

550 W RANDOLPH

BUILT 1909. REIMAGINED 2022.

W. P. CAREY



NORTH CLINTON STREET VIEW  
CONCEPTUAL RENDERING

# OFFICE REINVENTED

Q3  
22

550 W RANDOLPH

OWNER & DEVELOPER

W.P. CAREY

ARCHITECT

Gensler

CONTRACTOR

POWER  
CONSTRUCTION

OWNER'S REP

URBAN  
RESOLVE

BROKER

telos



# WELCOME TO 550 WEST RANDOLPH

Positioned at the convergence of Chicago's most desirable neighborhoods, 550 West Randolph is an unrivaled adaptive reuse project that will come to represent the future of office space in Chicago. With large, customizable floor plates, sustainable design, and sought-after amenities, both in the building, and in the surrounding neighborhood, there is no better place for you to call home. In an era where employees can work from anywhere, 550 W Randolph represents a unique opportunity for you to enhance your employees core values and team work by allowing them to cultivate company culture, develop a sense of community and attract and retain the best talent.

550 W RANDOLPH





# HISTORICAL MEETS MODERN

Formerly the site of the McKesson & Robbins Warehouse, **550 West Randolph** recaptures the original timber post and beam craftsmanship, with fully rebuilt core and systems, while adding modern day amenities, along with high-tech fiber connectivity and designed to LEED Gold certification.





# LOCATION

Perfectly positioned as the gateway between the West Loop and Fulton Market, **550 West Randolph** is at the doorstep of Chicago's Restaurant Row, and steps away from the CTA and Metra's Ogilvie Station.

1-MIN  
WALK  
OGILVIE

I-90

7-8-MIN WALK  
TO FULTON  
MARKET

3-MIN WALK  
TO RIVER

BRIDGE

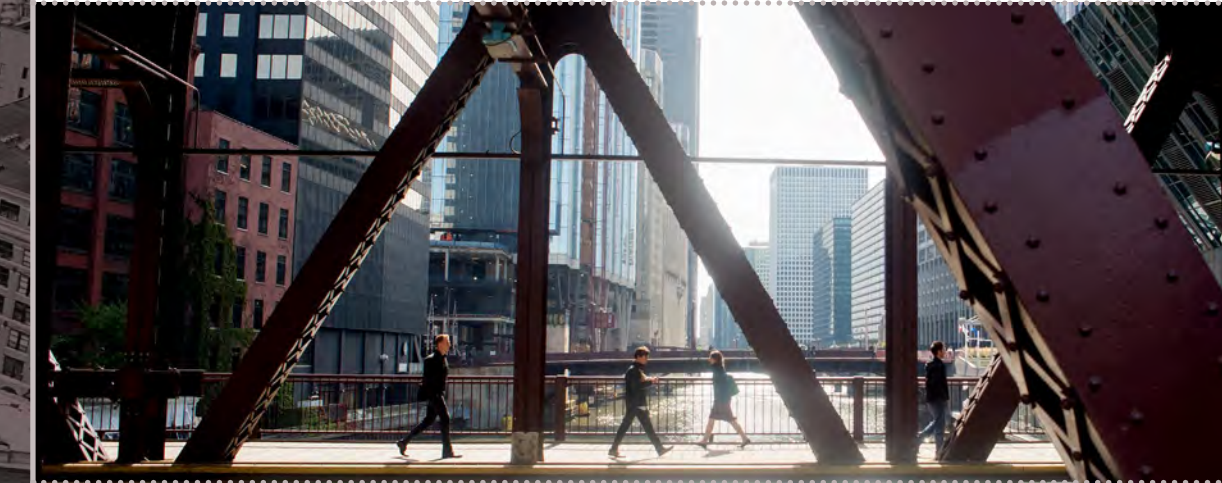
1-MIN  
WALK  
CTA

TO THE LOOP

550 W RANDOLPH

# ACCESSIBILITY

- 1-minute walk from Ogilvie Transportation Center
- 1-minute walk to the Clinton CTA trainline
- 3-minute walk to river
- Divvy bike-commuter station, around the corner
- 7-minute walk to Fulton Market
- 8-minute walk from Chicago's Union Station
- 23-minute drive to Chicago O'Hare International Airport





## STACKING PLAN



## BUILDING OVERVIEW

### Historical Features

- Built c. 1909
- Cast iron columns
- Timber beams
- Exposed brick and terra cotta walls

### Property Details

- ±227,500 SF
- 6-Stories
- Brick & Timber Finishes
- State-of-the-Art Amenities
- Designed to LEED Gold
- Designed to Wired Gold
- WELL-Ready
- Irreplaceable Transit-Oriented Location
- Large & Efficient ±39,500 SF Floor Plates



# AMENITIES

**550 West Randolph** is built around modern tenant focused amenities, which include:

## ROOFTOP

- Outdoor terrace & green space
- Covered rooftop bar & lounge
- Shaded outdoor lounge areas

## GROUND FLOOR LOBBY LOUNGE

## FITNESS CENTER

- Wellness center
- Showers and locker rooms

## CONFERENCE MEETING ROOM SPACE

## INDOOR SECURE BIKE ROOM

## WIRED SCORE CERTIFIED BUILDING

## WELL-Ready

550 W RANDOLPH

OUTDOOR TENANT ROOFTOP LOUNGE & TERRACE  
CONCEPTUAL RENDERING



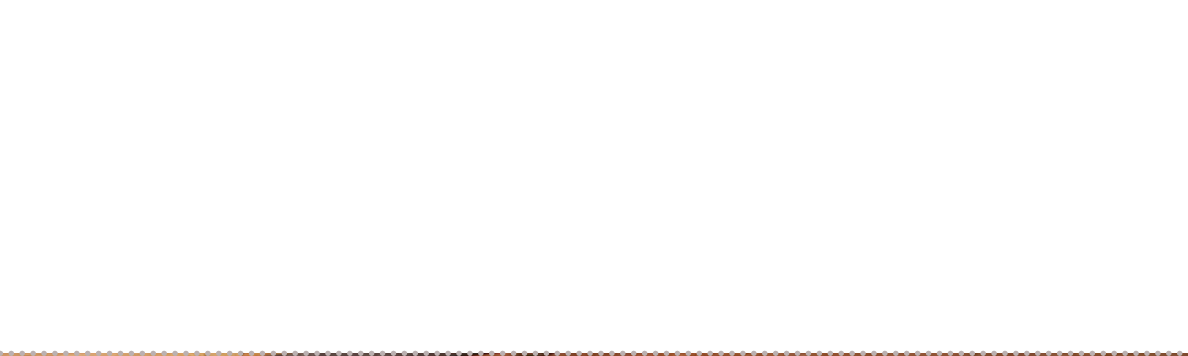


INDOOR TENANT ROOFTOP LOUNGE  
CONCEPTUAL RENDERING



550 W RANDOLPH





# PURE WARMTH

## PRESERVED TIMBER

With structure made of original heavy timber, terracotta facade details, and natural finishes made of metal and warm earth tone accents, **550 West Randolph** offers bright and inviting work and gathering spaces for tenants and guests.





OPEN OFFICE SPACE  
CONCEPTUAL RENDERING

EXPANSIVE ±39,500 SF FLOORPLATES



550 W RANDOLPH





Approximate. SF  
39,500

Space per Employee  
187 SF

6' Workstation Benching  
Workspace Seats  
210

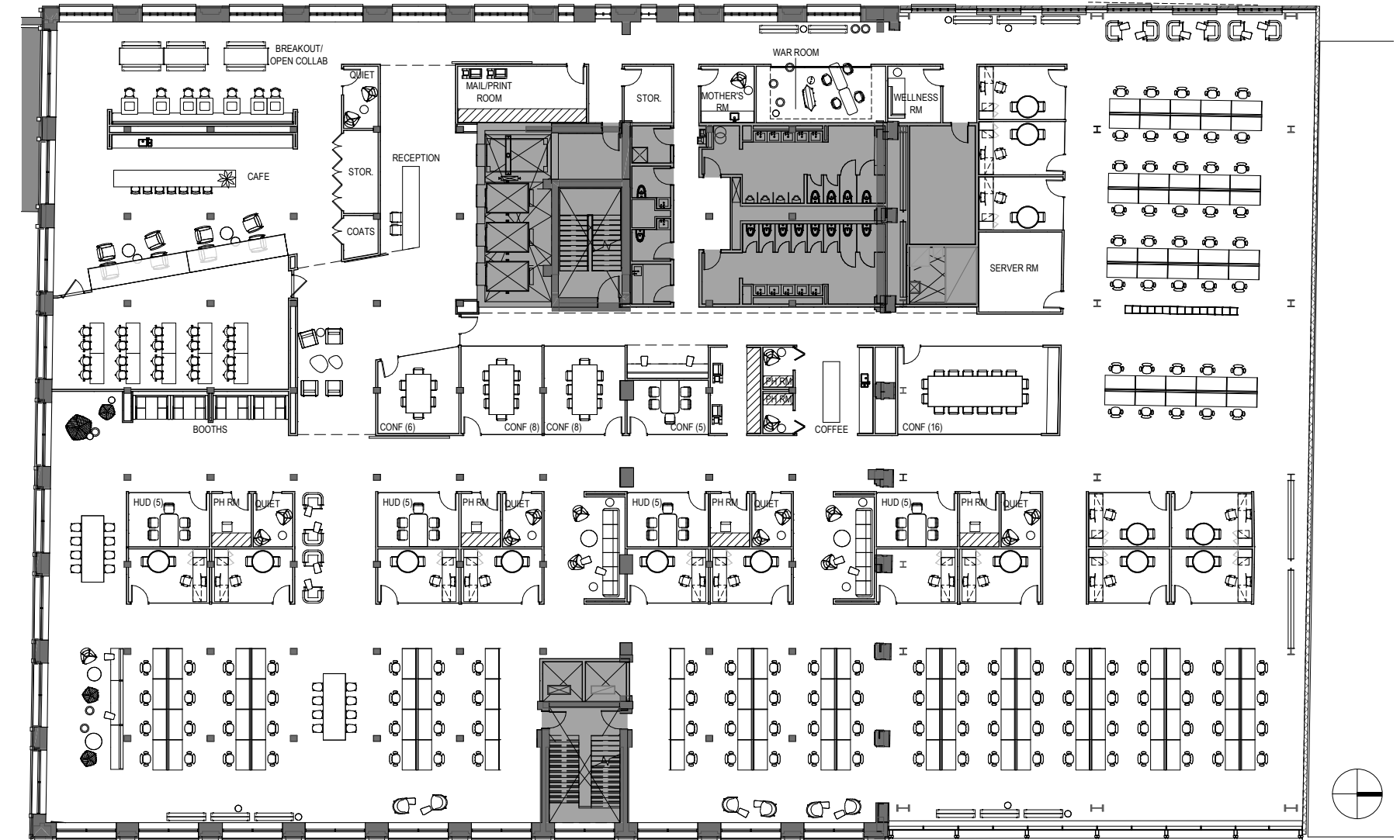
Closed Conferencing Ratio  
0.58

Open Collaboration Ratio  
0.56

Open Collaboration Ratio  
1.15

FLOORS 2 - 6

# TEST FIT: HIGH DENSITY





# HEALTH AND WELLNESS-FOCUSED

With the health and wellness of its tenants in mind, 550 West Randolph features WELL-Ready design, representing the future of office in the post-COVID world.

## **Air Quality**

HVAC systems will incorporate state-of-the-art air filtration design such as ionization and ultraviolet irradiation.

## **Touchless Adaptations**

Innovate adaptations, such as no-touch wash rooms, and the removal of elevator buttons, help promote a “clean contact” building.

## **Movement and Ergonomics**

Building features a 5,800 SF gym facility and 2 tenant-accessible stairwells to encourage “taking the stairs.”

550 W RANDOLPH



FITNESS CENTER  
CONCEPTUAL RENDERING



# SUSTAINABILITY INITIATIVES



## LEED Certification

Core & shell building will be designed to LEED Gold certification.

## Solar/Green Roofing

Rooftop amenity building will create opportunities for solar panels and green roofing solutions that enhance sustainability.

## Energy Efficiency

Electricity will be purchased from alternative energy providers, reducing the building's operational carbon impact by 92%.

## Sustainable Design

Adaptive reuse of historical brick and timber building results in a 68% reduction in carbon impact compared to new construction.

550 W RANDOLPH





# FULTON MARKET & RESTAURANT ROW'S NEW NEIGHBOR

In addition to its location at the entrance to one of the country's premier dining neighborhoods, Chicago's Restaurant Row, 550 West Randolph offers ±24,000 SF of ground floor retail space, providing employees with a diverse array of F&B options, without ever having to leave the building.

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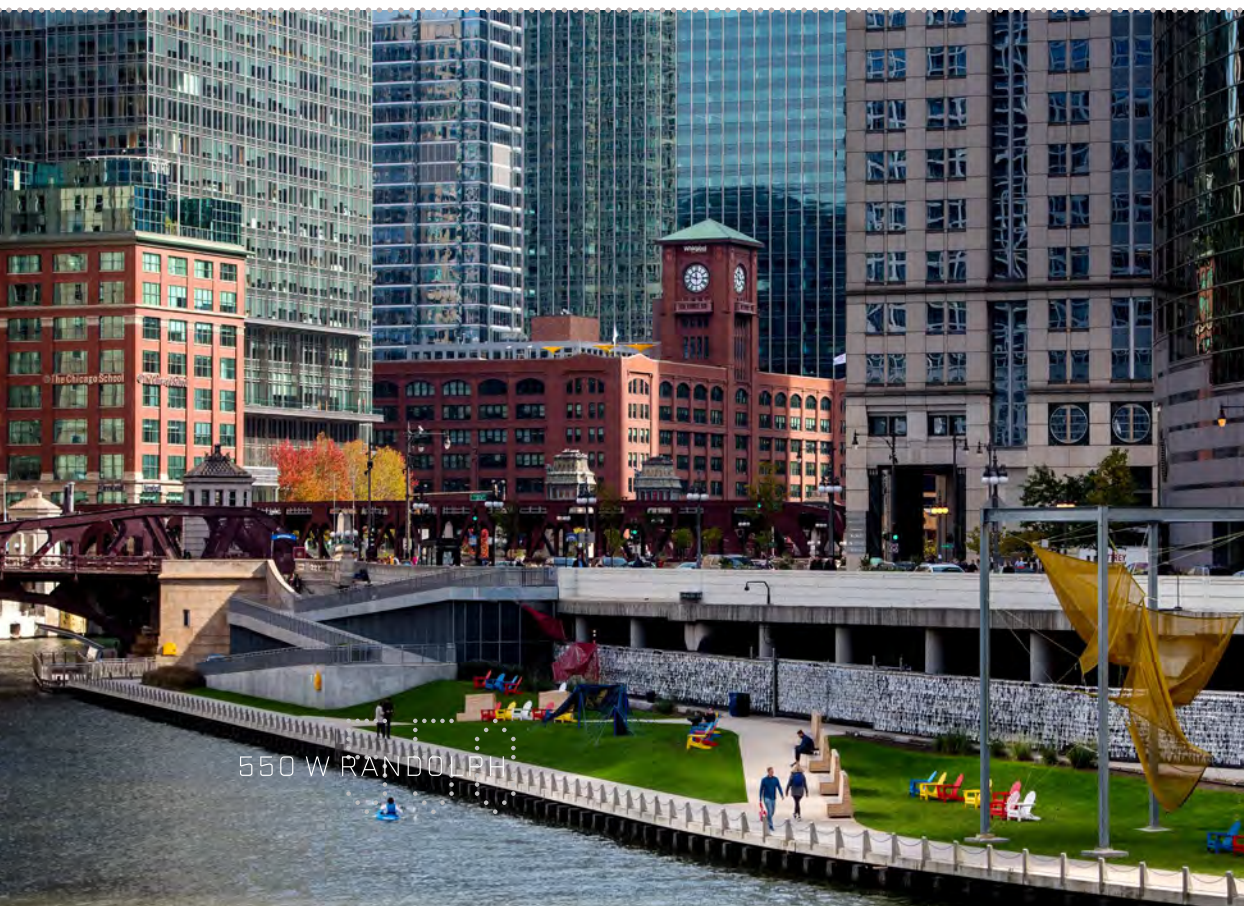
NORTH CLINTON & WEST RANDOLPH STREET VIEW  
CONCEPTUAL RENDERING





# IN THE NEIGHBORHOOD

In addition to serving as home to many of Chicago's major corporations, the neighborhood has evolved into one of the premier food and drink destinations in the country. The area also benefits from ample residential and hotel options providing any company with unrivaled local amenities.

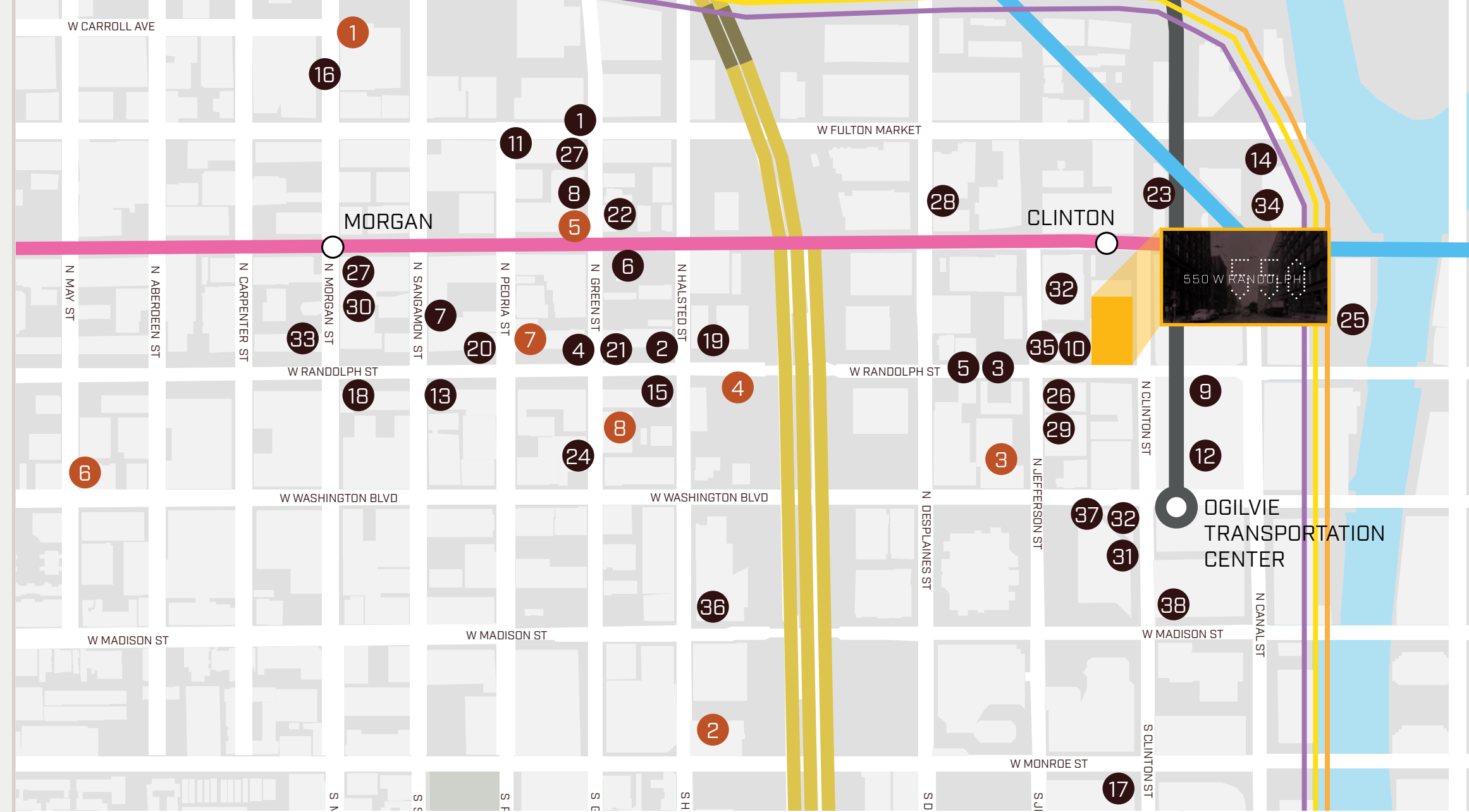


## RESTAURANTS & EATERIES

- |    |                              |    |                       |
|----|------------------------------|----|-----------------------|
| 1  | Aba                          | 20 | Leña Brava            |
| 2  | Au Cheval                    | 21 | Little Goat Diner     |
| 3  | Avec                         | 22 | Momotaro              |
| 4  | Bar Siena                    | 23 | New Line Tavern       |
| 5  | Blackbird                    | 24 | Parlor Pizza Bar      |
| 6  | BLVD                         | 25 | Porter Kitchen & Deck |
| 7  | Bonci Pizzeria               | 26 | Proxi                 |
| 8  | Cabra                        | 27 | The Publican          |
| 9  | Chicago French Market        | 28 | Saint Lou's Assembly  |
| 10 | CH Distillery & Cocktail Bar | 29 | Sepia                 |
| 11 | Duck Duck Goat               | 30 | Shake Shack           |
| 12 | Food Court at Ogilvie Center | 31 | Slightly Toasted      |
| 13 | Formento's                   | 32 | Starbucks             |
| 14 | Gibsons Italia               | 33 | Sweetgreen            |
| 15 | Girl and the Goat            | 34 | Taste 222             |
| 16 | Google Chicago Fulton Market | 35 | Wishbone              |
| 17 | Hannah's Bretzel             | 36 | Whole Foods Market    |
| 18 | La Colombe                   | 37 | Wok n' Bao            |
| 19 | La Josie                     | 38 | Yolk                  |

## LODGING

- |   |  |   |                                 |
|---|--|---|---------------------------------|
| 1 | Ace Hotel                              | 5 | The Hoxton Hotel                |
| 2 | Crowne Plaza Metro Chicago             | 6 | Hyatt House Chicago / West Loop |
| 3 | Hampton Inn Chicago Downtown West Loop | 7 | Nobu Hotel                      |
| 4 | Equinox Hotel (In Development)         | 8 | Soho House                      |





W. P. CAREY

## ABOUT

W. P. Carey, Inc. [NYSE: WPC] is a global real estate investor that has built an expansive portfolio of high-quality corporate real estate over the course of its 48-year history. As one of the largest publicly traded net lease REITs, our ultimate objective is to grow shareholder value by acquiring new properties and investing in our existing assets. W. P. Carey Inc. has owned 550 West Randolph for 30+ years and intends to continue to own the asset long-term.

### Capabilities



Public, private and emerging tenant credits



All-equity buyer



Flexible deal structures



Certainty of close



Future capital for growth and expansions



Cross-border, multi-country transactions

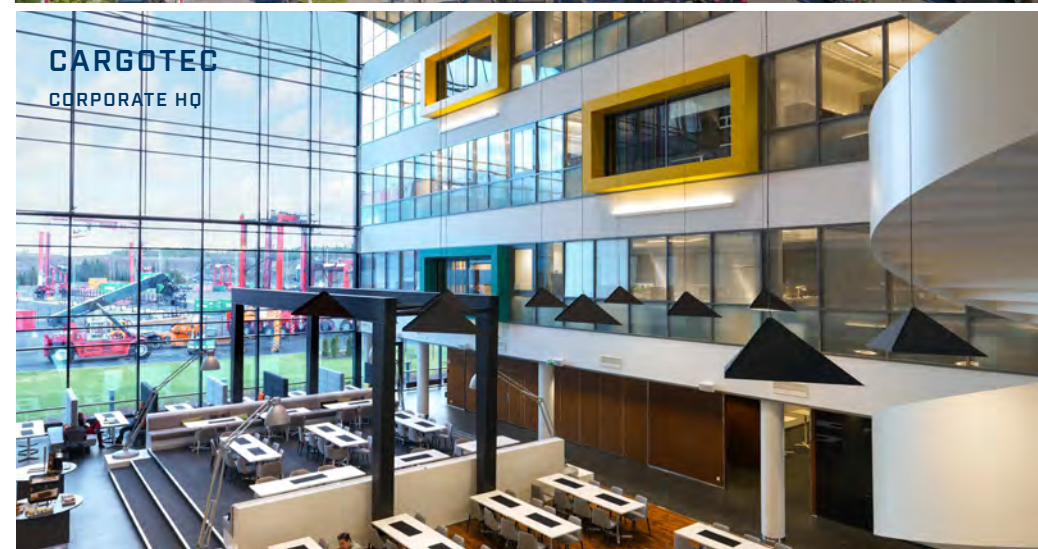
550 W RANDOLPH



GOOGLE  
VENICE HQ



MOFFETT POINT  
CONCEPTUAL RENDERING



CARGOTEC  
CORPORATE HQ

45+  
years of  
experience

25  
countries

1,261  
net lease  
properties

30+  
tenant  
industries

146M  
square feet

Data as of March 31, 2021

## THE W.P. CAREY DIFFERENCE

CREATIVE CAPITAL SOLUTIONS AND LONG-TERM TENANT STRATEGIES

### Development Expertise

Extensive experience in ground-up development and renovations of existing properties.

- \$1B+ build-to-suit developments over the past 8 years
- \$500M+ of active redevelopment projects

### Long-Term Owner & Tenant Partner

Does not “flip” assets. You can count on a long-term institutional landlord committed to providing capital solutions for evolving business needs

- Expansion or follow-on development
- Renovations
- Lease extensions or restructures

### Strong Balance Sheet

Investment grade balance sheet

- No debt or equity partners required
- No limit on project size

### World Class Partners

Partners with world class architects, general contractors, and developers to tailor custom-oriented solutions for its tenants



550 W RANDOLPH

550WESTRANDOLPH.COM

W. P. CAREY

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