
Sample West Loop Office Survey



© 2006 MapQuest, Inc.

© 2006 NAVTEQ

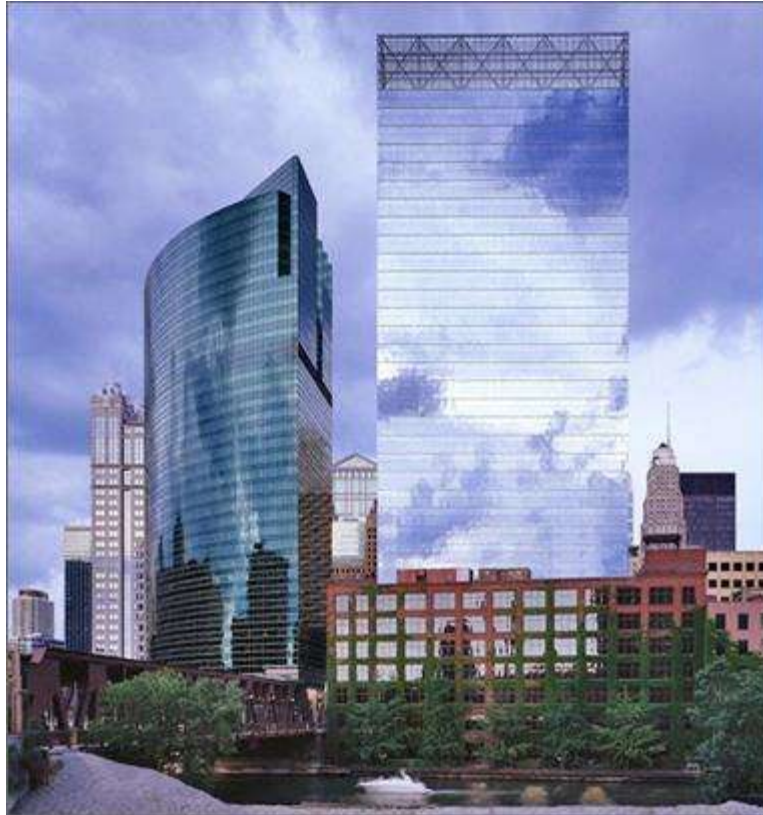


This copyrighted report contains research licensed to Chicagoland Commercial, Inc. - 323237.

6/15/2007

Page 1

191 N Wacker Dr



Location: **S/E/C**
Metro Chicago Cluster
West Loop Submarket
Cook County
Chicago, IL 60606

Building Type: **Class A Office**
 Status: **Built Nov 2002**

Stories: **37**
 RBA: **732,000 SF**
 Typical Floor: **25,000 SF**
 Total Avail: **45,187 SF**
 % Leased: **94.2%**

Developer: **Hines**
 Management: **Manulife Financial**
 Recorded Owner: **Manufacturers Life Insurance Co.**

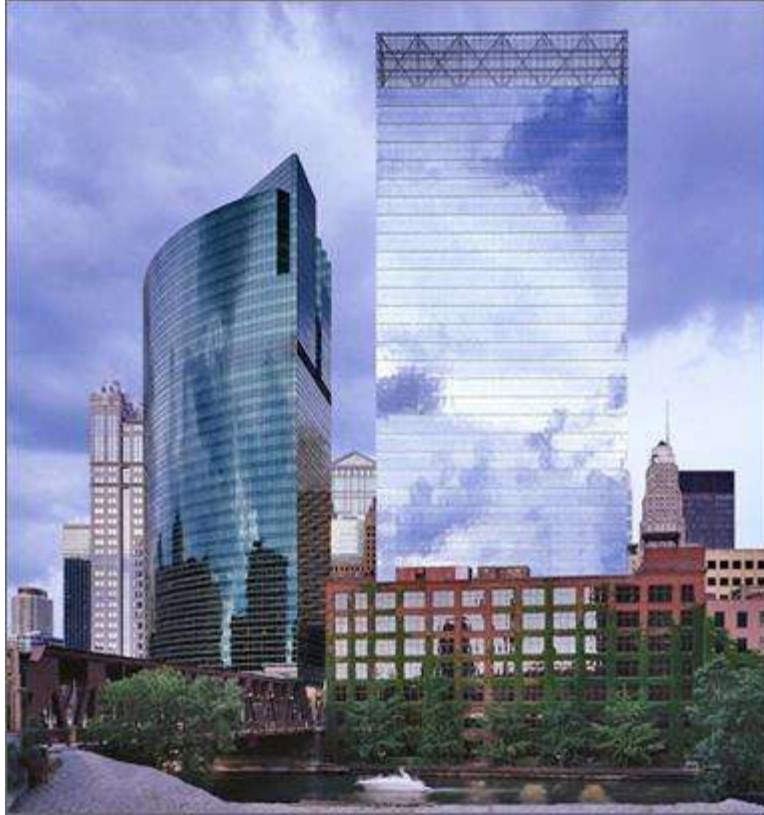
Expenses: **2004 Combined Tax/Ops @ \$15.03/sf; 2007 Est Ops @ \$7.94/sf**
 Parcel Number: **14-32-407-092-1016, 17-03-225-079-1059**

Parking: **150 Covered Spaces are available; Ratio of 0.20/1,000 SF**

Amenities: **Banking, Conferencing Facility, Convenience Store, Corner Lot, Energy Star Labeled, Fitness Center, On Site Management, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	2,446	2,446	2,446	Negotiable	Vacant	Thru Nov 2013	Sublet
Old bank space.							
P 9th	2,929	2,929	2,929	\$21.50-\$22.50N/nnn	Vacant	5-15 yrs	New
P 10th	2,000 - 12,379	12,379	12,379	\$14.50N/nnn	Vacant	5-15 yrs	New
P 11th	2,000 - 12,917	12,917	12,917	\$14.50N/nnn	Vacant	5-15 yrs	New
P 12th	2,738	2,738	2,738	\$21.50-\$22.50N/nnn	Vacant	5-15 yrs	New
P 16th	2,500	2,500	2,500	\$21.50-\$22.50N/nnn	Vacant	5-15 yrs	New
Spec suite.							
P 20th	2,000 - 9,278	9,278	9,278	\$21.50-\$22.50N/nnn	Vacant	5 yrs	New

191 N Wacker Dr(cont'd)



Building Notes

First 5 floors are not rentable space they are parking areas. 24 hour Guard Service.

This building was awarded an energy star label in 2007 for its operating efficiency.