



609
WEST RANDOLPH STREET

*Introducing the Next-Generation Workplace
— redefining what it means to be an office.*



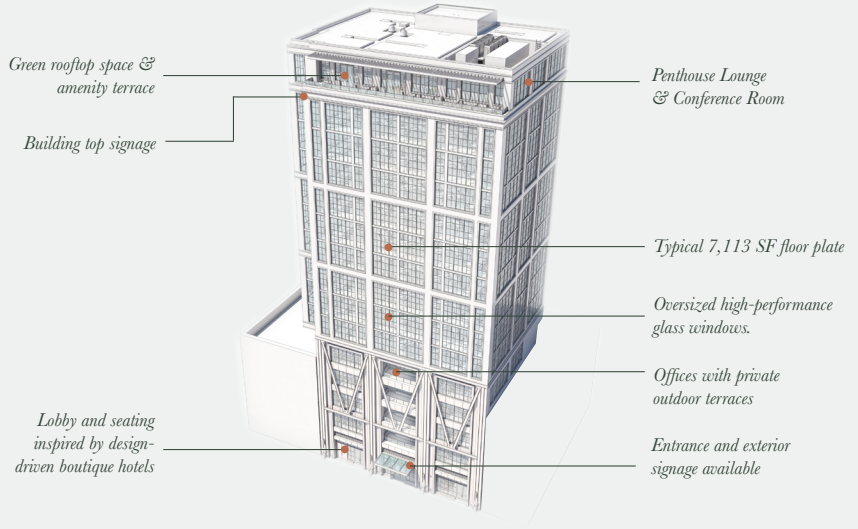
Destination of Choice

Welcome to 609 Randolph, an innovative boutique office building ushering in a new era of flexible and responsive workspaces.

The building's architectural design pays tribute to the historic roots of the area while catering to adaptable modern tastes. Located in Chicago's most in-demand neighborhood, the West Loop, this unique and amenity-rich environment offers an abundance of restaurants and hospitality services — making your work life larger than life. So easy to get to with everything right there.

Best In Boutique Class

- 87,873 SF available
- 15 Stories
- 7,113 SF side core plates
- Flexible planning for easy social distancing
- Designed by Antunovich Associates
- WELL and LEED Certified
- Robust professional and lifestyle amenities
- Delivery in early 2022



609 W RANDOLPH ST.

Designed for your wellness

Our people-first design is about creating an environment that promotes the health, happiness, and productivity of your workforce — with touchless technology, cutting edge building systems, and flexible workspaces.



Health & Wellness

Fresh Air Exchange

High-performance MERV 13 air filters, paired with a heating and cooling system designed to reduce air-exchanges between tenant spaces.

Touchless Technology

Automatic doors with wave-to-open technology and app-enabled elevators ensure a touchless street-to-desk experience.

High-Performance Restrooms

Motion-sensor high-performance restroom fixtures and dispensers promoting both a healthy and sustainable indoor environment.

Active Commuter Benefits

Secure, indoor bike storage with a repair station, in addition to an accessible tenant shower room for active commuters.

WELL Silver Certification

Designed to be a leader in advancing health and wellness in the workplace.

Smart Meeting Rooms

Reservable, video-enabled meeting rooms allow for a mix of in-person and virtual collaborations. Wifi-enabled common areas.

*A Workspace that
Evolves with the Times*

609 W RANDOLPH ST.

The amenity
package includes:

Wellness Studio
Penthouse Lounge
Open Air Terrace
24-Seat Executive Conference Room
Mixed-Use Communal Space
Secure Bicycle Parking
Flexible, reservable meeting spaces
Private Shower Rooms



Modern, Tech-Enabled Lounge

The penthouse lounge is powered with wireless internet and touchdown workstations, permitting employees to work in a casual, nonrestrictive work environment that allows creativity to flourish surrounded by city views and rooftop terrace.

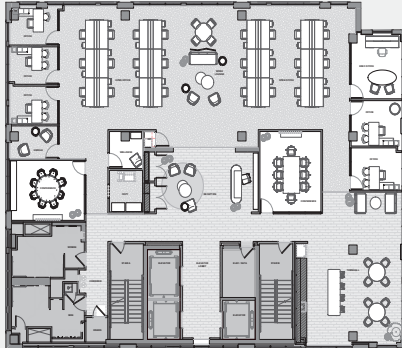


Rooftop Terrace

An open air terrace with impressive skyline views makes the perfect spot to host a happy hour, meet with a client, and allows employees the option to work in fresh, open air.



RSF/Person
7,113 RSF/31 Seats = 229 RSF/Person



| DEDICATED WORK SPACE | |
|----------------------|-----------|
| Executive Office | 1 |
| Private Office | 5 |
| Workstation | 24 |
| Receptionist | 1 |
| Total | 31 |

| FLEXIBLE SUITES | |
|-----------------|-----------|
| Lounge Suites | 8 |
| Cafe Seats | 6 |
| Total | 14 |

| CONFERENCE | |
|------------------------------------|----------|
| Conference Rooms (16 Seats TTL) | 2 |
| Huddle | 1 |
| Phone Rooms | 1 |
| Open Collab | 3 |
| Total | 7 |

| SUPPORT SPACES | |
|----------------|---|
| Reception | 1 |
| Copy | 1 |
| Pantry | 1 |
| IDF | 1 |
| Coats/Storage | 1 |
| Wellness | 1 |

Spec Suite

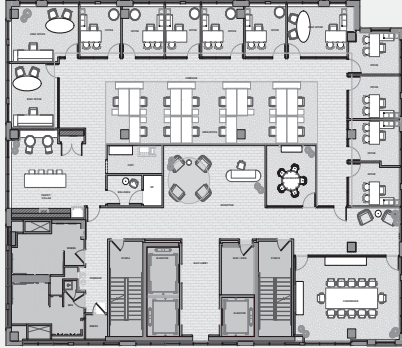
FLEXIBLE OFFICE

Striking a balance between workstations, private offices and collaboration, this plan offers a bit of everything. Nobody is left in the dark as shared work, communal, and private zones are all drenched in natural light with views of both the Loop and Fulton Market District.

Move in ready Feb 1-March 1 - prominently



RSF/Person
7,113 RSF/27 Seats = 263 RSF/Person



DEDICATED WORK SPACE

| | |
|------------------|-----------|
| Executive Corner | 2 |
| Executive Office | 1 |
| Private Office | 9 |
| Workstation | 14 |
| Receptionist | 1 |
| Total | 27 |

FLEXIBLE SUITES

| | |
|--------------|-----------|
| Lounge Seats | 2 |
| Cafe Seats | 9 |
| Total | 11 |

CONFERENCE

| | |
|------------------------------------|----------|
| Conference Rooms (17 Seats TTL) | 2 |
| Huddle | 0 |
| Phone Rooms | 1 |
| Open Collab | 0 |
| Total | 3 |

SUPPORT SPACES

| | |
|---------------|---|
| Reception | 1 |
| Copy | 1 |
| Pantry | 1 |
| IDF | 1 |
| Coats/Storage | 2 |
| Wellness | 1 |

Spec Suite

PRIVACY WITH A VIEW

A more traditional plan featuring two distinct zones. First, a formal and light filled client facing reception and conference zone with views of the Loop off the private elevator lobby. Second, a work zone featuring large private offices on the perimeter featuring floor-to-ceiling windows that share ample natural light and views to their support spaces.

Move in ready Feb 1-March 1 - prominently



Work table seats only RSF/Person
 6,175 RSF/14 Seats = 441 RSF/Person

With Flex Seats RSF/Person
 6,175/53 Seats = 117 RSF/Person



WORK TABLE SUITES

| | |
|-------------------|-----------|
| Private Office | 2 |
| Workstation | 12 |
| Hottelling Tables | 8 |
| Conf/WarRoom | 6 |
| Total | 28 |

FLEXIBLE SUITES

| | |
|---------------|-----------|
| Lounge Suites | 17 |
| Cafe Seats | 6 |
| Terrace Seats | 2 |
| Total | 25 |

CONFERENCE

| | |
|------------------------------------|----------|
| Conference Rooms (14 Seats TTL) | 2 |
| Huddle (See P.O.'s) | - |
| Phone Rooms | 2 |
| Open Collab | - |
| Total | 6 |

SUPPORT SPACES

| | |
|---------------|---|
| Reception | - |
| Copy | 1 |
| Pantry | 1 |
| IDF | 1 |
| Coats/Storage | 1 |
| Wellness | 7 |

Spec Suite

FLEXIBLE OFFICE

Open and airy, this plan offers ultimate flexibility, adapting to the needs of tomorrow, which makes it highly suitable for collaborative, forward-thinking tenants.

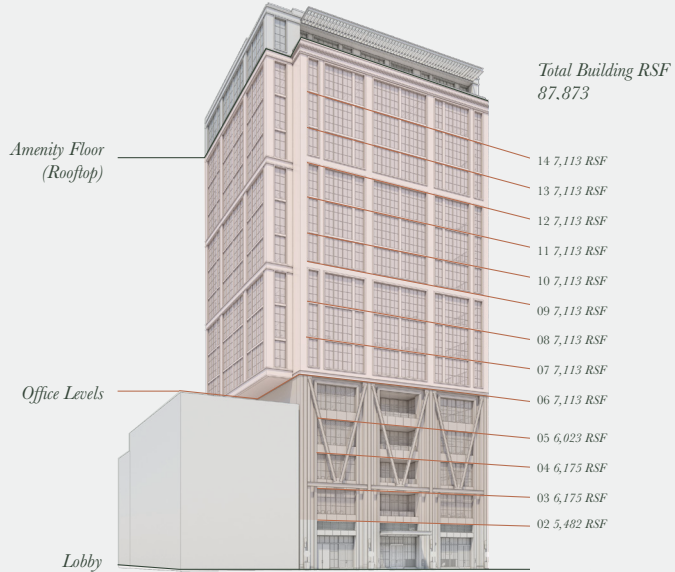
Move-in ready: Feb 1st – March 1st, 2022

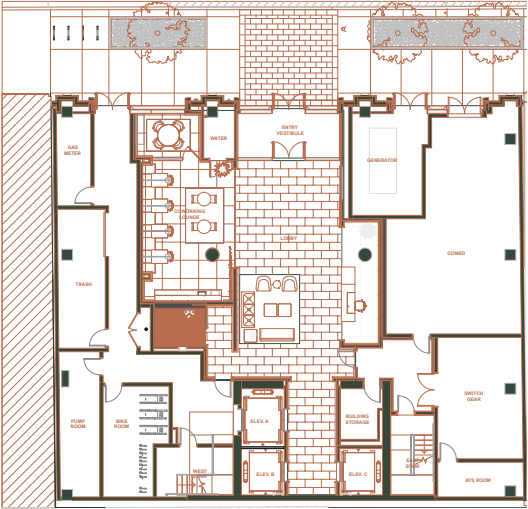


Stacking Plan

Flexible Office

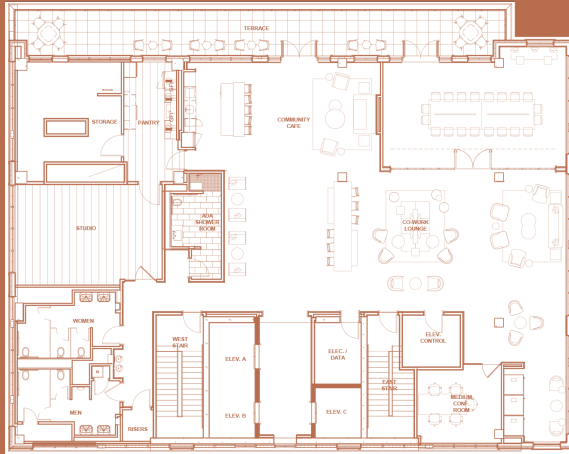
Thirteen side-core boutique floors with light filled office spaces and elevator lobbies are housed between bespoke amenity rich spaces. Tenants are encouraged to expand beyond their footprint and utilize the amenity package as an extension of their workspace or for their entertainment needs.





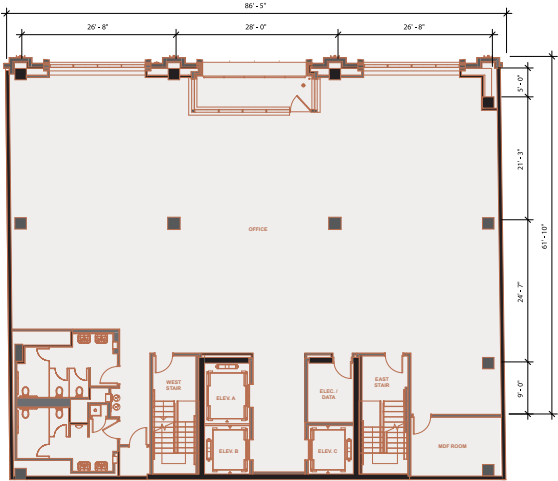
Ground Floor Plan

Modern lobby inspired by design-driven boutique hotels featuring lounge-like seating that makes for proper meeting areas.



Top Floor

One of the most stunning penthouse spaces in Chicago featuring five-star conference rooms and 180-degree views of the Chicago skyline and Fulton Market.



Floors 2-5

Each floor has access to an outdoor space by way of a private terrace.



Floors 6-14

Oversized windows with skyline views of the West Loop, Fulton Market and North Side.

West Loop: A Place with Real
Chicago Personality

Located at the intersection of the Old Fulton Market, this former Meatpacking District has transformed itself into one of the most dynamic neighborhoods in the world. Its historic warehouses are now home to tech-giants like Google and Facebook — and the area is teeming with chic eateries, wine bars, art galleries and boutique hotels. It's the ideal walk-to-everything location so you and your employees can live, work and play in the future of Chicago.



609 W RANDOLPH ST.

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609 W RANDOLPH ST.

Amenity Rich Location

You're in Chicago's most
in-demand neighborhood;
placing you steps away from
restaurants and amenities.



About Vista Property

Vista Property is a family-owned, private real estate investment firm with a portfolio of urban retail, mixed-use, and multifamily investments. Our core holdings are located in New York City, Chicago, North Carolina, and London — with ongoing expansion into exciting urban markets.

Guided by values of fairness and hard work, we take a hands-on approach in the acquiring, managing and repositioning of our assets. Our expertise enables us to unlock a property's potential — thereby reducing operating expenses, increasing tenant satisfaction, and leveraging market trends.

We distinguish ourselves by our win-win strategies that benefit not only our company, but our investors, tenants, and communities foremost.

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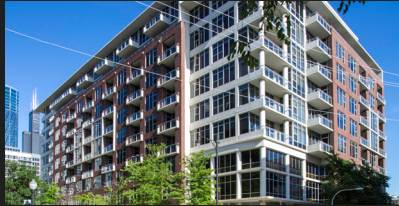
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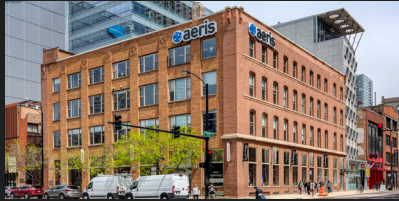
901 W Madison Street, Chicago



741 N Wells, Chicago



1000 W Washington Blvd, Chicago



435 N LaSalle Drive, Chicago



401 N Morgan, Chicago

Design Professionals



Headquartered in Chicago, Antunovich Associates is an Architectural, Planning, and Interior Design firm that possesses a broad range of professional expertise that encompasses large mixed-use commercial developments; programming and design of corporate campuses; historic preservation and adaptive re-use projects; speculative office buildings and retail stores; and more.



An award-winning full service Architecture and Interior Design Practice headquartered in Chicago's River North neighborhood, Partners by Design specializes in client and project specific designs rooted in research and our client's vision. We make spaces that are functional, sustainable and inspirational.



The preeminent commercial real estate firm in the united states and globally, working with Fortune 500 to emerging growth companies to maximize their real estate experience.

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Specifications

Property Highlights

Modern office building with an industrial loft facade inspired by the historic West Loop neighborhood.

Flexible multi-use spaces on 1st and 15th floors, featuring sunlit workstations and a communal cafe.

3 high-speed lifts designed with destination-dispatch technology to optimize traffic flow.

Outdoor penthouse terrace with panoramic city views.

Reservable, Zoom-Room enabled workspaces ranging from a 24-person board room with skyline views to single-occupant private phone booths.

LEED and WELL Silver Certifications reflect leadership in sustainability, health, and wellness.

Secure, indoor bike storage room and repair station with added short-term, outdoor bike parking and an accessible shower room for active commuters.

The Lobby

Flooring: Honed marble with accents of oak in Versailles Parquet.

Walls: Custom detailed Wainscot Paneling with accented textured wall covering and curated art.

Ceiling: Warm, walnut finished natural wood slats with integrated downlighting.

Technology: Industry-leading visitor management system with access control solutions; wave-to-open automatic door operators; and transit-tracking display screens.

Lighting: Energy efficient LED lighting seamlessly integrated into natural wood ceilings with Lambert & Fils colored glass fixtures.

Elevators: Upscale cab finishes with custom emerald etched glass paneling and blackened steel accents. Operated using touchscreen or touchless destination-dispatch controls.

Concierge Desk: A refined industrial focal piece, made of Corten steel and black Hematite limestone, suspended in a black metal frame.

Ground-Level Co-Working Lounge

Flooring: Elegant and intricately patterned Versailles Parquet flooring made of white oak.

Walls: Custom detailed Wainscot Paneling with curated art. Meeting rooms with true divided-lite windows and gracefully narrow sightlines.

Ceiling: Warm, walnut finished natural wood slats with integrated LED downlighting.

Lighting: Designer wall-mounted brass luminaires paired with suspended brass and bronze fixtures.

Co-Working Millwork: Wet bar with quartz countertop and backsplash, paired with oak-veneer cabinetry. Built-in, upholstered banquette seating for comfortable touchdown workstations.

Technology: WiFi-6 enabled wireless systems for enhanced signal strength. Reservable meeting spaces with Zoom-Room video conferencing solutions.

Level 15 Amenities

Floors: Polished concrete flooring.

Walls: Custom detailed Wainscot Paneling and curated art. Meeting rooms with true divided-lite windows and gracefully narrow sightlines.

Glazing Systems: Expansive window openings with exposure to all directions; heights ranging from 9ft to 11ft tall, allowing for abundant natural light.

Ceiling: Noise-absorbing materials with exposed, painted mechanical systems, and accented natural wood slats.

Lighting: Suspended, energy efficient LED pendant lighting with motorized shades for sunlight control.

Board Room: Expansive, 24-person meeting room with outdoor terrace access. Wall-to-wall, foldable glass partition overlooking the on-site lounge. Zoom-Room enabled and outfitted with large format display.

Office Areas

Floors: Post-tensioned concrete slabs, suitable for exposure or finish-ready.

Walls: Finished with white, low-VOC paints with either gypsum or concrete masonry unit (floor dependent).

Glazing Systems: Custom detailed thermally broken aluminum frames with simulated divided lights, paired with low-e coated and double-insulated glazing for high light transmittance and low solar heat gain coefficients.

Ceiling: 12ft typical floor to underside of flat plate concrete slabs formed with richly textured wood and exposed NFPA compliant sprinkler system.

Doors: Stairwells and restrooms feature hollow metal frames with 8ft tall solid core wood doors, while elevator frames are prime-painted white.

Restrooms: Basket-weave tile pattern porcelain floor with tile wainscoting installations throughout. Vitreous China Lavatory basins with matte-black touchless faucets. Chilled drinking fountain with bottle-filler within each restroom corridor. Water and waste stubs provided within tenant space for future expansion.

Levels 2-5


Private, covered outdoor terraces, complete with glass railings and views overlooking Randolph Street.

Power Specification: 6 VA/SF capacity. (2)-200A panels provided on each tenant floor.

Heating/Cooling: Tenant-provided VRF system to be coordinated with Owner. Supplemental cooling available.

Ventilation: 3x ASHRAE 62.1 minimum air exchange rates, MERV 13 filtered.

Access Control: Floor-specific FOB credentials required for access from stairwell doors and elevators. Flexible and intelligent visitor access options available via industry-leading access control solutions.



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