

401

NORTH MICHIGAN

EXCEED EXPECTATIONS



Zeller Realty Group



REFRESH YOUR ROUTINE ATTRACT THE BEST TALENT

Tenants can break free from the daily routine by utilizing the 19th floor conference center and tenant lounge which feature the best urban views in all of Chicago. A healthy tenant is a happy tenant. Tenants at 401 North Michigan can attract and retain the best talent by offering their employees access to a myriad of amenities that promote a healthy lifestyle even away from home with an onsite state-of-the-art fitness center, healthy onsite dining options, a partnership with Yellow Tractor and a secure bike room.



EXTENSIVE AMENITIES

PINE STREET KITCHEN

Providing nutritious, convenient breakfast, lunch and grab-and-go options with ingredients sourced from local producers in addition to a rotating selection of Chicago's best local restaurants and an on-site barista serving Starbucks Coffee.

SHARED CONFERENCE CENTER AND TENANT LOUNGE

Offering tenants access to boardrooms, a training center and event space on the 19th floor with breathtaking views overlooking Michigan Avenue and the Chicago River.

HEALTH CLUB

A 7,500 SF facility featuring full range of free weights, treadmills, Peloton bikes, elliptical machines, group exercise classes, personal training, cryoeffect/cryotherapy services, towel and laundry service in addition to fully amenitized men's and women's locker rooms.

CONCIERGE SERVICES

Full-time building concierge providing services on par with a five-star hotel.

INDOOR VALET PARKING

Accessible from Lower Michigan and North Water Street with a capacity of 251 cars and easy access to Lake Shore Drive and Lower Wacker Drive. Additional services include electric vehicle charging stations, on-site car wash, and vehicle assistance.

LIFESTYLE SERVICES

Manicures, pedicures, massages, haircuts, and blowouts provided onsite by Hubhub.

SECURE BICYCLE STORAGE

Easy access and secure storage for cyclists with repair/air station.

GENERAL SERVICES

Sundry store, ATM, USPS, FedEx, UPS and in-building messenger services.

PIONEER COURT

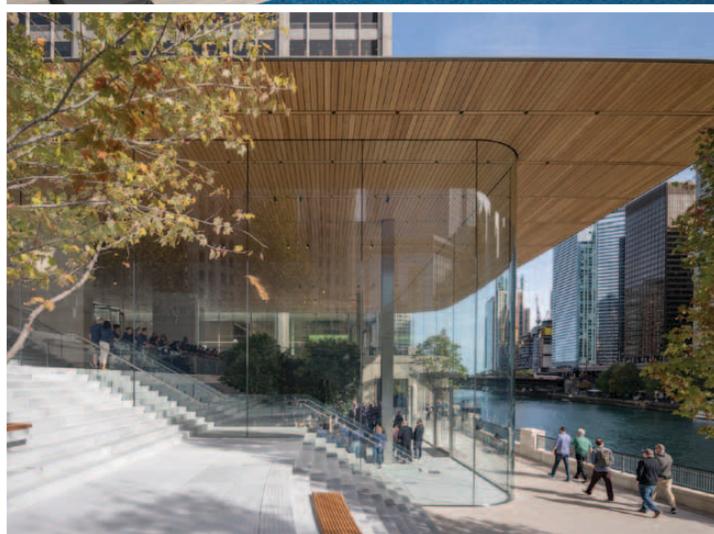
Monthly events featuring morning yoga, cycling classes and promotional activations. The place where work, play, daily living and the community all intersect.

CONCOURSE ACCESS TO BLEACHER CENTER

Climate controlled pedway connects directly to University of Chicago's Gleacher Center for easy access to additional event space, conferencing facilities, classrooms and dining club.

RIVERWALK

Spanish steps connect the building to Chicago's riverfront walk.



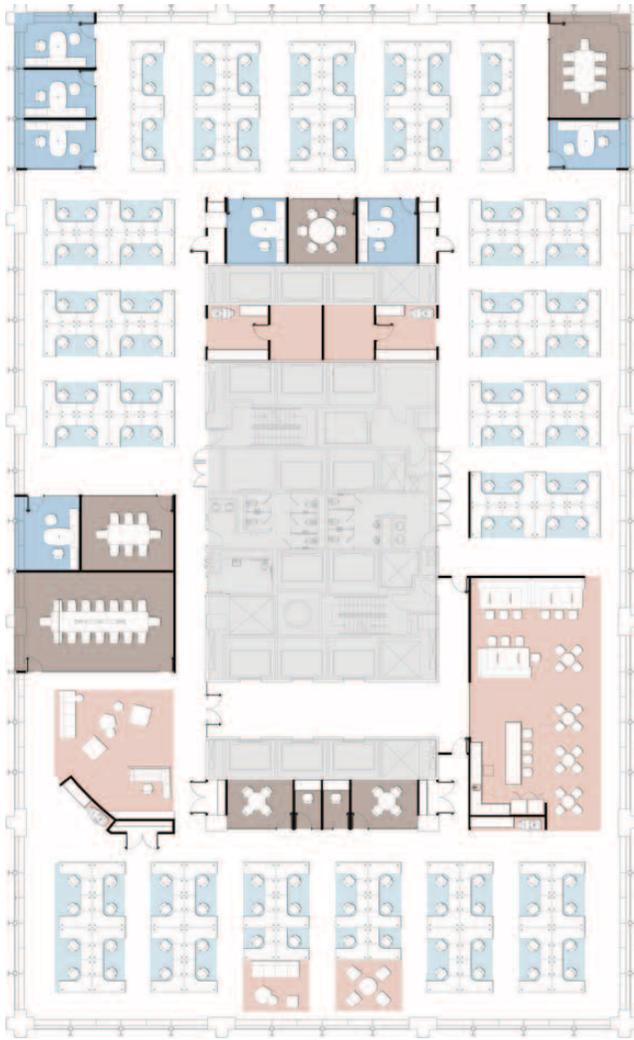
OVERALL TENANT EXPERIENCE

401 North Michigan boasts oversized windows accentuating the exhilarating views of the Chicago River, Lake Michigan, Michigan Avenue and surrounding historic architecture. Tenants experience the best Chicago has to offer without leaving their suite. The Class A office tower's breathtaking views of the outside reflect the iconic brands on the inside.



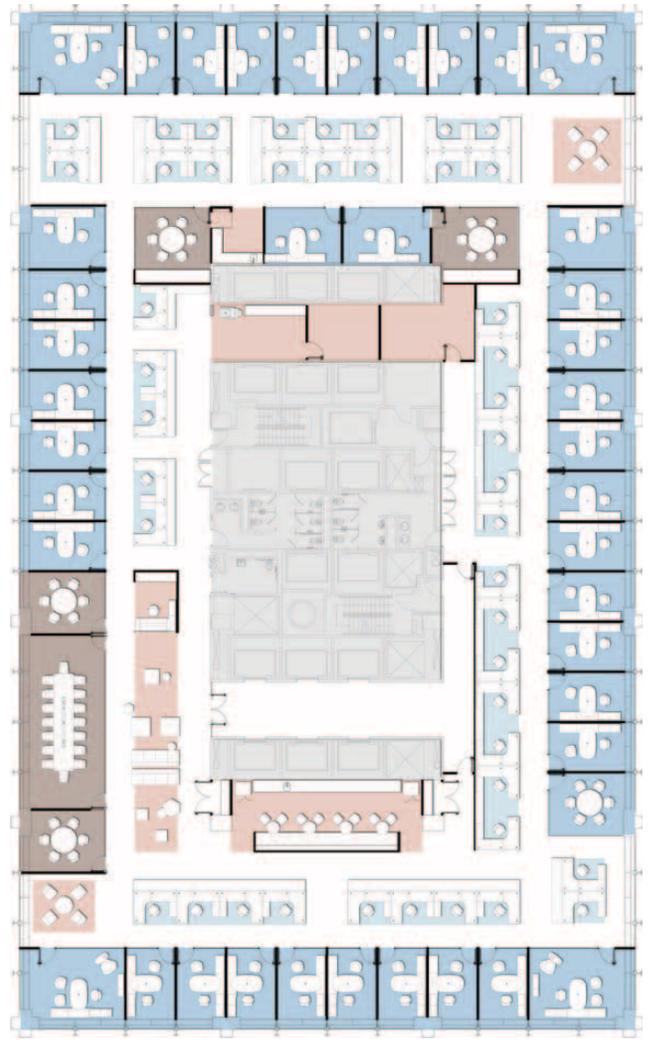
EFFICIENT DESIGN

401 North Michigan's rectilinear floorplates average 22,500 SF and contain only four interior columns per floor, offering outstanding planning efficiency with full floor add-on factors as low as 1.14%.



OPEN OFFICE PROGRAM

Headcount: 140 employees
Efficiency: 155 rsf/employee



PROFESSIONAL SERVICES PROGRAM

Headcount: 85 employees
Efficiency: 255 rsf/employee

GREEN BUILDING INITIATIVES AND CONNECTIVITY

401 North Michigan has successfully achieved LEED® PLATINUM Certification by the U.S. Green Building Council along with Energy Star Certification by the U.S. Environmental Protection Agency. The building has also been awarded a WiredScore Gold rating since 2016 demonstrating the building's commitment to provide the connectivity tenants expect and demand while keeping pace with the cutting edge of technology.





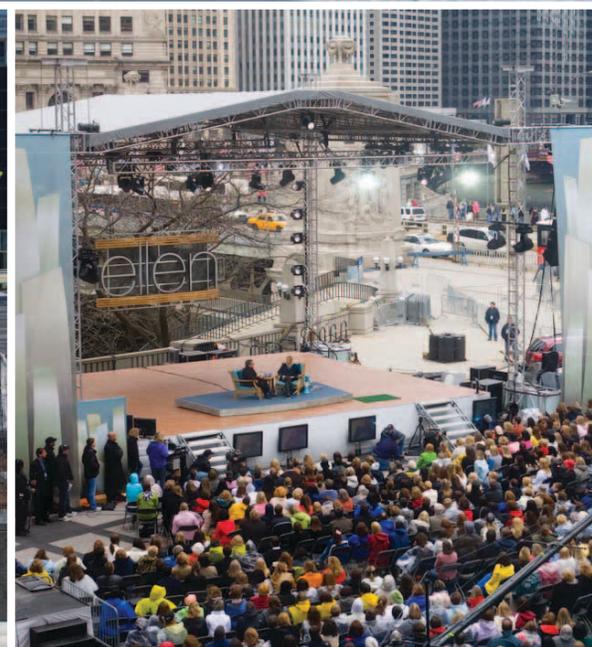
MAXIMIZE YOUR EXPOSURE

Tenants at 401 North Michigan enjoy immediate access to the most prominent and largest privately owned plaza in Chicago – Pioneer Court. Featuring granite pavers, landscaped planters, and attractive water fountains, the plaza draws over 22,000 pedestrians daily from the tourist mecca of Michigan Avenue. The plaza is shared with Apple’s global flagship store and provides immediate access to the Riverwalk via “Spanish” steps. The historic Pioneer Court has become one of the most dynamic open spaces in the City, playing host to a myriad of events that showcase the best of what Chicago has to offer.

CURATING THE 401 COMMUNITY

As the line between work and play continues to blur, 401 North Michigan aims to be part of the solution to the work/life balance by providing meaningful experiences in the workplace and opportunities to connect with other tenants and the surrounding neighborhood. Curating a holistic, connected community workplace experience is our primary goal.

We create a dynamic workplace through event programming, organized charity events and custom crafted services such as The Yellow Tractor Project, spin and yoga classes on Pioneer Court, public art displays, pop-up shops and various other activities throughout the year.





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