



209 S. LASALLE STREET  
CHICAGO LOOP

 *the*  
ROOKERY



**A·R·C**  
REAL ESTATE



CHANGE THE NARRATIVE

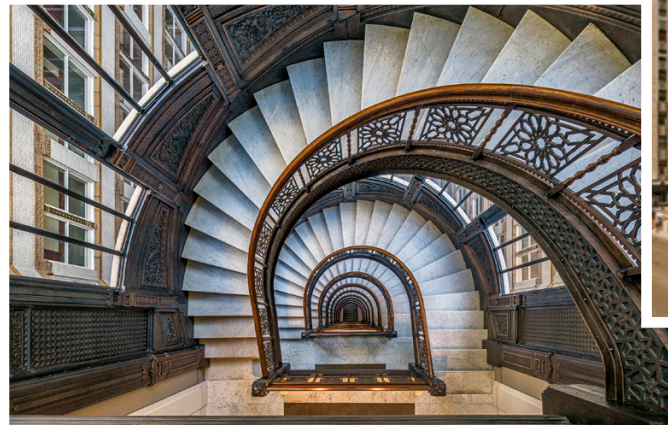
## LASALLE STREET REIMAGINED

The Rookery is regarded as an architectural masterpiece and one of the most historically significant buildings in Chicago. Designed by Chicago's own Burnham and Root, the picturesque Rookery was originally completed in 1888. Adding to its impressive stature, Frank Lloyd Wright redesigned its stunning two-story, sky lit lobby in 1905. Meticulously renovated and maintained, The Rookery stands as one of the most highly recognized addresses in all of Chicago and is the standard by which historic office renovations are measured.

The Rookery has received the prestigious BOMA 360 Performance Program designation. The BOMA 360 Performance Program is a globally recognized standard for operational best practices. The designation demonstrates that The Rookery has surpassed the standard across all areas of operations & management.

Google is leading the charge to revitalize Chicago's Loop in the Post-COVID 19 age, announcing it will acquire the iconic James R. Thompson Center for its over 1,800 Chicago based employees. The 1,700 displaced State of Illinois employees are relocating into 591,000 SF a block north of The Rookery on LaSalle Street. A recent economic impact study shows one high-tech job generates another 4.4 jobs in the local economy. In 2020, Google's employees in Chicago supported over 4,600 indirect jobs in Illinois. To build on this momentum, the City of Chicago with over \$200M in available TIF funds is working with LaSalle Street stakeholders to revitalize the corridor's current office monoculture to a mixed-use community with focus on new housing, activation of public spaces, and neighborhood-oriented business growth.

The Rookery is a model of strength at the center of LaSalle Street, and demonstrates the enormous potential the corridor holds for reinvention as a vibrant live, work-play neighborhood. World class recreational and cultural amenities, including the Riverwalk, the Loop Theater District, Millennium Park, and the Art Institute are a short walk away. Its central location and unparalleled transit connectivity provides access to live, work or play opportunities throughout the Midwest.





# the ROOKERY

RETAIL SPACE AVAILABLE

## AVAILABLE SPACE

- ± 2,771 RSF
- ± 2,592 RSF
- ± 3,142 RSF - Divisible

## AREA DESCRIPTION

Centrally located in the financial district of the Central Loop, surrounded by top tier hotels, restaurants and cultural amenities with unparalleled access to CTA and Metra transit.

## NEARBY EMPLOYERS

- US Government
- Chicago Public Schools
- Cook County
- City of Chicago
- Wintrust
- JP Morgan
- Interactive Brokers, LLC

## HOTELS



## DINING




★★★★



Daytime Population  
500,000



Retail Sales  
2 Billion



Hotel Rooms  
41,000



Walk Score®  
97  
Walkers Paradise



Transit Score®  
100  
Riders Paradise



Bike Score®  
83  
Bikers Paradise

★★★★

A·R·C  
REAL ESTATE







