



NBC TOWER

Spec Suite Opportunities



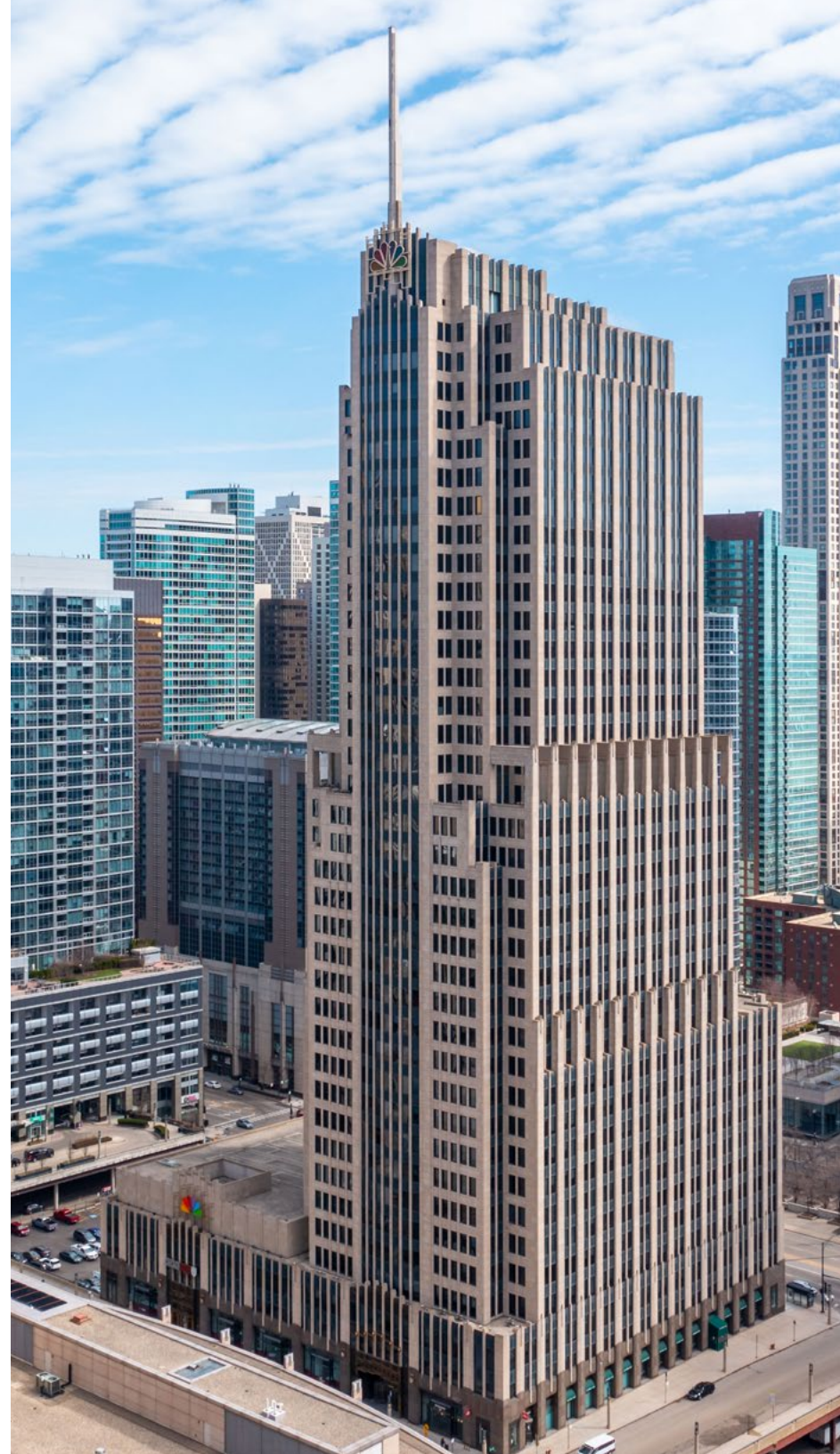
455 N. Cityfront Plaza | Chicago, IL

METROPOLIS

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



Move-in Ready Spec Suites

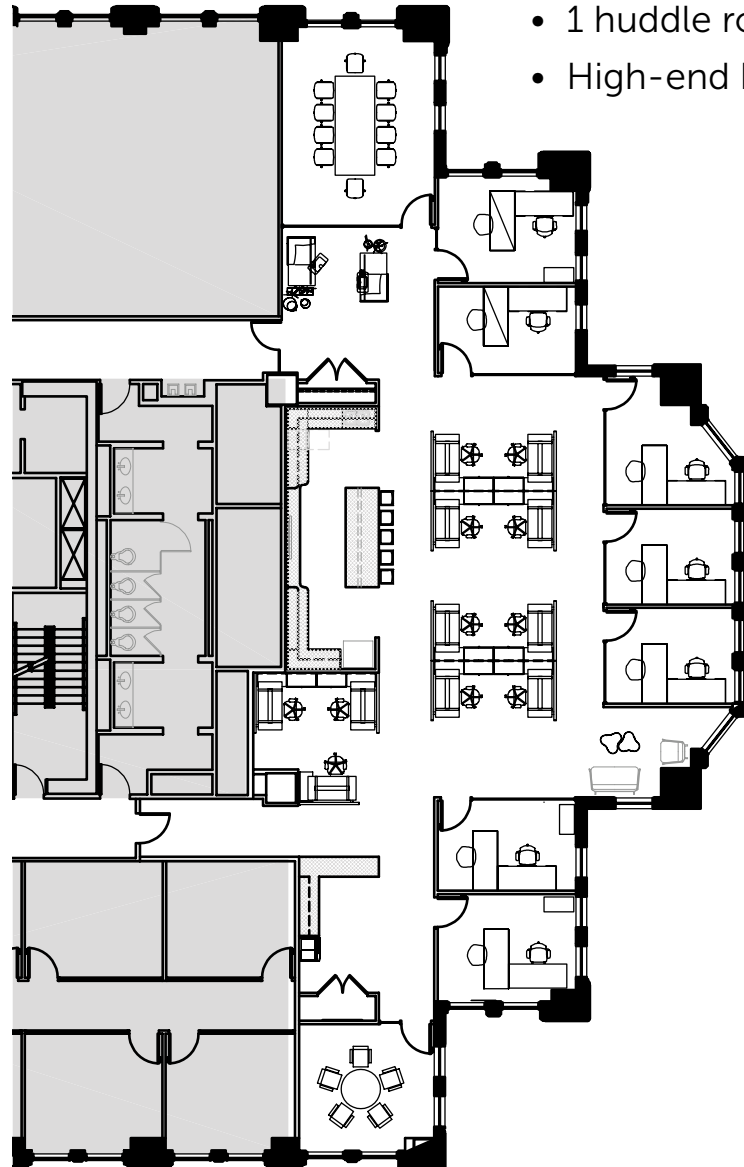


Spec Suite 2520

4,962 SF

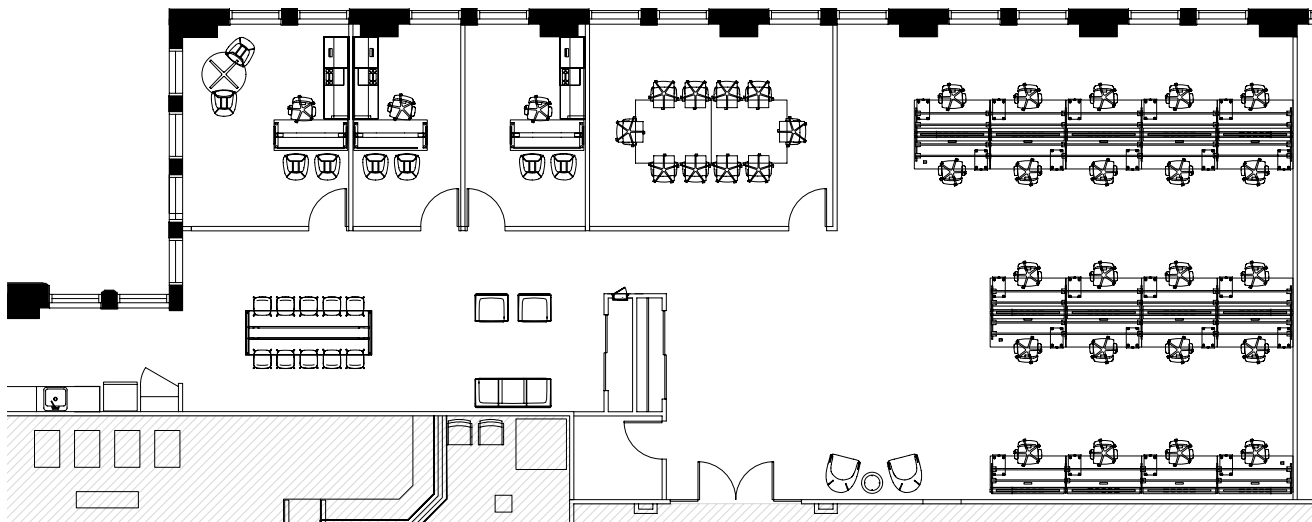


- 7 private offices
- Open seating for 11
- 10 person conference room
- 1 huddle room
- High-end kitchenette



Spec Suite 2050

4,145 SF



- Fully furnished
- 3 private offices
- Open seating for 22
- 10 person conference room
- Collaborative working area
- High-end kitchenette



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

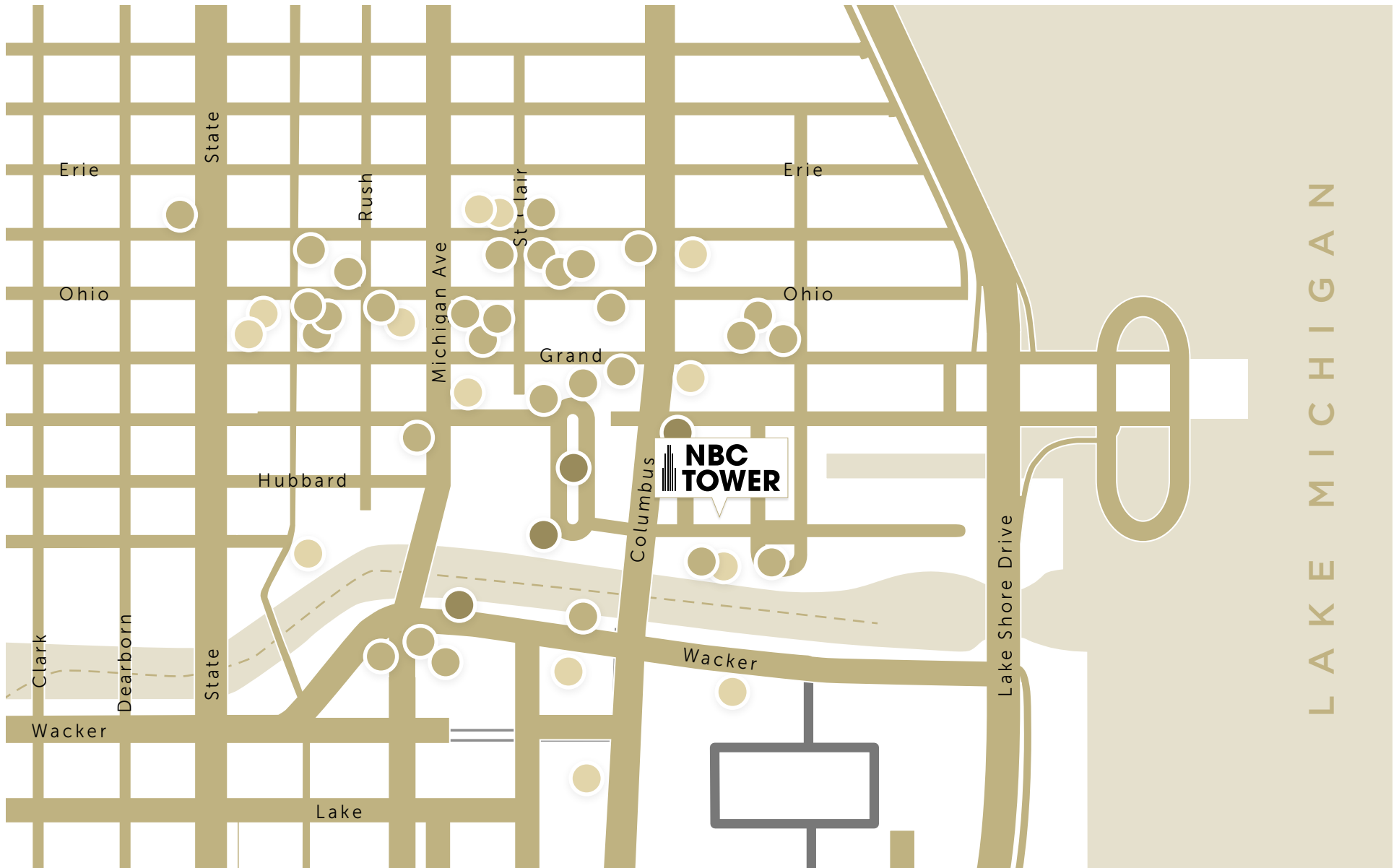
River Walk

Lake Shore Dr.

Lake
Michigan

Location

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



Large Blocks of Availability

Floors 33-37

78,074 RSF Contiguous

Available Now

Floors 30-31

35,002 RSF Contiguous

Available Now

Floor 5

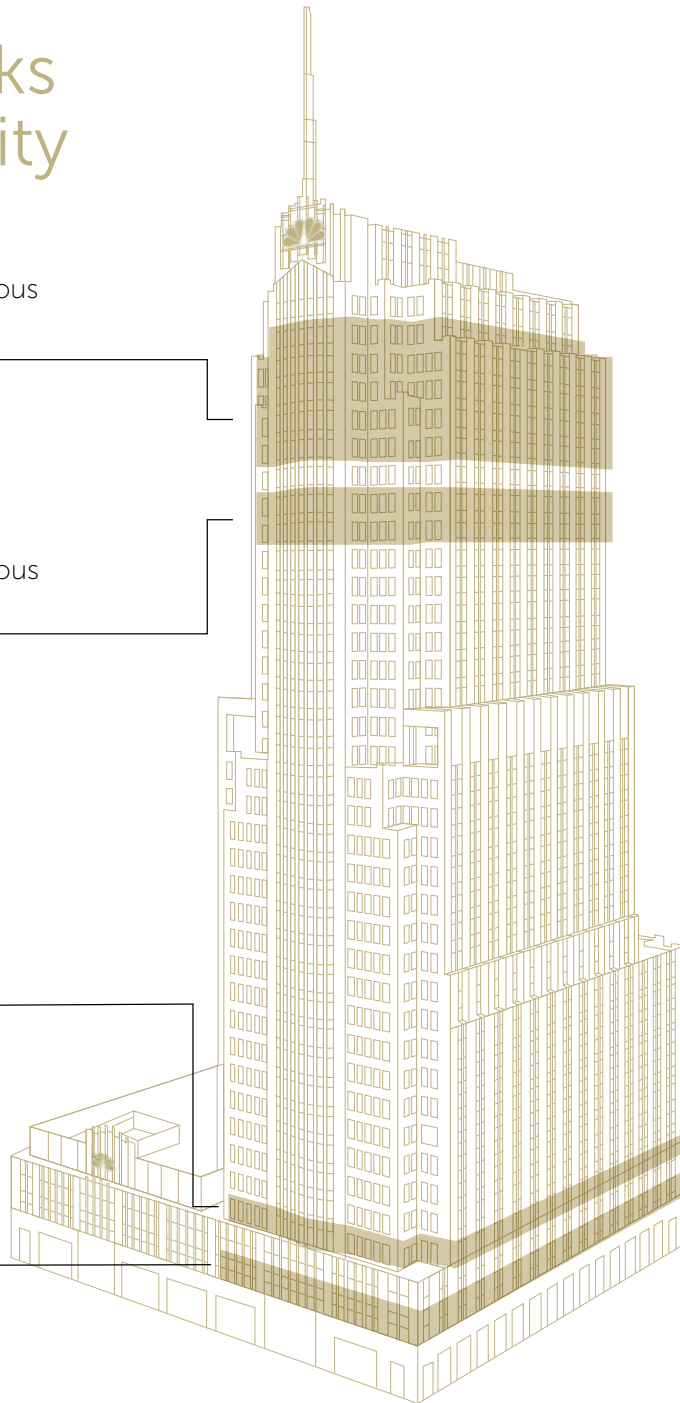
30,321 RSF

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
TOTAL	176,169 RSF	

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