

telos



20

WEST KINZIE

2024

# STACKING PLAN

## 6 FLOOR BLOCK

FLOOR 17 | 8,050 RSF  
FLOOR 16 | 24,628 RSF  
FLOOR 15 | 24,742 RSF  
FLOOR 14 | 24,644 RSF  
FLOOR 13 | 24,734 RSF  
FLOOR 12 | 24,624 RSF

**131,422 RSF TOTAL**

## 3 FLOOR BLOCK

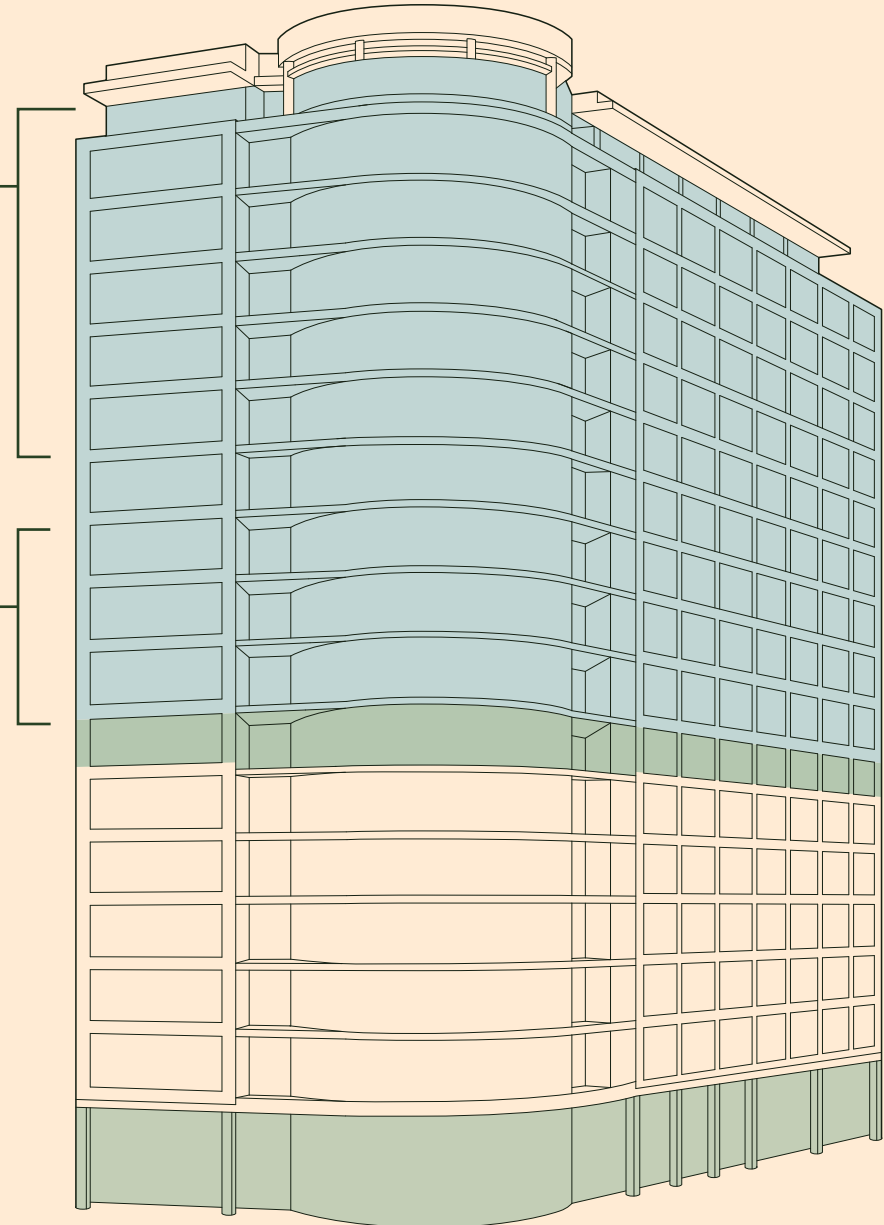
FLOOR 10 | 24,588 RSF  
FLOOR 9 | 24,479 RSF  
FLOOR 8 | 24,480 RSF

**73,547 RSF TOTAL**

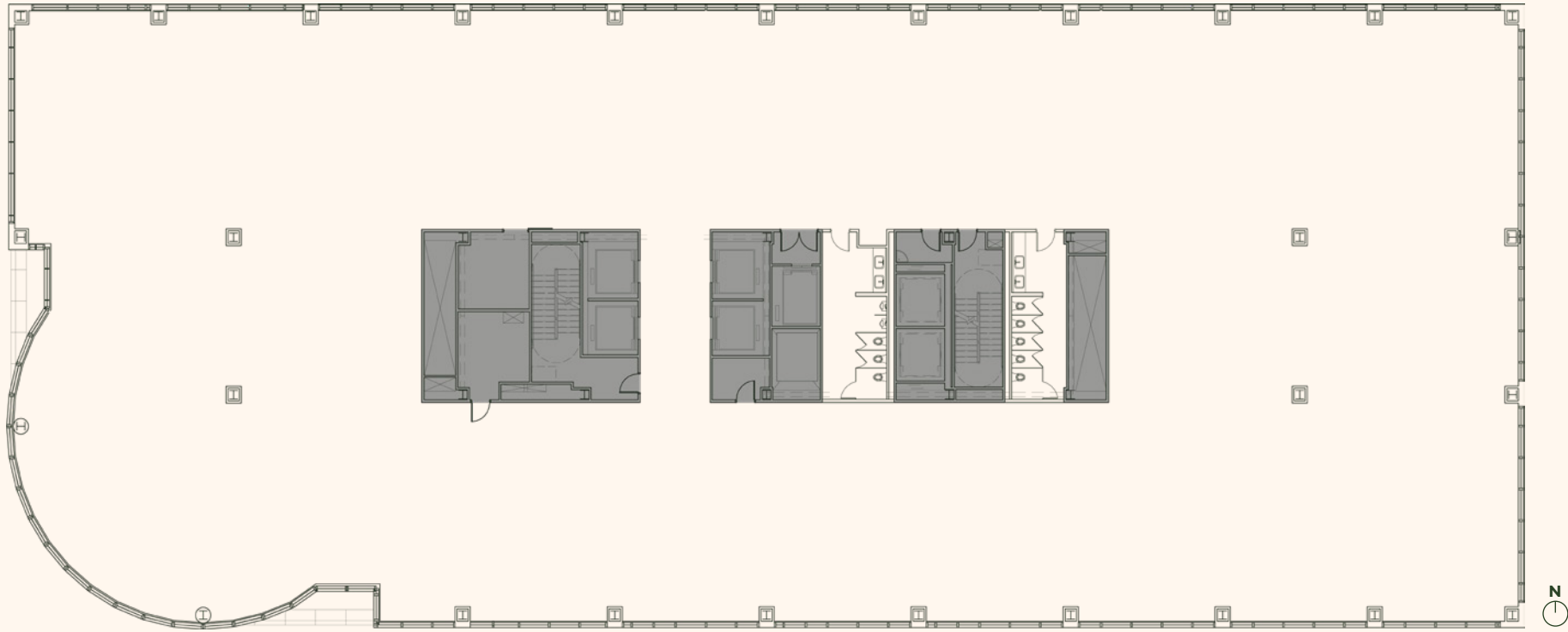
**NEW  
AMENITY  
FLOOR**

**NEW  
LOBBY,  
BAR,  
& CAFE**

# BIG BLOCK OPPORTUNITY



# TYPICAL FLOOR PLATE



 <b>24,600 RSF</b>	 <b>13'6" SLAB TO SLAB</b>	 <b>UNOBSTRUCTED LIGHT</b>	 <b>360° VIEWS</b>	 <b>FLEXIBLE DEMISE</b>
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FLOOR 15





FLOORS 15-16





FLOOR 16





FLOOR 16





FLOOR 17





FLOOR 17

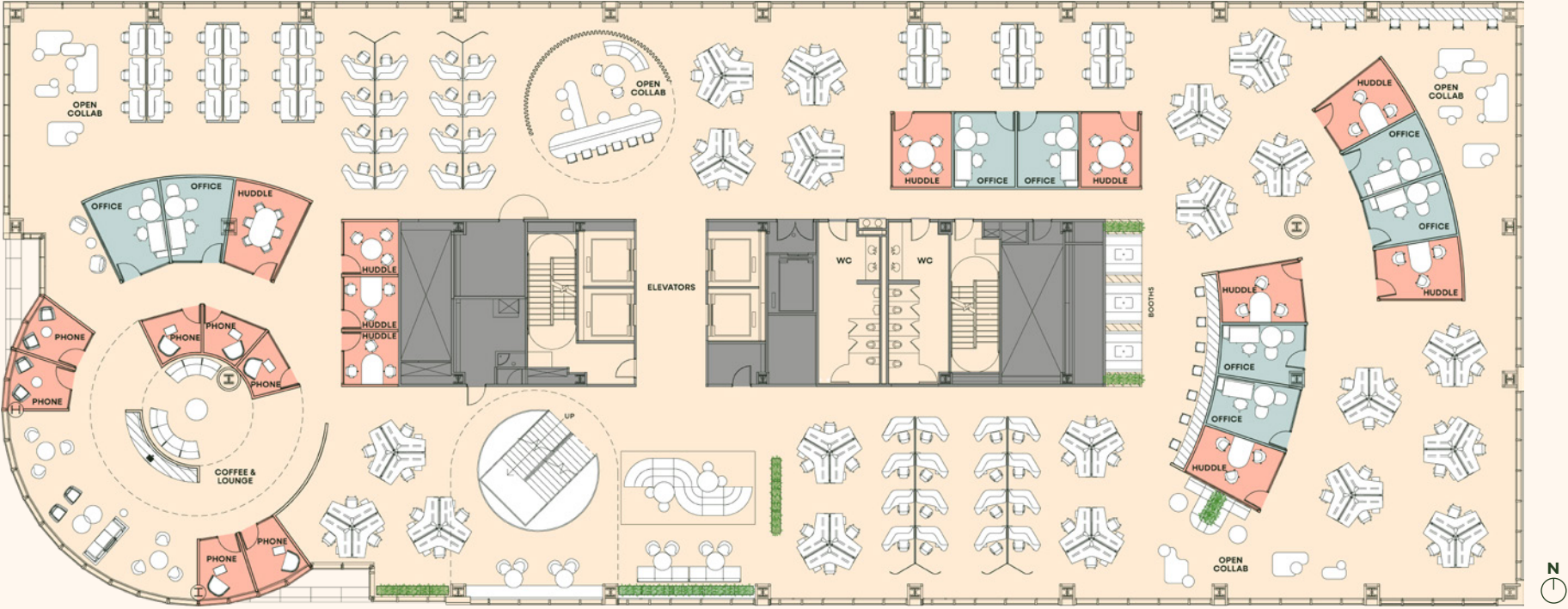




FLOOR 17

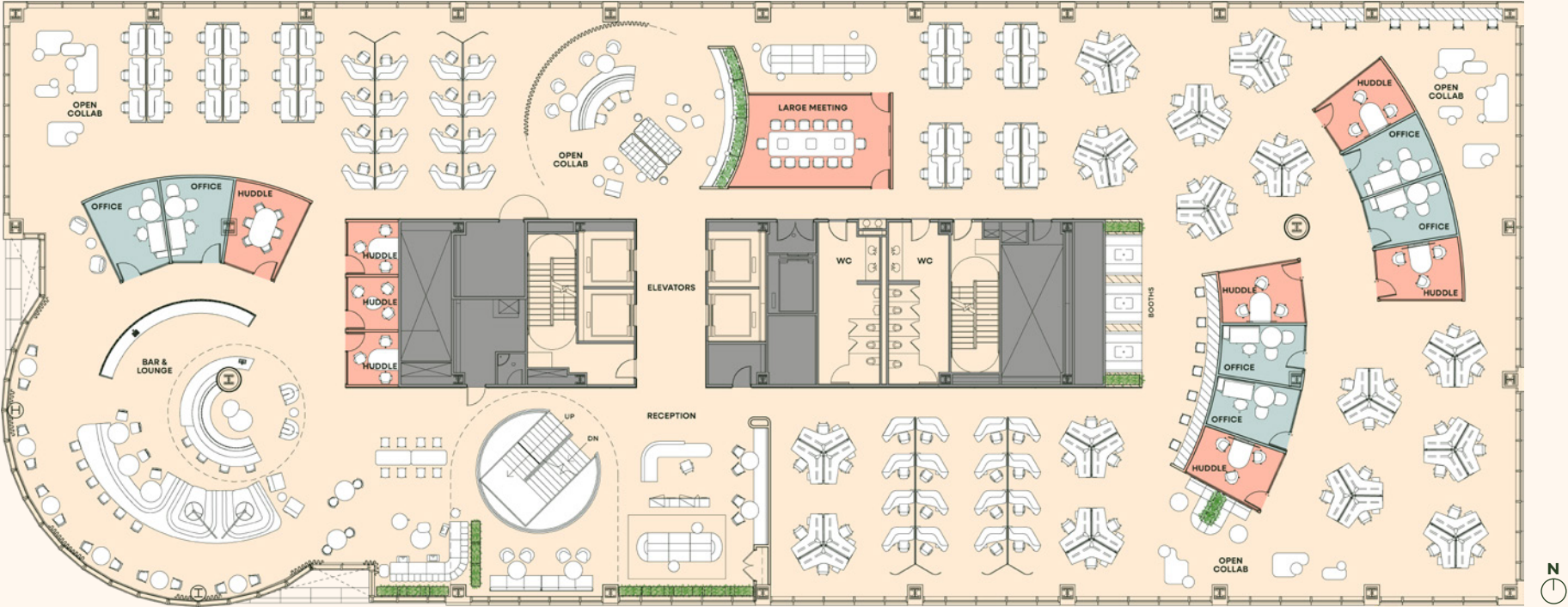


CONCEPT PLAN  
LEVEL 15 | 24,742 RSF



WORKSTATIONS	PRIVATE OFFICES	HUDDLE	PHONE
122	8	10	7

CONCEPT PLAN  
LEVEL 16 | 24,628 RSF



RECEPTION	WORKSTATIONS	PRIVATE OFFICES	LARGE MEETING ROOM	HUDDLE
1	111	6	1	8

CONCEPT PLAN  
LEVEL 17 | 8,050 RSF



EXECUTIVE BOARDROOM
1



OUTDOOR  
PENTHOUSE SPACE

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# COME OUT ON TOP



**BRANDING OPPORTUNITIES**

Highly visible building top signage



**ROOF DECK OPPORTUNITY**

Tenant-exclusive indoor/outdoor  
penthouse terrace opportunities available

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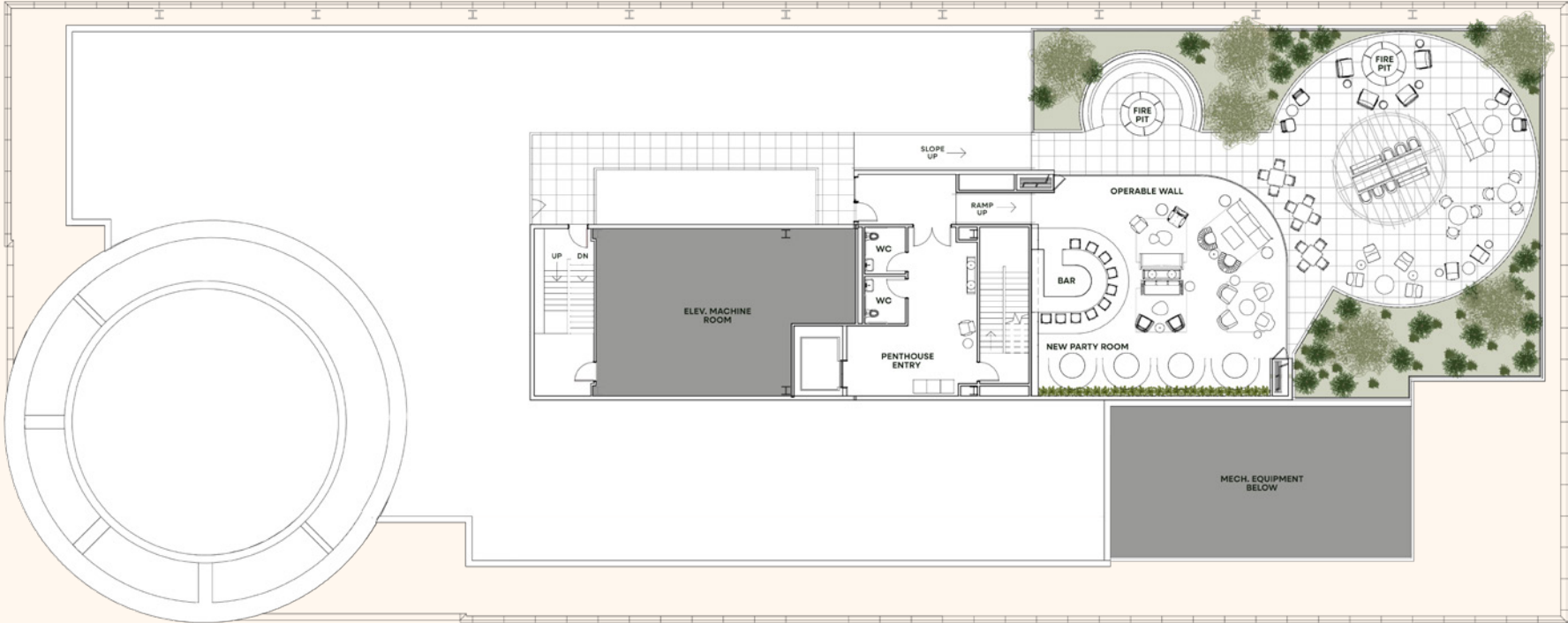




INDOOR/OUTDOOR PENTHOUSE TERRACE

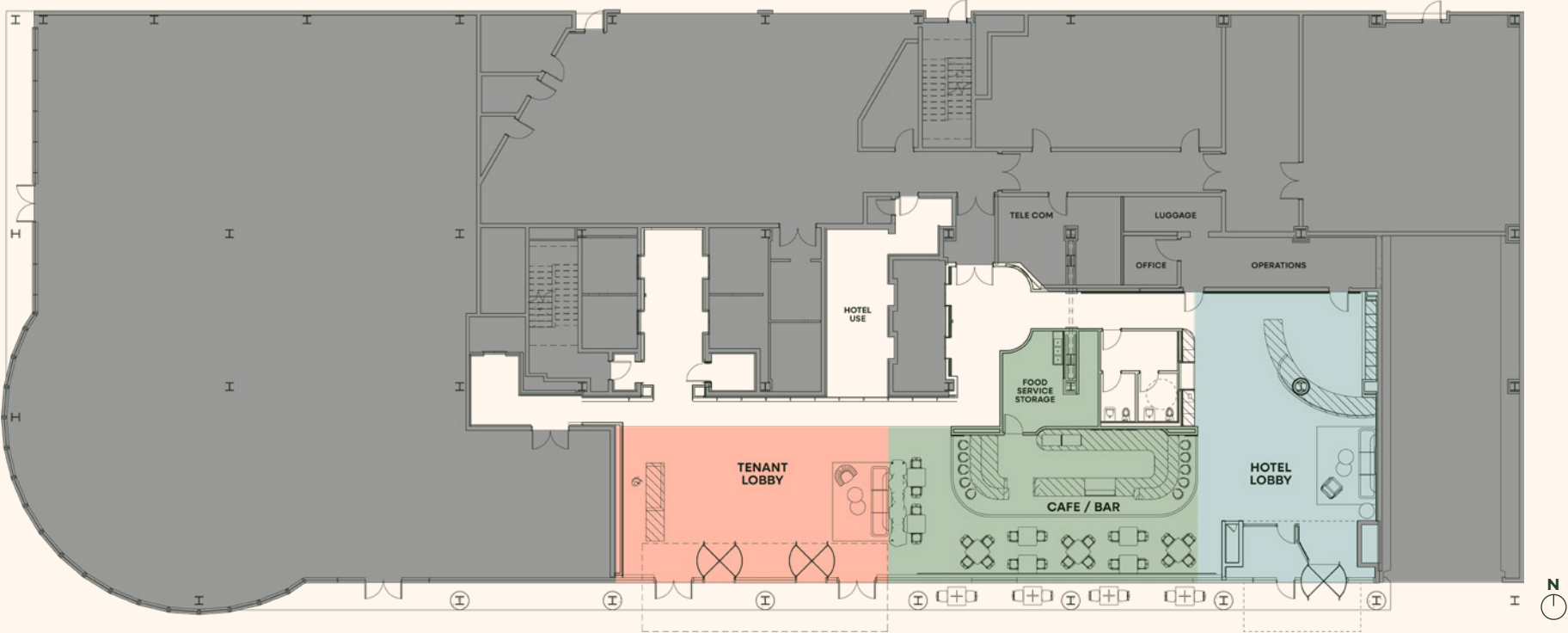


# CONCEPT PLAN LEVEL 18 (ROOF)

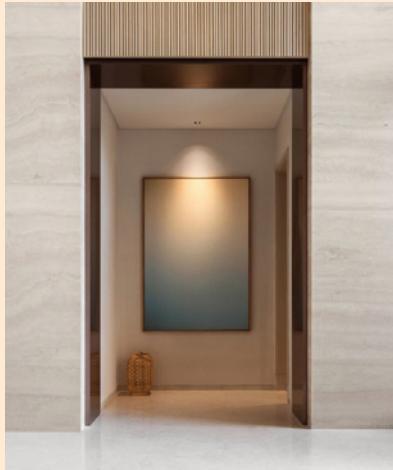
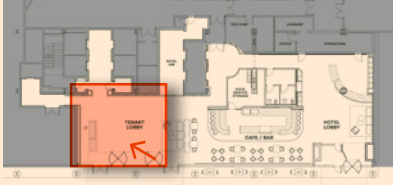




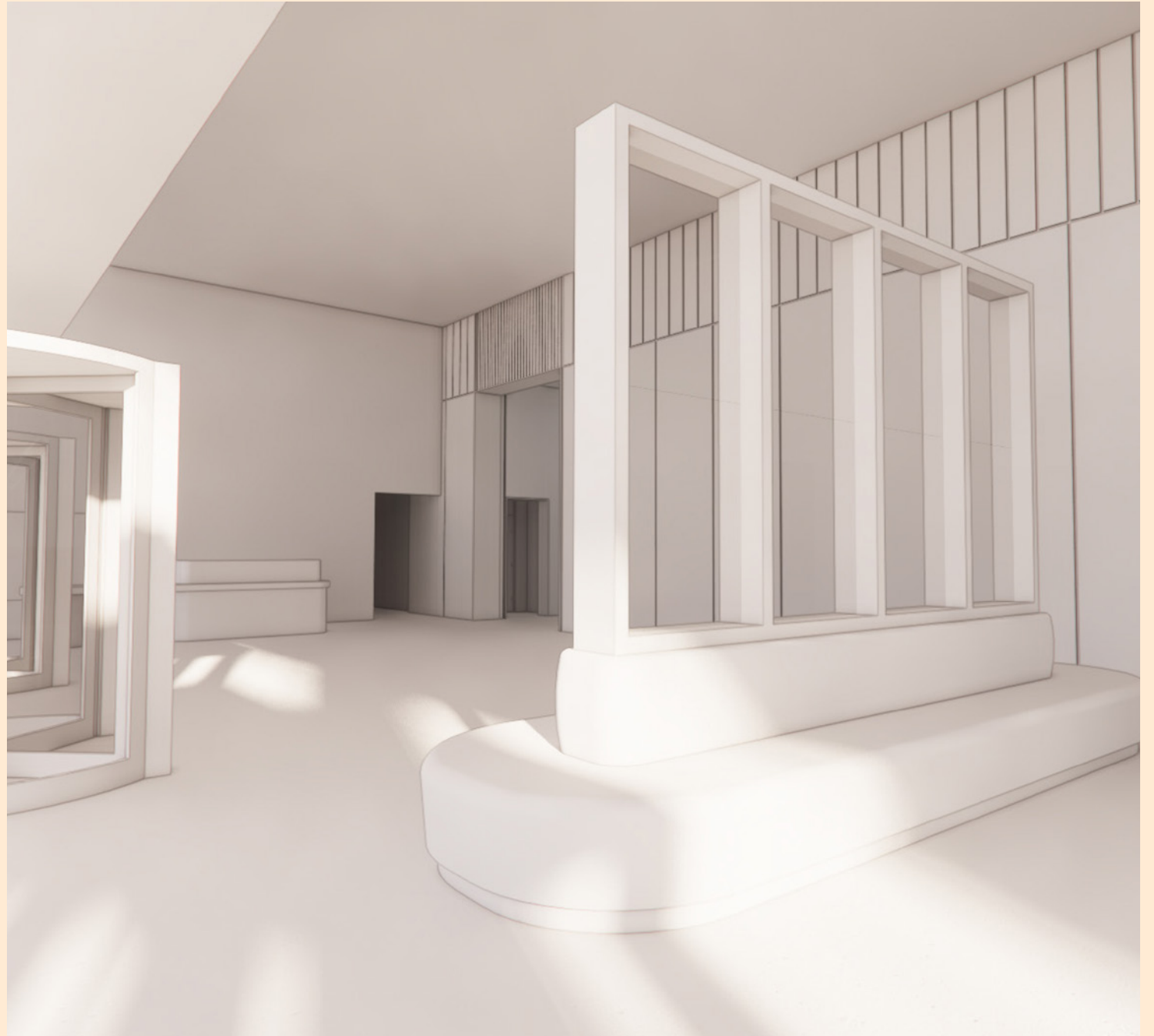
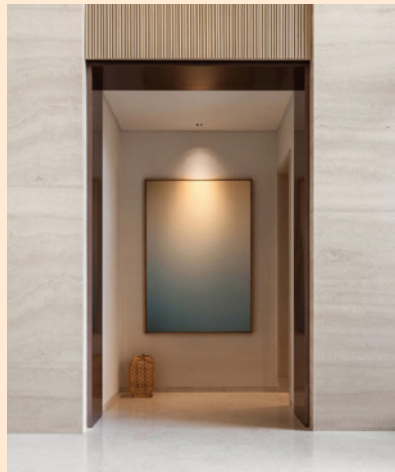
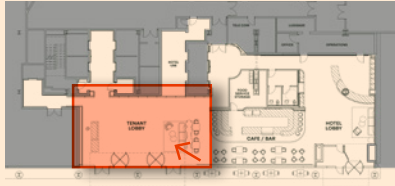
# LOBBY FLOOR PLAN



# TENANT LOBBY

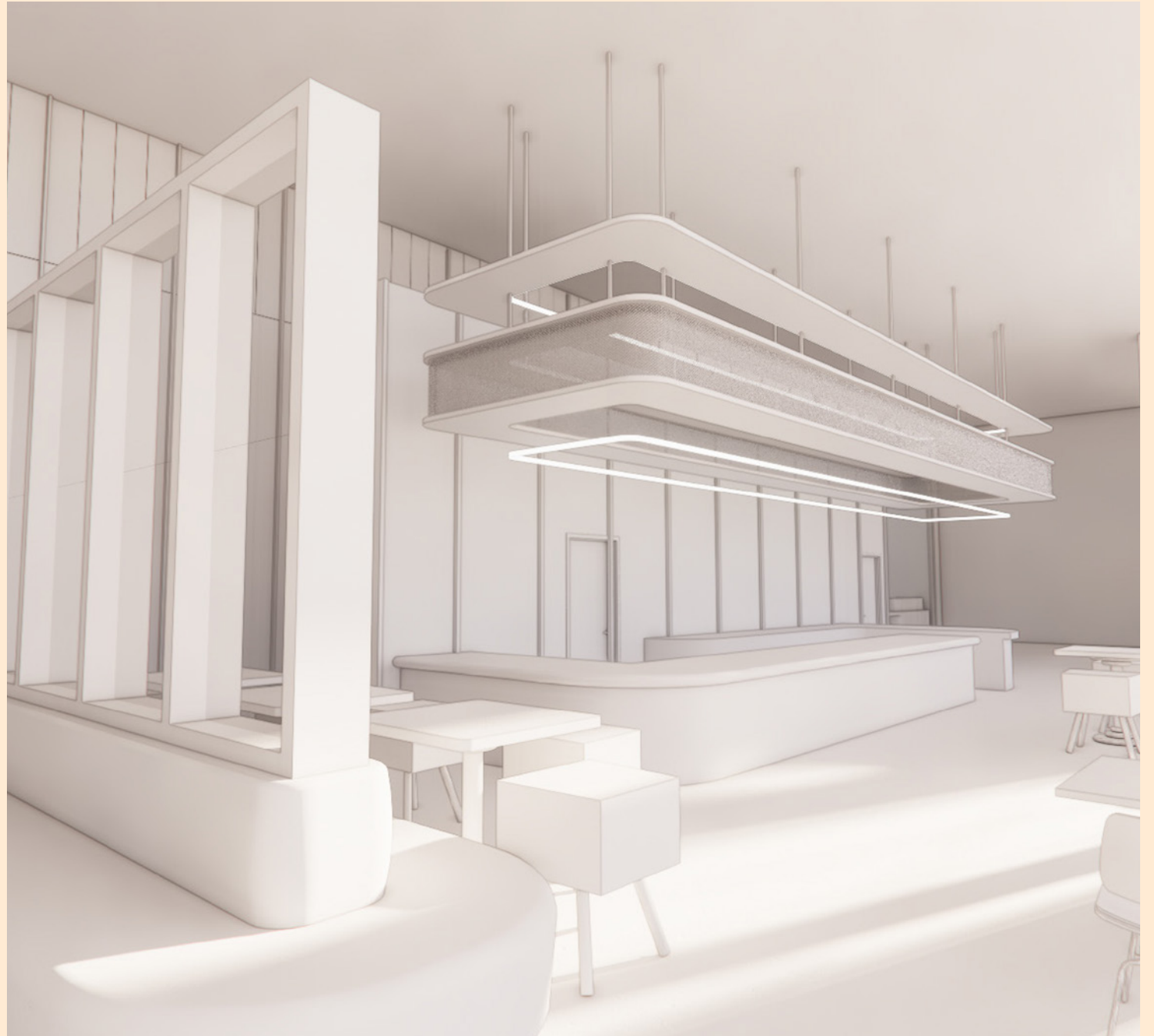


# TENANT LOBBY

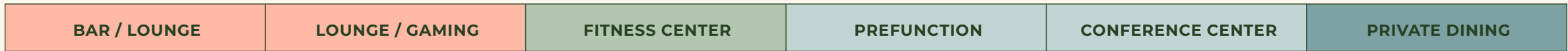
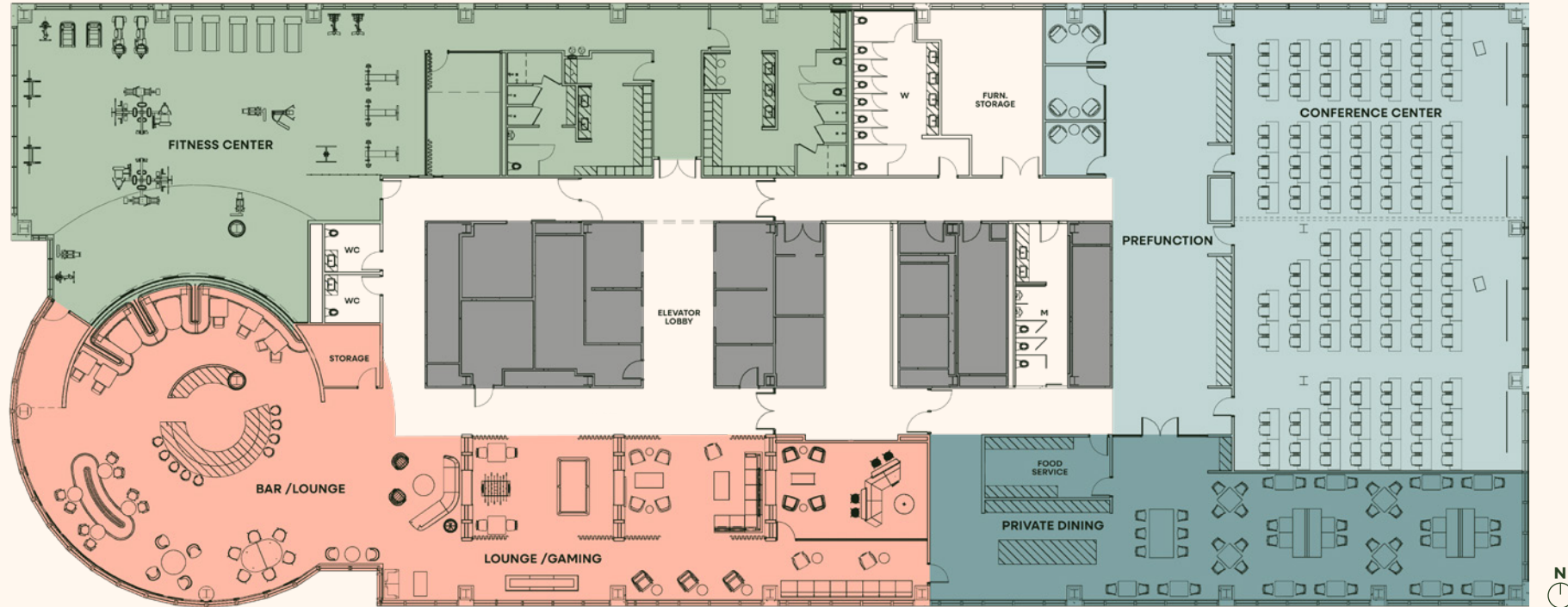




# CAFE / BAR

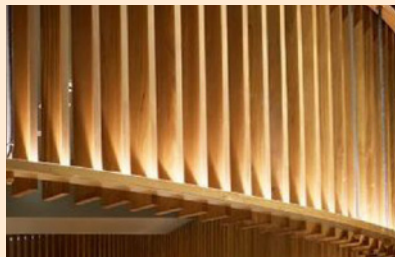
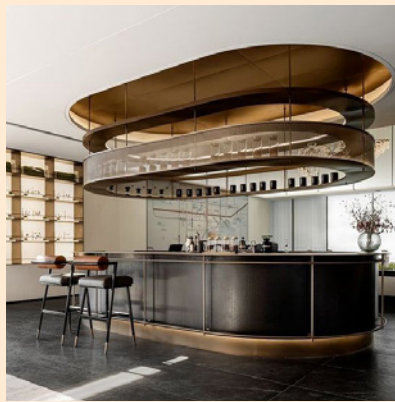
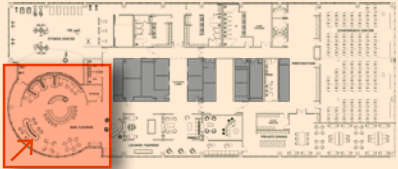


# AMENITY FLOOR PLAN

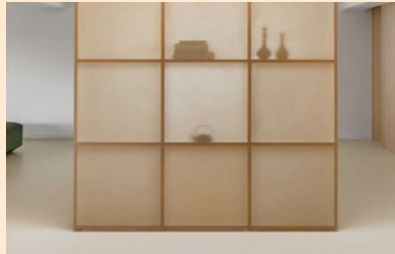
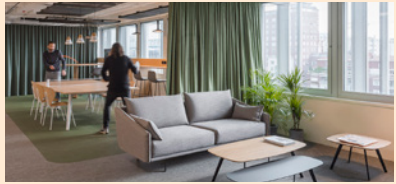




# COMMUNAL BAR



# LOUNGE SPACE





# WE MEASURE UP TO THE BEST

## PARKING

50

IN-HOUSE  
RESERVED GARAGE  
SPOTS PLUS VALET

## DISTANCE FROM CORE TO WINDOW LINE\*

70"

EAST / WEST

35"

NORTH / SOUTH

\*Approximate



## STRUCTURE

Steel superstructure with reinforced concrete floor slabs on metal decking

## FLOOR LOAD

100

PSF MAX  
SUPERIMPOSED  
LOAD

## TYPICAL CEILING HEIGHTS

13'6"

SLAB-TO-SLAB

9'4"

FLOOR-TO-CEILING



## ROOF CONSTRUCTION

Fully adhered torch-applied modified bituminous



## CURTAIN WALL AND GLAZING

Limestone colored precast concrete with high performance Low-E coated clear glass in an aluminum mullion system

# THE NEIGHBORHOOD

Standing on the corner of two of Chicago's most popular thoroughfares, Kinzie & Dearborn, 20 West Kinzie plugs you directly into the main lines of River North.



Five-minute walking distance to CTA "L" light-rail stations and rapid transit service lines



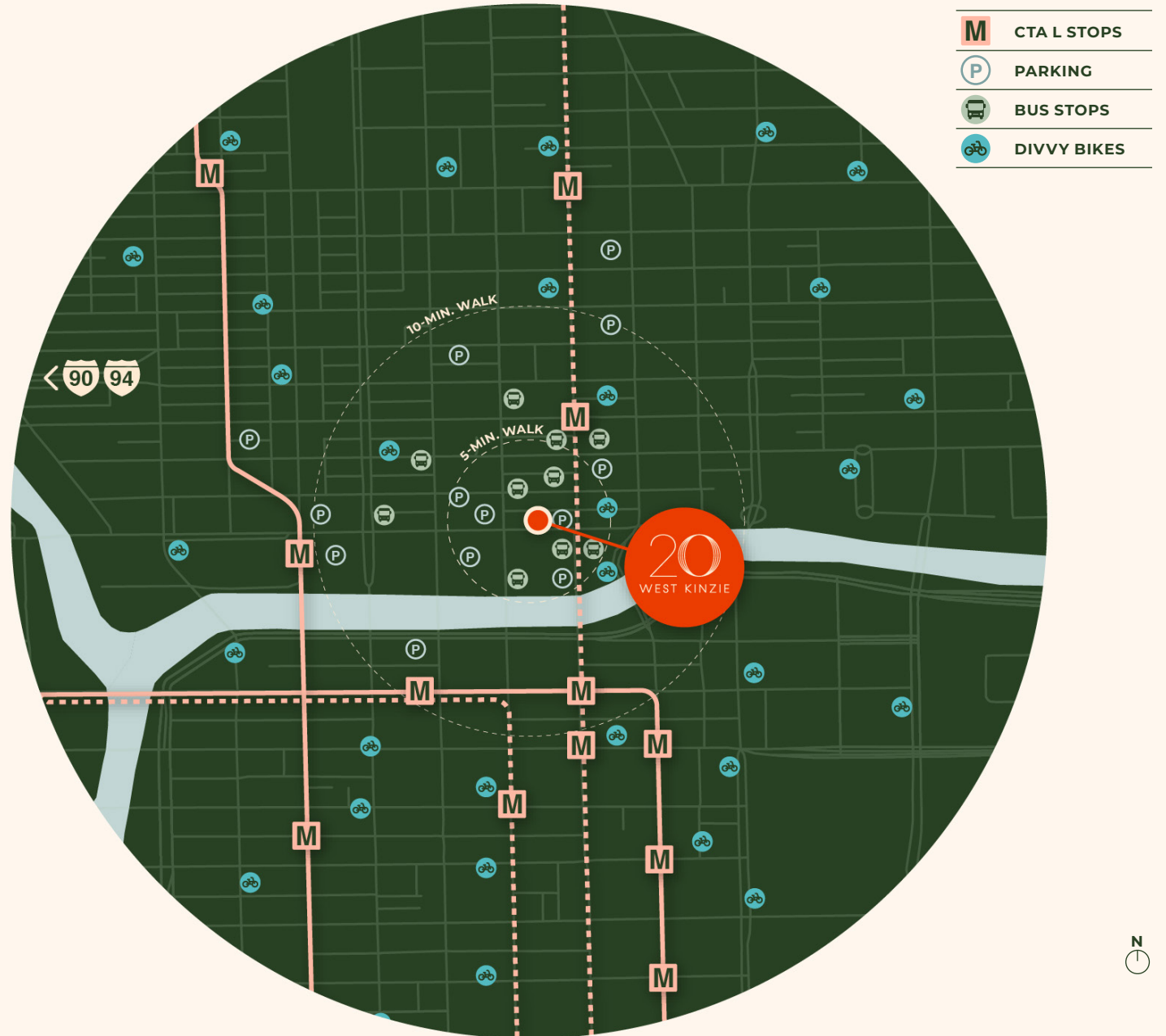
Multiple CTA public bus stops located within a two-block radius



Easy accessibility to both the Kennedy Expressway (I-90/I-94) and the Eisenhower Expressway (I-290)



Walking distance to many of Chicago's most popular attractions and mixed-use neighborhoods





# THE NEIGHBORHOOD

## RESTAURANTS

- The Smith
- The Purple Pig
- Ema
- Arbella
- Yardbird
- Quartino Ristorante
- RL Restaurant
- Fame Nightclub
- O'Leary's Public House
- Bar Cargo
- Shanghai Terrace
- NoMI
- Goddess and the Baker
- Joe's Seafood
- Eataly
- Steak 48
- Gordon Ramsay Burger
- True Food Kitchen
- TAO Chicago
- Chicago Chop House
- Hard Rock Café
- Osteria Via Stato
- Mastro's Steakhouse
- PLANTA Queen
- Kitchen + Cocktails
- Shaw's Crab House
- Snickers Bar & Grill
- Mother Hubbard's Pub
- Harry Caray's Steakhouse
- Siena Tavern
- Barrio
- Smith & Wollensky
- RPM Steak
- Untitled Supper Club
- Mercadito
- Celeste
- XOCO
- Sunda Chicago
- Tanta Chicago
- Fogo de Chao
- Moti
- RAMEN-SAN Deluxe
- Tallboy Taco
- Bub City
- Sweetgreen
- Gyu-Kaku Japanese BBQ
- Dao Thai Restaurant
- The Hampton Social

- Volare Ristorante Italiano
- Stetsons Modern Steak + Sushi
- Club Lago
- Torchio Pasta Bar
- McDonald's
- Pippin's Tavern
- Sunny Side Up
- Breakfast & Lunch
- Jake Melnick's Corner Tap
- Rosebud on Rush
- Friends Sushi on Rush
- Pizzeria Ora
- Blue Chicago
- Fado Irish Pub
- Taco Maya
- GT Prime Steakhouse
- Prosecco
- Union Sushi + BBQ Bar
- Cocoro
- Wildfire
- Bar Avec
- Bavette's Bar & Boeuf
- Shamrock Club
- Kinzie Chophouse
- Moe's Cantina
- Chicago Cut Steakhouse
- River Roast
- Nonnina
- The Green Door Tavern
- Gene & Georgetti
- Pizano's Pizza & Pasta
- Mister J's
- Seoul Taco
- Maggiano's Little Italy
- Ingrained Chicago
- SIFR
- Egg Harbor Café
- Friends Station
- Avli River North
- Tzucu
- Parlor Pizza Bar
- Fogo de Chao
- City Winery Riverwalk
- Catch 35

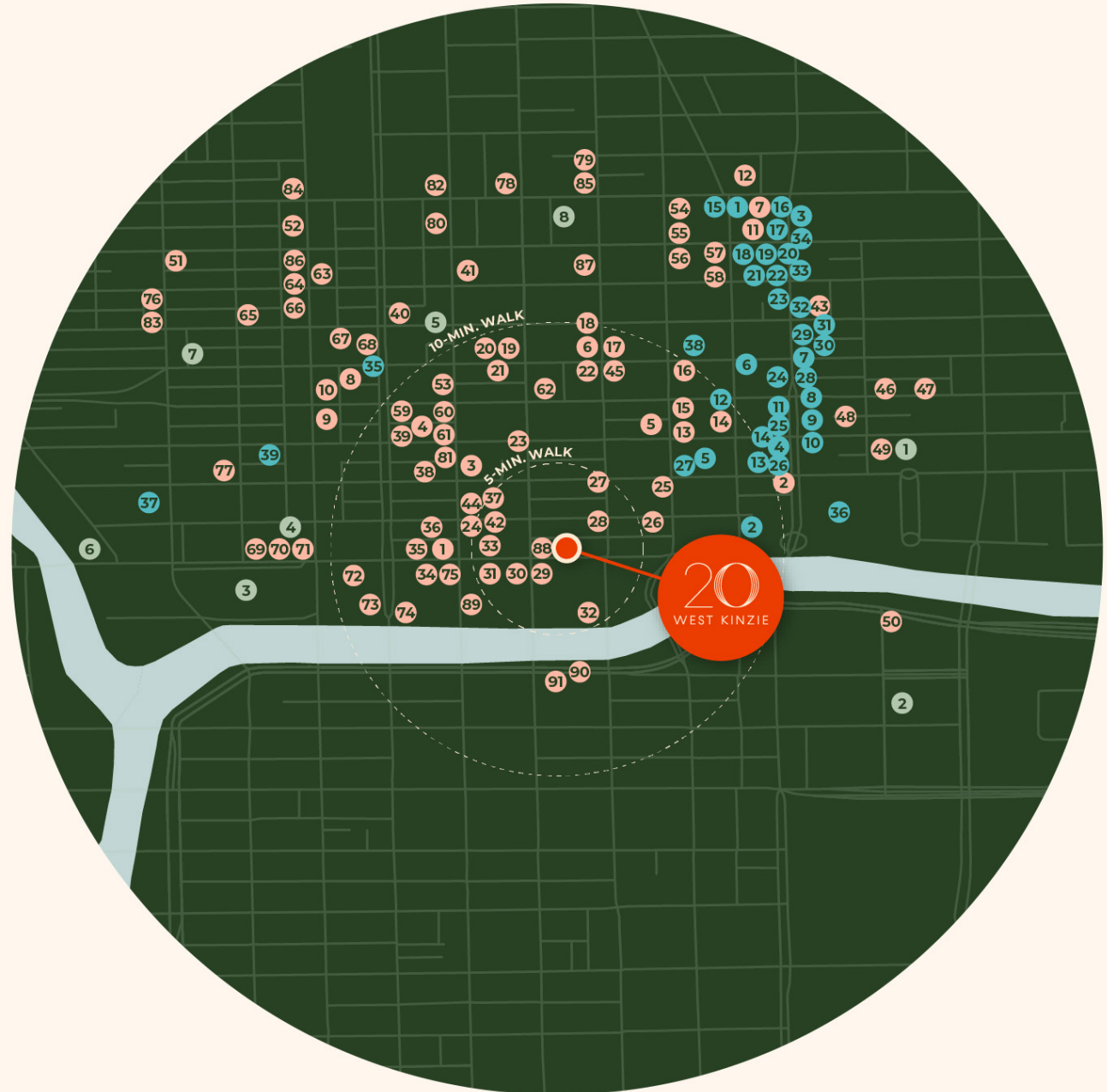
- Mayweather Boxing
- Studio Three
- East Bank Club
- River North CrossFit
- Life Time

## RETAIL

- Anthropologie
- Walgreens
- Neiman Marcus
- BOSS
- Dolce & Gabbana
- Marshalls
- Garrett Popcorn Shops
- UGG
- Allen Edmonds
- Men's Wearhouse
- UNTUCKit
- Room & Board
- Vans
- White House Black Market
- Nordstrom Rack
- Ralph Lauren
- Victoria's Secret & PINK
- Tiffany & Co
- DIOR
- Saks Fifth Avenue
- Balenciaga
- ZARA
- LOFT
- Levi's
- MAC Cosmetics
- Kiehl's Since 1851
- Nordstrom
- Sephora
- Burberry
- Orvis
- Salvatore Ferragamo
- Nike
- Rolex Boutique
- IT'S SUGAR
- Target
- Apple
- Petco
- Trader Joe's
- Binny's Beverage Depot

## FITNESS

- Orangetheory Fitness
- Lakeshore Sport & Fitness
- Kick@55 Fitness





## POWER & REDUNDANCY

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20 West Kinzie's HVAC and electric systems go beyond the industry benchmarks for maximum efficiency and flexibility.



**REDUNDANT POWER SYSTEM**



**7 WATTS PER RSF**



**THREE SUB STATIONS**



**AUTOMATED TRANSFER SWITCH**



**12 KVA RISER**

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WEST KINZIE

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