



# 445 west · erie

OFFICE SPACE FOR LEASE

445 WEST ERIE | CHICAGO, IL 60654



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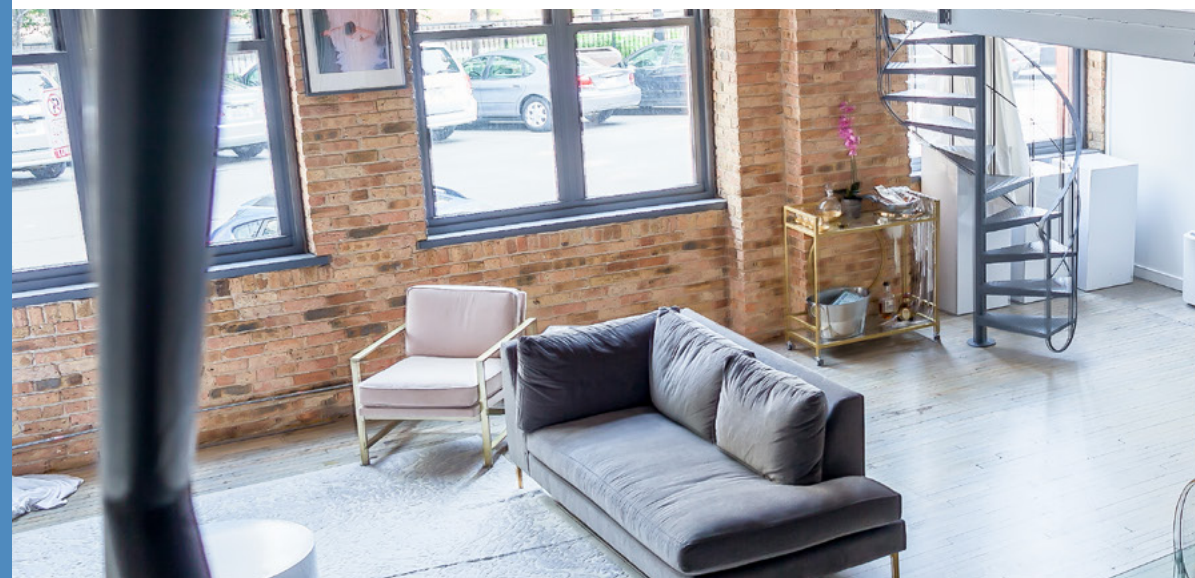
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## ABOUT 445 WEST ERIE

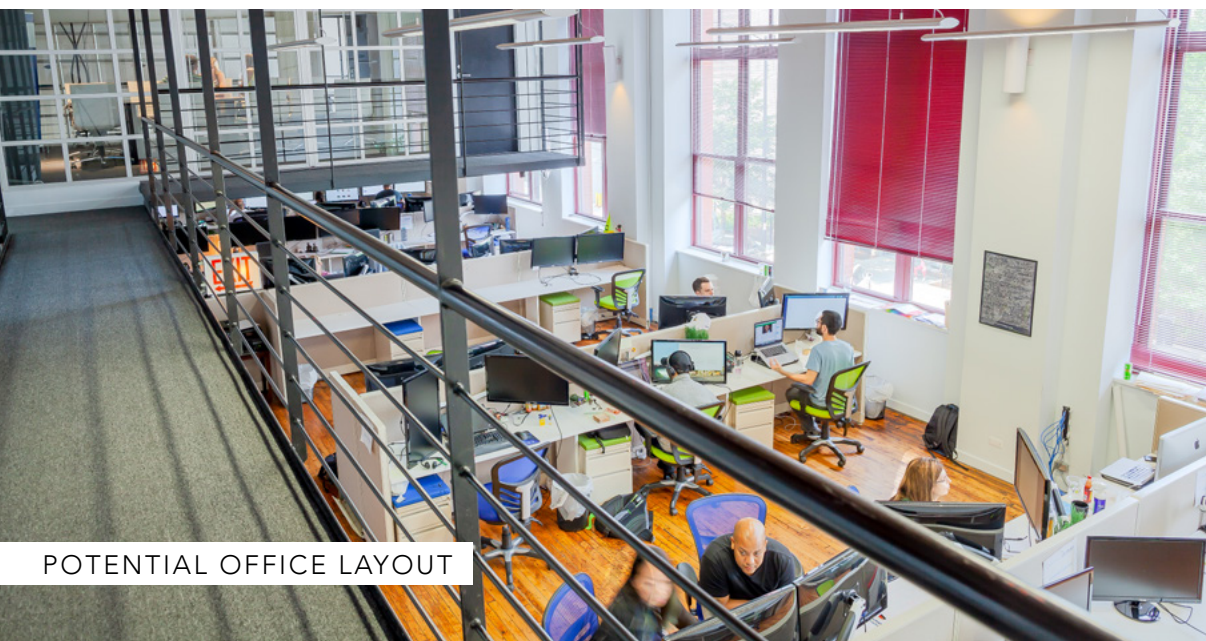
Originally built in 1929, 205 W Wacker is a 265,000 SF 23-story Art Deco building located in the West Loop. The property overlooks the Chicago River and features exquisite views of Chicago's famous Merchandise Mart and skyline North of the River. Current ownership has also developed the Wells Street Market – an upscale modern Food Hall consisting of 10 delicious vendors, located on the 1st floor of the building.







POTENTIAL OFFICE LAYOUT



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VIEW FROM WEST ERIE ST.



ABOUT THE NEIGHBORHOOD:

# WEST LOOP

The West Loop offers tenants unique access to a diverse assortment of dining, entertainment and leisure activities along Wacker Drive. The Wacker Drive corridor serves as the corporate address of Chicago's and America's largest and most successful companies. Tenants are attracted to the neighborhood due to the abundance of light and air offered by the geographic restraints of the Chicago River.







## PROPERTY DETAILS & AMENITIES



### BRICK & TIMBER

Unique Vintage Loft Feel



### 24 HOUR ACCESS

Tenants with key-cards can access the building around the clock



## ABOUT US

Alvarez & Marsal Property Investments, LLC (AMPI) is a wholly-owned investment vehicle of Alvarez & Marsal, Inc. Uniquely positioned due to its size and close relationship with Alvarez & Marsal, a leading global professional services firm, AMPI has the support of a large company with the mobility of a boutique firm benefitting from creative debt and capital financings, broad relationships, and a deep heritage of honesty and integrity.

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