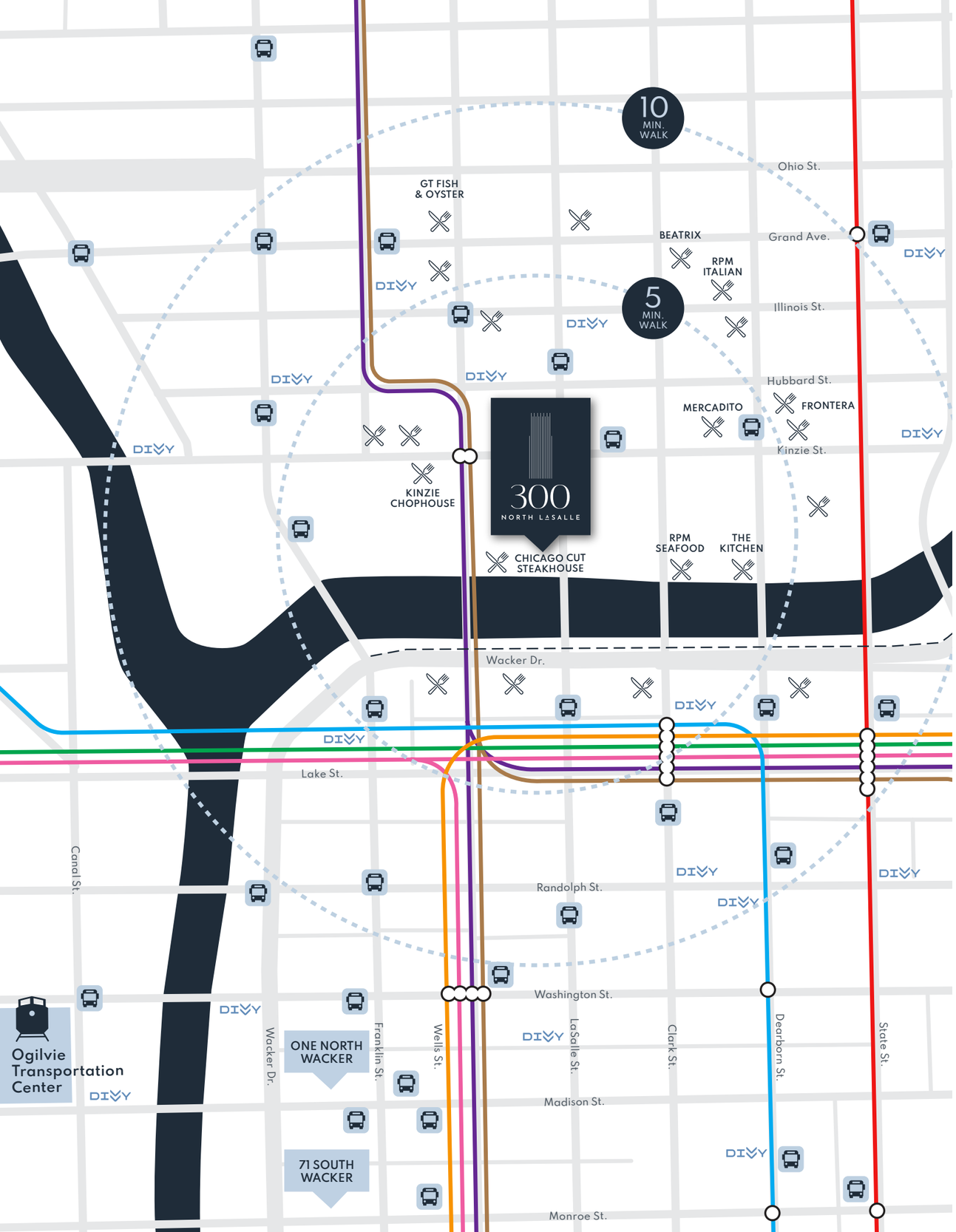


IRVINE COMPANY | CBRE

300NORTHLASALLE.COM

FOREVER ICONIC

One of the most prestigious workplace destinations for Chicago's highest-profile and forward-looking companies, where 60 stories of iconic architecture offer permanent panoramic views and a heightened presence on the Chicago skyline.



LANDMARK LOCATION

Spanning 200 feet of the Chicago River waterfront in the prestigious River North neighborhood, 300 North LaSalle offers exclusive access to the Riverwalk. Dedicated riverfront dining and gathering areas make every workday a breath of fresh air.

- Walking distance to Ogilvie Transportation Center & Union Station
- Steps from CTA “L” Trains with connected walkway
- Easy access to 90/94 Expressway & 290 Expressway

99
WALK SCORE

100
TRANSIT SCORE

83
BIKE SCORE

50+
NEARBY ARTS, CULTURE, & DINING OPTIONS

DESIGNED FOR THE FUTURE OF WORK

This revitalized three-story lobby features elevated finishes, a digital media wall and a new craft coffee bar.



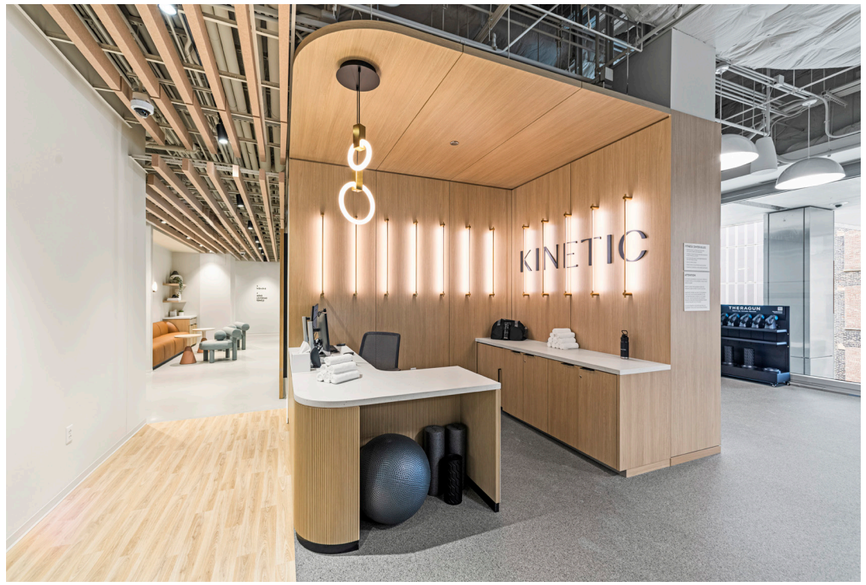


KAFE MERA: NEW CRAFT COFFEE BAR

EXPERIENCE-DRIVEN AMENITIES

Enhance your workday with a revitalized 24-hour Kinetic Fitness center, along with a hospitality-inspired Venue Meetings & Events space each designed to energize and inspire.

From entertaining clients to hosting formal events at Chicago Cut or NAIA, make an impression at this iconic riverfront destination.



TRANSFORMED FITNESS CENTER & NEW STUDIO ROOM



NEW MEETINGS & EVENTS VENUE



CHICAGO CUT STEAKHOUSE



NAIA

MEET US AT THE RIVER

NAIA, the upgraded, indoor-outdoor Riverfront Restaurant and Lounge is the ideal location for hosting client gatherings or company events.





SUSTAINABLE BY DESIGN

300 North LaSalle's intelligent, efficient infrastructure offers the highest digital connectivity capabilities and has earned the building LEED® Platinum certification, the best-in-class Wired Certified Platinum rating, and more industry-leading sustainability benchmarks.

300 North LaSalle is one of few buildings able to use water from the Chicago River for cooling to reduce energy use and operating costs.

Verified Healthy Building for Indoor Air

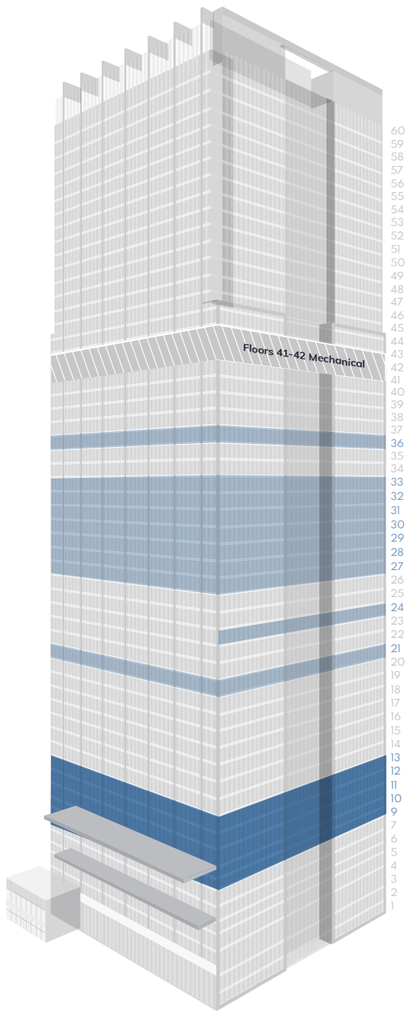
U.S. Green Building Council LEED Platinum USGBC

Energy ENERGY STAR PARTNER

WIRED CERTIFIED PLATINUM

International WELL HEALTH-SAFETY RATED WELL Building Institute

60 STORIES OF ICONIC ARCHITECTURE



FLOORS 21, 24, 27-33, 36
250K RSF

FLOORS 9-13
125K RSF



RIVER NORTH'S MOST ICONIC ADDRESS

BUILDING DETAILS

Height: 60 Floors

Size: 1.3M SF

Location: River North

Architect: Pickard Chilton

Developer: Hines

PUBLIC TRANSPORTATION

- Quick access to 90/94 and 290 Expressways
- Connected walkway to CTA trains
- Dedicated stop on water taxi route and direct access to the Riverwalk

FEATURES

- 3-story lobby with floor-to-ceiling glass and two-story riverfront terrace
- Virtually column-free floor plates
- 13' floor-to-ceiling and 4'9" typical mullion spacing
- LEED® Platinum Certified Building
- WiredScore Platinum Certified Building
- Dedicated underground parking garage with EV charging stations

AMENITIES

- Chicago Cut Steakhouse: A day-to-night dining destination ideal for client meals and company events
- Kinetic Fitness: A private fitness center featuring state-of-the-art equipment and resort-style locker rooms
- Venue Meetings & Events: A new 8,340 SF hospitality-inspired meeting and event venue with sweeping riverfront views
- Kafe Mera: A Greek-inspired coffee and pastry bar, featuring a curated menu of handcrafted espresso drinks, fresh pastries and savory handhelds
- NAIA: A new dining concept featuring elevated Greek-Levantine in a scenic setting with exclusive riverfront access





A PROVEN PARTNER

We create places that bring people together to succeed. In a market where your landlord matters more than ever, Irvine Company stands apart. We're well-capitalized with unmatched liquidity and a diversified 129M+ SF portfolio of primarily Class A assets. Our commitment to excellence drives us to create a better work day, every day.

It's the very reason why **Success Works Here®.**

IRVINE COMPANY

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MANAGED BY

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NORTH LASALLE

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