



# NBC TOWER

Consulate Opportunities

# NBC Tower

NBC Tower brings together postmodern architecture and a coveted riverfront address to deliver a workplace experience unlike any other. With light-filled, column-free layouts, sweeping skyline views, and a suite of high-performance amenities steps from the city's most vibrant neighborhoods, NBC Tower stands as a destination built for connection, inspiration and lasting impact.

- 896,764 SF Class A office tower
- Large contiguous blocks available
- Floor plates from 18,000-32,000 SF
- Expansive, column-free floorplates
- Prime location along the Riverfront
- Floor-to-ceiling glass offering panoramic city & downtown views
- Premium amenities
- Parking spaces: 232 indoor, 469 outdoor
- Currently home to several consulates
- A landlord that understands and respects each consulate's sovereignty, consistent with the Vienna Convention





# Conference Center

Two separate fully equipped  
conference rooms (8-50 people)

Reception & lounge area

Caterer-friendly kitchen



# Fitness Center

State-of-the-art Precor equipment

Peloton Bikes

Locker room with showers & towel service



# The Golf Club

Modern lounge with full swing golf simulator

Wet bar, televisions, music system & comfortable seating



# The Room

Accommodates 20–40 individuals

Wet bar with refrigeration, barware & dishwasher

Dual-turntable DJ booth, private soundproof space equipped with an electric guitar and drum set, all with sound system connectivity

Accessible to tenants during the day, with private reservations available after hours



# On-Site Retail

Cityfront Cafe – made-to-order breakfast and lunch & grab-n-go options

Tower Espresso, offering Lavazza coffee, pastries, breakfast and lunch

24-hour lounge with vending



# Access

Michigan Ave.  
Shopping District



Divvy Bike  
Station



Divvy Bike  
Station

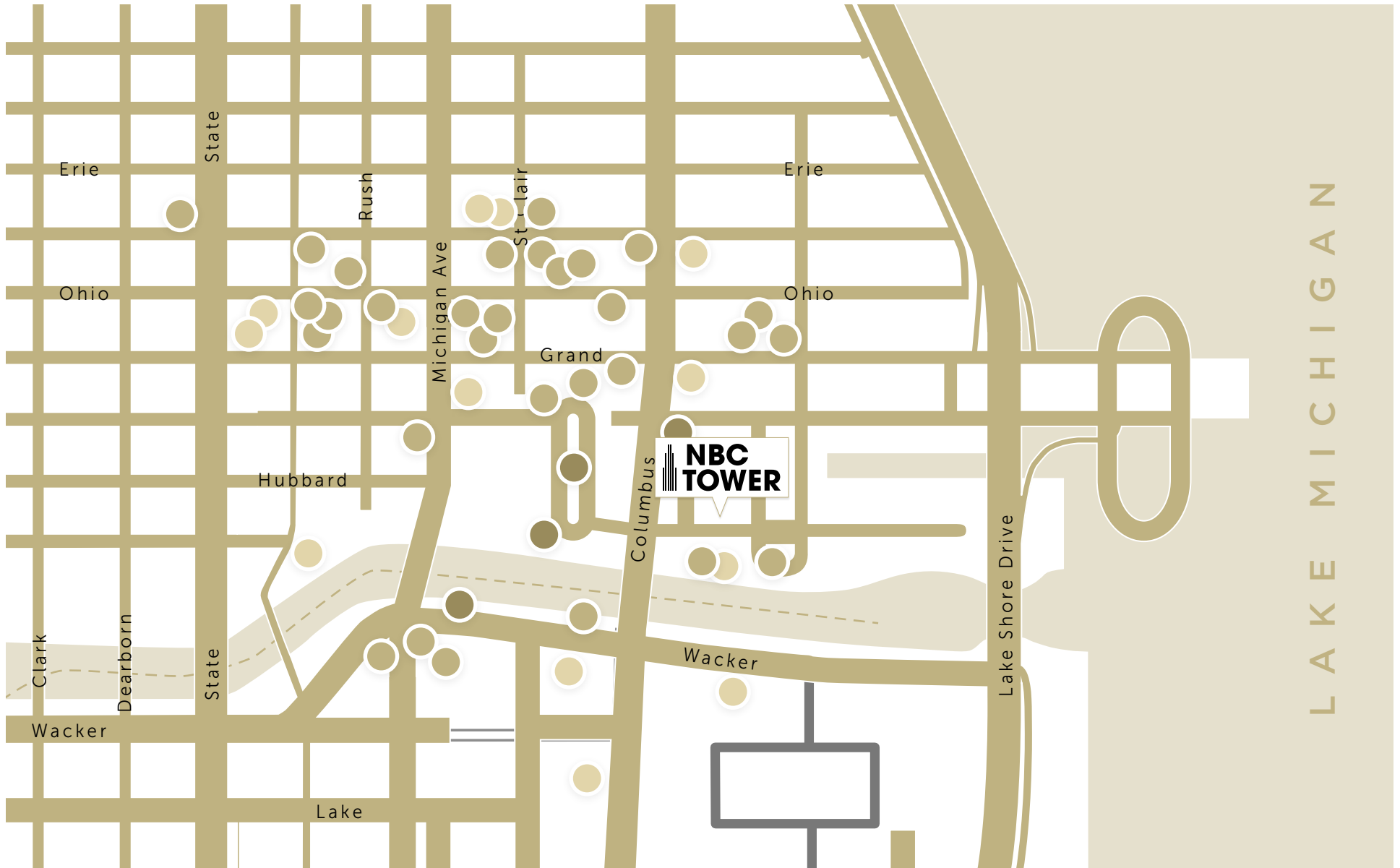
River Walk

Lake Shore Dr.

Lake  
Michigan

# Location

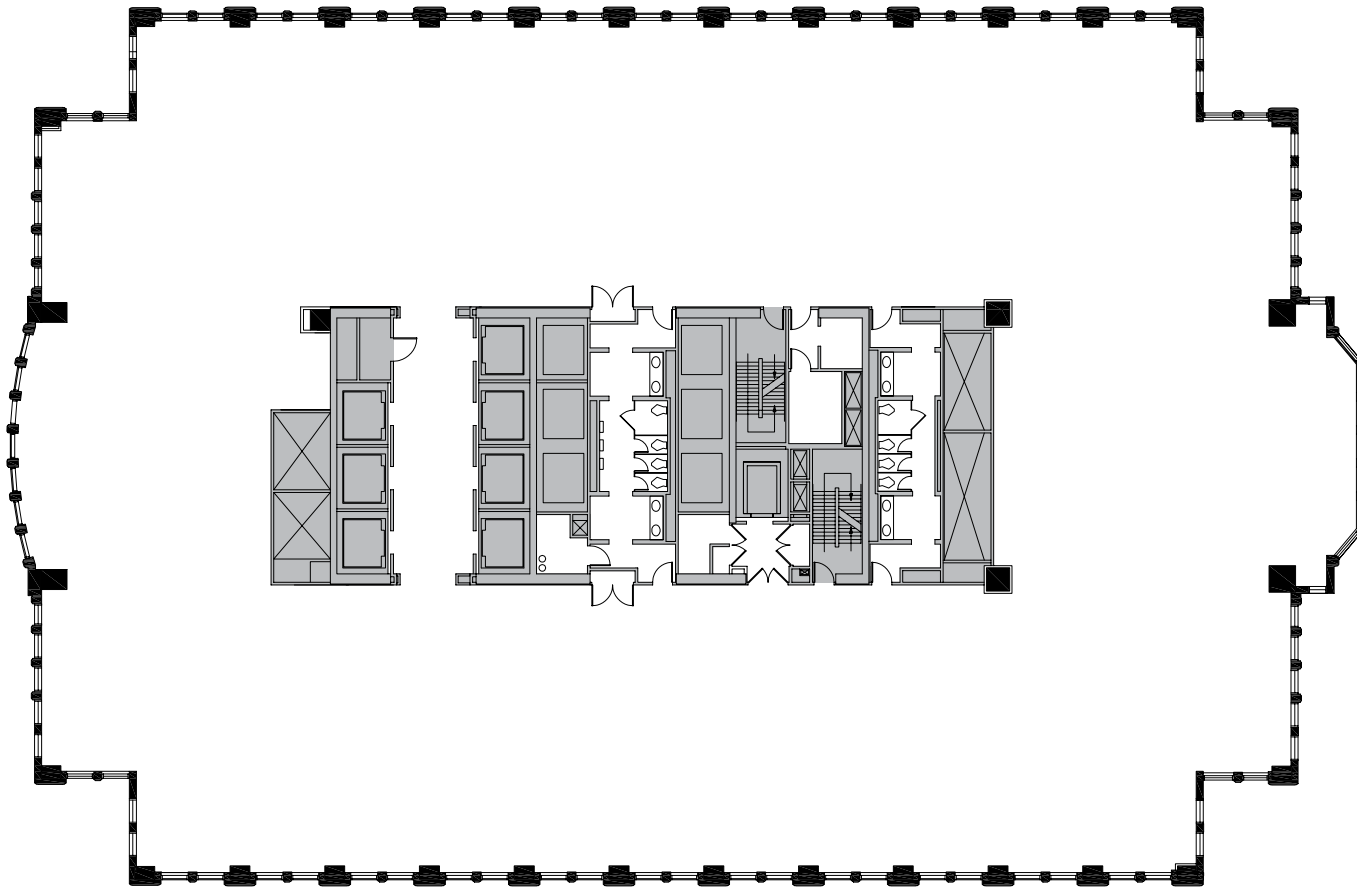
35+ retail, 50+ dining, 50+ hotels  
walkable within .25 mi of NBC Tower



# Typical Floorplate

Nothing stands in your way from the awe-inspiring views from within. Free yourself from the constraints of columns, and embrace the freedom of true space flexibility.

- 18,000 - 30,000 SF floorplates
- 9-foot finished ceiling height
- Ample power
- Redundant fiber



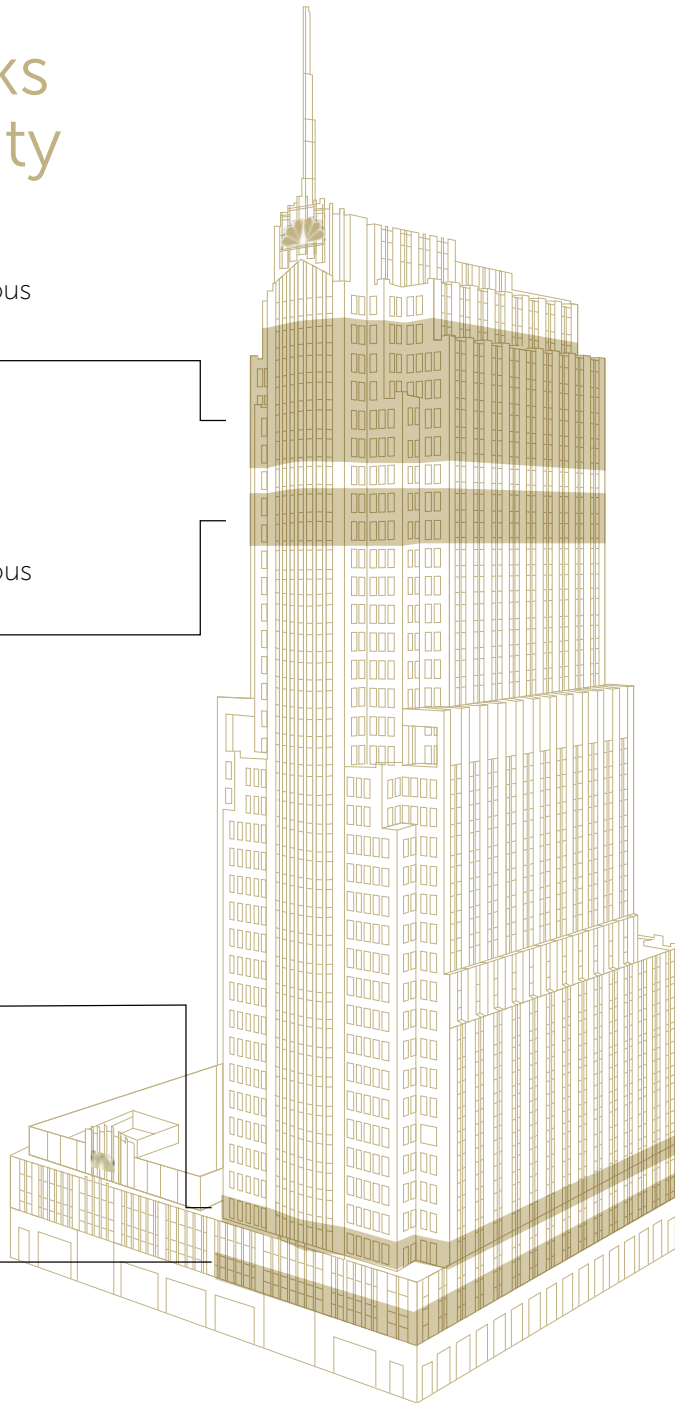
# Large Blocks of Availability

**Floors 33-37**  
78,074 RSF Contiguous  
**Available Now**

**Floors 30-31**  
35,002 RSF Contiguous  
**Available Now**

**Floor 5**  
30,321 RSF  
**Available Now**

**Floor 3**  
32,875 RSF  
**Available Now**



SUITE/FLOOR	SIZE	AVAILABILITY
37th Floor	8,184 RSF	Now
36th Floor	15,367 RSF	Now
35th Floor	17,967 RSF	Now
34th Floor	17,967 RSF	Now
33rd Floor	18,580 RSF	Now
31st Floor	18,422 RSF	Now
30th Floor	16,486 RSF	Now
5th Floor	30,321 RSF	Now
3rd Floor	32,875 RSF	Now
<b>TOTAL</b>	<b>176,169 RSF</b>	

Mason Taylor  
+1 312 470 2337  
mason.taylor@cushwake.com

Karoline Eigel  
+1 312 470 2302  
karoline.eigel@cushwake.com

Paige Krueger  
+1 949 554 9643  
paige.krueger@cushwake.com

