



TISHMAN SPEYER

190 SOUTH LASALLE CHICAGO





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CHARACTER OF THE PAST WITH MODERN AMENITIES

The grace of a bygone era is effortlessly expressed in the character of 190 South LaSalle, a 40-story, post-modern gem with a multi-gabled roof referencing the old Masonic Temple Building. Conveniently located with easy access to suburban and CTA trains and buses, the building provides a wealth of modern services and amenities: state-of-the-art fitness center, conference facilities, business club, concierge and much more. And with Tishman Speyer's management, all details are handled with meticulous attention.

PROPERTY ADDRESS

190 South LaSalle

YEAR CONSTRUCTED/RENOVATED

1986, 2017 lobby and library renovations

ARCHITECT

Philip Johnson and John Burgee

BUILDING OWNER

190 South LaSalle, LLC

MANAGEMENT & LEASING

Tishman Speyer

TOTAL RENTABLE AREA

798,782 square feet

NUMBER OF FLOORS

40

SUSTAINABILITY

LEED® EB: O&M – Gold

TYPICAL FLOOR SIZE

Approximately 22,000 square feet

EXTERIOR

Red imperial and Spanish pink marble curtain wall topped by a two-story, double-cross copper gable roof

SLAB-TO-SLAB HEIGHT

12.5' typical

FINISHED CEILING HEIGHT

9' 0" typical

EXTERIOR COLUMN SPACING

Varies from 15' to 20'

PLANNING MODULE

Highly efficient, virtually column-free floor plates

ELEVATORS

3 banks of passenger elevators: low-rise, mid-rise and high-rise all have 6 cars each with 3,500 lb. capacity; 1 hydraulic elevator that services the garage and health club; 1 freight elevator with 5,500 lb. capacity

FLOOR LOADING

Typically 70 lbs. per square foot, 120 lbs. per square foot north and south of building core between columns

ELECTRICAL

10 Watts per usable square foot connected load served by 3 feeds from 3 substations

HVAC

Each floor is served by a 60-ton, water-cooled package unit. HVAC is typically provided by 20 perimeter-fan power-box zones with electric reheat and interior VAV boxes. A 2,520-ton cooling tower provides condenser water for building and tenant package units

FIRE/LIFE SAFETY

Building is fully sprinklered with automatic fire detection, door release and signaling; smoke removal system; central monitoring of all smoke detectors and fire alarms; emergency generator for building systems

SECURITY

24-hour lobby attendant with key card access

PARKING

55 spaces

FIBER CARRIERS/TELECOMMUNICATIONS

AT&T, Verizon, Cogent Communications, XO Communications, Comcast, Cypress Communications

MAJOR TENANT

U.S. Bank, Barclays, Bain & Company, Duane Morris, XL America

AMENITIES

Fitness center, conference facility, business club ("The Library"), AraOn restaurant, Bow Truss Coffee Bar, sundry shop, ATM, messenger service, concierge, easy access to suburban trains and CTA bus and train lines

LEASING CONTACT

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