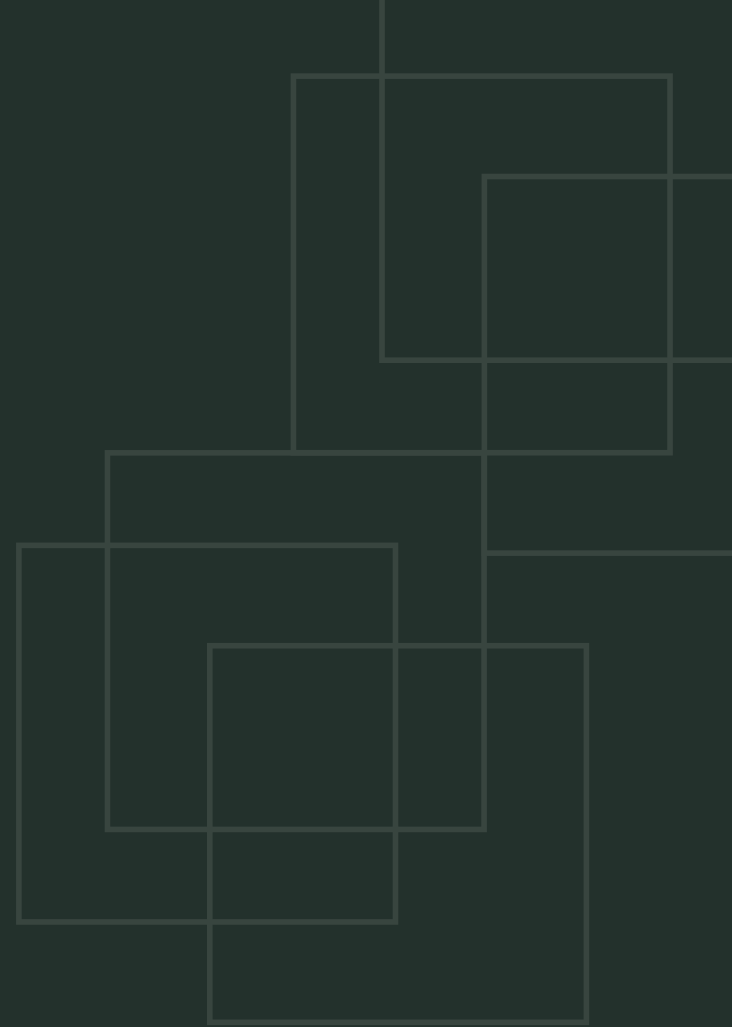
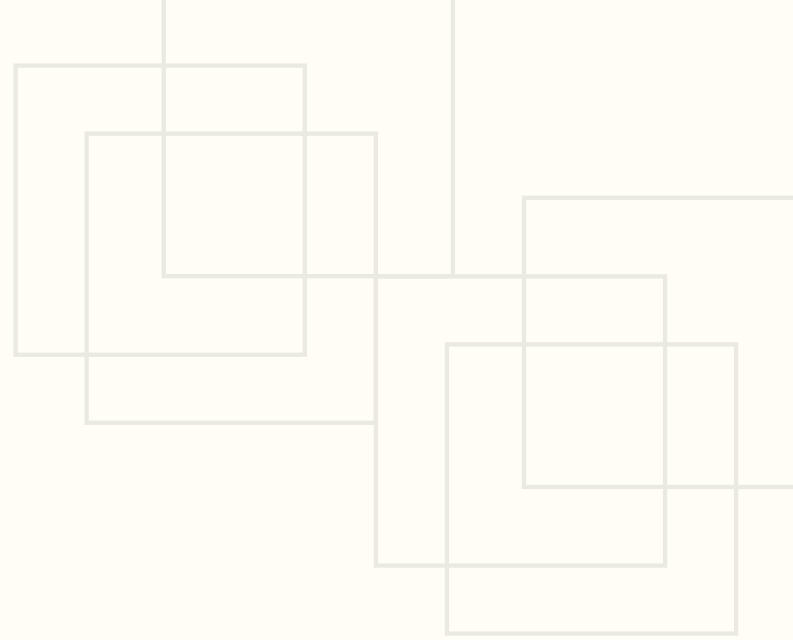


An aerial photograph of a modern urban development. On the left, a tall glass skyscraper with a white grid facade. In the center, a white-framed glass structure houses a transit station with blue and white trains. To the right, a multi-story white building with a grid of balconies. A pedestrian walkway with trees and people runs through the center. The text '200 W. Madison' is overlaid in a white box.

**200
W. Madison**

3	Building
8	Amenities
18	Offices
22	Neighborhood
25	Property Team
27	Leasing Contacts

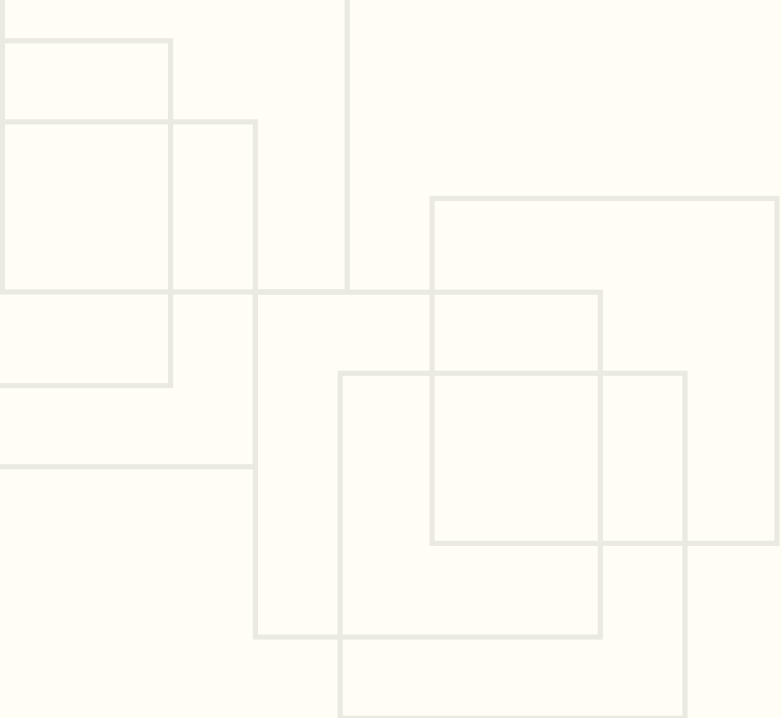




The New Shape of Work

Designed by internationally renowned architecture firm Skidmore, Owings & Merrill, and located in Chicago's trend-setting West Loop, 200 West Madison is building on its innovative multi-corner sawtooth design with an all-new full floor of hospitality-inspired amenities.

Consistently sought after for its impeccable delivery of Class A corporate office space, the tower is now attracting a new generation of premier corporate and entrepreneurial tenants seeking an interior environment purpose-built to enhance productivity and elevate employee wellbeing. Among a number of sustainability credentials, it has achieved, 200 West Madison is the first building in Illinois, and the second worldwide, to have secured LEED® Gold certification using the new LEED® Dynamic Plaque™.



Beyond its ideal business district location and spectacular views of Lake Michigan, 200 West Madison is surrounded by some of the city's most exciting shopping, dining, and hospitality destinations, making it appealing to today's lifestyle-savvy employees and clients.

It also provides peerless access to top residential neighborhoods in the metropolitan area via bike, rail, bus, and car. 200 West Madison's remarkable location is matched by its exceptional architecture, a private collection of world-class art, and the all-new exclusive amenities by acclaimed firm Gensler.



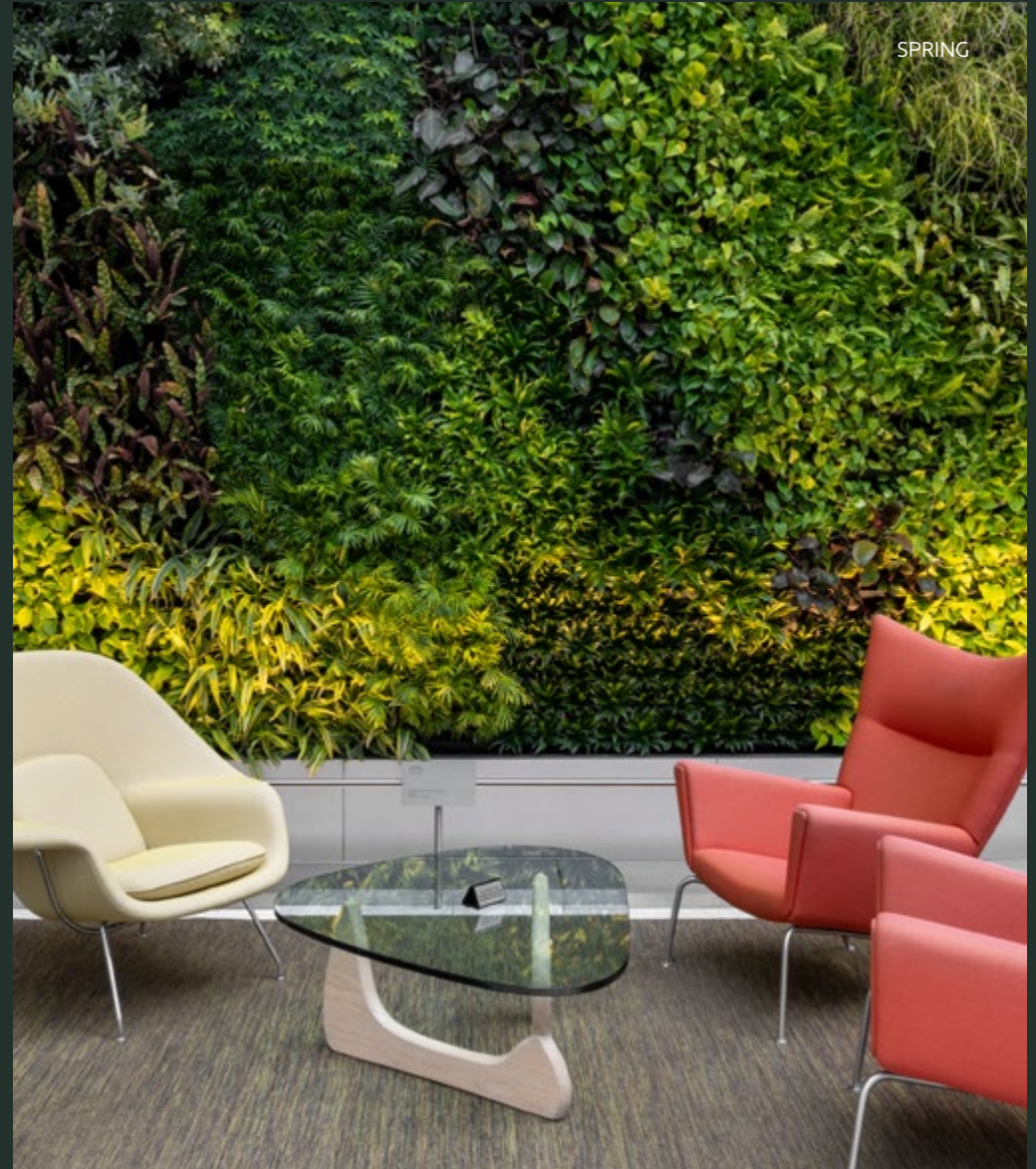


Light-Filled Glass Cube Lobby

200 West Madison's lobby is as striking when seen from the street as it is when experienced from the inside. Three stories high, it offers a luminous welcome to tenants, employees, and visitors.

A Private Collection of Contemporary Art

Chicago is known worldwide for its diverse and ever-evolving public art scene, and 200 West Madison has made significant contributions to that reputation with its own publicly viewable private collection of contemporary art. The original developers of the tower began the tradition when they commissioned a work of art by acclaimed sculptor Louise Nevelson for the lobby.



In 2016, three additional original works of art were commissioned for the lobby. Created by artists Dan Cheetham and Michelle Tarsney, and named Hypnotic Field, Soar, and Spring, they represent three of the four classical elements: earth, wind, and water. They are meant to complement Nevelson's steel sculpture, which represents the fourth element: fire.



The concierge desk is staffed 24/7 to provide hospitality-style greetings and contemporary seating is available for conversation or as a place to relax while viewing the contemporary art installations. A Starbucks is conveniently located off the lobby as is an entrance to the subterranean garage.

ADDITIONAL AMENITIES

- 24/7 concierge desk
- Starbucks with lobby entrance
- Indoor, heated bike storage room accessible from the lobby
- Subterranean secured parking garage





Hospitality-Inspired Amenities

200 West Madison's all-new amenities level by globally acclaimed design and architecture firm Gensler puts hospitality-inspired spaces and services just an elevator ride away from tenants and their employees. From lounge and co-working areas to a fitness center with top-of-the-line equipment, these light-filled, beautifully designed amenities support productivity, wellness, and the work-life balance today's top talent seeks out and values.





Lounge

200's flexible lounge features a variety of spaces for work, socializing and entertainment. Design highlights include ceramic flooring with marble insets and extensive custom decorative millwork, including a woodcut art feature wall.



FIREPLACES LOUNGE SEATING

- Fire-pit style seating area with oversized circular fireplace
- Additional conversational seating overlooking the lobby cube

COFFEE BAR

- Banquet style seating and bar with coffee service



Conference Center

A state-of-the-art conference center is fully equipped with audio-visual equipment and digital connectivity, enabling tenants to host everything from remote meetings to training and seminars.

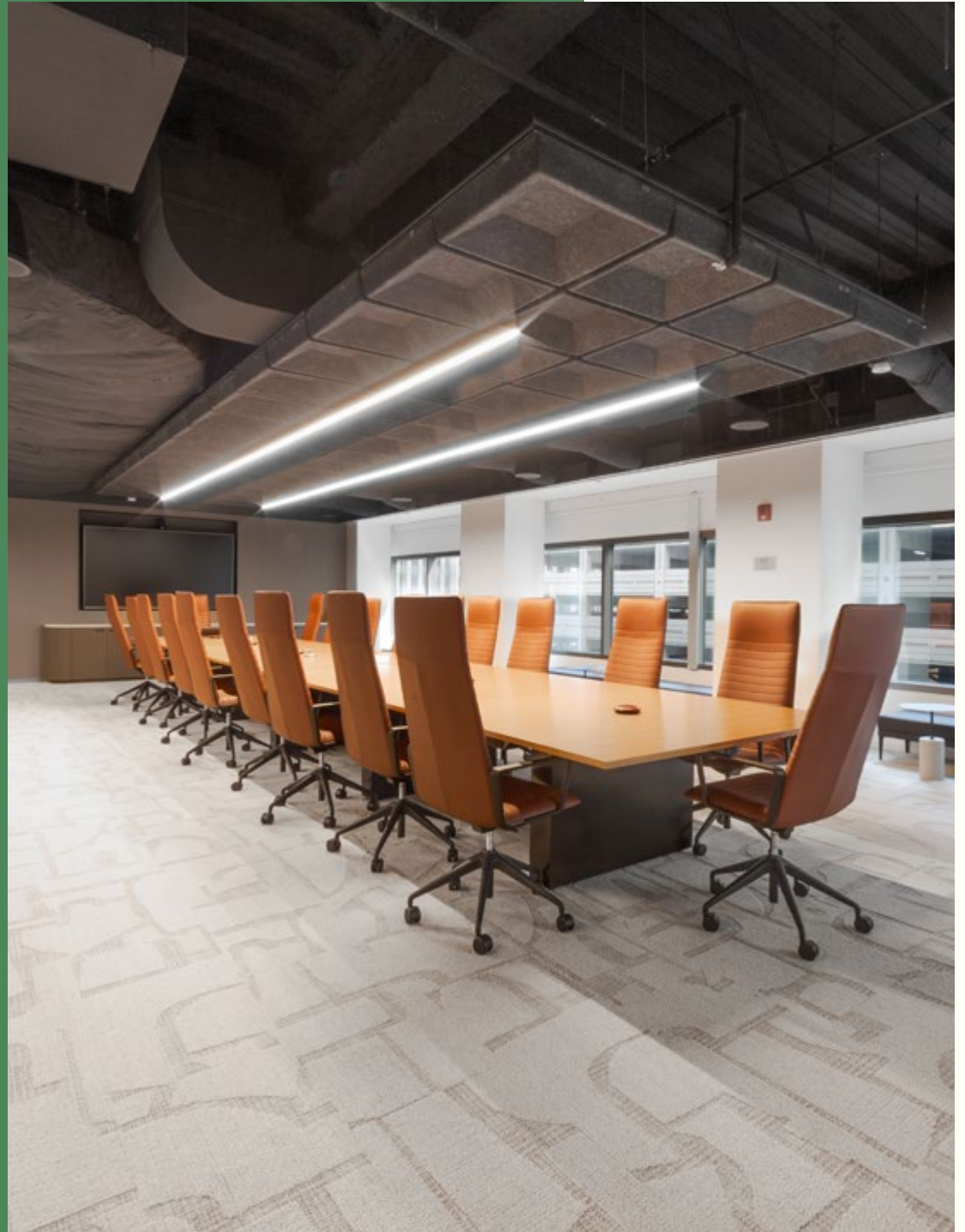
MULTI-PURPOSE BOARDROOMS

- Two large multi-purpose conference rooms
-

MEETING ROOMS

- Multiple board rooms and meeting rooms with capacity for six to 20+ people
-

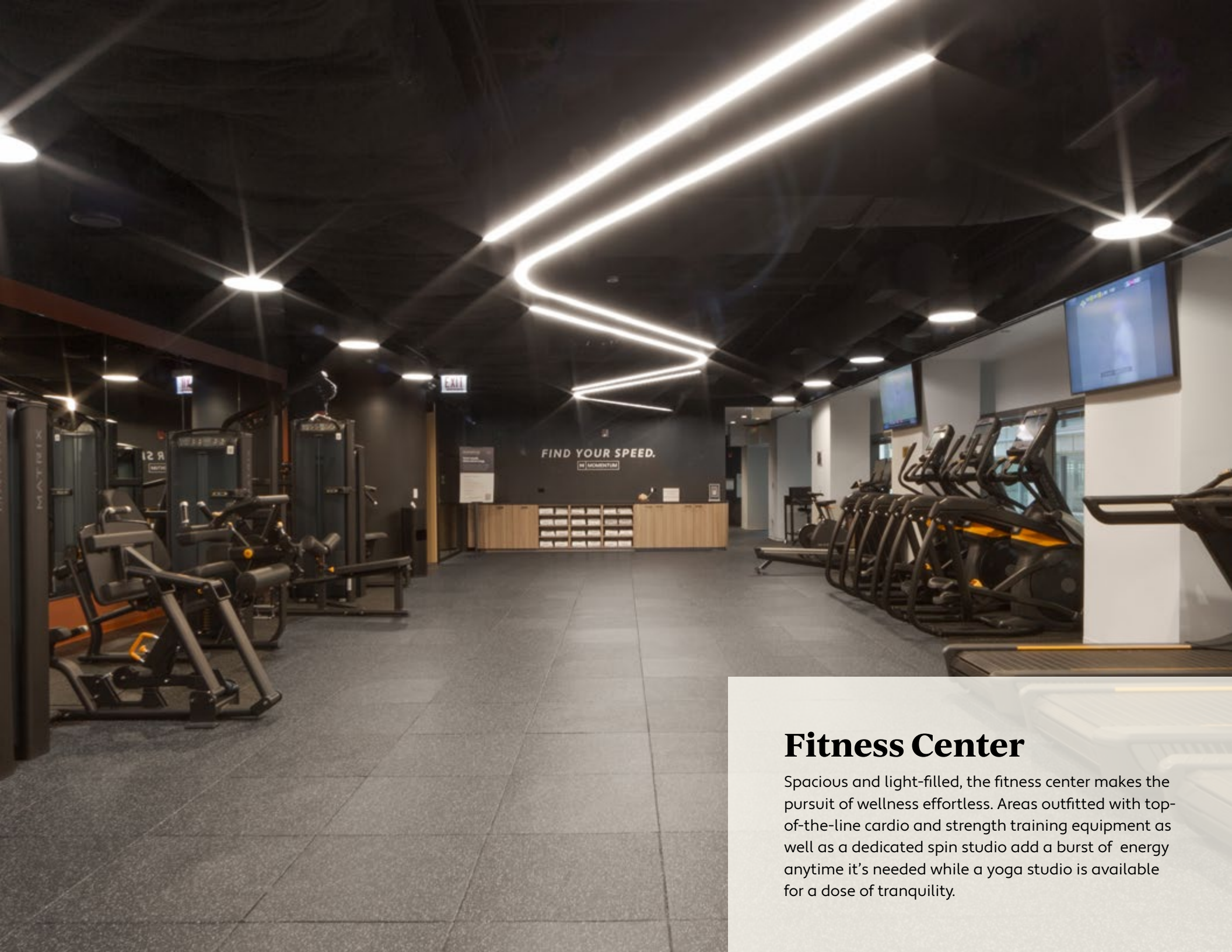
PRIVATE PHONE BOOTHS





Game Room

A game room is equipped with golf simulator, bocce ball, shuffleboard, air hockey, ping pong and pool tables, and arcade games.



Fitness Center

Spacious and light-filled, the fitness center makes the pursuit of wellness effortless. Areas outfitted with top-of-the-line cardio and strength training equipment as well as a dedicated spin studio add a burst of energy anytime it's needed while a yoga studio is available for a dose of tranquility.



FITNESS EQUIPMENT BY MATRIX

- TreadMills, ClimbMills, and Cycles featuring Bluetooth-enabled video screens with on-demand programming
- Low-impact rowers
- Variety of stabilizing benches and a wide selection of free-weights, kettle bells, and slam balls
- Resistance-based workout machines for various muscle groups

SPIN AND YOGA STUDIOS

LOCKER ROOMS WITH SHOWERS

Concierge Services with Dedicated Building App

Welcome to the 200 West Madison experience. Through a combination of in-person and mobile concierge services, you will have access to the best amenities in Chicago and convenience you didn't know you were missing.

TENANT EVENTS & PERKS

Exclusive social gatherings hosted in 200 West Madison's amenity spaces all year round featuring complimentary refreshments and lite bites.

CONFERENCE & MEETING ROOM BOOKING

The app lets your employees quickly find and book their ideal desk or meeting room in seconds. Use the app to give your employees easy access to important spaces throughout your office.

CONCIERGE REQUESTS

Instant access via app to all of the building's services, from maintenance support and event planning to valet parking, among other conveniences.

GOLF SIMULATOR RESERVATIONS

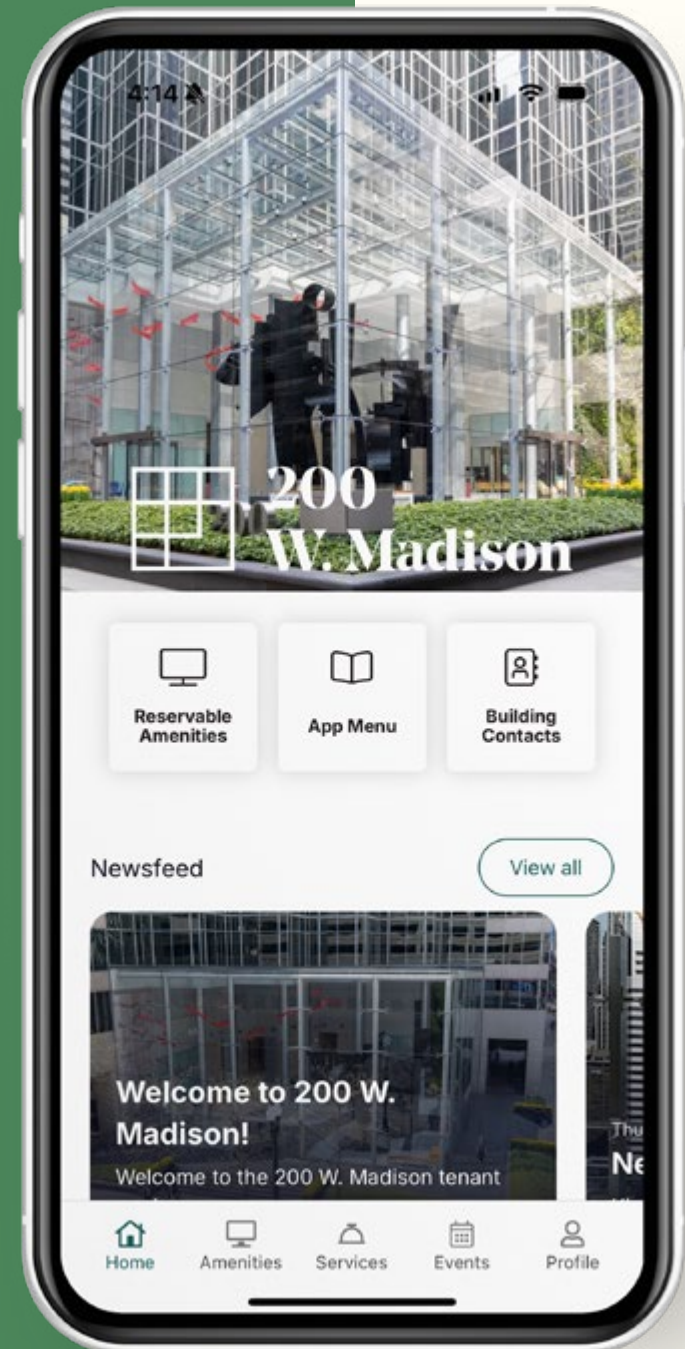
Take a break from desk work and improve your swing at the high-tech golf simulator, just an elevator ride away.

FOOD & BEVERAGE

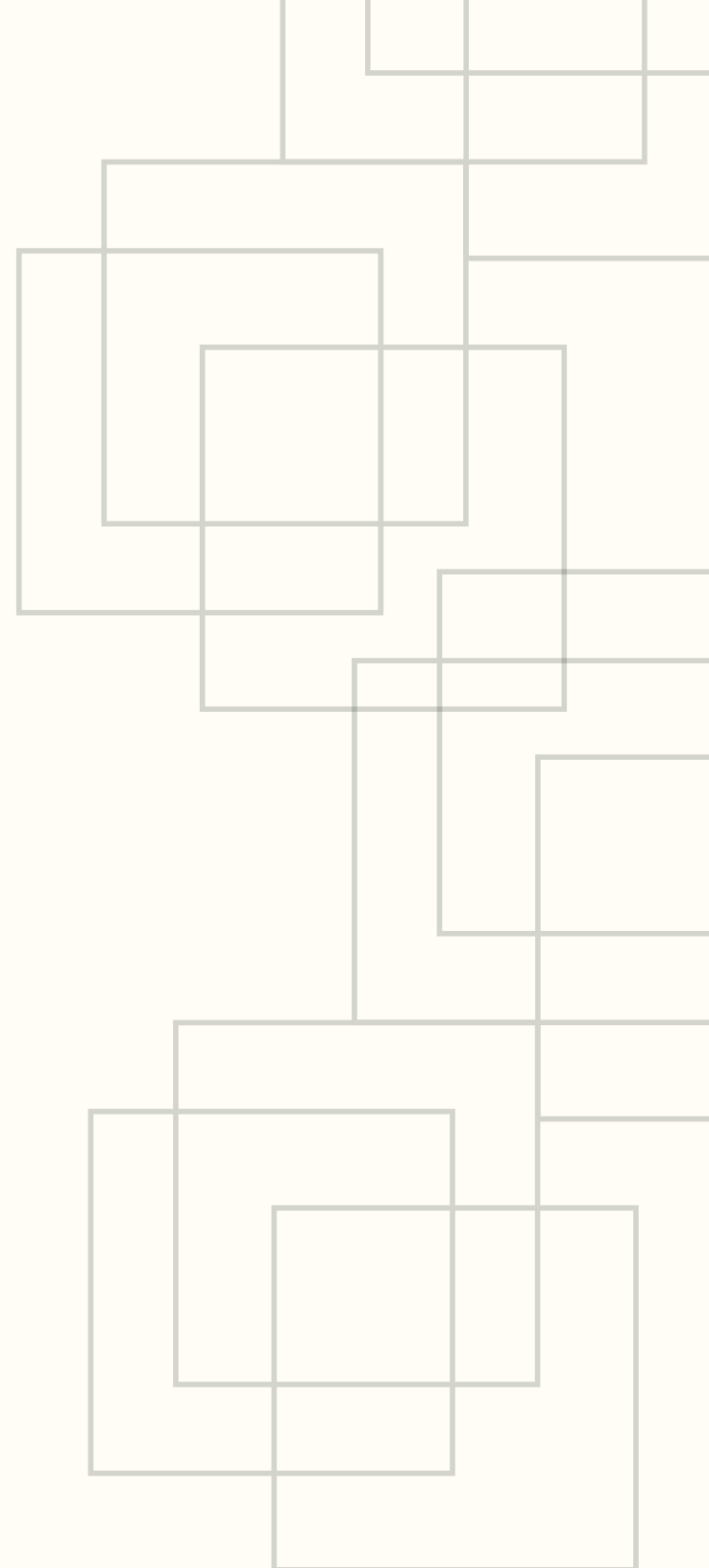
Food and beverage delivery service is streamlined with in-app ordering and payment as well as one-touch reordering of favorites from 200 West Madison's curated selection of restaurants.

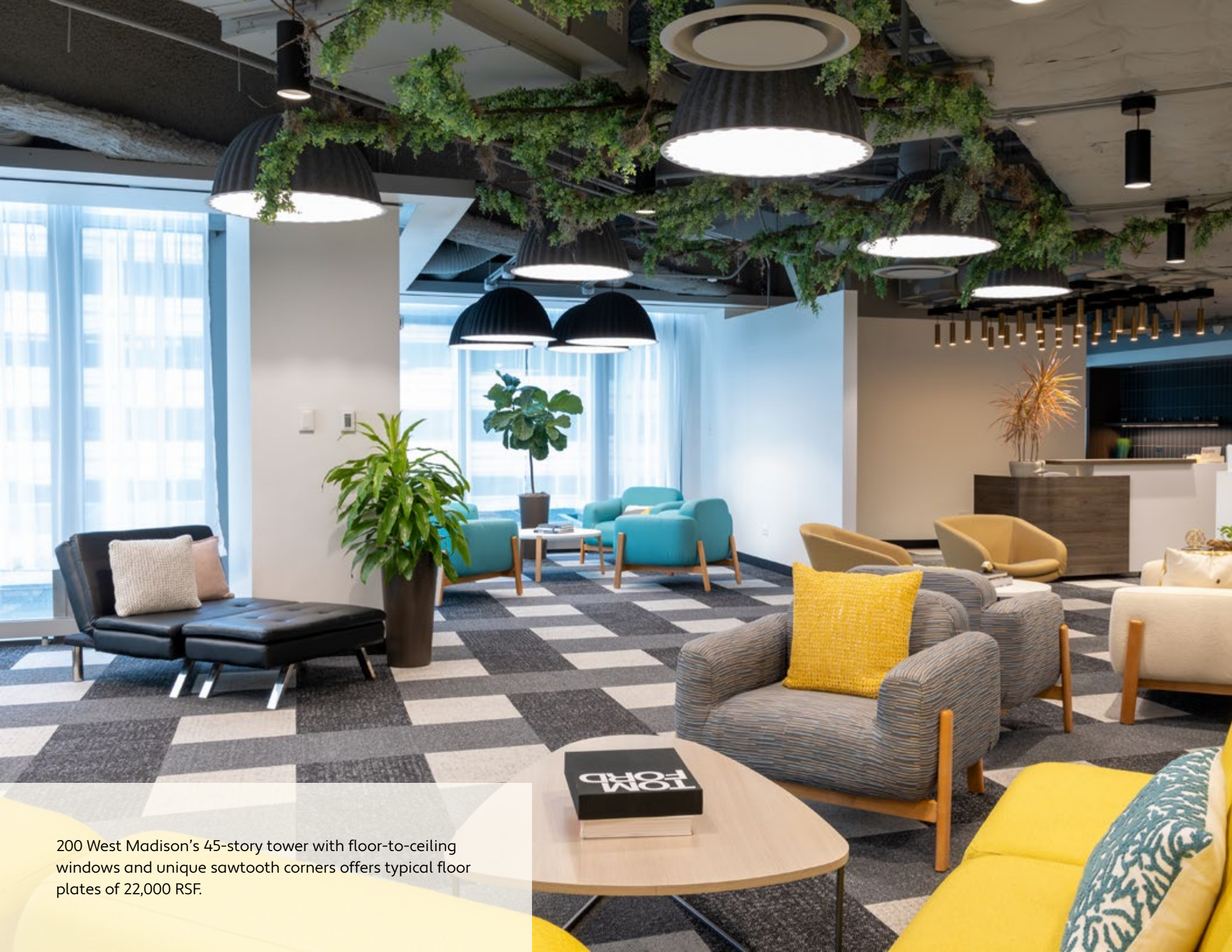
BUILDING NEWS & ANNOUNCEMENTS

Everything you need to know about what's going on in the building in real time.



**Filled With Light,
Flexible Layouts**





200 West Madison's 45-story tower with floor-to-ceiling windows and unique sawtooth corners offers typical floor plates of 22,000 RSF.

A mix of private offices, collaborate workspaces, and workstations caters to a variety of workstyle demands. An open-plan café/ lounge is positioned within one of the tower's sawtooth corners and a six-person huddle room is positioned in another. A wellness room is tucked away from the main work area, providing space for relaxation within the suite.

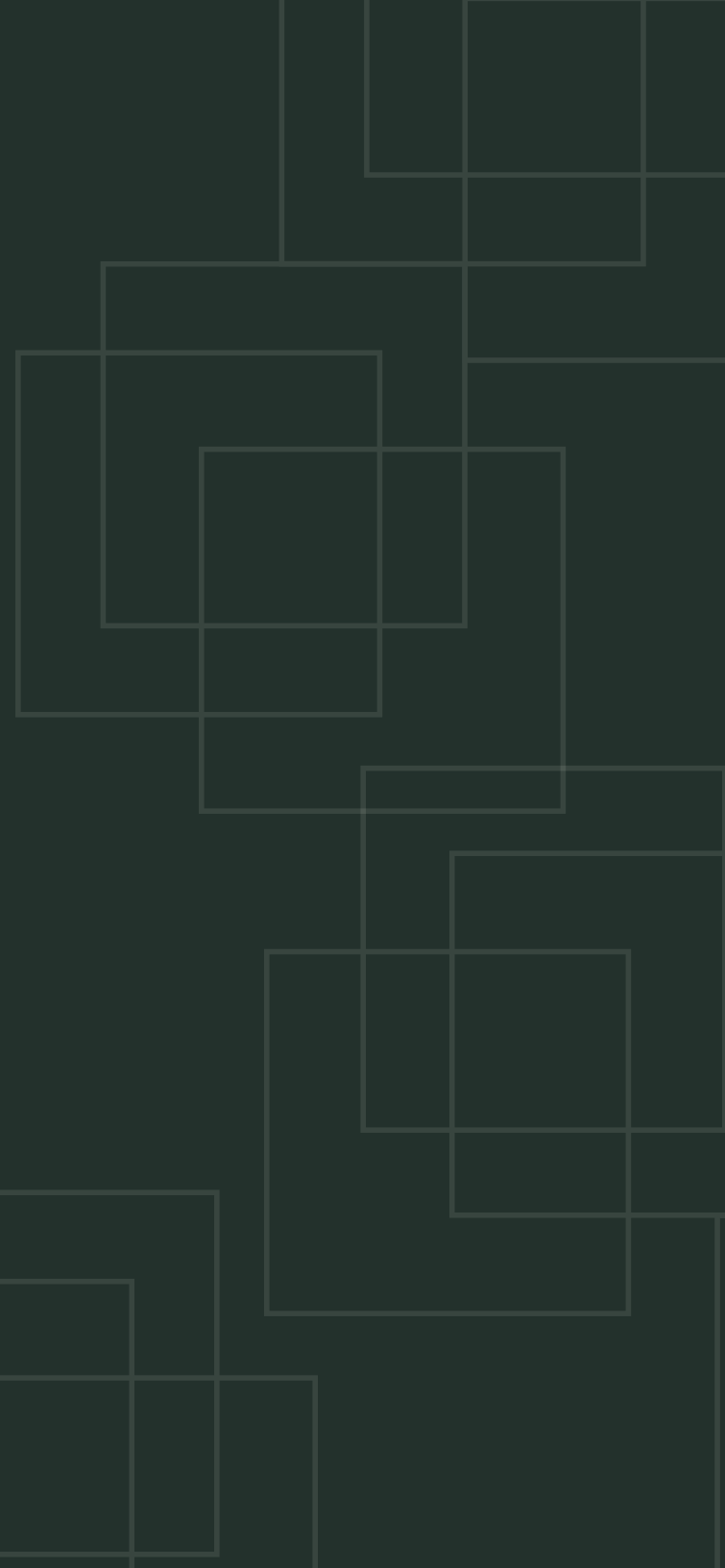




Skyline Views

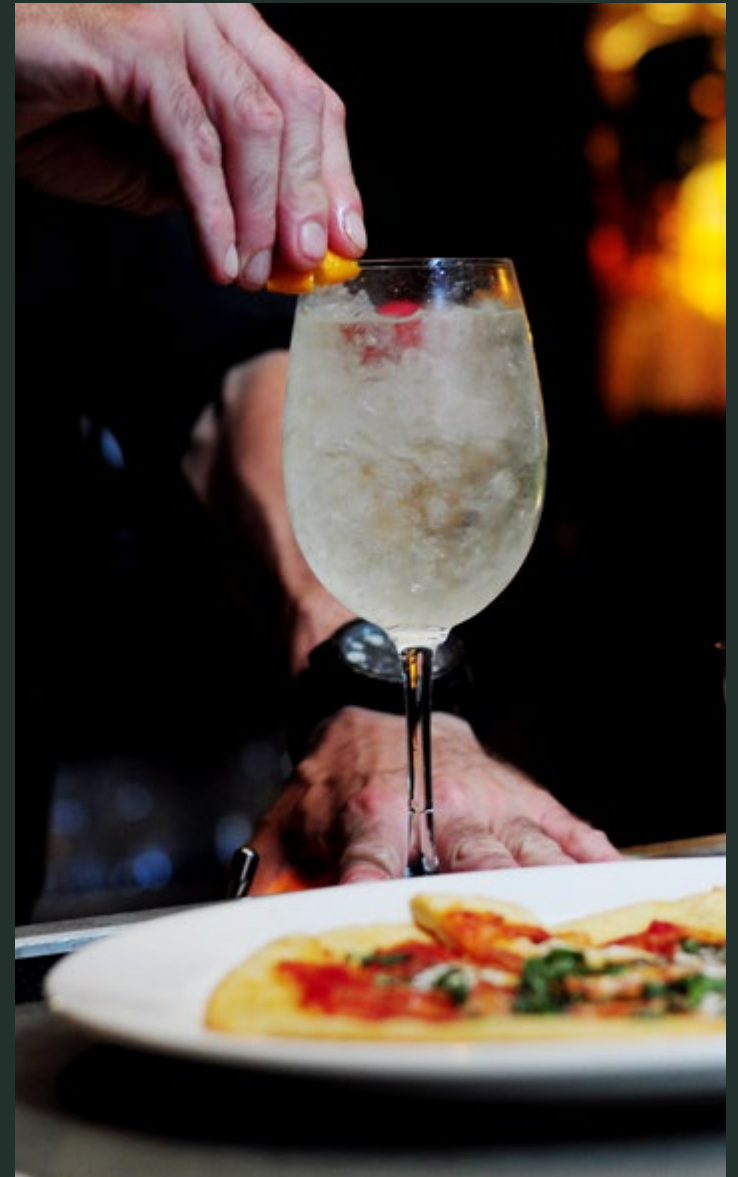
Filled with light and surrounded by Lake Michigan and skyline views, these floor plates are easily adaptable to many types of fit outs. Spaces of all sizes can be delivered fully built out and move-in ready or white box, ready for your team to customize.

Discover the West Loop





The West Loop has become a destination of choice for Chicagoans in search of the most exciting and diverse food scene in the city. With dozens of restaurants and bars to choose from, there's always something intriguing, whether you're grabbing lunch with your boss, after-work drinks with colleagues, or hosting dinner for important clients.



NEARBY TRANSPORTATION

- CTA L stop at Washington and Wells on the Metra Brown, Green, Pink, and Purple lines
- Ogilvie Transportation Center
- Union Station



An Experienced Team



BentallGreenOak (BGO) is a leading, global real estate investment management advisor and a globally recognized provider of real estate services with approximately \$74 billion of assets under management. BGO has 28 offices worldwide and over 1,300 employees. It manages real estate debt, and real estate assets on behalf of clients in primary, secondary and co-investment markets.



CBRE is the world's largest commercial real estate services and investment company, with the #1 global market position in leasing, property sales, outsourcing, property management and valuation. CBRE is also the largest commercial property developer in the United States and has nearly \$142 billion of Assets Under Management within our Investment Management business. Our more than 105,000 employees (excluding Turner & Townsend employees) serve clients in over 100 countries, including over 90% of the Fortune 100.



Jones Lang LaSalle provides real estate and investment management services in the Americas, Europe, the Middle East, Africa, and the Asia Pacific. The company offers a range of real estate services, including agency leasing and tenant representation services; and capital market services, and investment sales and advisory services. It also provides on-site management services for a wide variety of commercial property types. It is headquartered in Chicago, Illinois.

About BGO

BGO is a leading, global real estate investment management advisor and a globally-recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with approximately *\$85 billion USD of assets under management (as of September 30, 2024) and expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 27 cities across thirteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

The assets under management shown above includes real estate equity and mortgage investments managed by the BGO group of companies and their affiliates, and as of 1Q21, includes certain uncalled capital commitments for discretionary capital until they are legally expired and excludes certain uncalled capital commitments where the investor has complete discretion over investment.

For more information, please visit: www.bgo.com

MIRO

BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is MIRO - Move-In Ready Offices, with thoughtful designs created in partnership with best-in-class architecture and design firms.



TURNKEY & TECH-ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.



CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.



ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



HYBRID WORK ENABLED: MIRO meets needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.



BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.



BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.

RTO BY BGO

BGO supports Tenants' efforts to attract their employees to Return-To-Office by creating vibrant, amenity-rich workplaces. As part of this partnership, Tenants of BGO properties enjoy:

- Access to any BGO Amenity Center across the Country
- An annual credit towards BGO-owned Amenity Centers, Hotels and BGO preferred retailers
- A \$1,000 rent credit and a waived amenity fee for their first year in any BGO Residential community across the Country





200
W. Madison

LEASING CONTACTS:

AARON SCHUSTER

aaron.schuster@cbre.com

+1 312 660 3446

JASON HOUZE

jason.houze@cbre.com

+1 312 935 1408

MICHAEL KAZMIERCZAK

michael.kazmierczak@cbre.com

+1 312 861 7899

CBRE