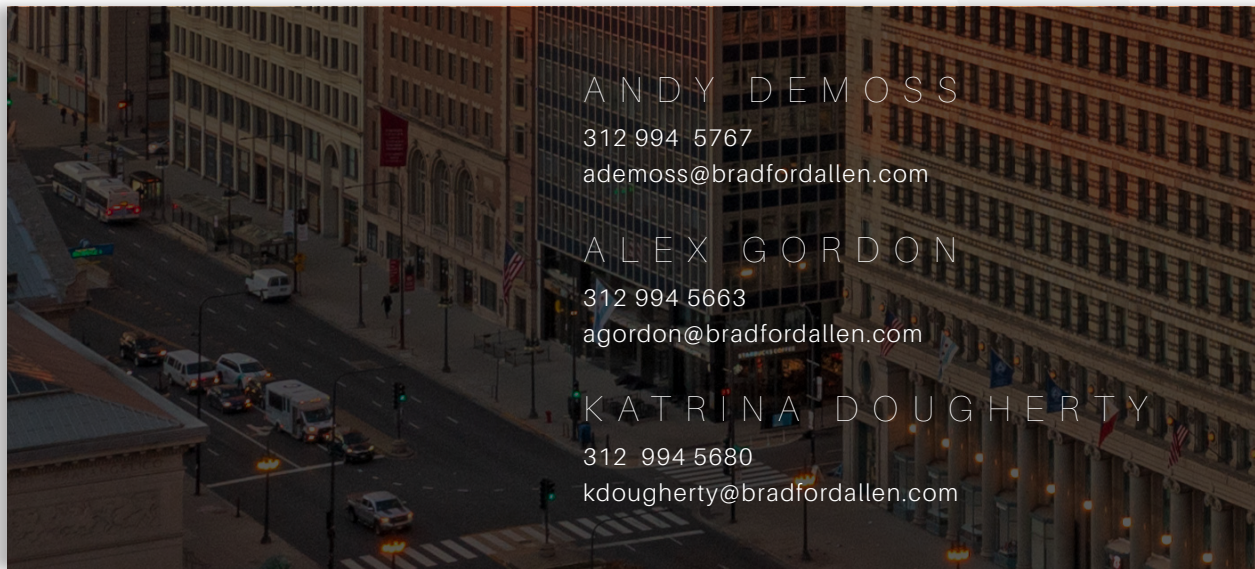
P R I M E L O C A T I O N .

D I N I N G

- | | | |
|----------------------------|------------------------|--------------------------|
| 1 Fairgrounds Coffee & Tea | 9 Nando's PERI-PERI | 17 Jimmy's Gyros & Grill |
| 2 Cindy's Rooftop | 10 Flat Top Grill | 18 JJ Fish and Chicken |
| 3 Cherry Circle Room | 11 Corner Bakery | 19 Russian Tea Time |
| 4 Acanto | 12 Forum 55 | 20 Potbelly |
| 5 The Gage | 13 Jollibee | 21 Starbucks |
| 6 Hot Woks Cool Sushi | 14 Chick-fil-a | 22 The Exchange |
| 7 Goddess and the Baker | 15 Happy Monday Coffee | |
| 8 JIAO | 16 Miller's Pub | |

A T T R A C T I O N S

- 1 Millennium Park
- 2 Chicago Athletic Association
- 3 University Club of Chicago
- 4 Palmer House
- 5 The Art Institute of Chicago
- 6 Chicago Symphony Orchestra



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