



# Stand With the Legends





# Rise. Redefine. Reign.

The Inland Steel Building stands tall amid Chicago's celebrated skyline: a commanding architectural legend centered in the Loop. Our offices are boutique with a roar and fuse classic allure with modern grandeur.

Establish yourself at the Inland Steel Building and join an illustrious community, whether brainstorming in fresh spec suites with sweeping city views, energizing at the gym, or immersing yourself in cultural icons like Millennium Park and the Art Institute. Come stand with the legends and write tomorrow's history amongst today's titans.





## A Modern Classic

The Inland Steel Building's shimmering stainless steel facade is an ode to its namesake; the building has maintained its landmark status as a symbol of the city's resilient spirit and architectural prowess since 1958.

### 19-Story Office Building

Timeless by Design

### 238,000 SF

Post-Modern Office Space

### Brand New Spec Suites

With Elevated Finishes  
*Coming Early 2024*

### Floor-to-Ceiling Windows

Brimming With Sunlight

### Unobstructed Views

360 Degrees

### 13,424 SF

Column-Free, Efficient Floor Plates

### Private Valet Parking

With 72 Spaces

### Bike Storage

On-site

### LEED Gold Certified

# Seize A Rare Opportunity

Claim your space in the iconic Inland Steel Building with availability ranging from spec suites to full or partial floors.

Suite 1400

6,949 RSF

Suite 1300

7,556 RSF

Suite 900

3,725 RSF

Suite 700

13,424 RSF (full floor)

Suite 1500

13,424 RSF (full floor)

Suite 1450

6,475 RSF

Suite 1000

13,424 RSF (full floor)

Suite 800

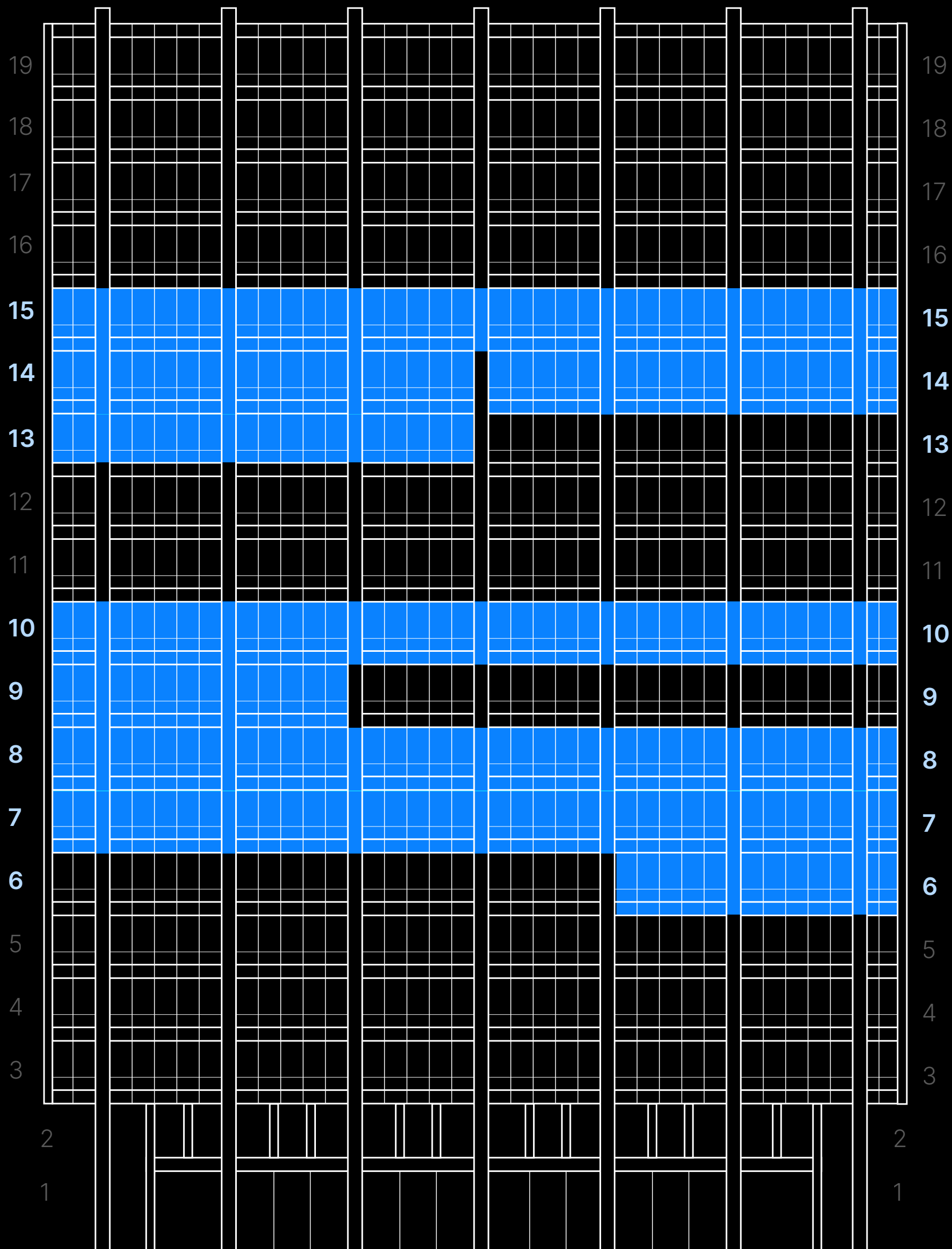
13,424 RSF (full floor)

4,209 RSF (spec A)

9,215 RSF (spec B)

Suite 600

3,832 RSF

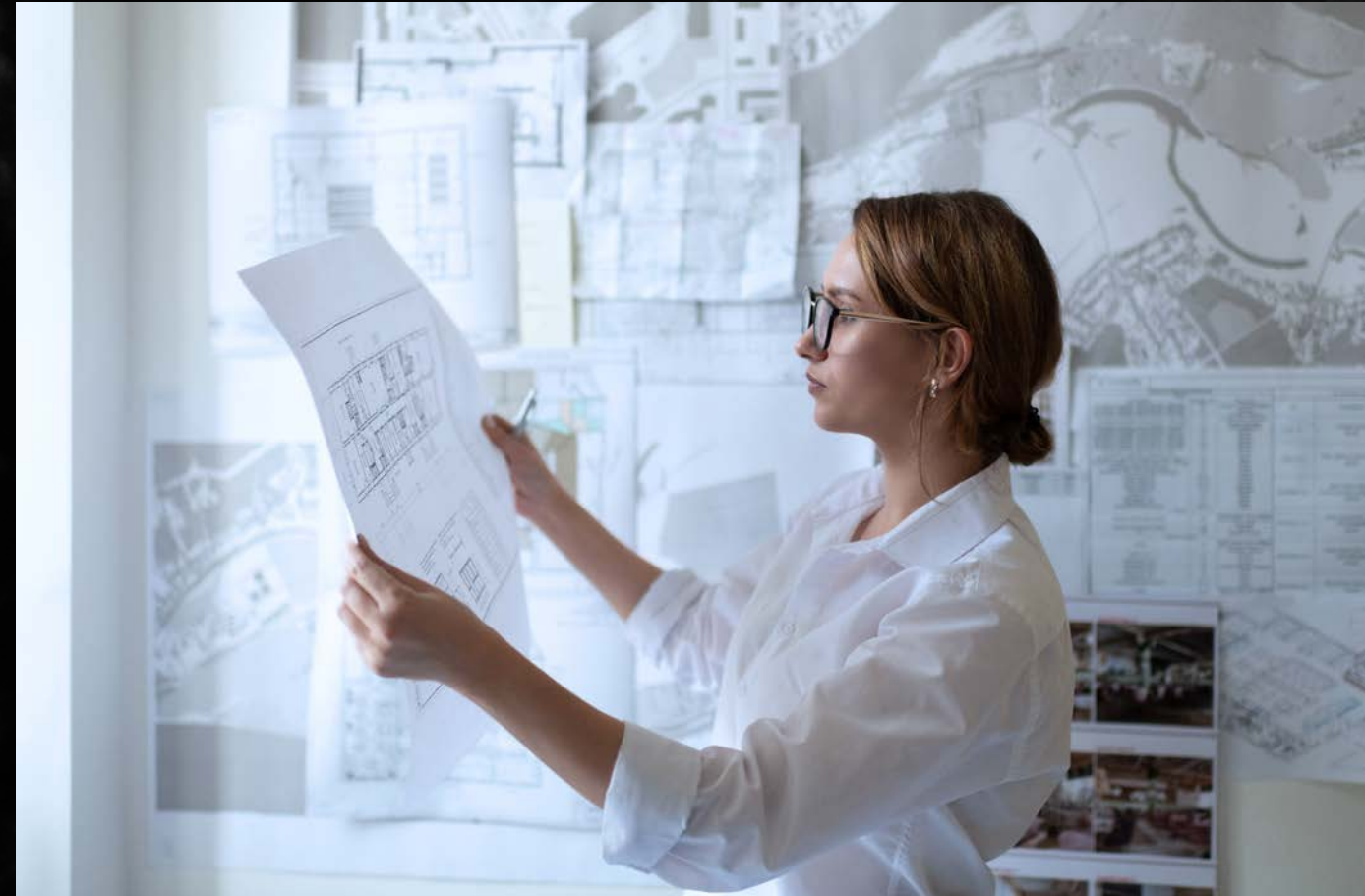




## OFFERING

# A Boutique Masterpiece

With the added luxury of smaller floor plates and efficiently built-out spec suites, the Inland Steel Building creates intimate workspaces where each day is yours.



## 4,200 – 9,200 SF

Brand New Spec Suites

## Column-Free

Floor Plates

## Floor-to-Ceiling Windows

## Private Valet Parking

With 72 Spaces







8th Floor Spec Suite





NEIGHBORHOOD

# The Heart of the Loop

Positioned for power in the heart of Chicago's iconic Loop, the Inland Steel Building stands with intent, anchoring the crossroads of the city's business community and unmatched cultural dynamism. With supreme walkability and bikeability, you navigate the city on your terms.



NEIGHBORHOOD

100 Walk Score

81 Bike Score

Millennium  
Metra Station

9 min. walk / 4 min. bike

Monroe  
L Station

Immediately adjacent

Millennium Park

9 min. walk / 4 min. bike

Lake Shore Drive

5 min. drive

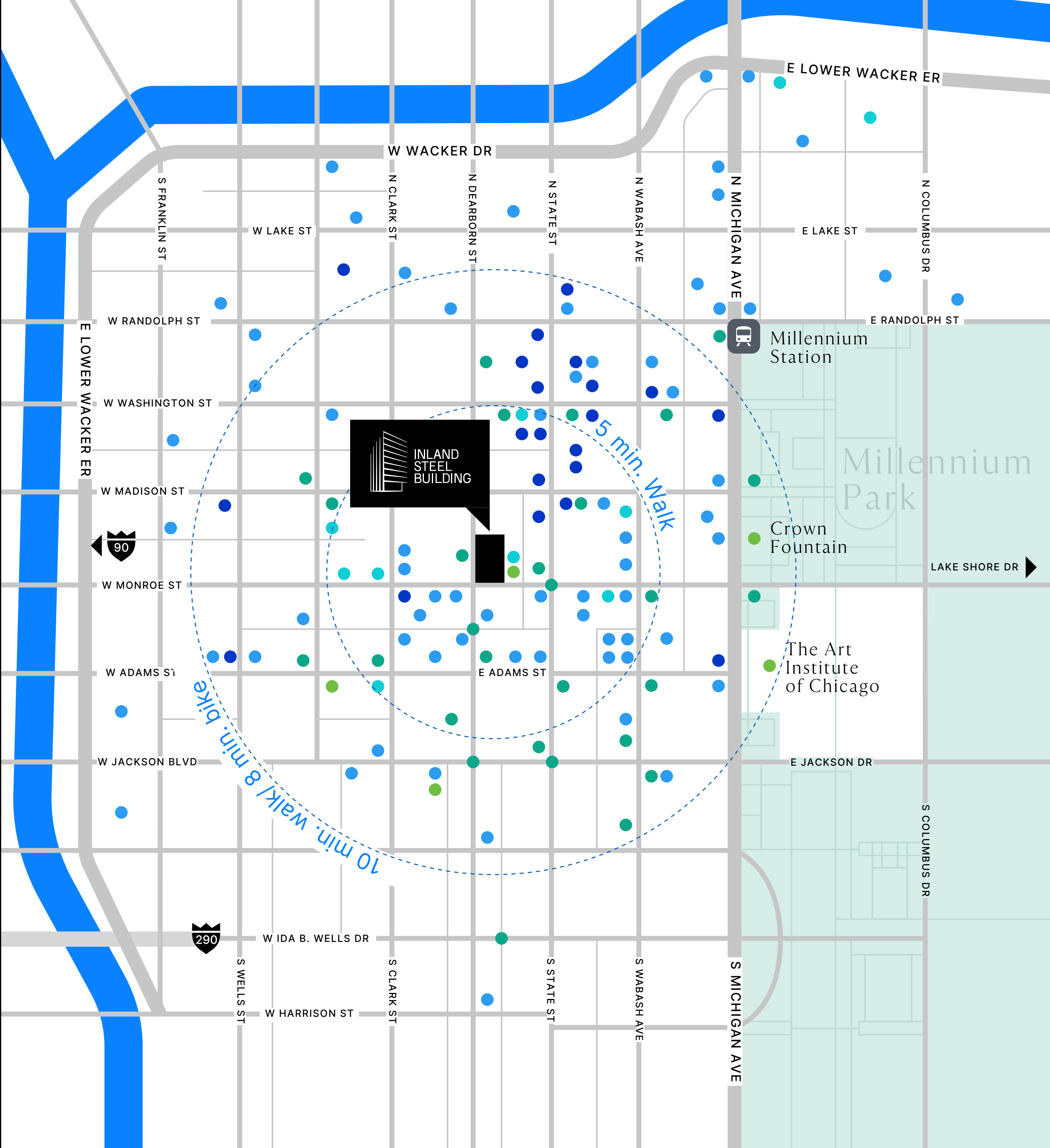
The Art Institute

8 min. walk / 4 min. bike

I-90

5 min. drive

- Dining
- Hospitality
- Retail
- Transit
- Points of Interest

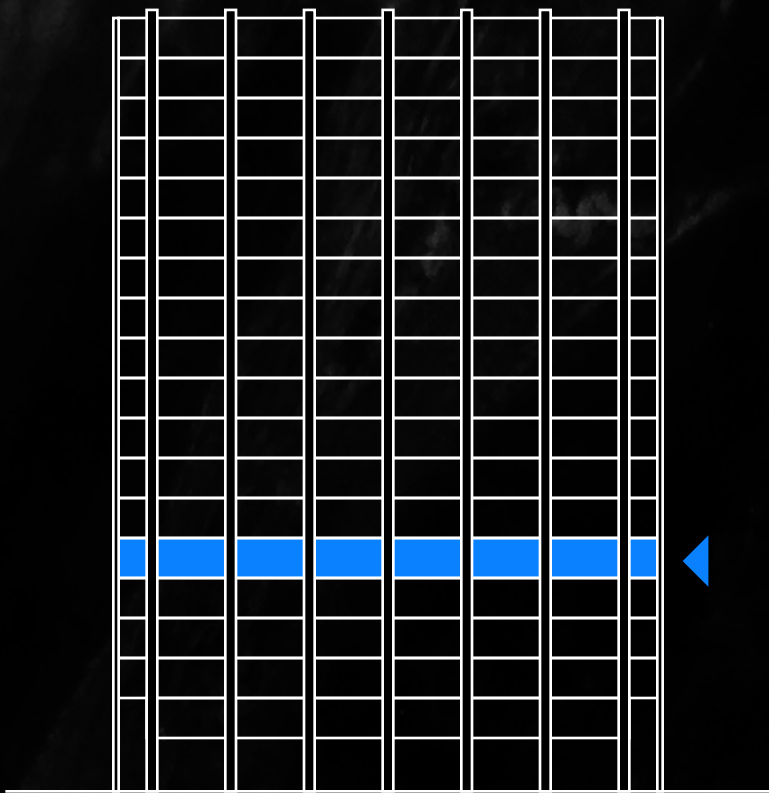




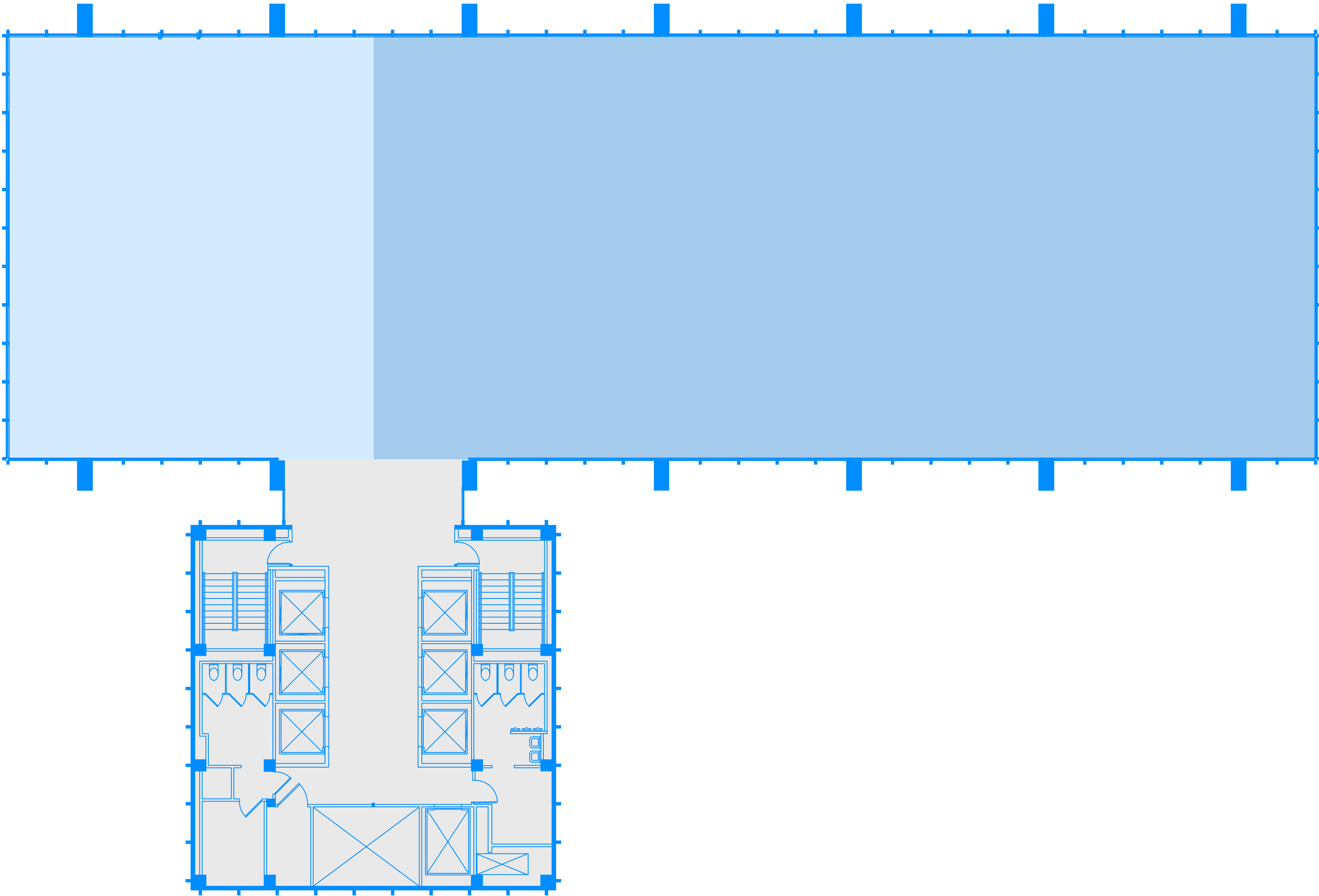
FLOOR PLANS

# Floor 6

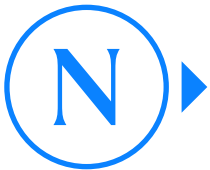
Suite 600 | 3,832 RSF



◀ Back to stacking plan



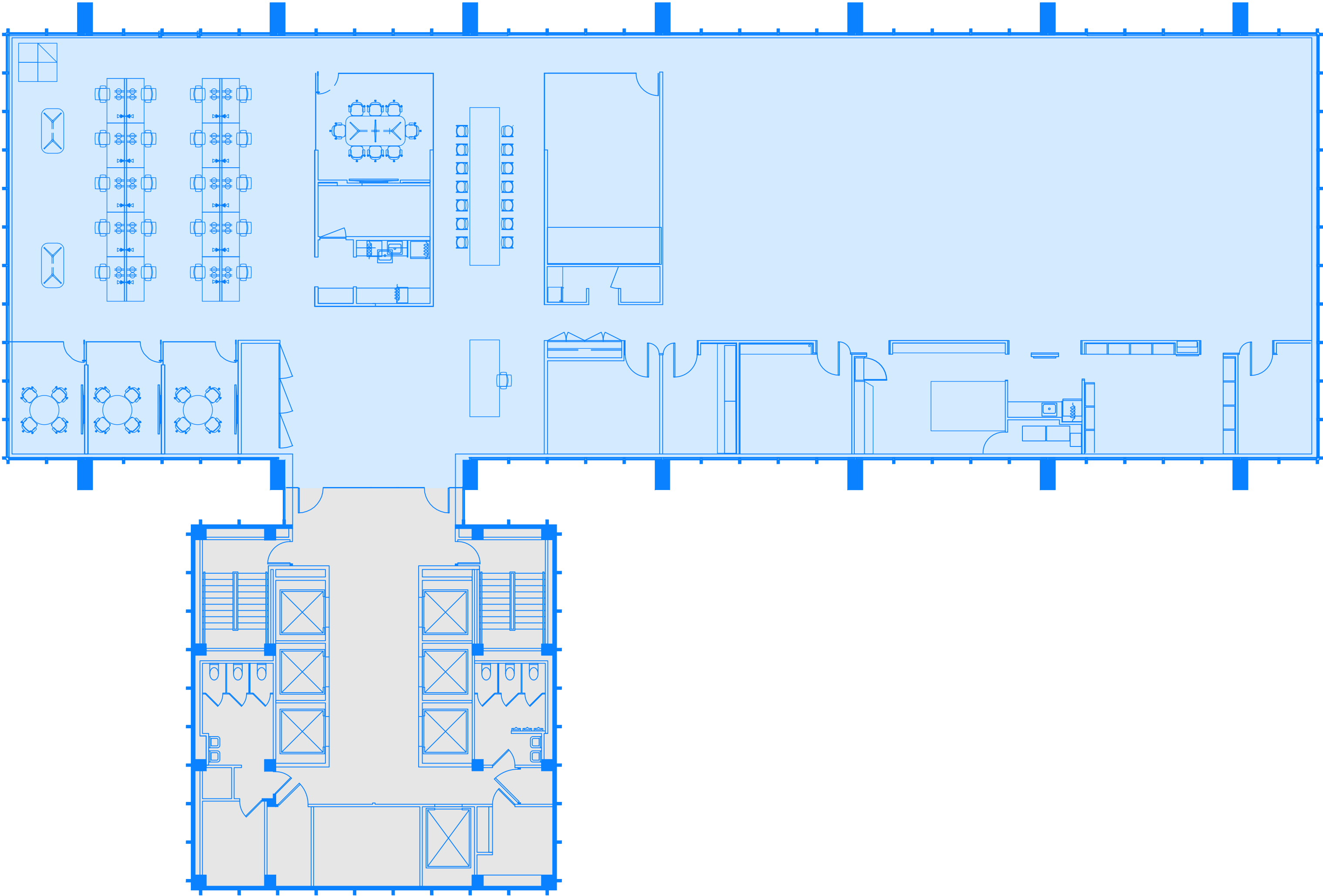
● Available    ● Leased    ● Building Core



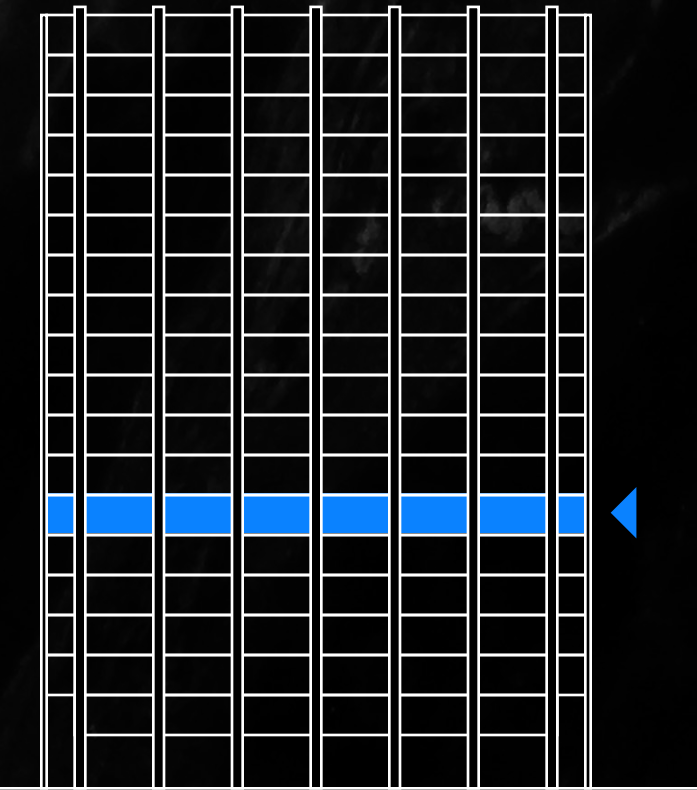


# Floor 7

Suite 700 | 13,424 RSF (full floor)



● Available    ● Leased    ● Building Core

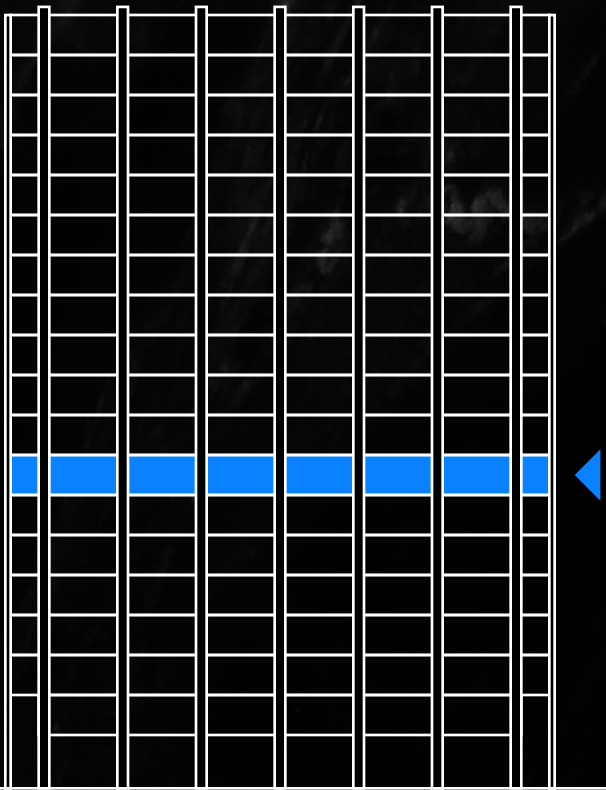


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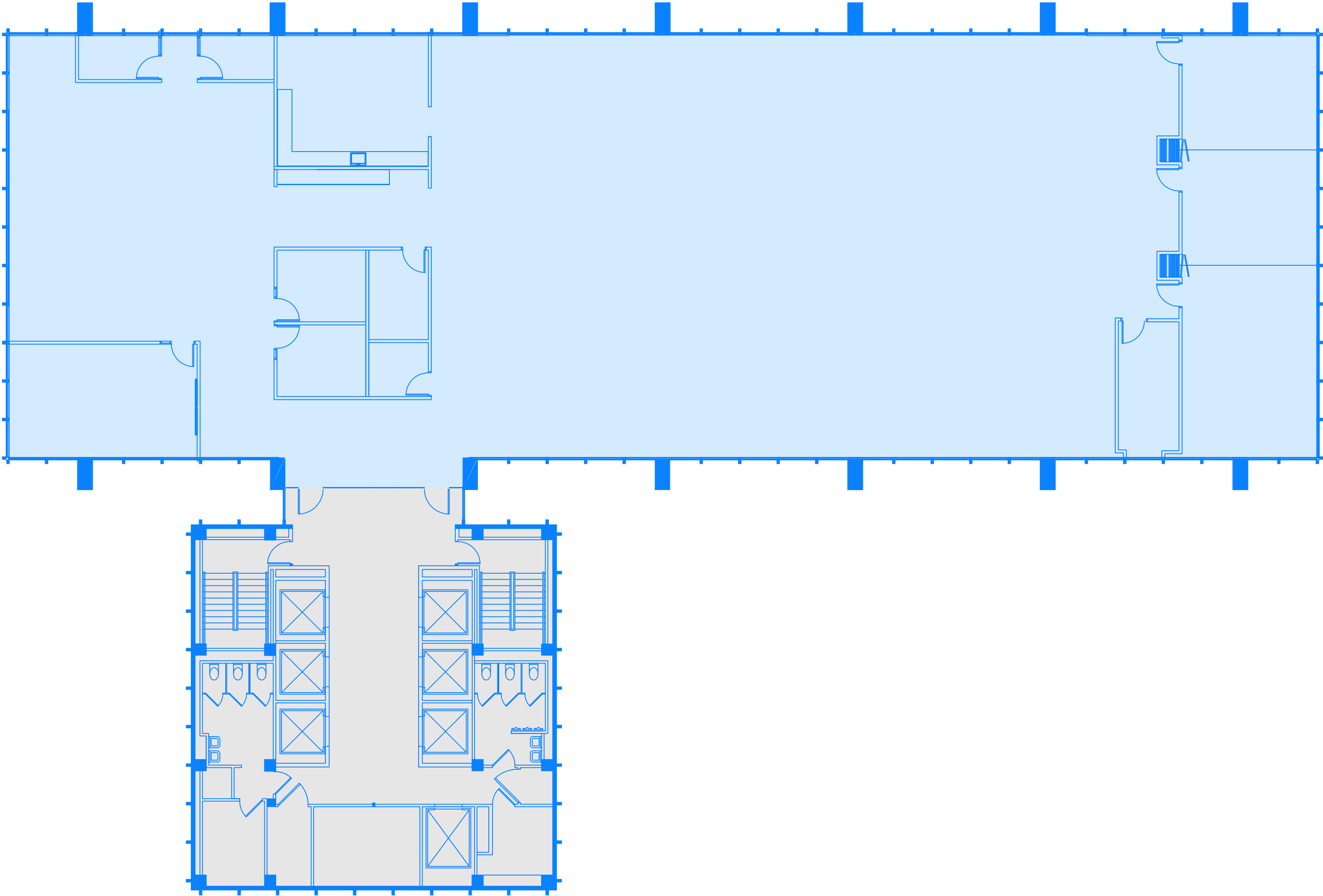


# Floor 8

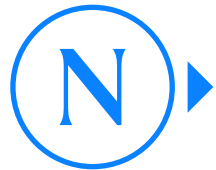
Suite 800 | 13,424 RSF (full floor)



◀ Back to stacking plan



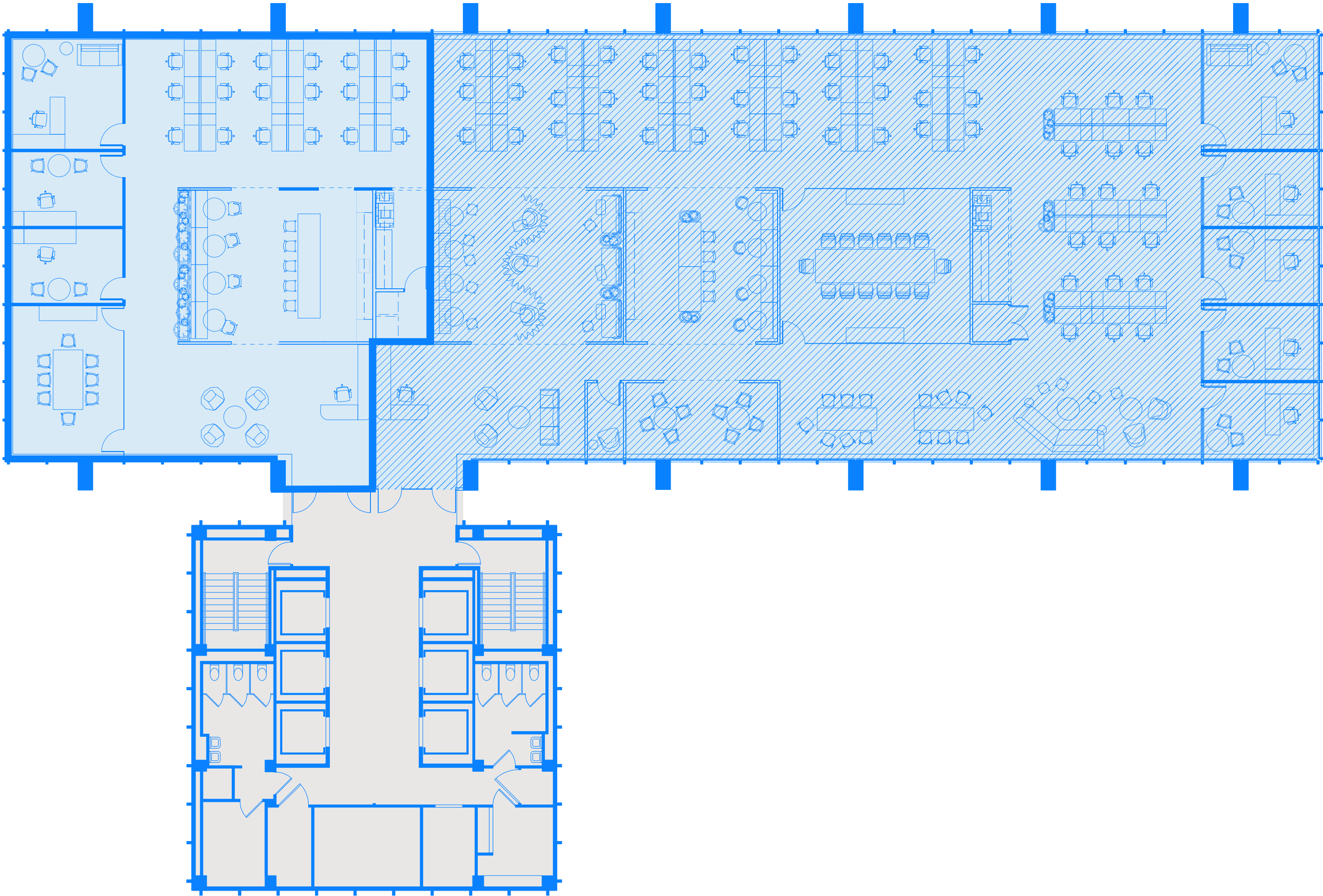
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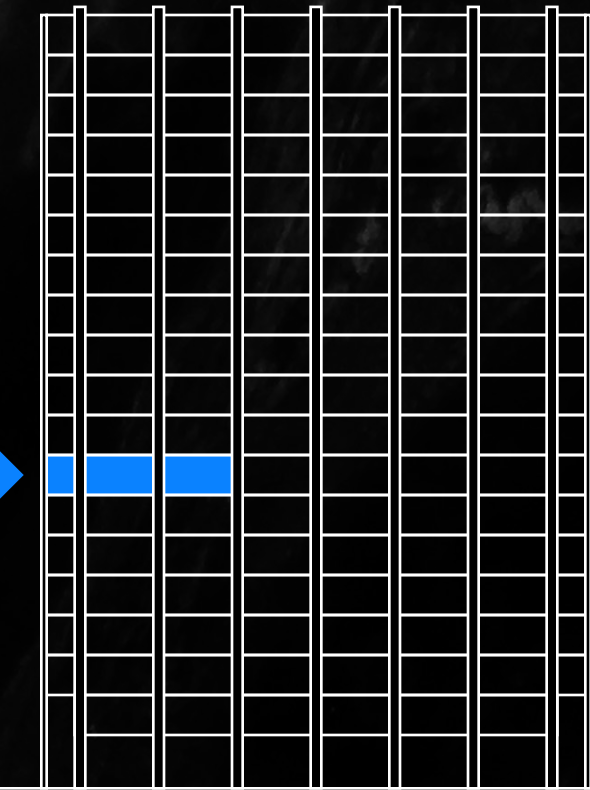


# Floor 8

Suite 800A | 4,209 RSF



● Available    ● Leased    ● Building Core

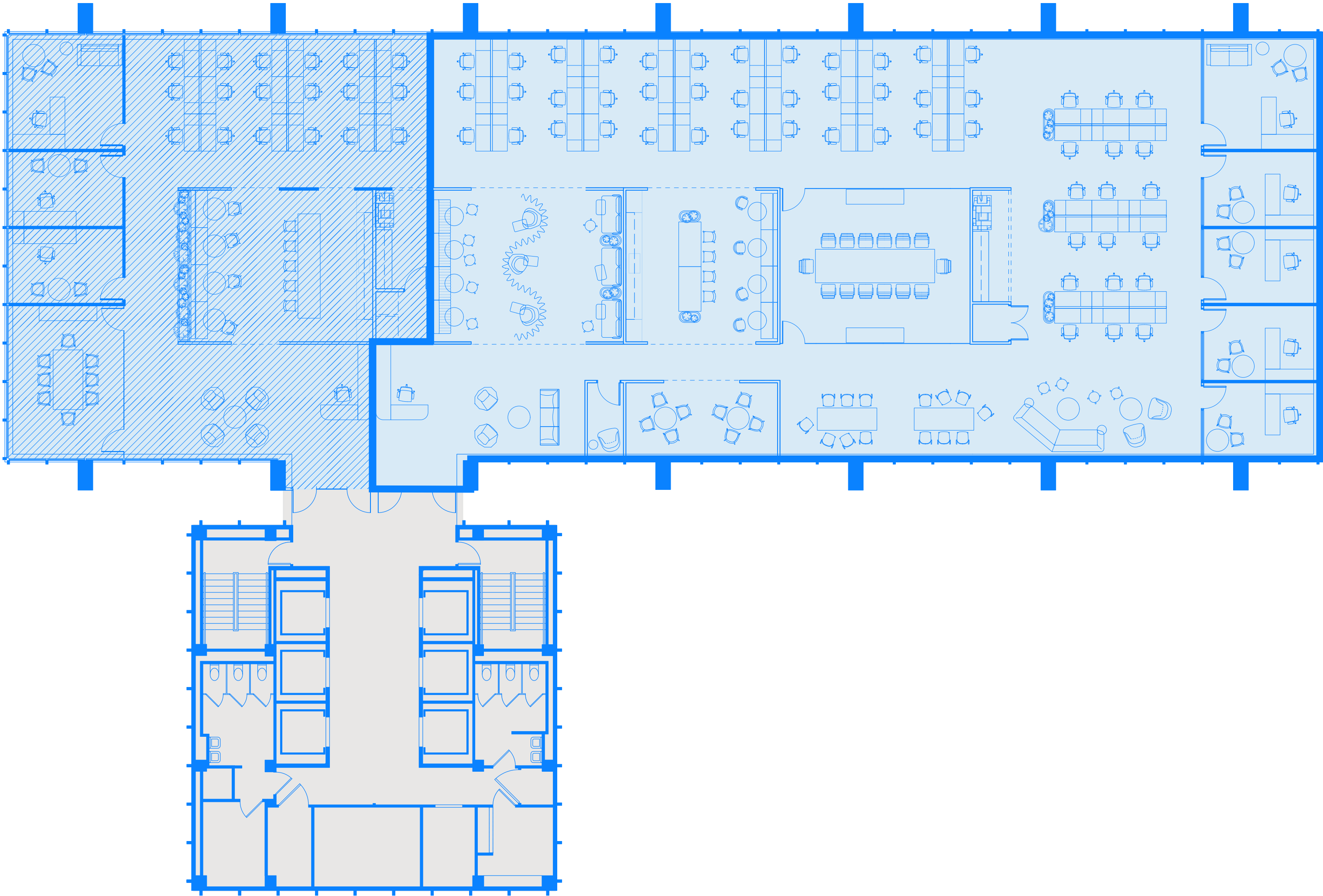


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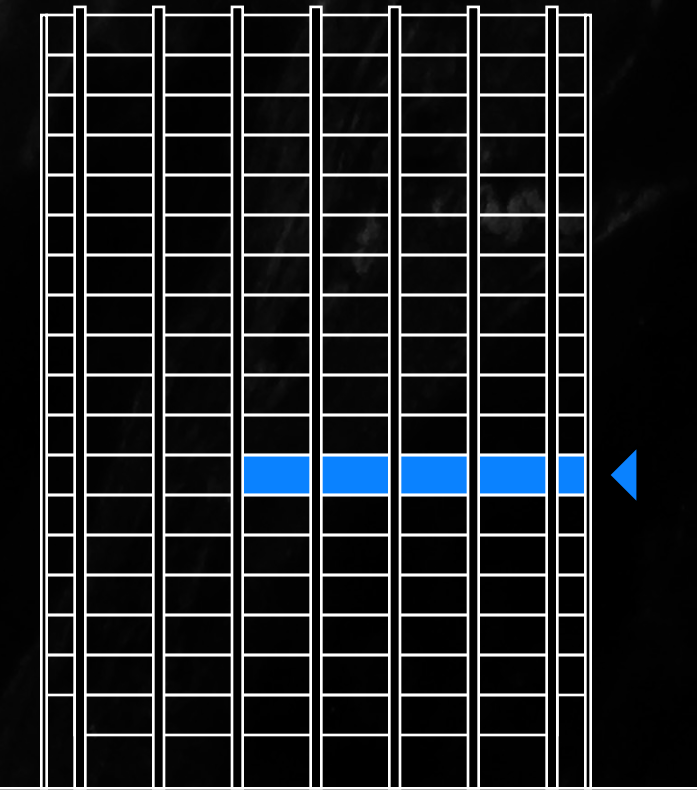


# Floor 8

Suite 800B | 9,215 RSF



● Available    ● Leased    ● Building Core



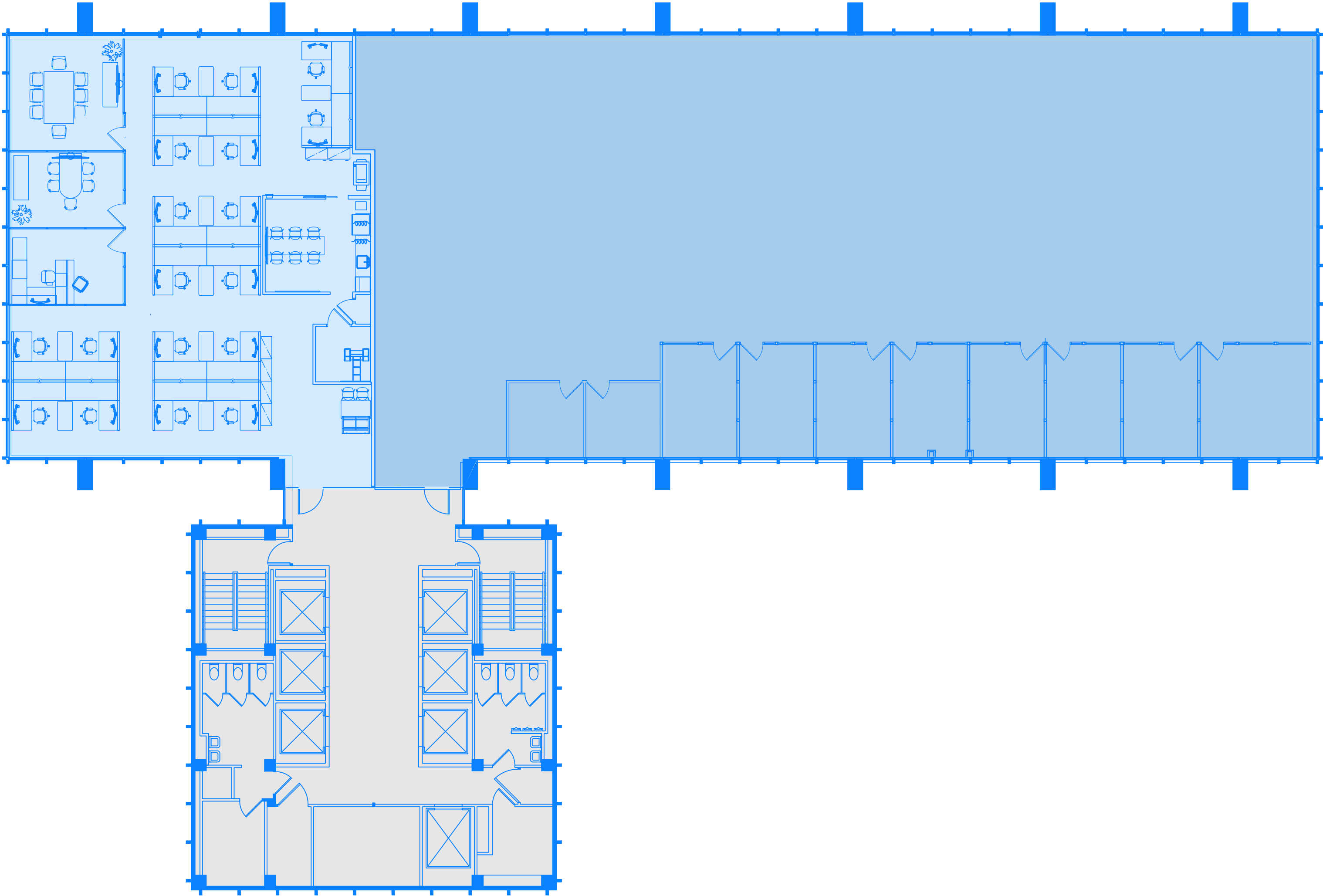
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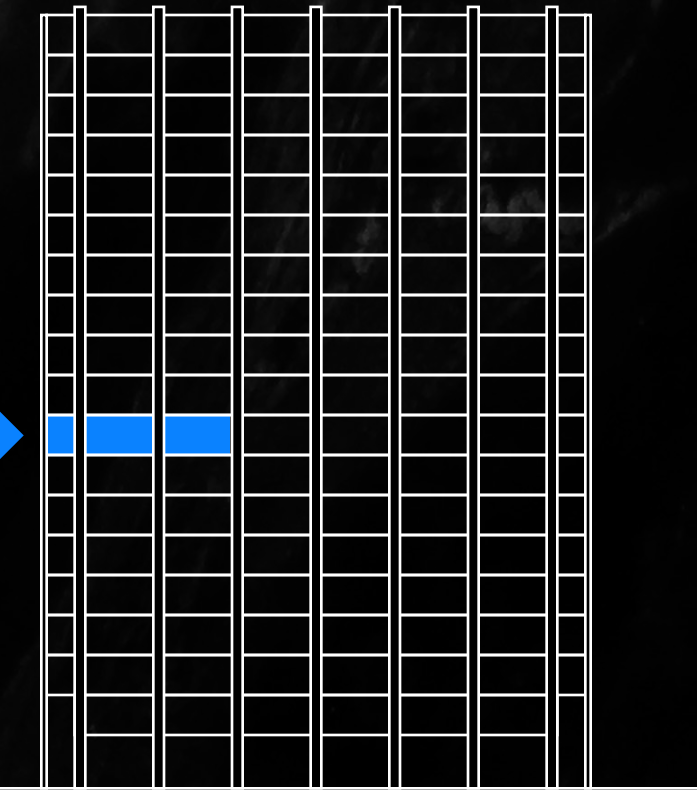
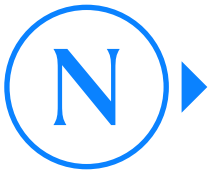
FLOOR PLANS

# Floor 9

Suite 900 | 3,725 RSF



● Available    ● Leased    ● Building Core

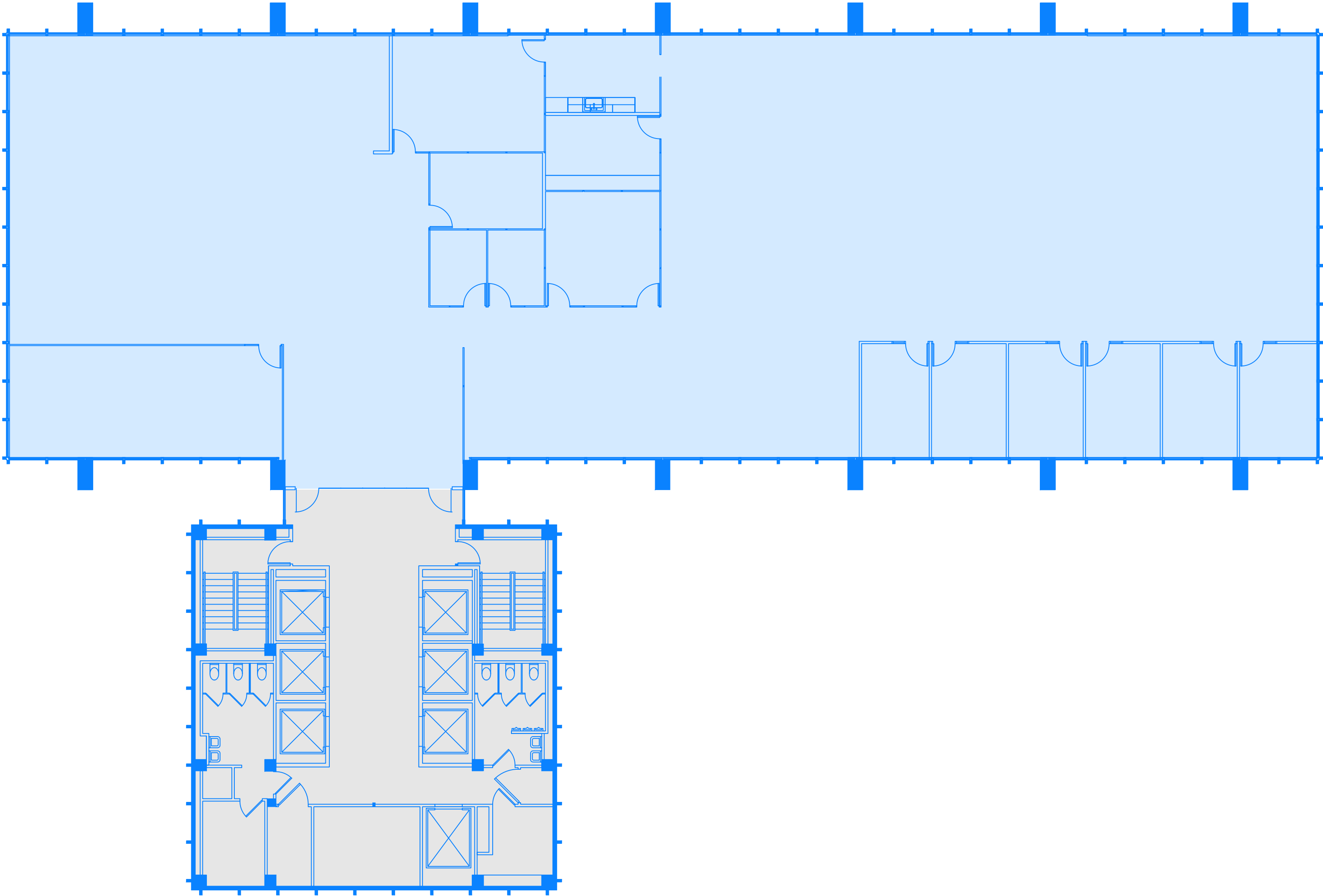


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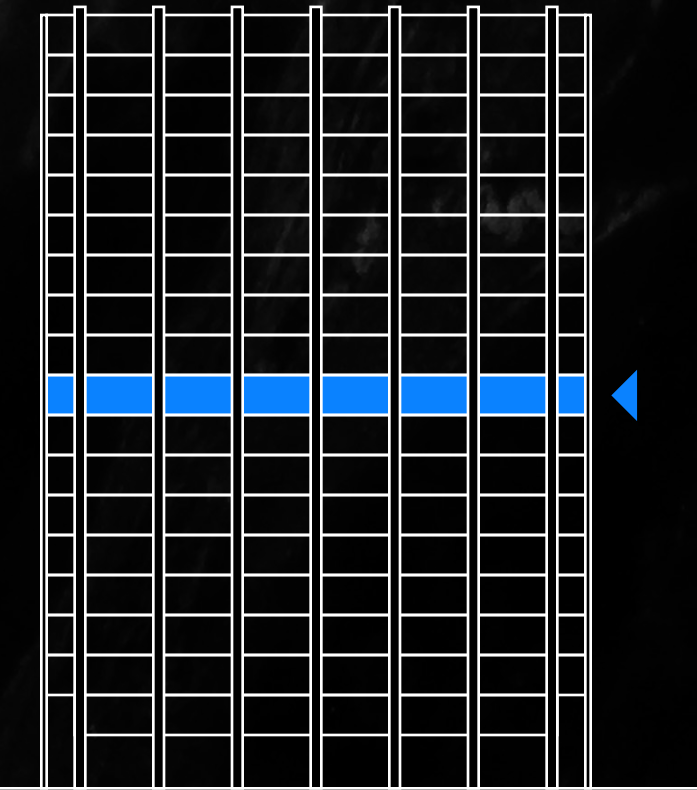
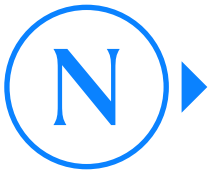


# Floor 10

Suite 1000 | 13,424 RSF (full floor)



● Available    ● Leased    ● Building Core

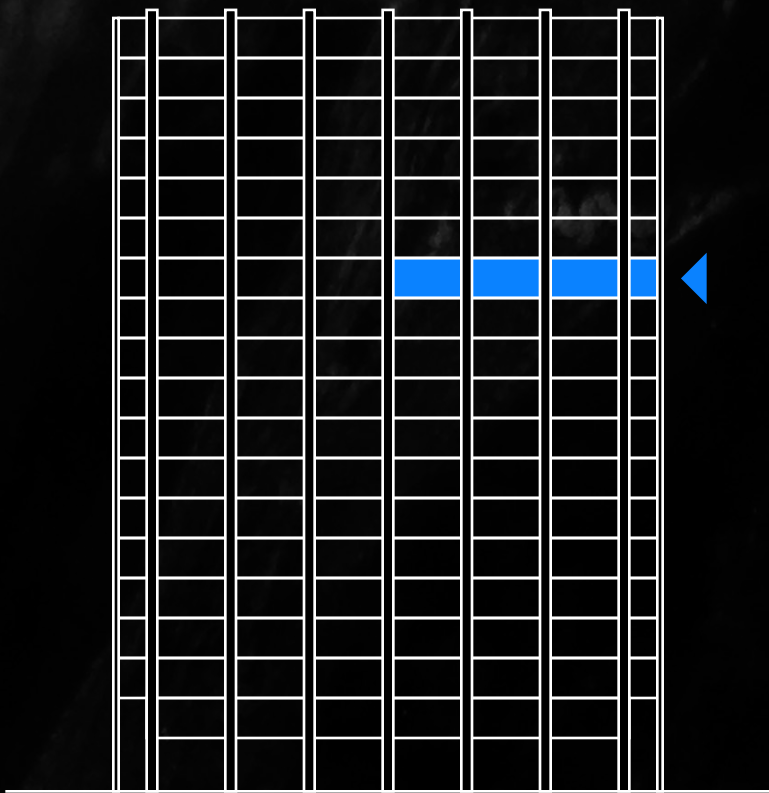


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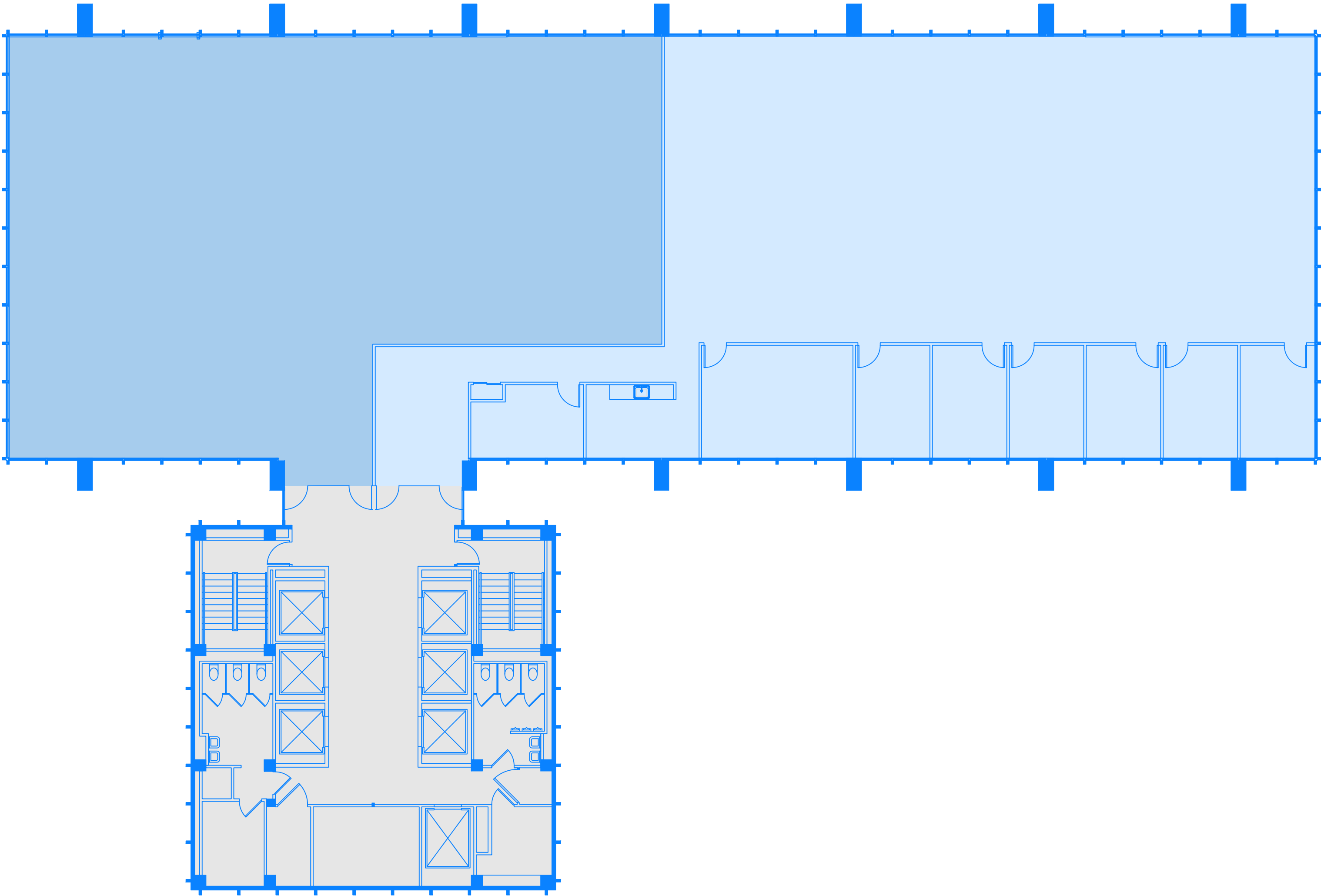


# Floor 13

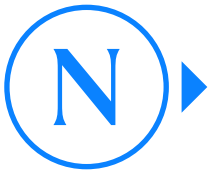
Suite 1300 | 7,556 RSF



◀ Back to stacking plan



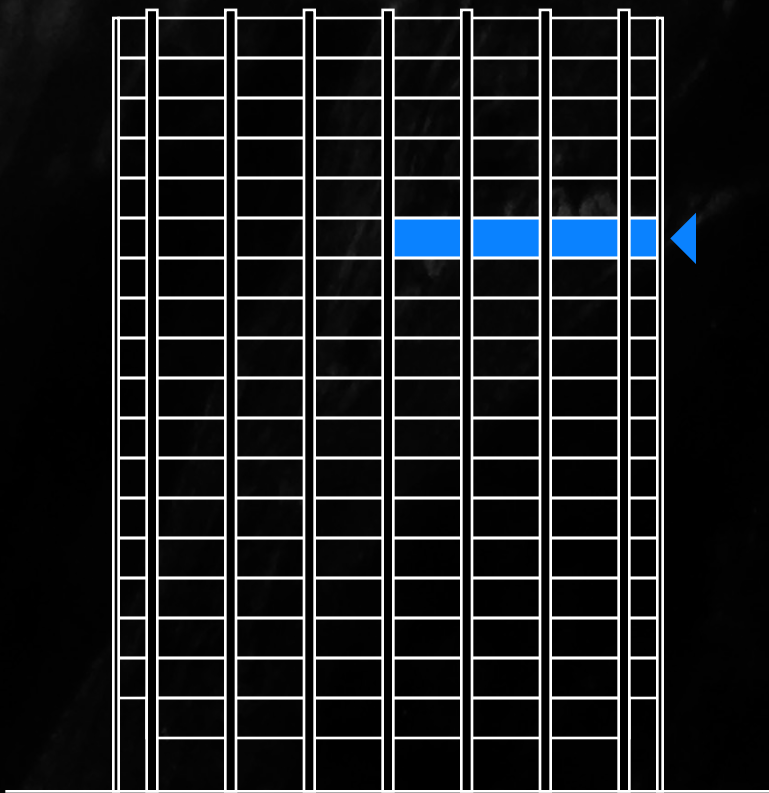
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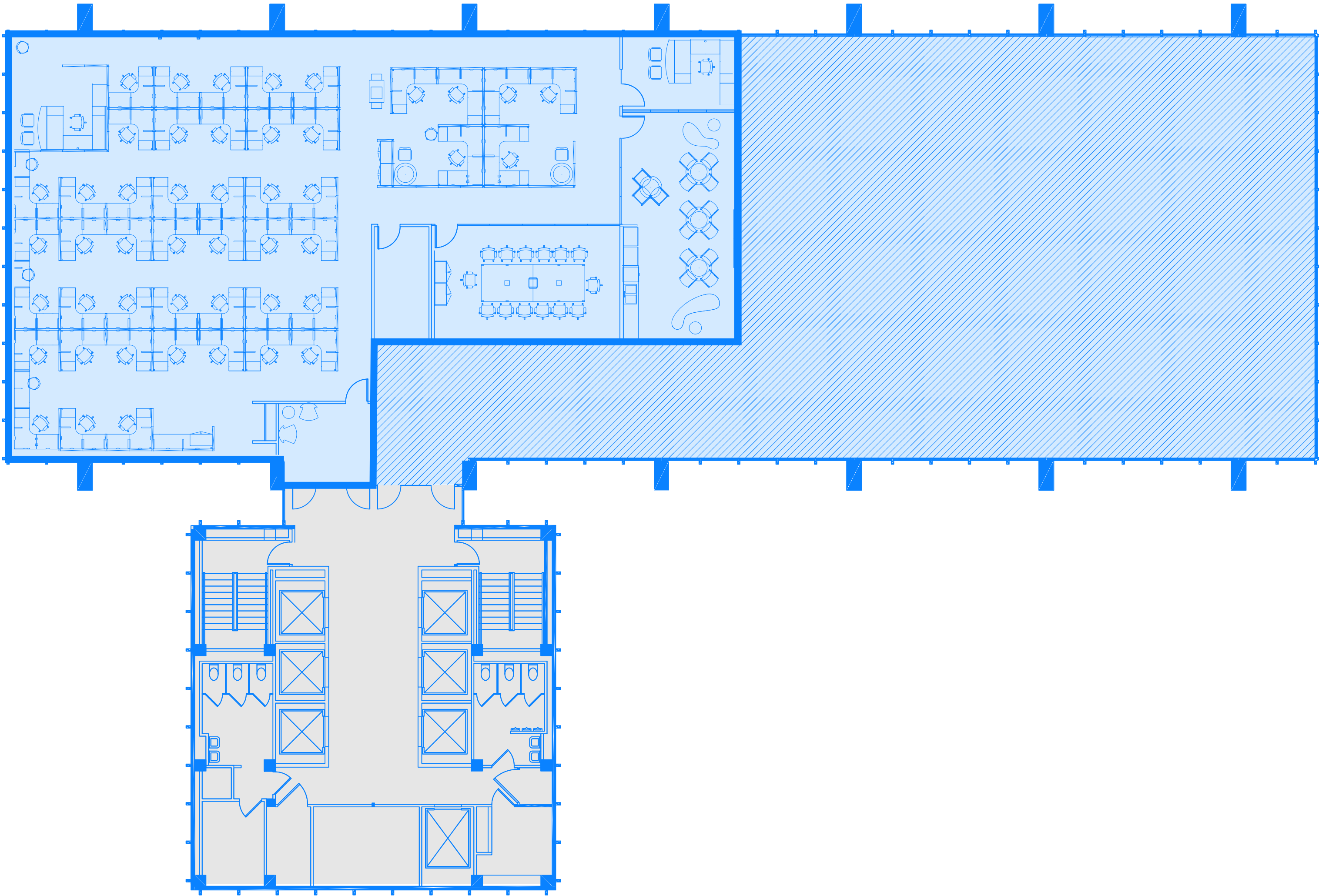


# Floor 14

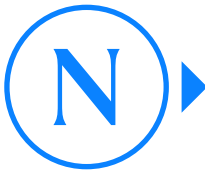
Suite 1400 | 6,949 RSF



◀ Back to stacking plan



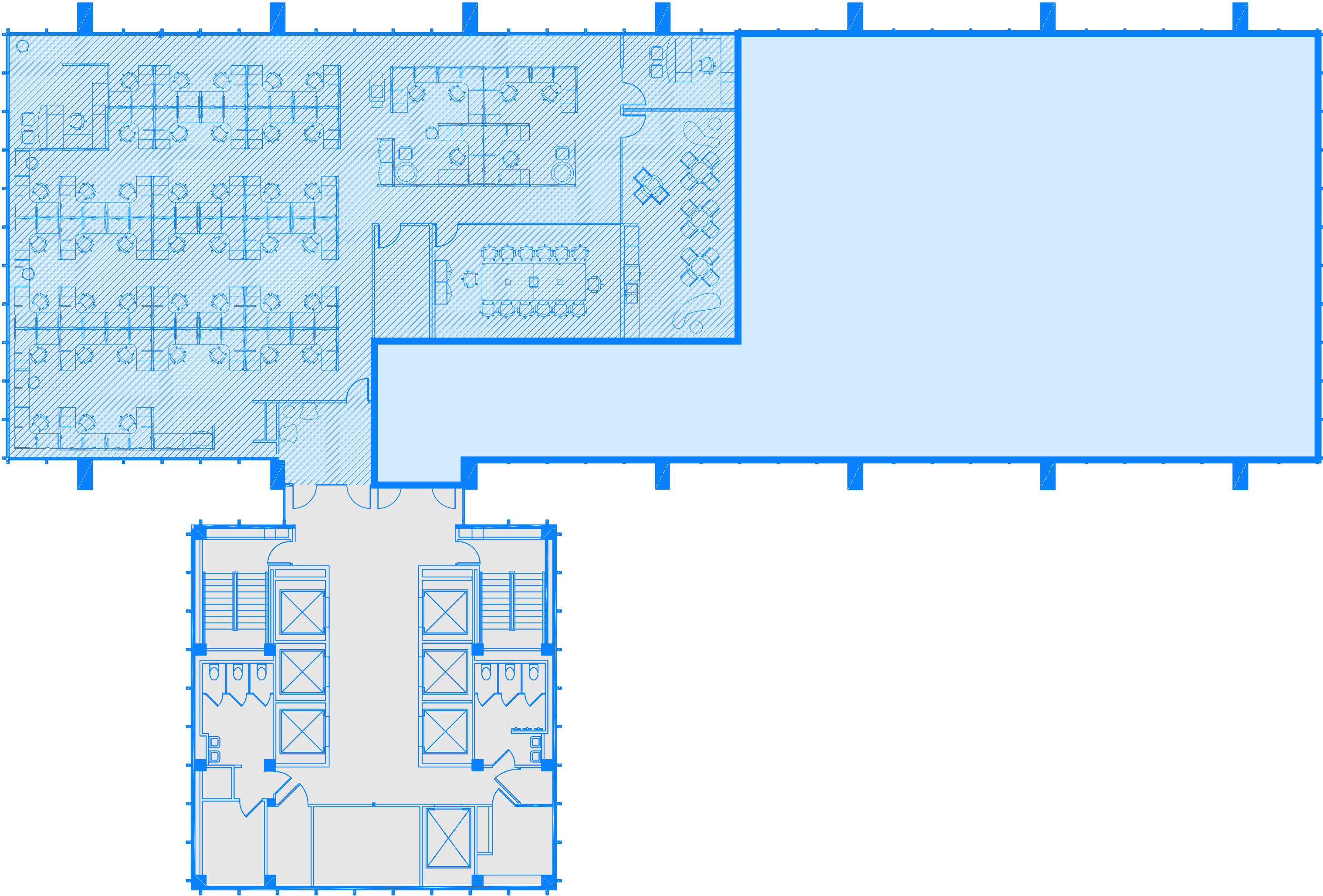
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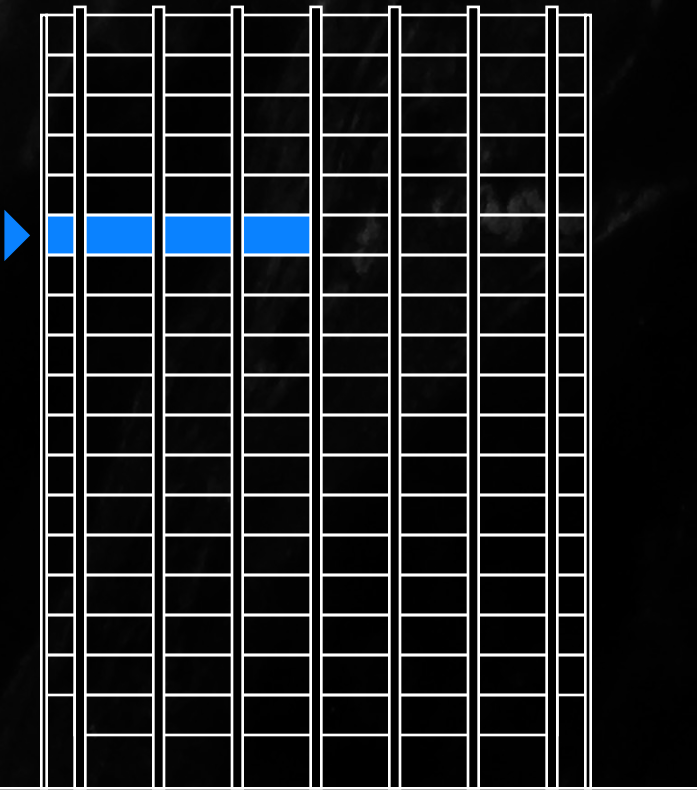


# Floor 14

Suite 1450 | 6,475 RSF



● Available    ● Leased    ● Building Core

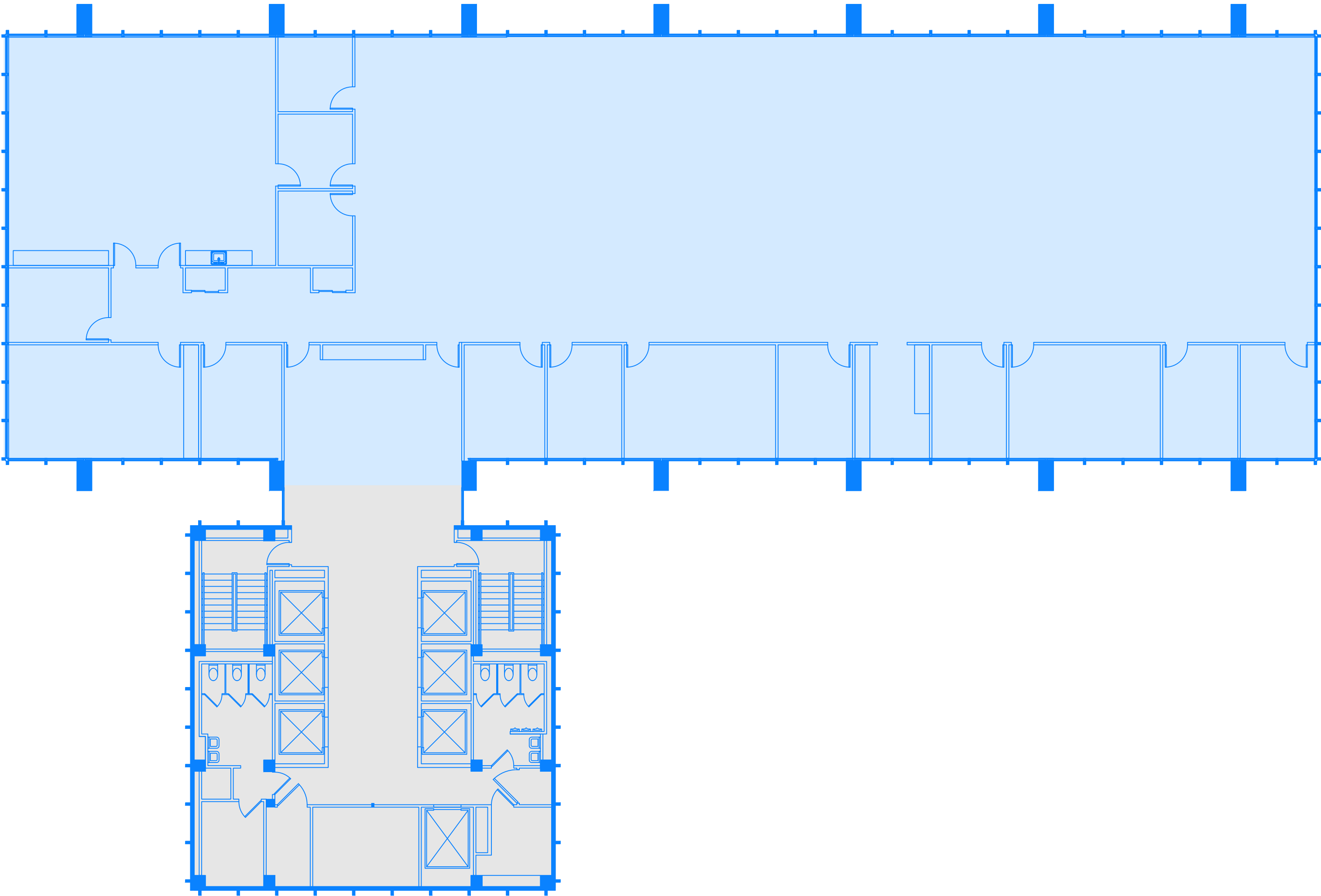


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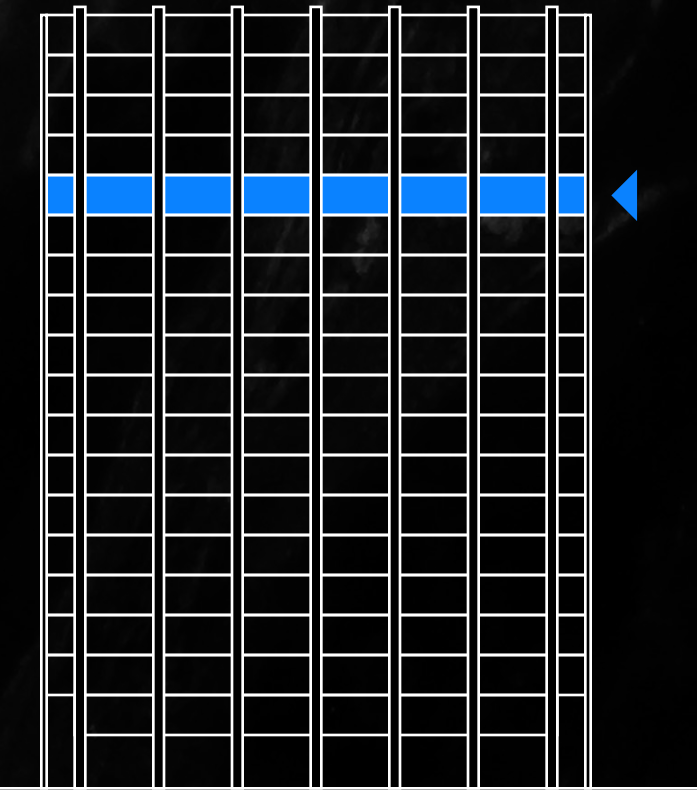
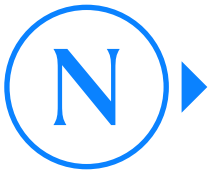


# Floor 15

Suite 1500 | 13,424 RSF (full floor)



● Available    ● Leased    ● Building Core



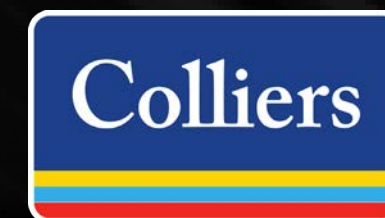
◀ Back to stacking plan



# The Pillars of Our Success

## CAPITAL PROPERTIES

Capital Properties is a privately owned real estate investment, development, and management company founded in Boston in 1977 and headquartered in downtown Manhattan. The firm has a rich history of collaboration with world-renowned architects such as Frank Gehry, Moshe Safdie, Skidmore, Owings & Merrill, and Robert A.M. Stern, all of whose projects garnered prestigious industry awards.



Since 1947, Colliers | Chicago has provided effective real estate solutions to clients across the greater Chicago area. Comprised of more than 300 real estate advisors, property management professionals, and staff, Colliers | Chicago provides a full range of real estate services to investors, property owners, tenants, and developers in several industries, including Chicago's burgeoning tech industry.



# Reach Our Team of Visionaries

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