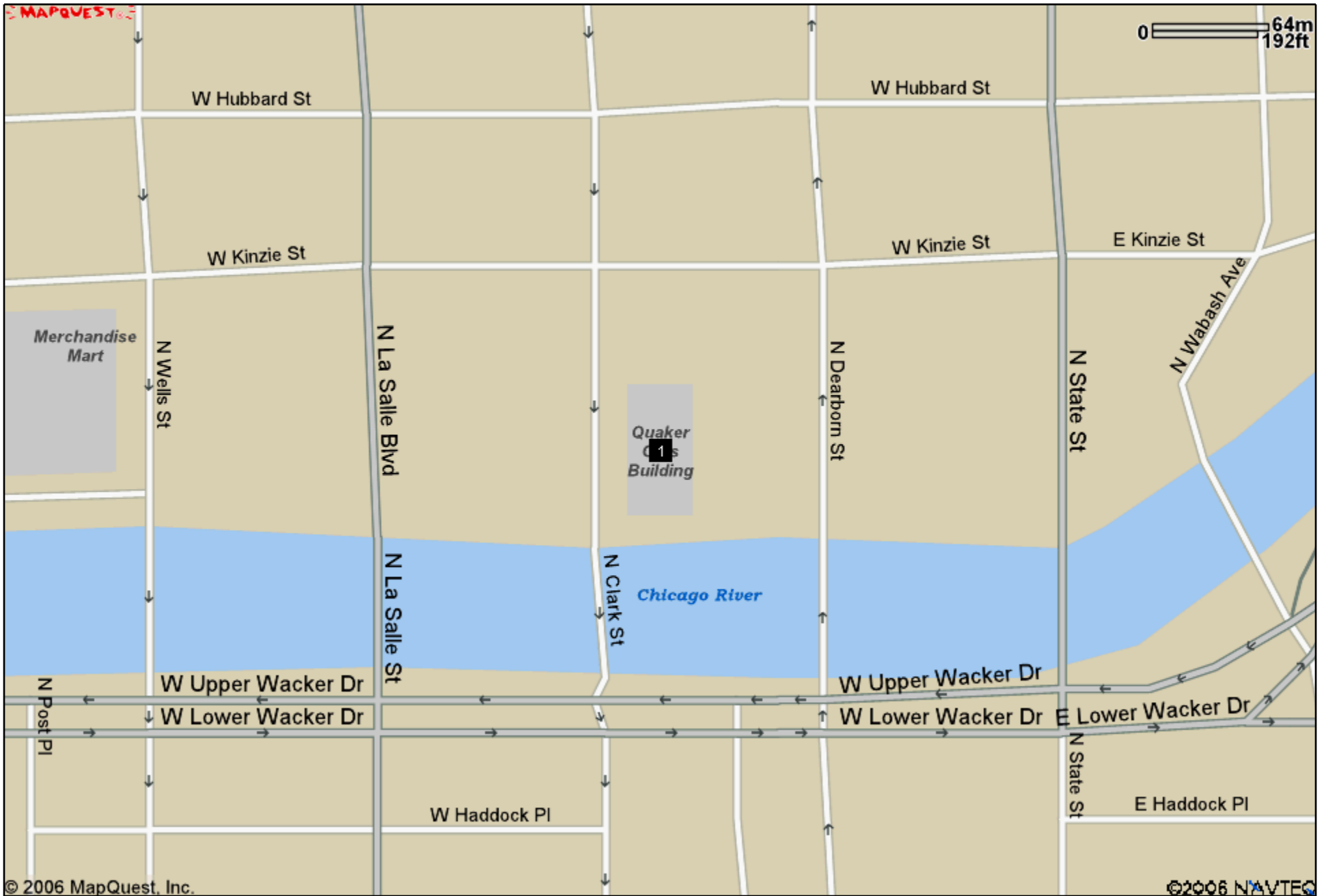


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# **Sample River North Office Survey**

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# 321 N Clark St - 321 North Clark at Riverfront Plaza



Location: **321 North Clark at Riverfront Plaza**  
**Metro Chicago Cluster**  
**River North Submarket**  
**Cook County**  
**Chicago, IL 60610**

Building Type: **Class A Office**  
 Status: **Built 1987**

Stories: **35**  
 RBA: **896,000 SF**

Typical Floor: **26,000 SF**

Total Avail: **29,268 SF**  
 % Leased: **96.7%**

Developer: **BCED**  
 Management: **Hines**  
 Recorded Owner: **Hines**

Expenses: **2006 Est Tax @ \$9.27/sf; 2006 Est Ops @ \$7.80/sf**

Parcel Number: **15-14-163-008-0000, 15-29-300-021-0000, 15-29-300-022-0000, 15-29-300-023-0000, 15-29-300-024-0000, 15-29-300-026-0000, 17-09-409-005-0000, 17-16-232-017-0000, 18-24-302-023-0000**

Parking: **Ratio of 0.23/1,000 SF**

Amenities: **Conferencing Facility, Fitness Center, Food Service, Hotel, Property Manager on Site, Restaurant, Signage, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 14th	5,794	5,794	5,794	\$16.00-\$19.00N/nnn	Vacant	Negotiable	Direct
P 23rd	3,600	3,600	3,600	\$16.00-\$19.00N/nnn	Vacant	Negotiable	Direct
P 23rd	3,865	3,865	3,865	\$16.00-\$19.00N/nnn	Vacant	Negotiable	Direct

## Building Notes

4/2001: Building sold to Hines and an institutional client advised by JP Morgan Fleming Asset Management under the name 321 North Clark Ltd. Cushman & Wakefield represented the seller, Shuwa Investments Corporation.

Building connected to 424-room Westin River North Hotel by glass-enclosed atrium. Landscaped park at the base of 321 North Clark and hotel terraces down to a promenade walk along the Chicago River. Outside memberships to fitness center at Westin River North are available. Riverfront restaurant is featured. 24-hour manned security. On-site ownership. Excellent views. Class A interior facilities. Elevator identity available