

FOR SUBLEASE

401 NORTH
MICHIGAN



CUSHMAN &
WAKEFIELD

An aerial photograph of a city street at dusk, featuring several tall skyscrapers and a river. The street is illuminated by streetlights, and a few cars are visible. The river flows through the city, with a small structure on the right bank. The overall scene is a mix of modern architecture and urban infrastructure.

A HIDDEN GEM ALONG THE CHICAGO RIVER

AVAILABLE SPACE

43,086 RSF ON FLOORS 26 & 27

DIVISIBLE TO SINGLE FLOOR

EXPIRATION 8/31/2026



Don't miss out on the rare opportunity to sublease premier space along one of Chicago's most iconic landmarks.

Set at the base of the Mag Mile, along the beautiful Chicago River, 401 N Michigan Avenue offers unobstructed panoramic views of the city's stunning architecture and an exceptional experience that includes first-class amenities, natural landscape, and great access to the Chicago Riverwalk.

AN ICONIC OPPORTUNITY

Raising the bar for Chicago's workplace experience, 401 N Michigan is much more than a Class A building with a prominent address. This iconic building offers an environment designed to help employees thrive and businesses grow, where collaboration meets opportunity.





- Renovated in 2017
- Furniture available
- Interconnecting stairwell
- 295 total cubicles across both floors
- Mix of private perimeter offices with beautiful city views
- Interior private offices
- Small huddle rooms
- Conference rooms of varying sizes to accommodate small and large groups



26Th FLOOR PLAN

SPACE DETAILS

150 cubicles

18 perimeter private offices

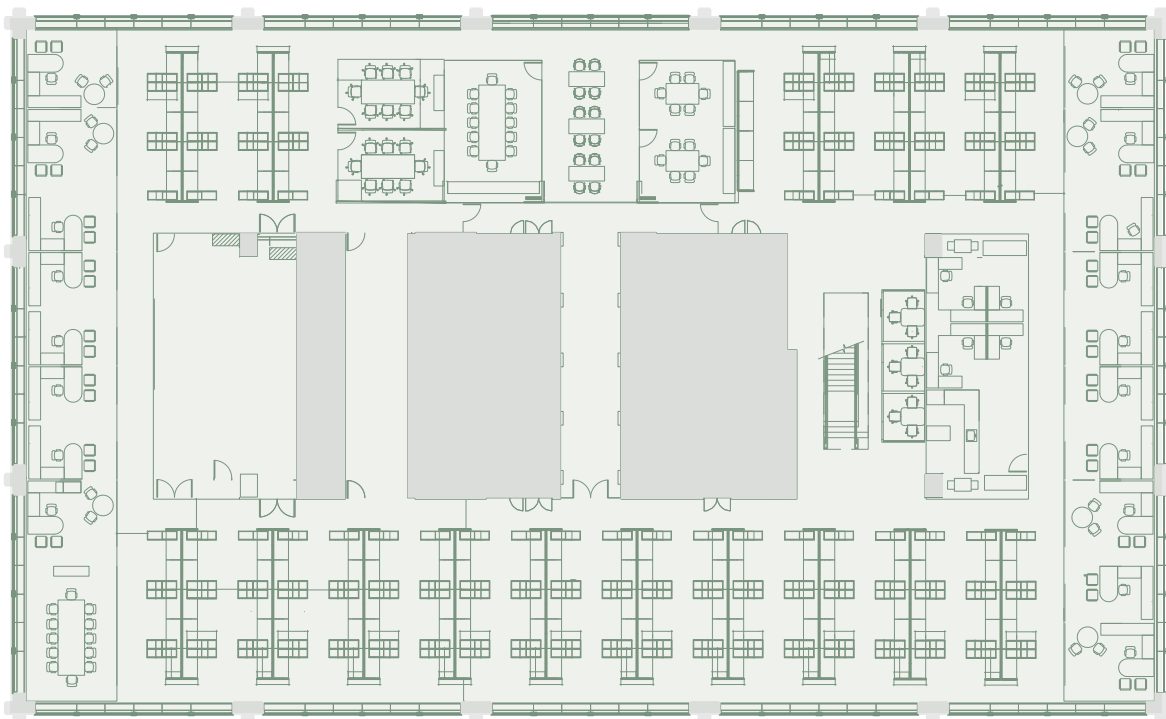
2 interior private offices

2 large conference rooms (12 person)

3 medium conference rooms (6 person)

3 huddle rooms (2-3 person)

Kitchen



 **VIRTUAL TOUR**

27Th FLOOR PLAN

SPACE DETAILS

Dedicated reception

Kitchen

145 cubicles

13 perimeter private offices

4 interior private offices

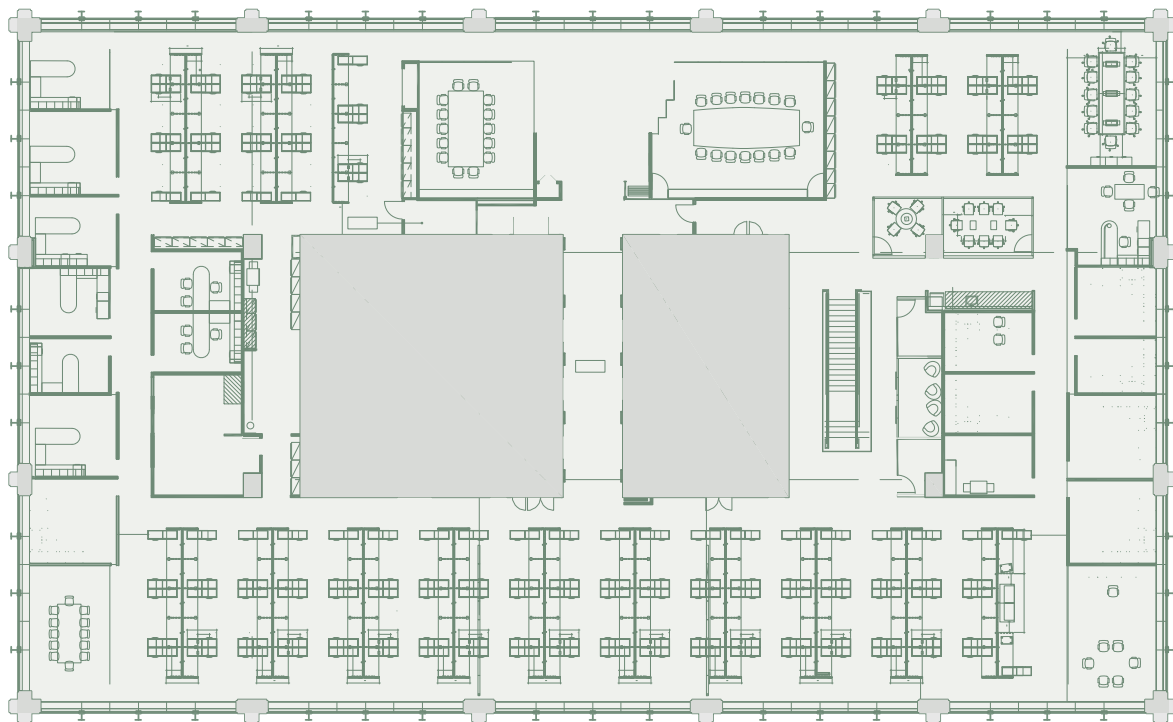
1 boardroom (16 person)

1 XL conference room (14 person)

2 large conference rooms (12 person)

1 medium conference room (8 person)

4 huddle rooms (2-4 person)



VIRTUAL TOUR

Break free from the daily routine at 401 N Michigan by utilizing one of the best amenity packages in Chicago and some of the city's most picturesque views. With offerings that cater to productivity, accessibility and lifestyle, tenants can offer employees a premier experience, on and off the clock.

- 6,000 SF shared conference center and tenant lounge
- 7,500 SF LifeStart Fitness health club
- On-site concierge services
- Direct access to the Riverwalk
- Indoor valet parking and bike room
- On-site lifestyle services like manicures, massages, haircuts, and blowouts provided by Hubbub
- Sundry, USPS, FedEx and UPS delivery services, ATM
- 24 Hours controlled entrance key card access
- On-site ownership, leasing and management
- WiFi-enabled common areas



REIMAGINE
YOUR ROUTINE



Conference Center

The shared, 19th floor, 6,000 SF shared conference center contains two board rooms, a large multi-purpose room and a tenant lounge. The space allows tenants to take full advantage of the over-sized windows with extraordinary views of Lake Michigan, Chicago River and the Loop.

Pioneer Court

One of the most dynamic plazas in the city, Pioneer Court offers direct access to the Chicago Riverwalk and over 46,000 SF of outdoor event space at the crux of N Michigan Avenue and the Chicago River. Here, tenants have access to a myriad of brand activations, art installations, events, film projects, and festivals all year long.

Fitness Center

Managed by LifeStart Fitness, the 7,500 SF health club features a full range of free weights, treadmills, Peloton bikes, elliptical machines, group exercise classes, personal training and cryoeffect/cryotherapy services.

Superior Accessibility

Indoor parking for up to 251 cars is accessible from lower North Water Street and includes valet services, car wash and vehicle assistance. Secure on-site bicycle storage is available as well.

Pine Street Kitchen

Pine Street Kitchen provides nutritious, convenient breakfast and lunch options with ingredients from local producers in addition to a rotating selection of Chicago's best local restaurants and a barista serving Starbucks Coffee.



A photograph of the Chicago skyline. On the left, the ornate, white facade of the Willis Tower is visible, featuring a prominent clock face. To its right, a tall, modern skyscraper with a dark, grid-like facade stands against a blue sky with scattered white clouds. The foreground shows a body of water and a bridge structure.

A GATEWAY TO CHICAGO

Located along Chicago's famous Magnificent Mile shopping corridor, 401 N Michigan Avenue offers direct access to many of the city's most popular attractions including the Chicago Riverwalk, Michelin-rated restaurants, luxury retail, art galleries, and theatres, creating a first-class destination to help attract the best talent and grow your brand.



Dearborn

State

Wabash

Rush

Michigan Ave

St Clair

Fairbanks

Superior

Huron

Erie

Ontario

Ohio

Grand

Illinois

North Water

Wacker

Lake

Stetson

South Water

Columbus

Center Plaza

Cityfront

RIVER NORTH

THE LOOP

LABRIOLA

EST. 2015
The HAMPTON SOCIAL

YARBIRD BEATRIX

Joe's CATALY Godders

THE SHOPS AT NORTH BRIDGE

M.J. MICHAEL JORDAN'S RESTAURANT

Volare ITALIAN RISTORANTE
WHOLE FOODS MARKET

Shaw's CRAB HOUSE

BONGIORNO'S - Italian Deli & Pizzeria - LADY MAY

THE PURPLE PIG

FOXTROT

401 NORTH MICHIGAN

TERRACE 16 Peets Coffee

TRAVELLE AT THE LANGHAM
Tortoise SUPPER CLUB

Smith & Wollensky
Smash BURGER
OCEAN PRIME SEAFOOD STEAKS COCKTAILS
Urban SANDWICH BAR
LONDONHOUSE CHICAGO

STETSONS
NORTH HAVEN
ISLAND PARTY BOAT

STARBUCKS
PENDRY
VENTEUX
MORTON'S THE STEAKHOUSE

Palm RESTAURANT

McClurg

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