

# 71 South Wacker

71 SOUTH WACKER  
CHICAGO, IL







OVERVIEW



# Where Work & *Life Connect*

You're in good company at 71 South Wacker, a dynamic hub where work and life converge to achieve success through innovative design and a demonstrated commitment to customer care — steps from the conveniences of the West Loop.

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



**Designed to Inspire**

From stunning architectural design and dynamic art installations to spacious, column-free floorplates, intentional design drives success.

**An Integrated Workday**

A complete collection of amenities — including a second-level amenity cluster with fitness, dining and lounges — cultivate wellness, collaboration and community.

**Clear Vantage Point**

Situated at the center of industry and energy in the West Loop, enjoy an unrivaled location with access to all that it offers — transportation, shopping, dining, business services and more.



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## FEATURES

# The High-Powered *Work Day*

From 71 South Wacker's prestigious location to its The Outstanding Building of the Year (TOBY) award-winning design and collection of on-site amenities, every detail contributes to your team's success.

 Class A+ trophy tower, 1.5M SF

 Flex+ move-in ready workspace

 Multiple on-site dining options

 Kinetic Fitness

 Venue71 Meetings & Events center

## Certifications



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LOCATION

# 71 South Wacker *Area Map*

Irvine Towers makes coming to work a powerful catalyst for meaningful connections through an immersive workplace experience, unique amenities and a convenient, central location.



18

APARTMENT  
COMMUNITIES



59

ENTERTAINMENT  
VENUES



10

FITNESS  
CENTERS



18

HOTELS



103

RESTAURANTS



37

RETAIL  
SHOPS

WITHIN A 1/4 MILE RADIUS

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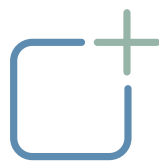






# Move-in Ready *Workspaces*

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



### premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



### move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



### flexible lease terms

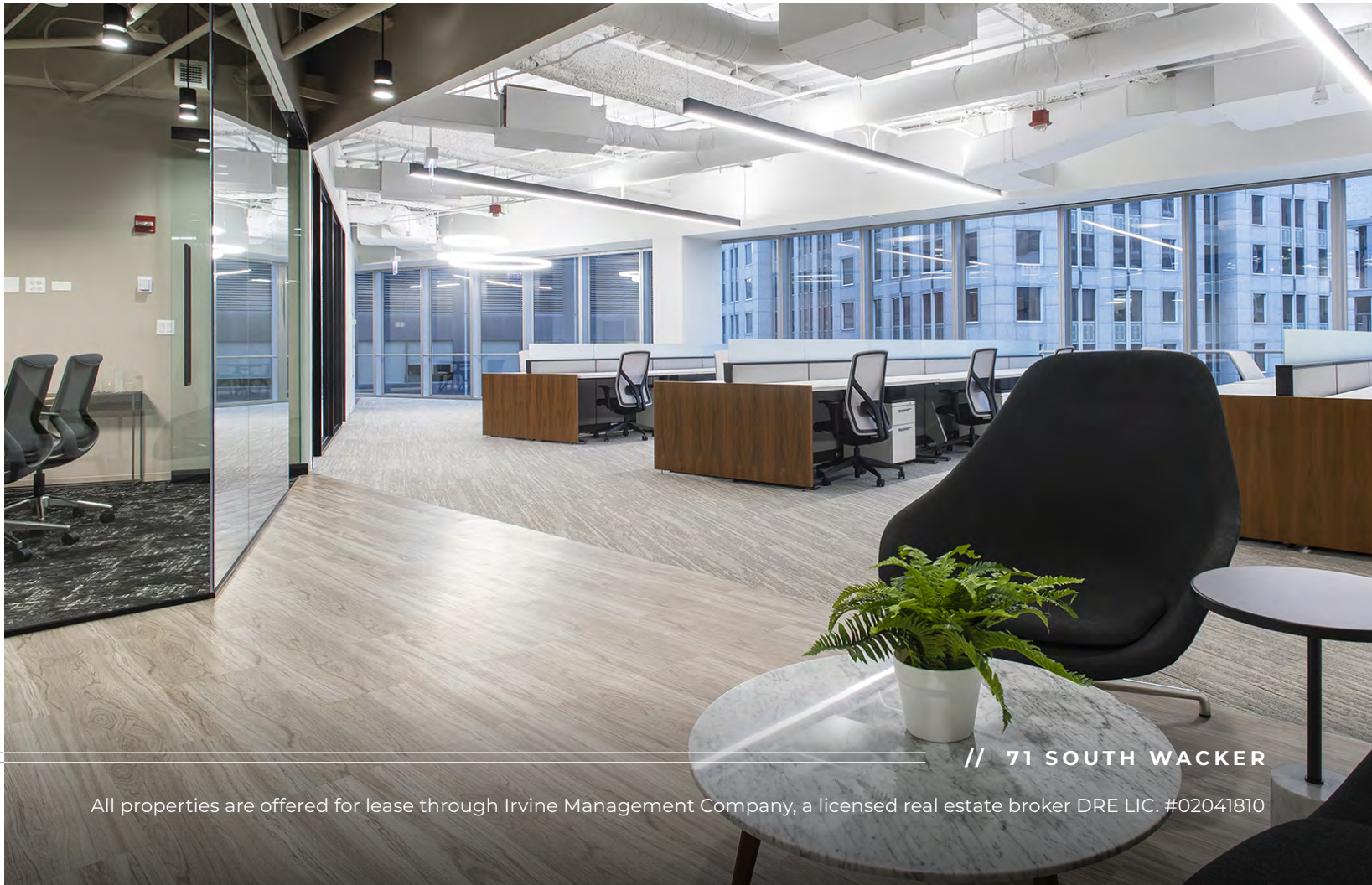
Choose terms that work for you with no long-term commitment and scale across our 150+ workplaces.



### personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

get started at [flexplus.com](https://flexplus.com)



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# We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129 million SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.







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