

330

NORTH WABASH



An address with more. Much more.



MORE

SIGNIFICANCE



A classic that shines

330 North Wabash has more of what a business needs to succeed – more amenities, convenience, energy, flexibility, efficiency and luxury. This 52-story mixed-use tower stands out in the midst of a thriving area on the north bank of the Chicago River.

While preserving the classic Mies van der Rohe architecture, enhancements to the Building include a restored exterior plaza and interior lobby, new elevator cabs and a new state-of-the-art VAV HVAC system. The office space features floor-to-ceiling glass windows that offer the best views in the city. Tenants can enjoy seeing the city in all four directions, including unobstructed, dramatic views of the Chicago River and Lake Michigan. The tower rise space at the top of 330 North Wabash is the largest contiguous block of premium office space available in the city, offering a new anchor tenant the opportunity to secure naming rights, building signage and a high level of visibility.

A five-star hotel with approximately 335 guest rooms has acquired 12 floors of the Building. The hotel boasts 17,000 square feet of state-of-the-art facilities for meetings and social events, a ballroom with spectacular river views, a chef-driven restaurant, fitness center, indoor pool, and a destination spa.

Tenants of 330 North Wabash also enjoy the convenience of a 900-car public parking facility adjacent to the Building.

330 North Wabash is at the heart of Chicago's cultural district. With proximity to the new Trump International Hotel & Tower, Michigan Avenue, the Chicago Riverwalk, transportation, world-class restaurants, art museums, universities, parks, and entertainment, this prominent location gives businesses an edge in today's competitive marketplace.

A landmark with more

More history, tradition, architectural importance and more of all the features a successful business needs and wants. That is what you will find at 330 North Wabash – an address with more.

Awarded landmark status by the City of Chicago in 2008, this iconic building, the last and largest office structure designed by renowned architect Mies van der Rohe, is at the center of an emerging business district on the north bank of the Chicago River, providing a historic anchor to a vibrant and dynamic area. The architect's elegant and powerful International-style structure endures as a "less is more" masterpiece, while enhancements and additional services offer more of everything businesses need to thrive in the 21st century.

330
NORTH WABASH



MORE EXPERTISE



Professional and innovative ownership

Expertise, professionalism, service and dedication. That is what Prime Group Realty Trust (PGRT) offers in today's competitive real estate market. Owned by The Lightstone Group, one of the nation's largest private real estate owners, PGRT is a self-administered, self-managed REIT that owns, manages, leases, develops and redevelops office and industrial real estate, primarily in metropolitan Chicago.

The PGRT team combines experience with an innovative approach. It has the highest quality service in the industry, and strives to build long-term business relationships with its tenants.

Award-winning management

Through PGRT's management, 330 North Wabash was declared the winner for 2007/2008 in The Office Building of the Year (TOBY) competition in the over one million square foot category by the Building Owners and Managers Association (BOMA) of Chicago, and was subsequently declared the winner of the same award in BOMA's North Central Region which covers five states. The TOBY Award program is widely recognized as the most prestigious and comprehensive property management competition in the commercial real estate industry.

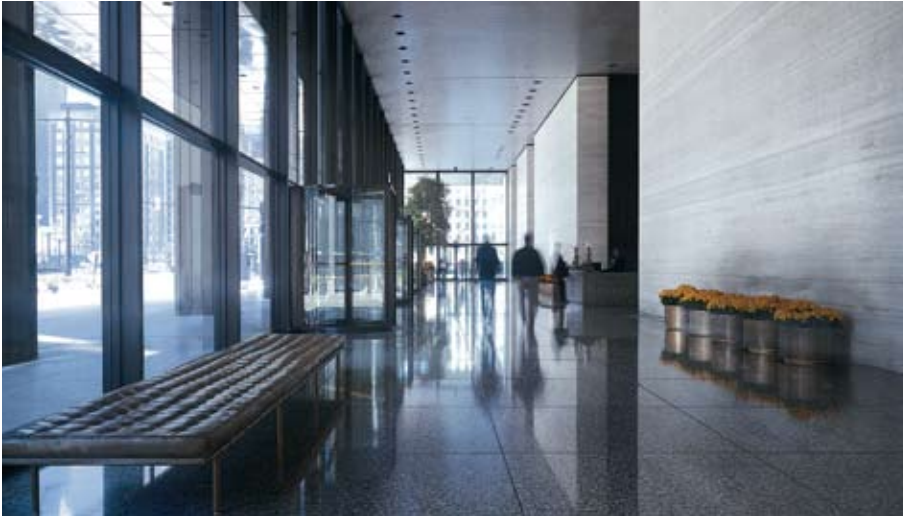
330
NORTH WABASH



MORE AMENITIES
CONVENIENCE
ENERGY
FLEXIBILITY
ESSENTIALS
EFFICIENCY
LUXURY



MORE AMENITIES



Enhancing an architectural treasure

Tenants of 330 North Wabash enjoy many amenities and improvements. New branding and signage, restored granite, travertine and mosaic tile ceiling and revitalization of the Mies van der Rohe lighting in the lobby enhance this elegant and historic building. The Building also boasts redeveloped elevator cabs, and a new master security, fire and life safety command center.

The Building features a five-star hotel with dining and ballroom facilities, a health club and spa. Other amenities include a shuttle service to and from all Metra train stations, an ATM, conference rooms, messenger intercept center, a reduced postage program for tenants, wireless internet and cable TV, a 900-car parking facility, and a lobby kiosk serving food and coffee. An eco-friendly “green” roof has also been added and the Building currently participates in several green initiatives, including waste recycling and a green cleaning program.

The Building also offers lower real estate taxes because of its City of Chicago Landmark status. The “Class L” real estate tax designation means tenants benefit from taxes at less than half of a full assessment for a 10-year period starting with approximately the 2011 tax bill.

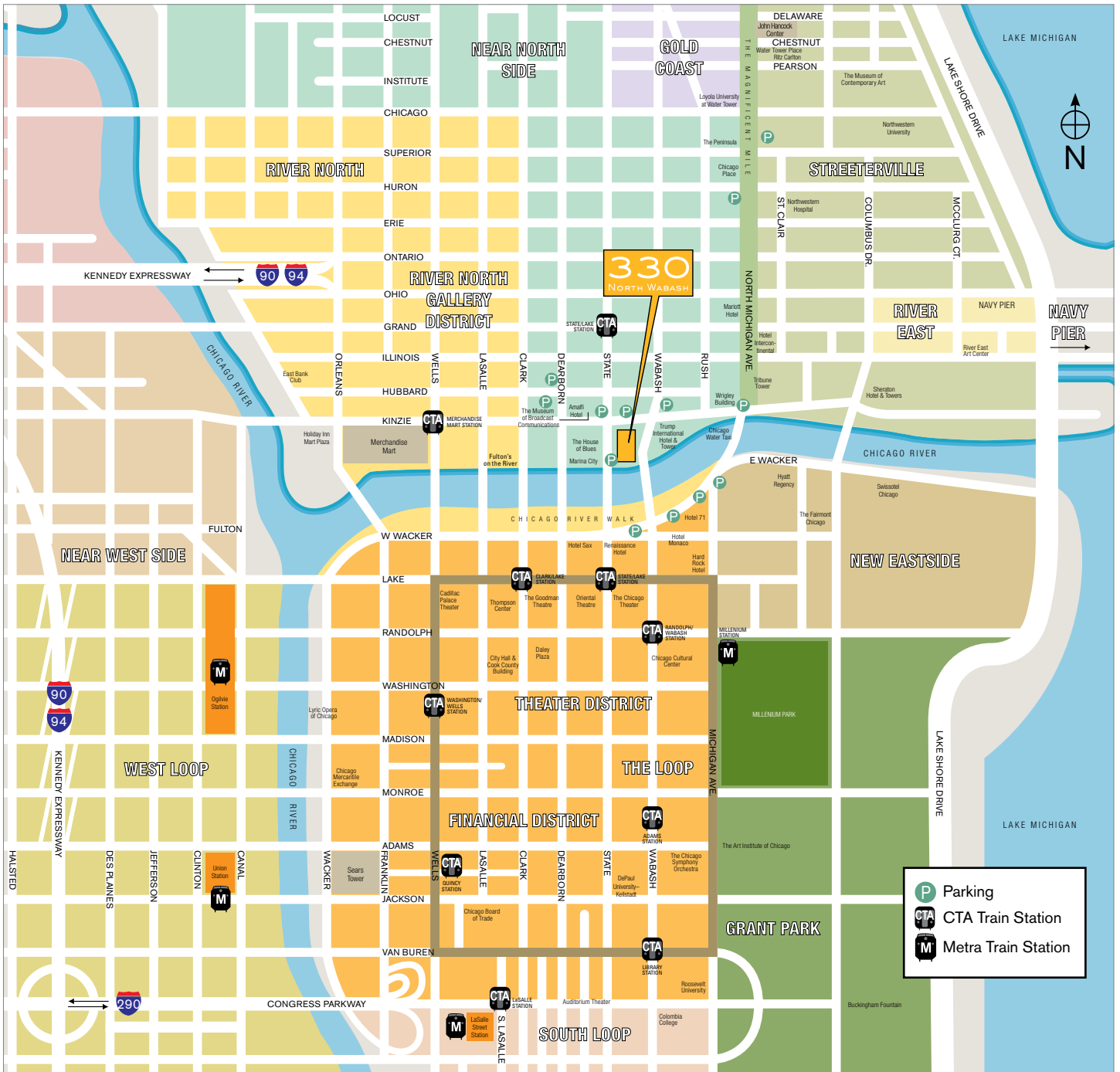
With all of these amenities and enhancements, 330 North Wabash continues to be a jewel in the Chicago business landscape and offers 21st century convenience at an architecturally and historically significant address.

330
NORTH WABASH



MORE

CONVENIENCE



330

NORTH WABASH



MORE ENERGY



A lively location

Tenants and guests of 330 North Wabash enjoy easy access to an energetic entertainment, shopping, and cultural district. Just steps away from restaurants, shops and nightlife, the location is perfect for finding a spot to entertain a client or network with colleagues.

The Chicago Riverwalk is a perfect spot for a lunchtime stroll and the outdoor plaza gives tenants a place to relax before their next meeting. Since the Building is bordered by the Chicago River and three city streets and is set back from the curbs, it offers unobstructed views of the city from all sides. The newly constructed Trump International Hotel & Tower, offering additional hotel rooms, restaurants and retail shops, is located immediately across the street on Wabash Avenue.

Located at the epicenter of the city, 330 North Wabash is surrounded by many of Chicago's favorite attractions. Millennium Park, home of the famous Cloud Gate sculpture and Frank Gehry-designed Pritzker Pavillion is a few short blocks across the river and down scenic Michigan Avenue. Navy Pier, The Art Institute of Chicago, the Lyric Opera and Chicago Symphony are also nearby. In addition, 330 North Wabash is surrounded by some of the top MBA programs in the country, including the Kellogg School of Management at Northwestern University, and The University of Chicago Graduate School of Business.

330
NORTH WABASH



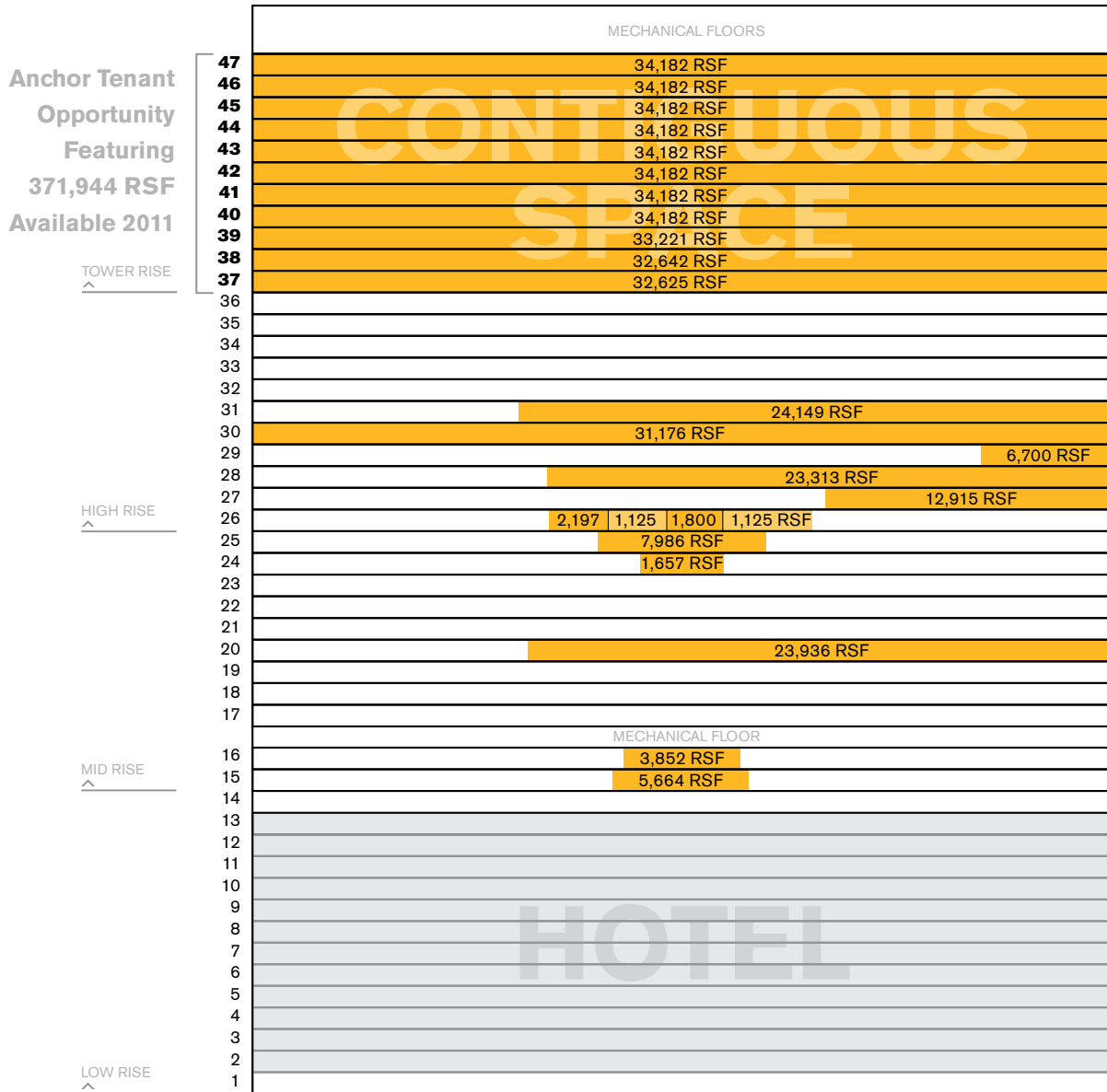
MORE

FLEXIBILITY

Specialized space

330 North Wabash offers highly flexible space that fits the individual needs of each tenant. The Building has approximately 33,000 square foot floor plates that are column-free and allow for efficient space planning. Space available for lease is shaded below.

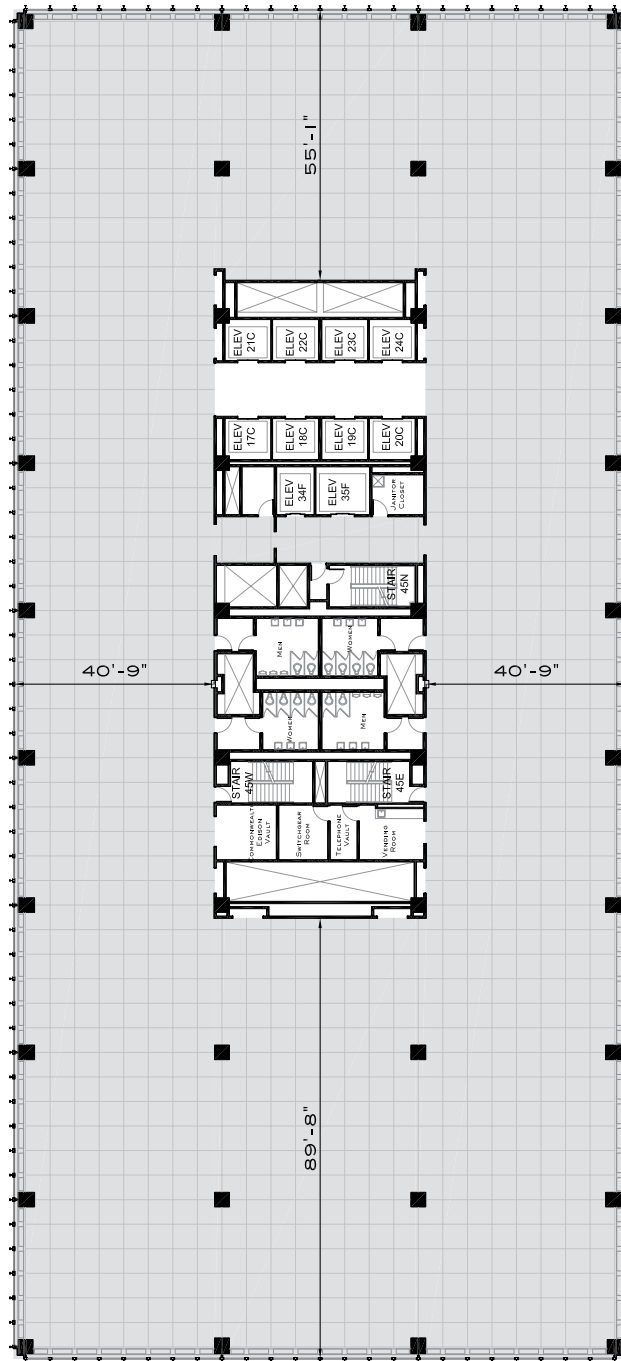
Space Availability





MORE

FLEXIBILITY



Typical Floor Plan
Tower Rise – Floors 37-47
Approximately 34,000 RSF



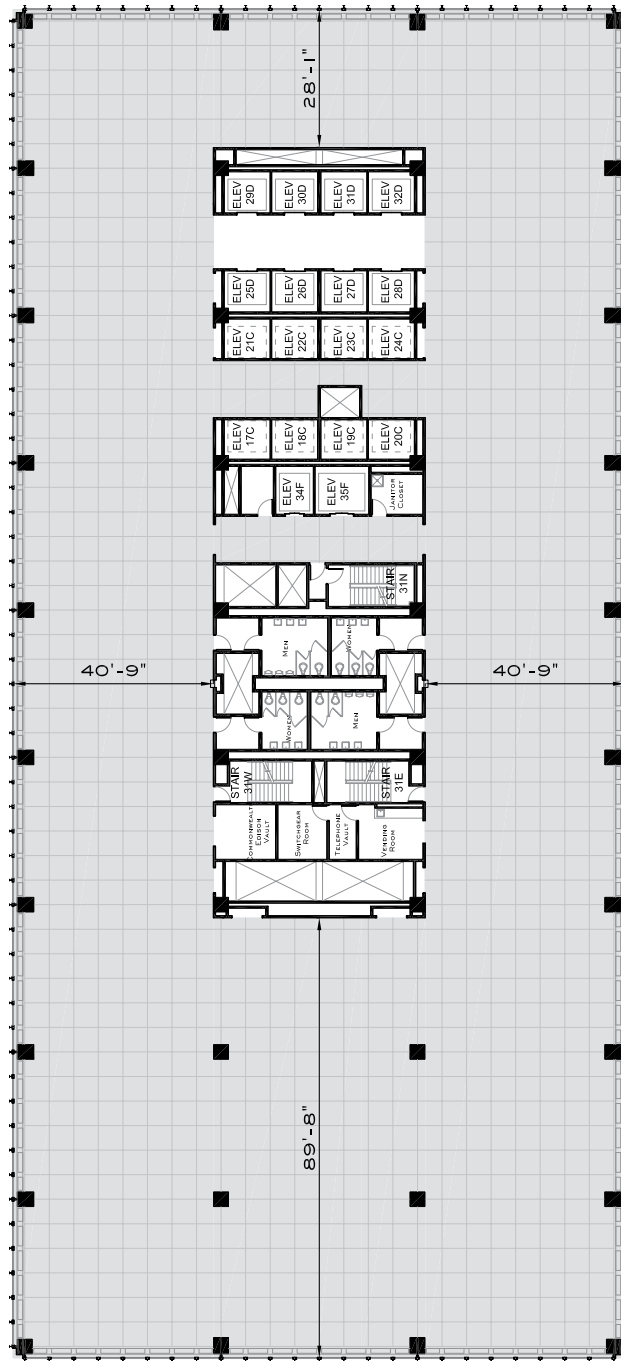
330

NORTH WABASH



MORE

FLEXIBILITY



Typical Floor Plan
High Rise – Floors 26-36
Approximately 33,000 RSF

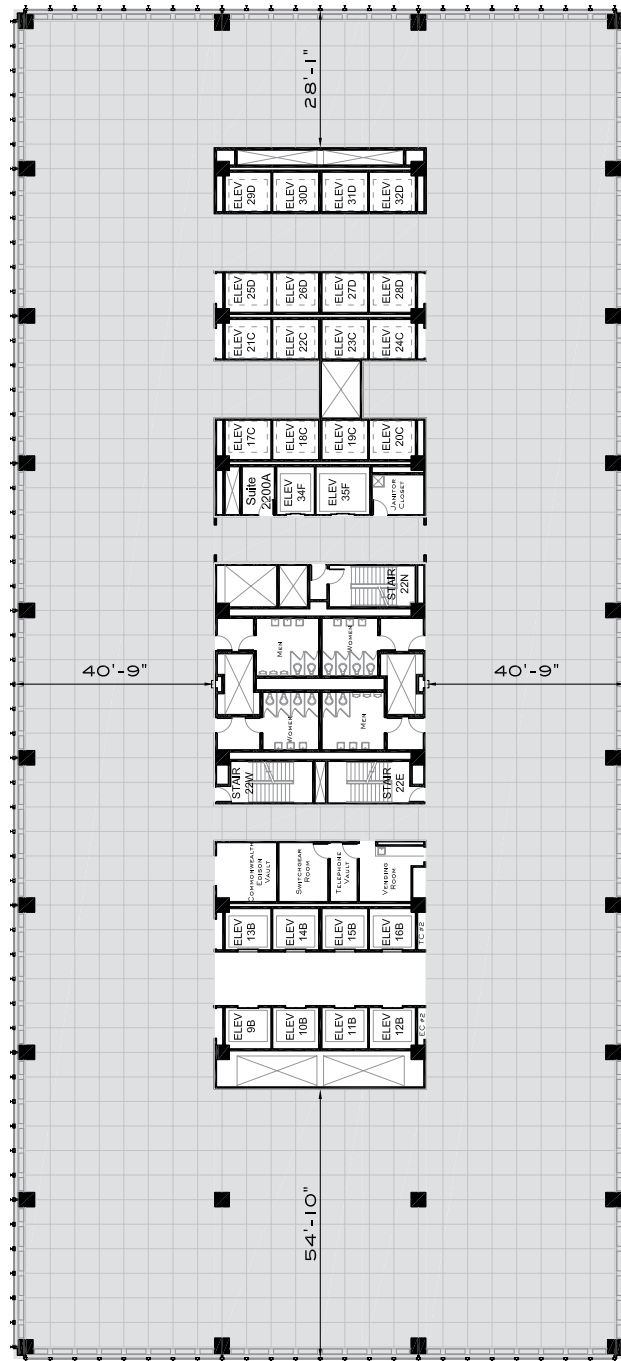
330

NORTH WABASH



MORE

FLEXIBILITY



Typical Floor Plan
Mid Rise – Floors 15-25
Approximately 32,000 RSF

330

NORTH WABASH



MORE

ESSENTIALS

Building Address

330 North Wabash Avenue
Chicago, Illinois 60611

Location

Bordered by State Street on the West, Wabash Avenue on the East, Kinzie Street on the North, and the Chicago River on the South

Architect

The Office of Mies van der Rohe

Developer

IBM Corporation

Owner, Property Manager, Leasing

Prime Group Realty Trust

Elevation

670' / 52 stories

Total Office Rentable Area

1,141,760 RSF

Building Structure

Steel frame with concrete core

Structural Bay Size

30' x 40'

Clear Height—Slab to Slab

12' 4"

Finished Ceiling Height

8' 10" – 9' 0"

Typical Floor Size

Approximately 32,000 – 34,000 RSF

Planning Module

5'

Typical Floor Loading

75 PSF live load, plus 25 PSF partition load

Curtain Wall

Bronze anodized aluminum and tinted glass

Glazing

Floor-to-ceiling, tinted single-thermopane windows, 99" x 51"

Conference Facilities

2 conference rooms are available for tenant events and meetings. 2 rooms are located on the 26th floor, consisting of 2,160 RSF, and 1,125 RSF.

Restaurant

Café 330 Outtakes—express food service, in addition to hotel restaurants

Business Services

ATM in lobby

Wireless Internet

Mail & Parcel Facilities

- Express mail providers
 - Federal Express
 - Airborne Express
 - UPS
- Messenger intercept center
- U.S. Postal Service from the lobby level including daily suite-to-suite distribution
- "ProSort Now," provides expedited mail service and reduced postage

Parking

The Building features 14 in-building, underground executive parking spaces as well as an adjacent 11-story, 900-car parking garage available for tenant and public use. The public garage, located at 401 North State Street, can be entered on both State Street and Wabash Avenue and has a Hertz Rent-A-Car, Dunkin' Donuts and convenience store.

Commuter Shuttle Bus

Morning and evening shuttle service serving all Metra commuter rail stations at 15-minute intervals is provided to tenants.

Taxi Cab Service

The Building is serviced by a cabstand located at the Wabash Avenue entrance.

Vehicular Access

The Building is centrally located with easy access to the entire Chicago expressway system (Kennedy, Dan Ryan, Eisenhower and Stevenson Expressways) as well as North- and Southbound Lake Shore Drive.

Public Transportation

The Building is within steps of the Chicago Transit Authority's (CTA's) extensive train lines ("L" and subway lines) and bus routes. CTA "L" stations are conveniently located at the corner of State Street and Grand Avenue (Red Line) and at the major Downtown transportation hub located at the intersection of Clark and Lake Streets, providing easy access to airports.

Numerous bus lines serve the various commuter rail stations and are easily accessed on Michigan Avenue, State, Dearborn and Clark Streets.

During the summer months, Chicago Water Taxi provides shuttle service to and from the commuter rail stations from the north side of the Chicago River, just west of Michigan Avenue.

330
NORTH WABASH



MORE

EFFICIENCY

Electrical Systems

- 6 primary 12,000 volt ComEd lines from 3 separate substations
- 7 watts per usable square foot – additional capacity available for special uses
- Under-floor Walker Duct System for distribution of power, phone and data
- 3,500 KW emergency generator capacity; area for tenant dedicated generators

HVAC System

- Redeveloped space is equipped with a ceiling mounted, high efficiency VAV system
- Existing condition space is equipped with a constant volume perimeter induction unit system
- Building automation system provides maximum efficiency and control
- Chilled water riser is available for tenant supplemental cooling on a 24/7 basis

Water Columns

- 4 water columns per floor

Elevators

- 26 high-speed passenger elevators serve mid, high and tower rise office floors
- 1 freight car (with 6,750 pound capacity) serves all floors, including lower dock and parking level
- 1 service car (with 4,000 pound capacity) serves all floors, including lower dock and parking level

Fire Protection and Life Safety

- The Building is fully sprinklered
- Smoke detectors are located in all tenant spaces, ComEd vaults and elevator equipment rooms
- Smoke evacuation system allows supply fans to be disabled in the event of an emergency to prevent further smoke distribution, while exhaust fans continue to operate pulling inside air away from affected areas
- Heat detectors are located on lower levels North and South, in freight lobbies, janitorial closets and storage rooms
- Fully implemented evacuation plan in place per City of Chicago code, including automatic stairwell door release
- One-way voice communication is located throughout tenant spaces and every 5th level within the Building's three stairwells beginning at the lower levels
- Two-way voice communication is located every 5th floor within stairwells

Security

- 45-camera surveillance system with video monitoring capability monitors all entries into the Building, including the plaza level, loading dock, lower levels and freight elevator cabs
- All elevator and service cabs are equipped with a two-way assistance communication system
- Emergency and security systems are monitored 24/7 from the Building's security command center

Telecommunications

- Telecommunications infrastructure offers unlimited riser capacity and access for multiple providers
- Approximately 3,600 incoming copper pairs for voice, DSL and T1 services
- Diverse fiber paths feeding from the street from North State Street and from East Kinzie Street
- Broadband-related copper services and fiber optic-related services are available
- Cable TV service provided by Direct TV
- WIFI is available in the lobby and the remainder of the Building is wireless compatible

And More

- Loading dock available 7:00 A.M. – 4:30 P.M., Monday through Friday (or by reservation)
- Enclosed bicycle storage room
- Automated tenant work order system (Building website for streamlined tenant services)
- LEED certification initiatives

330
NORTH WABASH



MORE LUXURY



One of Chicago's finest

A five-star hotel developer/owner has acquired floors 2 – 13 of 330 North Wabash. Guests will have their choice of approximately 335 rooms with nine and one-half foot ceilings and full height windows with spectacular views of the Chicago River and Lake Michigan. A standard sized room at 525 square feet will be one of the largest in Chicago and suites will range in size from 775 – 2,350 square feet.

The hotel will offer state-of-the-art space specifically designed for meetings and social gatherings – whether a business conference or a wedding. A ballroom, chef-driven restaurant, lounge and wine room, fitness center, indoor pool and spa will round out the luxury amenities of the hotel.

Elegant and modern, this five-star gem promises to be a premier luxury destination and one of the best hotels Chicago has to offer.

330
NORTH WABASH