

353 NORTH CLARK

THE EXPERIENCE

EXCLUSIVE PRIVATE DRIVE

The grand entrance to the building will welcome and impress visitors.

- ^ The private drive conveys the ultimate sophistication and exclusivity
- ^ The convenient motor court ensures efficient traffic flow to and from the building
- ^ Four convenient access points on Clark, Kinzie, Dearborn and Carroll

SOPHISTICATED LOBBY

Strikingly modern, yet timelessly elegant, the soaring 32-foot high lobby will be crafted from the finest building materials.

- ^ State-of-the-art, ultra-clear "Porsche" glass and stainless steel
- ^ Blue pearl granite and barre grey granite, with accents of fine grey and white marble

SWEEPING VIEWS

Breathtaking, unobstructed floor-to-ceiling windows will afford dramatic views of the city skyline. Designed to maximize views in all directions, the panoramic perspective will inspire employees and impress clients.

- ^ 9-foot, floor-to-ceiling vision glass with unobstructed sightlines
- ^ Panoramic views of the city skyline

LUSH LANDSCAPING

A picturesque grove of European columnar beech trees will span the building's plaza on the southwest corner, creating an intimate meeting place and tranquil respite from the energy and excitement of the city.

INTEGRATED SECURITY

State-of-the-art security systems will be seamlessly integrated into the building's infrastructure — providing tenant safety while maintaining a professional, welcoming environment.

- ^ Centralized security system
- ^ Unobtrusive controlled entry into main lobby and elevator lobbies
- ^ Three security desks to greet and sign in guests efficiently
- ^ Secure access points for each elevator bank
- ^ Restricted elevator access to each floor is available at all times
- ^ Secure access to and from building garage
- ^ Elevator security is integrated with general building security
- ^ 24/7 manned security

AMENITIES

PREMIER HEALTH CLUB

Operated by Plus One, the leader in corporate fitness facilities, a fully staffed, state-of-the-art fitness center will enable employees to offset the intense demands of work with a balanced focus on their health and well-being. The health club will feature the most advanced exercise equipment and specialized services catering to busy employees. Club members will enjoy:

- ^ State-of-the-art exercise equipment
- ^ Individual locker spaces
- ^ Convenient laundry services
- ^ Overall benefits of a balanced, healthy lifestyle

UPSCALE DINING OPTIONS

The dining experience at 353 North Clark will deliver on the exacting standards of the building and its occupants. Whether a quick meal while on-the-go or a formal business dinner, employees and invitees will find high-end cuisine, an elegant ambience and attentive service at their fingertips.

- ^ Two sophisticated, white tablecloth restaurants
- ^ Upscale dining and catering facilities, managed by Compass Group, exclusively for building tenants and invitees
- ^ A range of options to satisfy every personal preference

CONCIERGE SERVICES

A dedicated concierge will stand ready to assist tenants with their daily needs and special requests. From ordinary tasks to extraordinary events, the concierge will help:

- ^ Book hotel and dinner reservations
- ^ Plan corporate events and catering
- ^ Coordinate dry cleaning
- ^ Find the perfect gift for valued clients or business associates
- ^ Assist with the purchase of theater and concert tickets

CONFERENCE CENTER

A fully equipped conference center will provide an elegant backdrop for executive meetings, corporate events and social gatherings.

- ^ Flexible room configurations that accommodate individual meetings and group events up to 500 people
- ^ Auditorium seating, classroom seating and individual conference rooms available

CONVENIENT UNDERGROUND VALET PARKING

Executive parking will be located within the building for convenient access to the office.

- ^ Valet service will be on hand to serve you, your valued clients and guests, and facilitate easy access into and out of the building
- ^ Premium services offered, such as car washing and detailing
- ^ Bicycle storage area available for tenant use

MESSENGER CENTER

A full-service messenger center will accept and log deliveries for the building, ensuring the safe, efficient delivery of all envelopes and packages.

353 NORTH CLARK

TECHNOLOGY

COMFORT & AIR QUALITY

The world-class HVAC system will ensure fresh air while maintaining optimal indoor temperatures despite extreme outside weather conditions.

PERFORMANCE

- ^ Cooling performance is better than any other existing Class A building in the CBD
 - Performance exceeds ASHRAE 1%
 - Summer — Office space will remain 72 degrees Fahrenheit when the outdoor temperature is 95 degrees
- ^ Heating comfort is better than any other existing Class A building in the CBD
 - Performance exceeds ASHRAE standard
 - Winter — Office space will remain 72 degrees Fahrenheit when outside air is 10 degrees below zero
- ^ Fresh Air
 - Superior indoor air quality is maintained at all times

AFTER-HOURS HEATING AND COOLING

- ^ Efficient and economical, state-of-the-art after-hours heating and cooling

SUPPLEMENTAL COOLING

- ^ 20 tons of condenser water capacity per floor at 2 GPM

BUILDING AUTOMATION SYSTEM

- ^ Supports tenant Direct Digital Control systems

FIRE & LIFE SAFETY

353 North Clark will provide the highest level of safety and peace of mind for tenants.

PRESSURIZED STAIRWELLS

- ^ Exceed Chicago Building Code for the safety and well-being of employees

FIRE PROTECTION

- ^ Office, Retail, Amenity and Parking sprinkled per City of Chicago code

BUILDING AUTOMATION SYSTEM

- ^ Monitors building alarms

ELECTRICAL

Top-of-the-market electrical systems enable exceptional performance and future scalability.

- ^ Watts per SF
 - 12–14 watts per rentable square foot diversified load for tenant power and equipment
 - 7 watts per rentable square foot connected load for tenant power, lights and equipment

Tenant Service

- 800-amp secondary service per floor
- ^ Metering
 - Individually metered tenant spaces

VERTICAL TRANSPORTATION

The Class A elevator system at 353 North Clark is second to none, providing superior performance and maximum transportation efficiency.

PASSENGER ELEVATORS

- ^ 22 high-speed gearless traction elevators
 - Low-Rise: 8 cars
 - Mid-Rise: 7 cars
 - High-Rise: 7 cars
- ^ Elevator performance exceeds existing competitive Class A buildings in the CBD
 - Never more than a 15-second wait on average for a car
 - Capacity to move 14% of building population within five minutes
- ^ Higher ratio of elevators to rentable area than any other office building in the CBD
- ^ Artificial intelligence system monitors traffic patterns to minimize wait times
- ^ Elevator capacity designed for large multi-floor tenants who have substantial inter-floor traffic to reduce wait time
- ^ "Over-elevated": Elevators serve less usable square feet per car than other existing competitive Class A CBD buildings
- ^ Larger elevator cabs comfortably accommodate additional passengers per car, while also allowing room for passengers' business cases, roller bags and presentation boards
- ^ Luxuriously designed with wood and stainless steel finish, the spacious cabs provide a smooth, vibration-free, quiet ride and unsurpassed comfort

PARKING ELEVATORS

- ^ 2 elevators serve levels P1, P2, Retail and Main Lobby

SERVICE ELEVATORS

- 2 service cars
- ^ Large Service Car
 - Serves floors P2 – Penthouse
 - 6,500-lb. capacity
 - 10-foot interior height with additional 2-foot high hat
- ^ Service Car
 - Serves Retail level through the 45th floor
 - 4,000-lb. capacity
 - 10-foot interior height

CONNECTIVITY

State-of-the-art technology infrastructure ensures exceptional connectivity and performance.

- ^ VoIP, WiFi and other emerging technologies

TELECOMMUNICATIONS

The building telecommunications infrastructure will accommodate traditional copper cable, fiber optic and satellite communications.

EFFICIENCY

EFFICIENT FLOOR PLATES

- ^ Mid-rise floors available at approximately 28,400 rentable square feet
- ^ Generous 45-foot to 47-foot column-free clear span for maximum utilization
- ^ Approximately 7% full floor loss factor and approximately 18% multi-tenant floor loss factor
- ^ 5-foot planning module
- ^ Floors easily divided for multi-tenant use
- ^ Restrooms accessible from both sides of the building's core for added convenience

SUSTAINABLE DESIGN

- ^ High-performance building design has received LEED-CS (Leadership in Energy and Environmental Design) Silver pre-certification and will be LEED-certified
- ^ Admitted into Green Permit Program by Chicago Department of Construction and Permits (DCAP) for innovative green building design
- ^ Green roof on bustle and top of building reduces heat gain
- ^ Higher efficiency plumbing and landscaping systems save water
- ^ Use of building products with recycled content and local and regional materials conserves energy and resources
- ^ Recycling over 75% of construction waste preserves the environment
- ^ Building-wide recycling program promotes environmentally friendly practices

FLOOR LOADING

- ^ 50 pounds per square foot live load
- ^ 20 pounds per square foot partition load