550 WA'ADAMS

550 WEST ADAMS

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04. Location

OVERVIEW

550 WEST ADAMS

IDEALLY LOCATED IN CHICAGO'S WEST LOOP NEIGHBORHOOD, 550 W ADAMS KNOWS

Where You Work Matters

550 WEST ADAMS

OUR 27,500 RSF FLOOR PLATES ARE WELL SUITED FOR A VARIETY OF TENANT SIZES AND WORKSPACE LAYOUTS.

Design & Development

- Developed in 2006
- Designed by Destefano
- Manova Partners acquired in 2015
- Global Headquarters for USG

Sizable Features

- 18-story building
- 484,682 SF total RBA
- 12'10" slab to slab ceiling height
- 9' finished ceiling
- 5' vertical mullions
- 9 high-capacity elevators

Floorplates

- Nearly column-free layout
- Efficent 27,500 SF floor plate

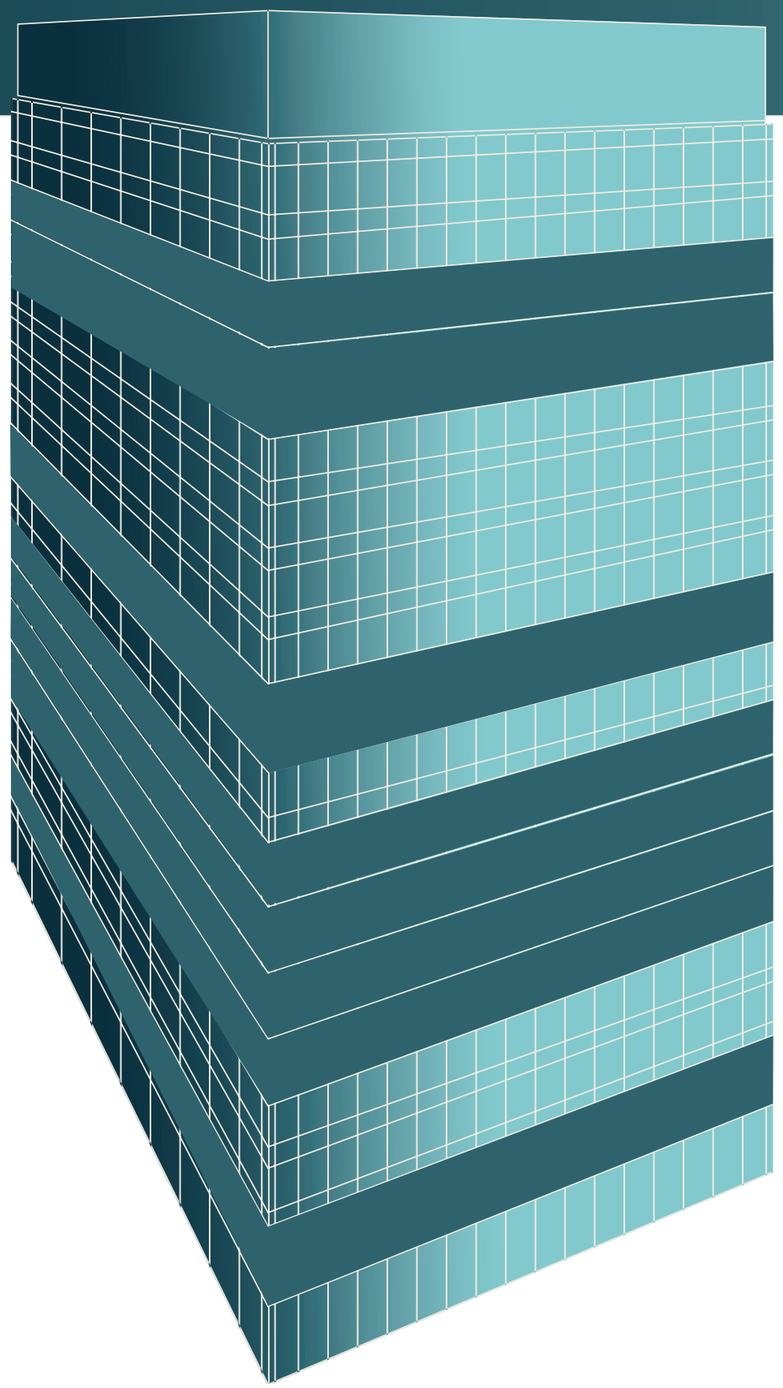
Building Facts

- 24/7 monitored security
- External window fins features that collect and refract light throughout
- Newly installed media wall in lobby
- Rotating art throughout lobby
- Highly sustainable green roof system
- 18 interior executive spaces
- 16 indoor spaces at the adjacent garage
- Indoor secure bike room
- Institutionally owned and maintained
- LEED Gold, Energy Star and BOMA 360
- Onsite property management
- Tenant lounge, fitness center with showers and locker room

AVAILABILITY

Current Availabilities:

550 WEST ADAMS



18

17

16 27,607 RSF - available 04/26

15 27,680 RSF - available 04/26

14

13

12

11

10 27,513 RSF - available 11/27

9

8 27,462 RSF - available 11/27

7 **Spec Suites**
16,167 RSF and 11,295 RSF

6 27,560 RSF

5 27,557 RSF

4

3

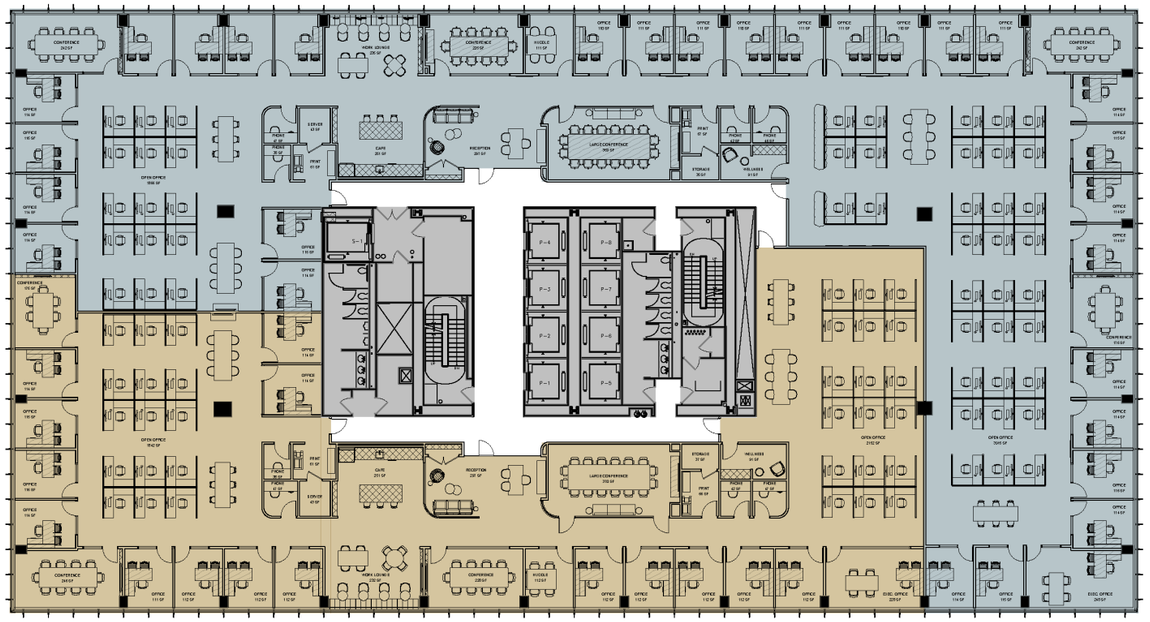
2 **Suite 200**
9,361 RSF

1

7th Floor Future Spec Suites

Suite 700 | 16,167 RSF

Suite 750 | 11,295 RSF



AMENITIES

550 WEST ADAMS

Amenities

FITNESS & TENANT EXPERIENCE

Tenant Lounge

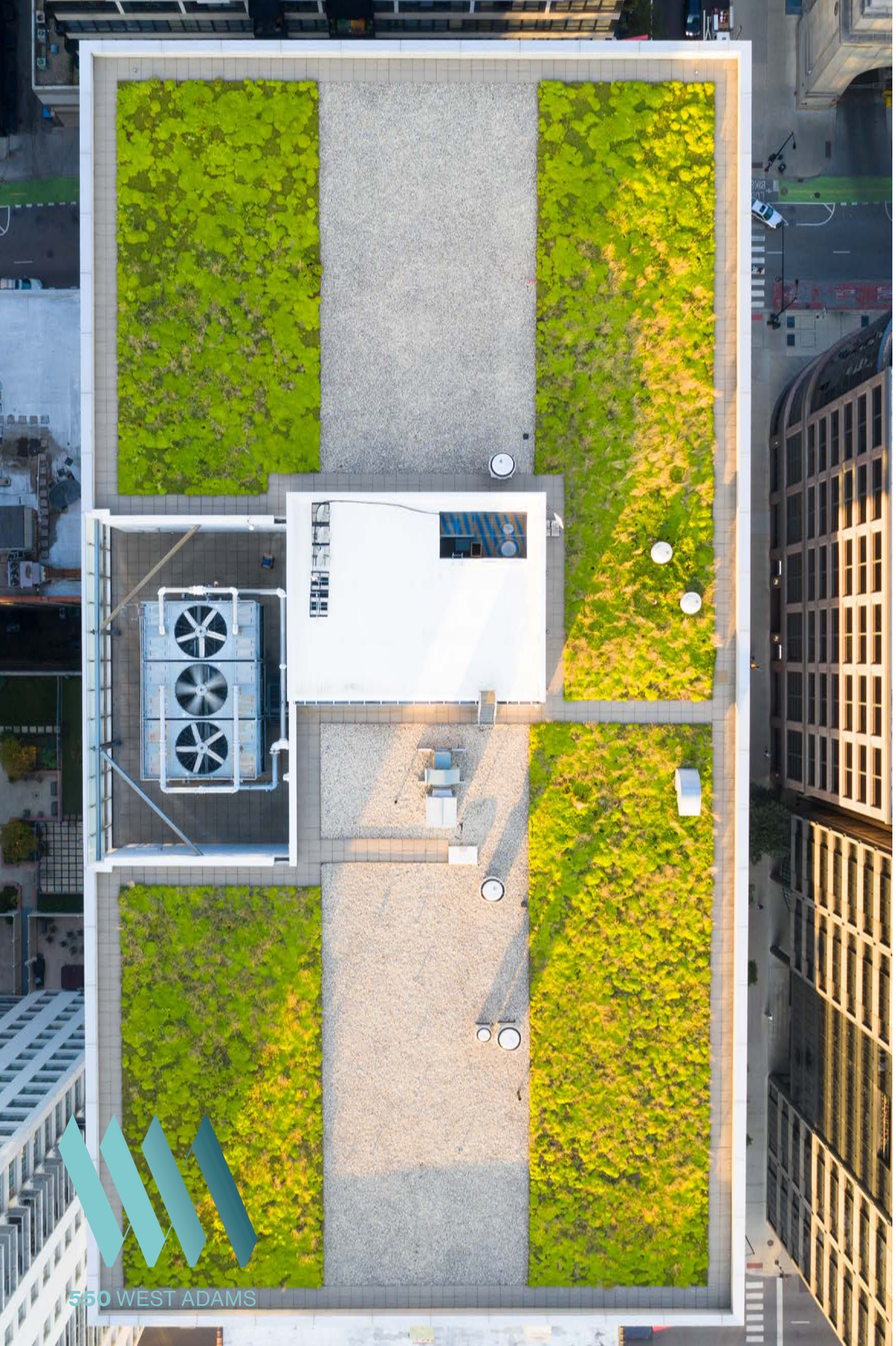
- Draft beer
- Cold brew coffee and kombucha
- Golf simulator that doubles as presentation area
- Ability to seat up to 90 people

Conference Room

- Ability to seat up to 66 people

Fitness Center

- Cardio machines, weight machines, free weights, and boxing equipment
- Yoga studio and cycling room
- Towel service



Sustainability

COMMERCIAL GREEN ROOF SYSTEM & BENEFITS

- Protects from direct solar heat
- Minimizes heat loss in winter
- Improves surrounding air quality
- Lowers urban Island heat effect
- Alvéole bees housed on rooftop
- Honey harvested seasonally & distributed

Ratings & Awards

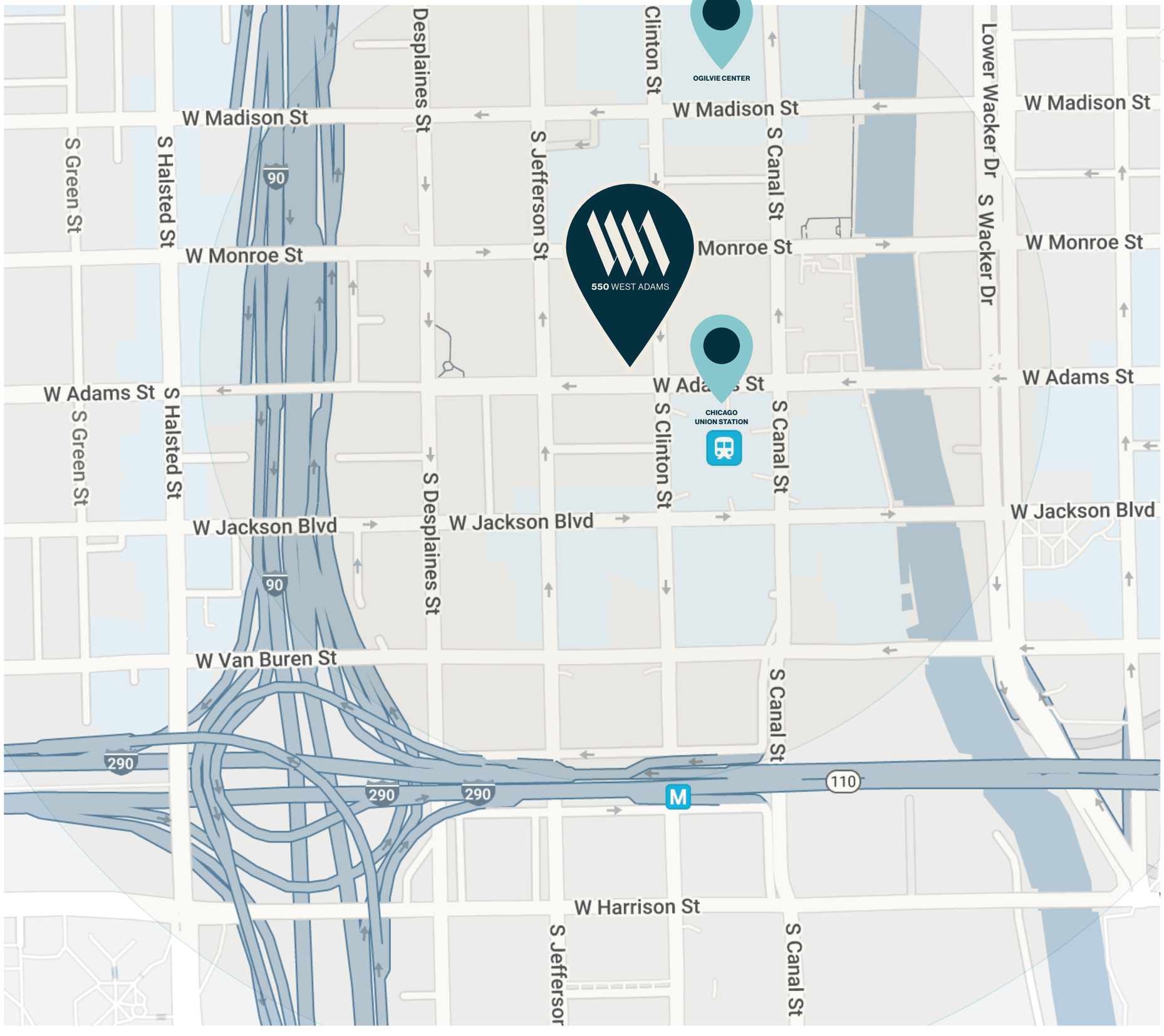
BOMA 360 PERFORMANCE PROGRAM®

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

ENERGY STAR

LOCATION

Access & Connectivity



0.5 Mile Radius/10 Minute Walk

233	77	17
Dining	Retail	Hotels

DISTANCE TO JANE BRYNE INTERCHANGE I-90/94/290

~4 MINUTE DRIVE
<1.0 MILE DRIVE

DISTANCE TO CTA & *METRA STATIONS

~3 MINUTE WALK
CHICAGO UNION STATION

~5 MINUTE WALK
OGILVIE CENTER

~5 MINUTE WALK
CLINTON BLUE STATION

~8 MINUTE WALK
QUINCY LOOP STATION

~10 MINUTE WALK
CLINTON PINK/GREEN STATION

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STREAM

MANOVA PARTNERS