



# STELLAR VIEWS

16,204 SF  
PLUG & PLAY SUBLEASE

# WEST LAKE

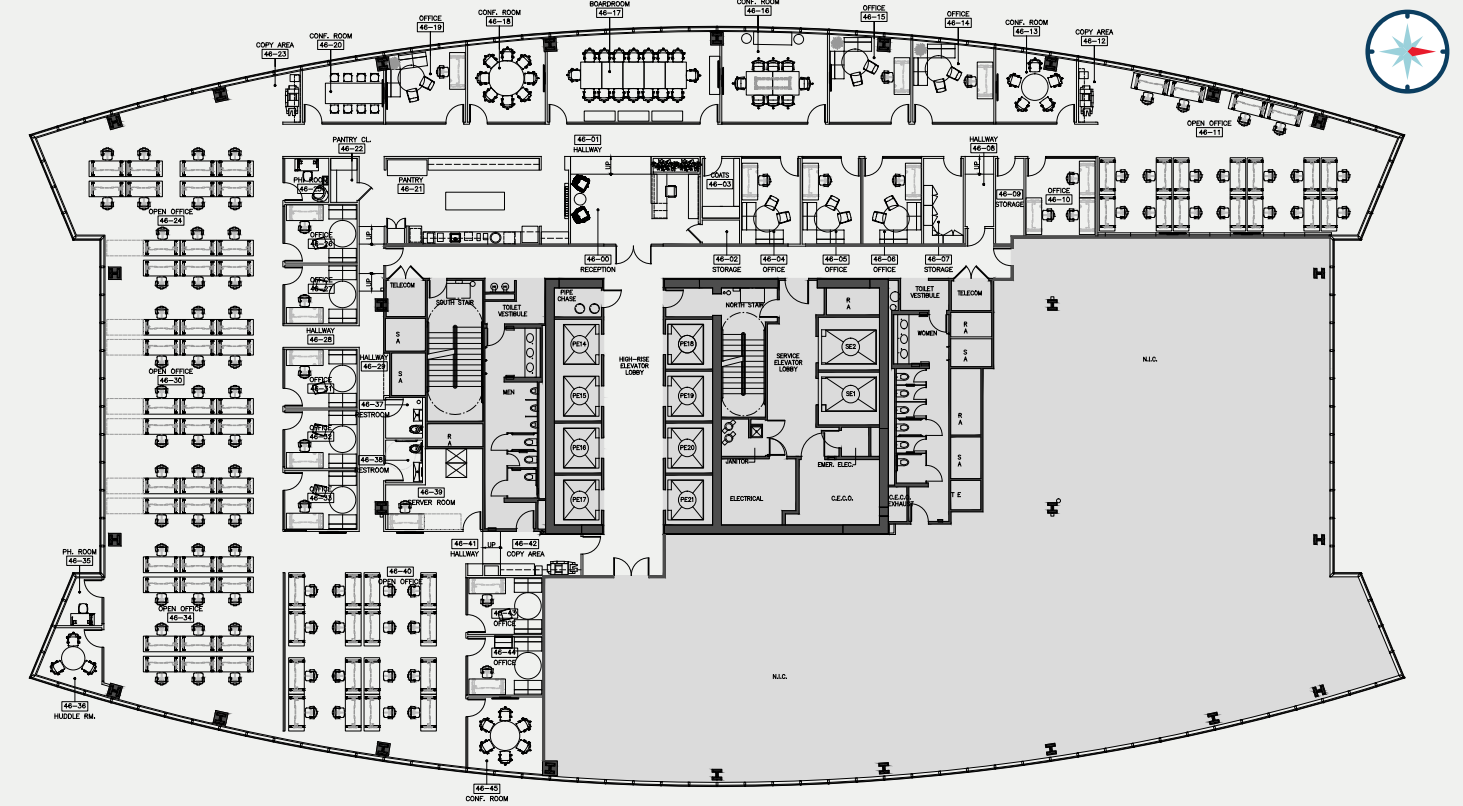
Chicago, Illinois



CUSHMAN &  
WAKEFIELD







# PLUG & PLAY SPACE

## SUBLEASE OVERVIEW

Turn-key sublease space newly built-out with high-end finishings. Sits 46 floors above the Chicago River with unobstructed views across the city to Lake Michigan.

## HIGHLIGHTS

- 16,204 SF sublease
- Available 4th Quarter 2023
- Available through Oct. 31, 2029
- 46th floor
- Plug-and-play
- New construction
- Expansive city views in every direction
- Natural light throughout
- Fully furnished
- Efficient floor plate

## FEATURES

- 14 offices with 3 on windows
- 80 mechanical workstations
- Large 20-person board room
- 5 conference rooms
- 2 calling rooms
- Collaboration room
- IT/server room with workstation
- Fully equipped kitchen with 2 pantry closets
- Dedicated reception area
- Storage throughout
- 3 copy areas



# FLEXIBLE PLAN





# ABOUT RIVER POINT

River Point is a state-of-the-art 52-story ultramodern office tower is ideally located in Chicago's West Loop.

River Point Park is an expansive plaza along the edge of the Chicago River connecting to the extensive River Walk. The plaza leads into River Point's three-story lobby as well as Gibson's Italia, a white tablecloth restaurant, and several retail options.

River Point utilizes the latest in high-rise office design and includes efficient, column-free floor plates with floor-to-ceiling glass and environmentally responsible technologies and materials.



River Point also features a suite of amenities accessible to tenants as part of the sublease.

River Point Park, a 1.5-acre greenspace with River Walk access

State-of-the-art fitness center for tenants only

## *Amenity-rich*

Conference center with fully A/V for tenants only

Tenant lounge with vending options

Retail options, including Gibson's Italia



# THE LOCATION

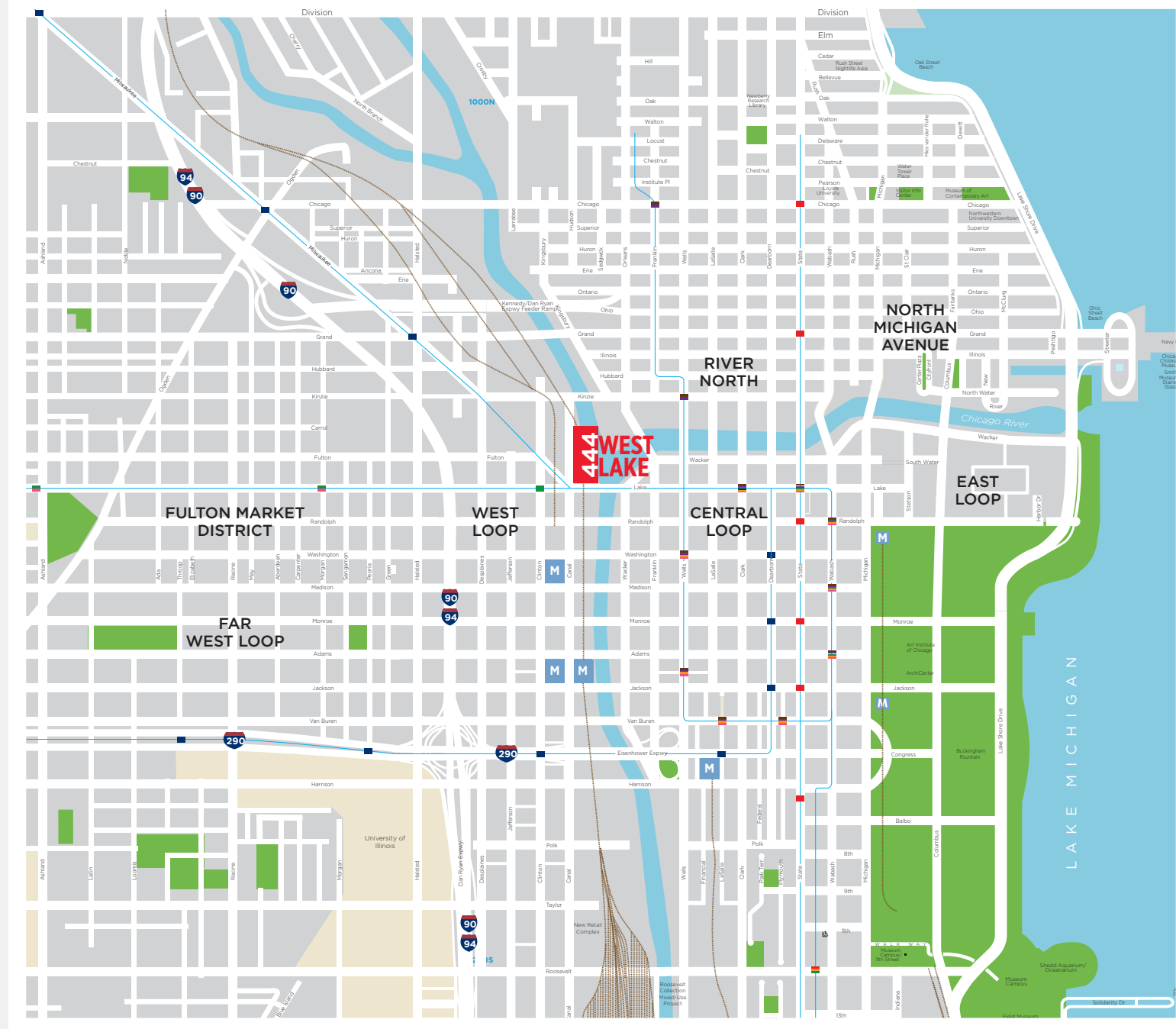
Rising above the Chicago River at the intersection of three premier Chicago neighborhoods – The Loop, West Loop, and River North, River Point tenants have unparalleled access to the city’s amenities, public transit and highways.

River Point is walkable to the business conveniences of The Loop, the residential options of River North, or the limitless dining and entertainment choices of the West Loop.

*Limitless city amenities.  
Right at the front door.*



# HEART OF THE CITY



*City-wide connectivity.  
Road, rail & bike transit options.  
Access to employees.*





## SUBLEASE CONTACTS

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