



THE OLD POST OFFICE

433 West Van Buren Street
Chicago, Illinois

57,725 SF Sublease

- Brand new, fully built-out space
- Flexible workspace with offices, workstations & bench seating
- Variety of collaboration space
- High-end work lounge
- Available Q1 2023
- Potential for expansion to 82,578 SF in 2025



The image shows a large, open-plan office space. The ceiling is a prominent feature, consisting of a dense, intricate network of dark, intersecting lines that create a complex, web-like pattern. Below the ceiling, the office is furnished with modern, light-colored chairs and tables. In the background, there are glass-walled workstations or meeting areas. The overall atmosphere is bright and professional, with a focus on architectural detail and collaborative workspaces.

*New construction,
high-end space
designed for
maximum flexibility
and collaboration*

57,725 SF

Sublease Highlights

The fourth floor sublease space offers exceptional existing furnishings, including workstations, casual lounge chairs and sofas, private offices furniture, conference and collaboration settings, and a large eat-in café. The sublease is 57,525 square feet with the opportunity to grow up to 82,578 square feet in 2025.

- New high-end construction
- Southern exposure with great natural light
- 19 private offices
- 290 workstations
- Bench seating
- 11 conference / board rooms
- 4 huddle rooms
- 1 training room
- Large work lounge
- Cafe / kitchen

SUBLEASE AVAILABILITY:

- Suite 4S
- 57,725 SF - Available Q1 2023
- Potential to expand to 82,578 SF in 2025
- Sublease term thru June 30, 2036



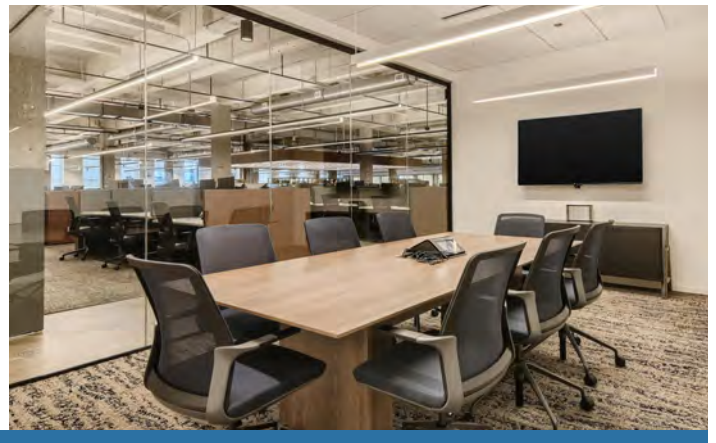
The lounge

An expansive tenant lounge includes an eat-in cafe / kitchen as well as numerous casual areas to meet up with colleagues.



Meeting & collaboration

The office allows work from a number of functional settings, including collaboration and call rooms as well as numerous relaxing nooks. In addition to the lounge and collaboration spaces, the sublease includes 11 conference / board rooms with varying capacities for attendees.



Flexible work space

The floor plan is expansive and allows additional workstations. Additional space becomes available in 2025, allowing potential expansion.



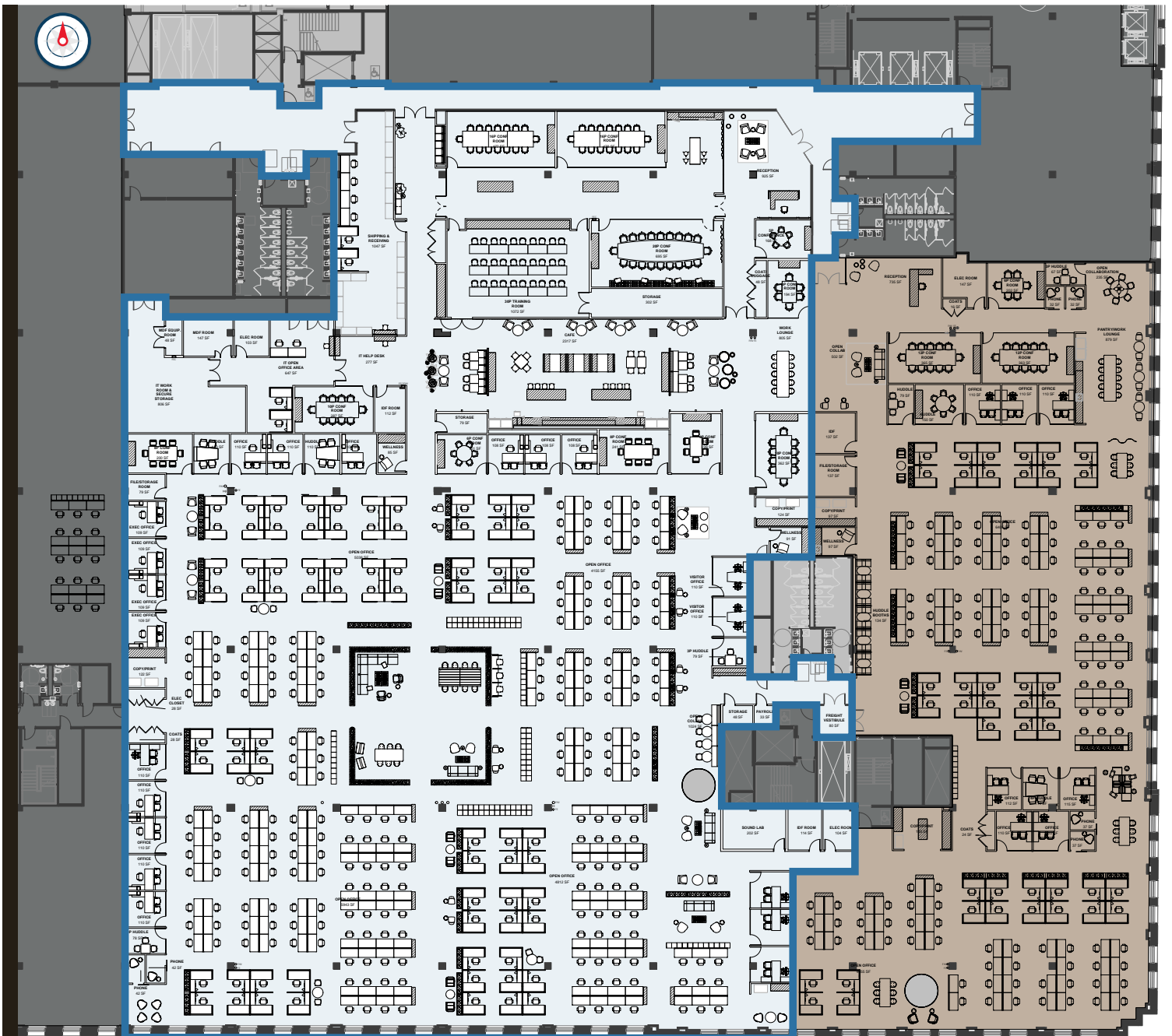
57,725 SF

Sublease Floor Plan

- 19 private offices
- 290 workstations
- Bench seating
- 11 conference / board rooms
- 4 huddle rooms
- 1 training room
- Large work lounge
- Cafe / kitchen with pantry
- IT work room / storage
- Designated help desk area
- Copy / production areas
- Reception

■ 57,725 sublease space available Q1 2023

■ Additional 24,853 SF available for potential expansion in 2025



Property & Location

Highlights

The Old Post Office is a horizontal skyscraper comprised of 2.5 million square feet of tenants and can accommodate 11,000 employees.

Long a fixture at the south end of the Loop, the building has transformed into commercial hub anchoring the residential high-rises rising along the Chicago River's South Branch.

ACCESSIBILITY:

The building is easily accessible, within walking distance of:

- 3 downtown train stations
- A major CTA bus terminal
- CTA Blue Line station
- Numerous shared bike/scooter stations
- Directly connected to the Riverwalk & the Chicago River South Branch





The Old Post Office

A Chicago icon transformed. A neighborhood unto itself. Emerging from a \$800 million complete restoration, The Old Post Office is leading the Chicago office market with its market-leading amenities and the city's largest floor plates. From its newly opened food hall to its sprawling roof deck to its riverfront promenade, the property is unique in the Chicago office market.

80,000 SF OF TENANT AMENITIES INCLUDE:

- **From Here On**, an all-local food hall offering delicious fast-casual meals, happy hours featuring handcrafted cocktails, concerts on the outdoor patio, farmer's markets, mixology classes, and more.
- **The Meadow**, the building's outdoor oasis and respite from the office, is a 3.5-acre rooftop park with jogging paths, relaxation areas, basketball courts, and views across the city to the lake.
- **Boxcar** is a luxury wellness center with top-of-the-line equipment for exclusive use by building tenants. The 18,000 SF space offers Barre, Bootcamp, Boxing / Kickboxing, Circuit Training, Crossfit, Cycling, Dance, Meditation & Yoga, Nutrition Counseling, Pilates, and more.



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**CUSHMAN &
WAKEFIELD**