

RIVER POINT

Chicago's New Riverfront Landmark
Early 2017

River Point will set the standard for ultramodern office space in Chicago. The 52 story office tower is ideally located in Chicago's downtown West Loop on the edge of the Chicago River. Featuring a 1.5 acre plaza and river walk, an advanced fitness center and a formal restaurant, River Point will create unparalleled work space in Chicago.

The Project will offer dramatic world-class architecture, LEED Gold certified sustainable design, and outstanding views from all office floors. The Pickard Chilton design features a striking convex structure that will create panoramic city views with efficient, column-free floor plates and floor to ceiling glass. The building's impressive three-story lobby will open onto an expansive riverside plaza and river walk, the newest addition to Chicago's unique riverfront.



444 WEST LAKE STREET



RIVER POINT

BUILDING INFORMATION

World-Class Architecture and Efficient Design

River Point's sophisticated exterior and interior design by Pickard Chilton Architects, located at the confluence of the three branches of the Chicago River in Chicago's West Loop, will create flagship office space for premier tenants, such as McDermott, Will & Emery LLP and DLA Piper LLP. The building's shimmering, curved facade captures natural light for the interior as well as providing panoramic views outward overlooking the Chicago River, Chicago's famous skyline and Lake Michigan.

River Point utilizes the latest in high-rise office design and includes efficient, column-free floor plates with floor to ceiling glass and environmentally responsible technologies and materials. The impressive three-story lobby opens onto an expansive riverside plaza and river walk. The building will also feature a suite of amenities including a state-of-the-art fitness center, a building conference center, a white tablecloth restaurant and several retail options.

Building

- Column-free, efficient floor plates
- State-of-the-art, sound attenuating, floor-to-ceiling glass
- Cable-net glass lobby wall
- Pre-certified LEED Gold

Amenities

- Elegant and casual riverside dining options
- Fitness center
- Conference center
- 150 Parking spaces

Plaza

- Largest riverside plaza in Chicago
- Extensive seating
- Native planting and botanical gardens

BUILDING SIZE

1,050,000 RSF

BUILDING HEIGHT

730 Feet

STORIES

52

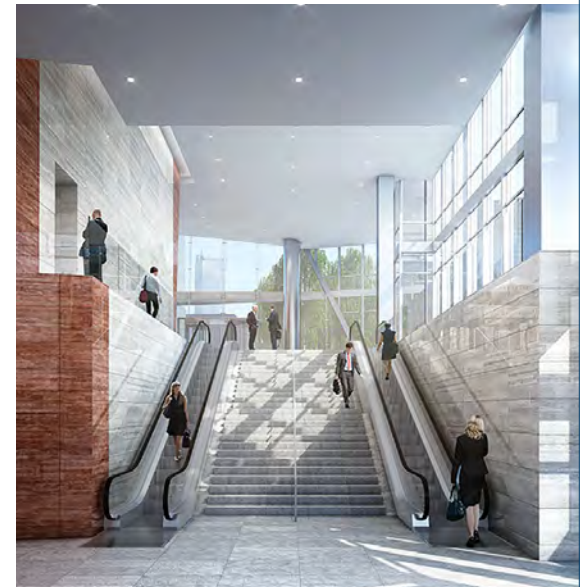
VIEWS

360 Degrees

LEED



Gold
Pre-Certified





RIVER POINT PLAZA

BUILDING AMENITIES

Best In Class

River Point will feature a white tablecloth restaurant with incomparable views from an outdoor, elevated dining terrace and a plaza-level lounge. The ultramodern fitness center and building conference center facilities will provide tenants with convenient, best-in-class space for daily needs. River Point will also be complemented by the extensive riverfront plaza, unparalleled in Chicago's business district.

White Tablecloth Restaurant

- Approximately 10,000 square feet
- Impressive 2-story space
- Elevated terrace offering dramatic views of the Chicago River

Other Retail

- Café dining along Canal Street
- Coffee shop along Canal Street
- Sundries and ATM

Fitness Center

- Approximately 5,000 square foot space
- Top-of-the-line equipment and finishes
- Fully outfitted locker room and shower facilities
- No usage fee for tenants

Building Conference Center

- State-of-the-art audiovisual capabilities
- Class A finishes

RESTAURANT

10,000 SF
with Elevated Terrace

FITNESS CENTER

5,000 SF

RIVERFRONT PARK

1.5 Acres

RIVERWALK

560 Linear Feet





RESTAURANT

NEIGHBORHOOD AMENITIES

Casual Dining

1. Café (in River Point)
2. Coffee Shop (in River Point)
3. New Line Tavern
4. Chicago French Market
5. Saigon Sisters
6. Dunkin' Donuts
7. Starbucks
8. Jimmy John's
9. Subway
10. Sarpino's Pizza
11. Trattoria Isabella
12. Jefferson Tap
13. Potbelly
14. Corner Bakery Cafe
15. Hannah's Bretzel
16. Roti Mediterranean Grill
17. Specialty's Café & Bakery
18. Goodwin's Restaurant
19. Caffè Baci
20. Chipotle
21. Sushi Sai
22. Bombay Wraps
23. Così
24. Merchandise Mart Food Court
25. Café 300

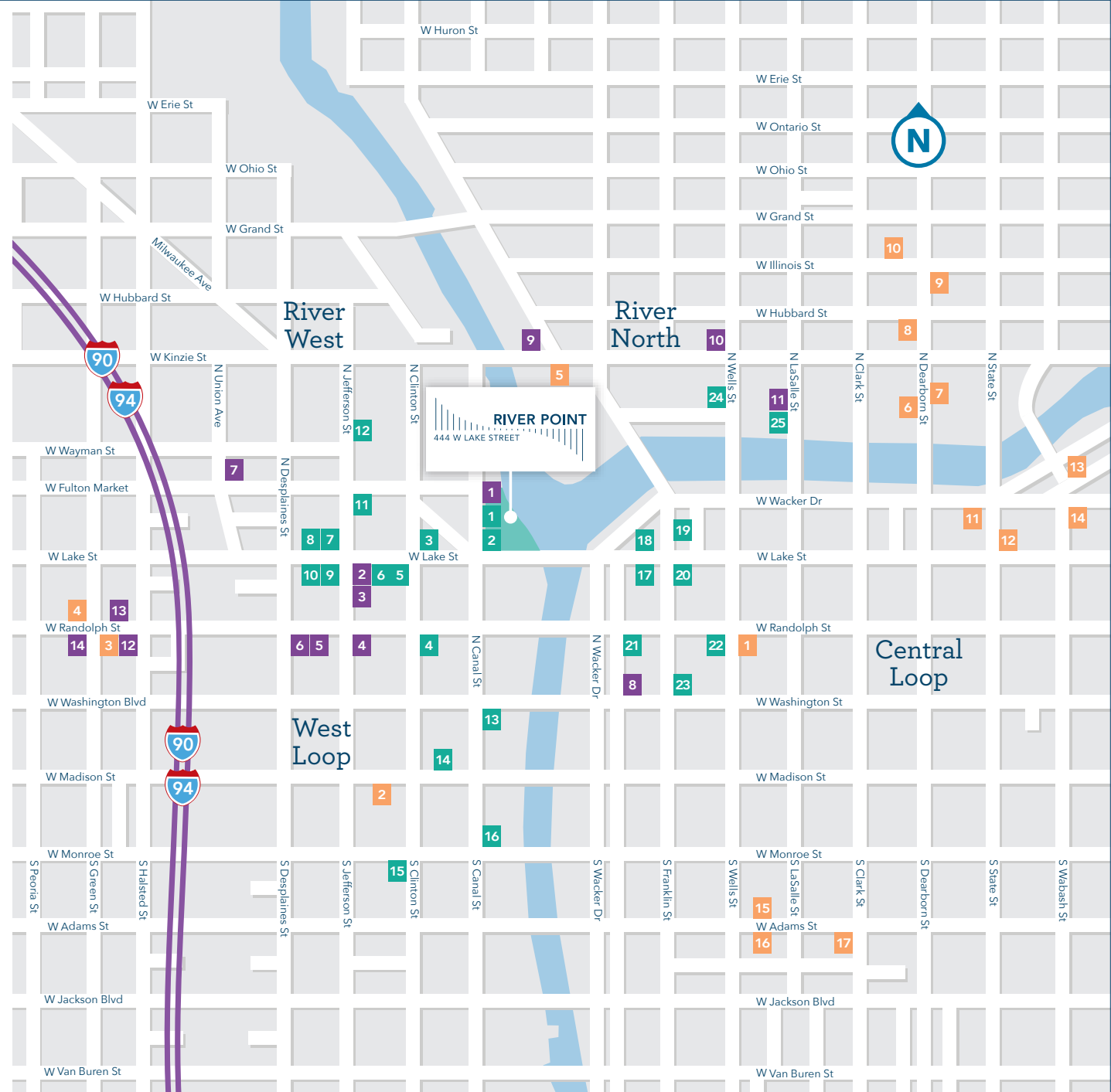
Fine Dining

1. White Tablecloth Restaurant (in River Point)
2. Province



3. Embeya
4. Sepia
5. Avec
6. Blackbird
7. Carnivale
8. Pazzo's Cucina Italiana
9. Maxwell's at East Bank Club
10. Kinzie Chophouse
11. Chicago Cut Steakhouse
12. Girl & the Goat
13. Au Cheval
14. Nellcôte

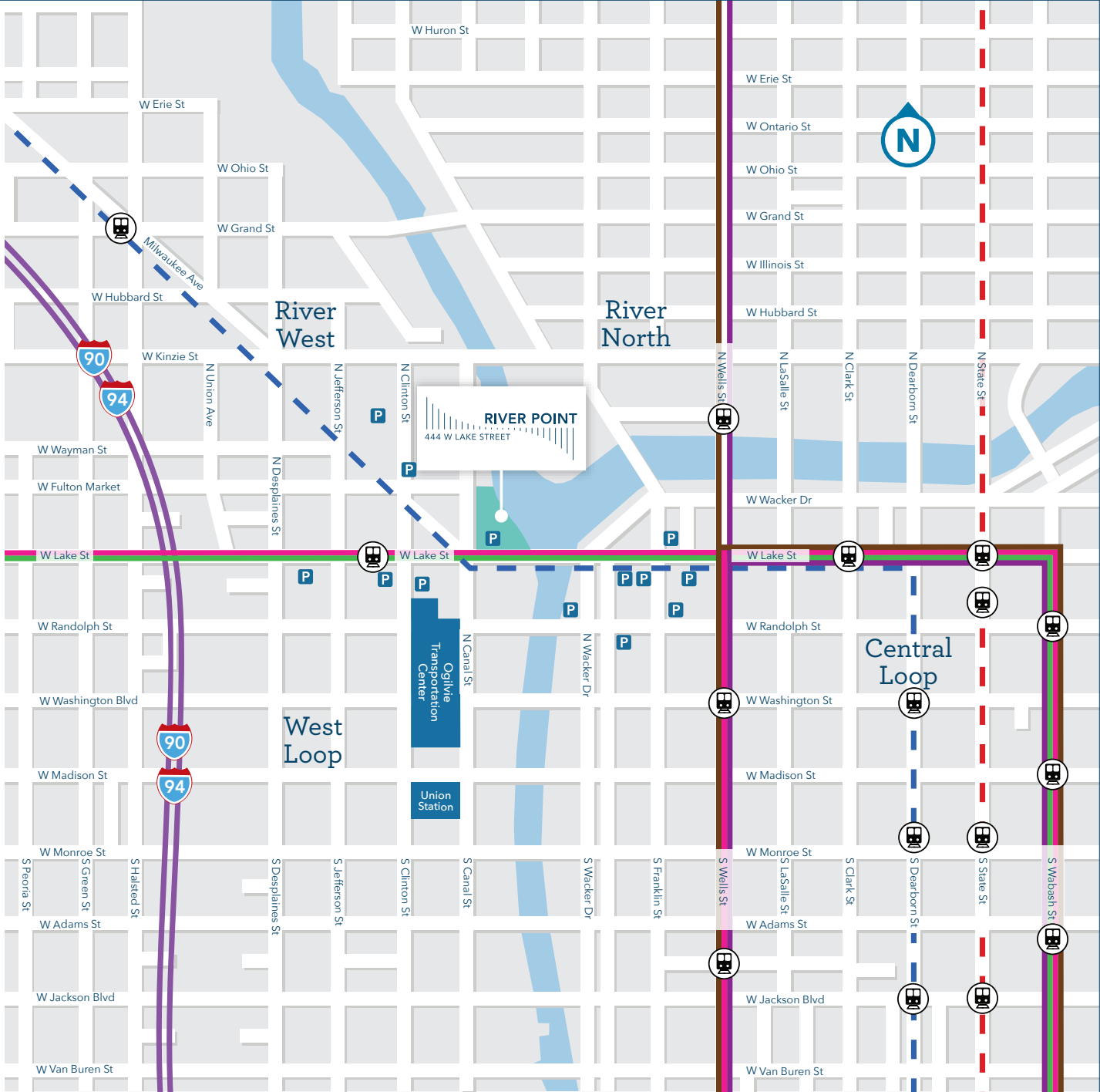
Hotel

1. Hotel Allegro
2. Marriot ExecuStay Presidential Towers
3. Soho House (future)
4. Nobu Hotel (future)
5. Holiday Inn Chicago-Mart Plaza
6. Westin Chicago River North
7. Marriott Autograph
8. Marriott SpringHill Suites
9. Hampton Inn and Suites
10. Hyatt Place Chicago
11. Renaissance Chicago Downtown
12. The Wit
13. Hotel 71
14. Hard Rock Hotel Chicago
15. W City Center
16. JW Marriott
17. Club Quarters Chicago



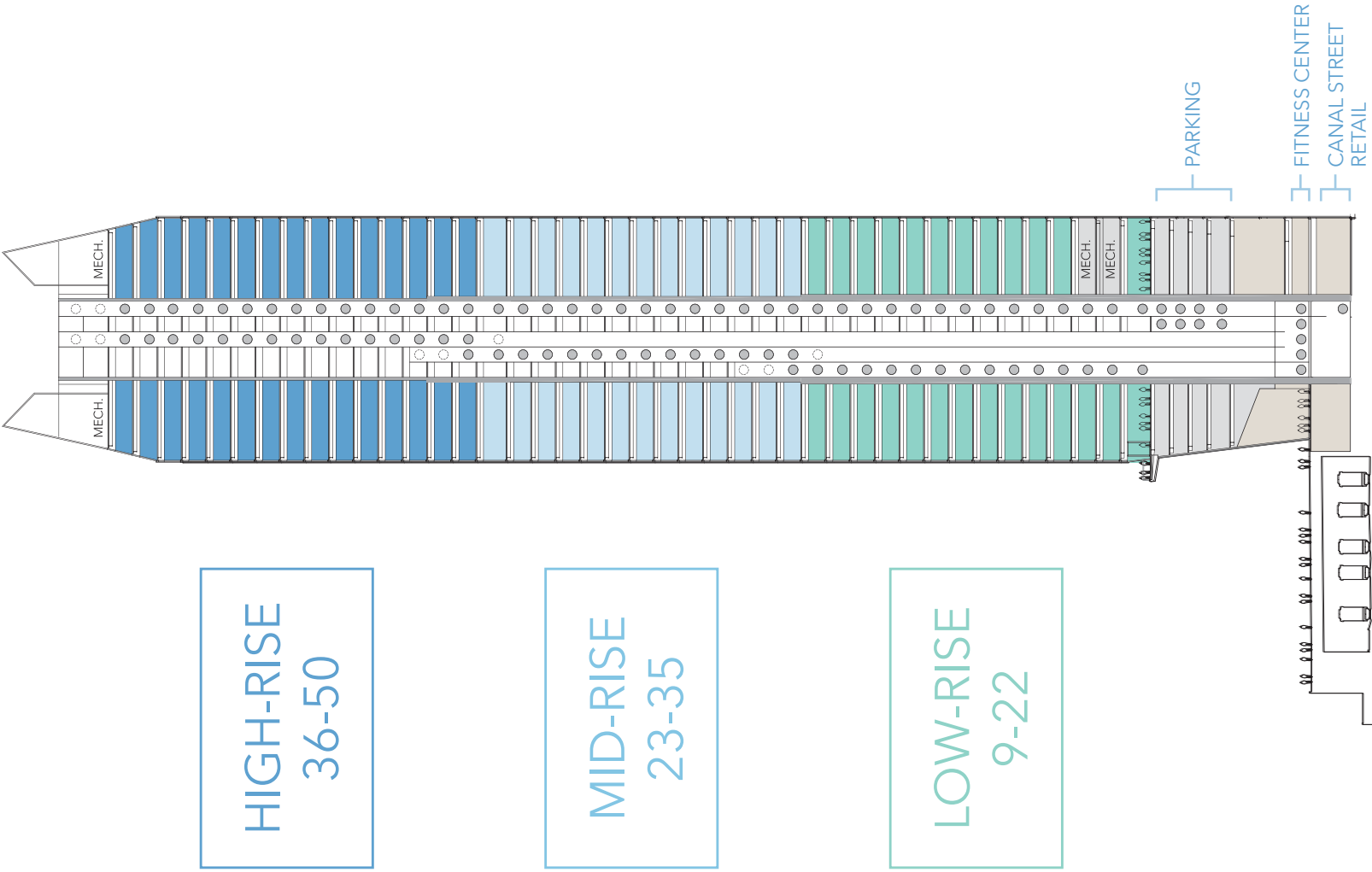
PUBLIC TRANSPORTATION

- O'Hare Congress Douglas Subway (Blue Line)
- Ravenswood Elevated Line (Brown)
- Evanston Express Elevated Line (Purple)
- Howard Line (Red)
- Lake Elevated Line (Green)
- 54th/Cermak Line (Pink)
-  CTA Train Stops
-  Parking




444 W LAKE STREET

STACKING PLAN



SITE SIZE

2.55 Acres

BUILDING SIZE

1,050,000 RSF

BUILDING HEIGHT

52 Stories

730 Feet Tall

Location

West Loop, Lake Street and Canal Street,
along the west bank of the Chicago River

Project Team

Developer: River Point LLC, an Ivanhoe
Cambridge/Hines/Levy Joint Venture
Architect: Pickard Chilton Architects

LEED

Pre-Certified Gold

Office Space

- 26,000 rentable square feet per typical floor
- Typical core to window depth of 41 to 43 feet
- Exterior column spacing of approximately 28 feet
- 4' 9" planning module

Retail and Amenities

- White tablecloth restaurant
- Coffee shop
- Café
- Fitness Center
- Building Conference Center
- ATM
- Secure bicycle parking

Parking

- Approximately 150 spaces
- 2 garage elevators

Superstructure

- Structural steel building with a concrete core
- Curtain wall includes floor to ceiling low E vision glass with spandrel glass

Floor Heights

- 13 foot floor to floor
- 9 foot finished ceiling with full height windows

Riverfront Park

- 1.5 acre public park and riverfront plaza
- Extensive landscaping featuring native plants and trees
- Seating areas on the plaza and river levels
- Fully ADA accessible
- 560 linear feet of new riverwalk

Lobby

- Approximately 9,000 square feet with 3-story ceiling height
- Floor to ceiling glass provides clear views of the plaza and the Chicago River

Electrical System

- 8.0 watts per usable square foot for tenant use
- 12 KV riser system
- Two distinct power feeds for electrical redundancy

Security

- 24 hours, 7 days per week staffed system
- PC based access control system at building entry points, lobby desk and elevators

HVAC System

- Variable air volume system with two central fan rooms and redundant chillers
- Digitally controlled VAV boxes on each floor with electric heat at the perimeter
- System designed for tenant density of one person per 200 gross square feet
- PC-based system controls provide maximum efficiency and comfort
- Condenser water riser available to provide supplemental cooling for tenant equipment

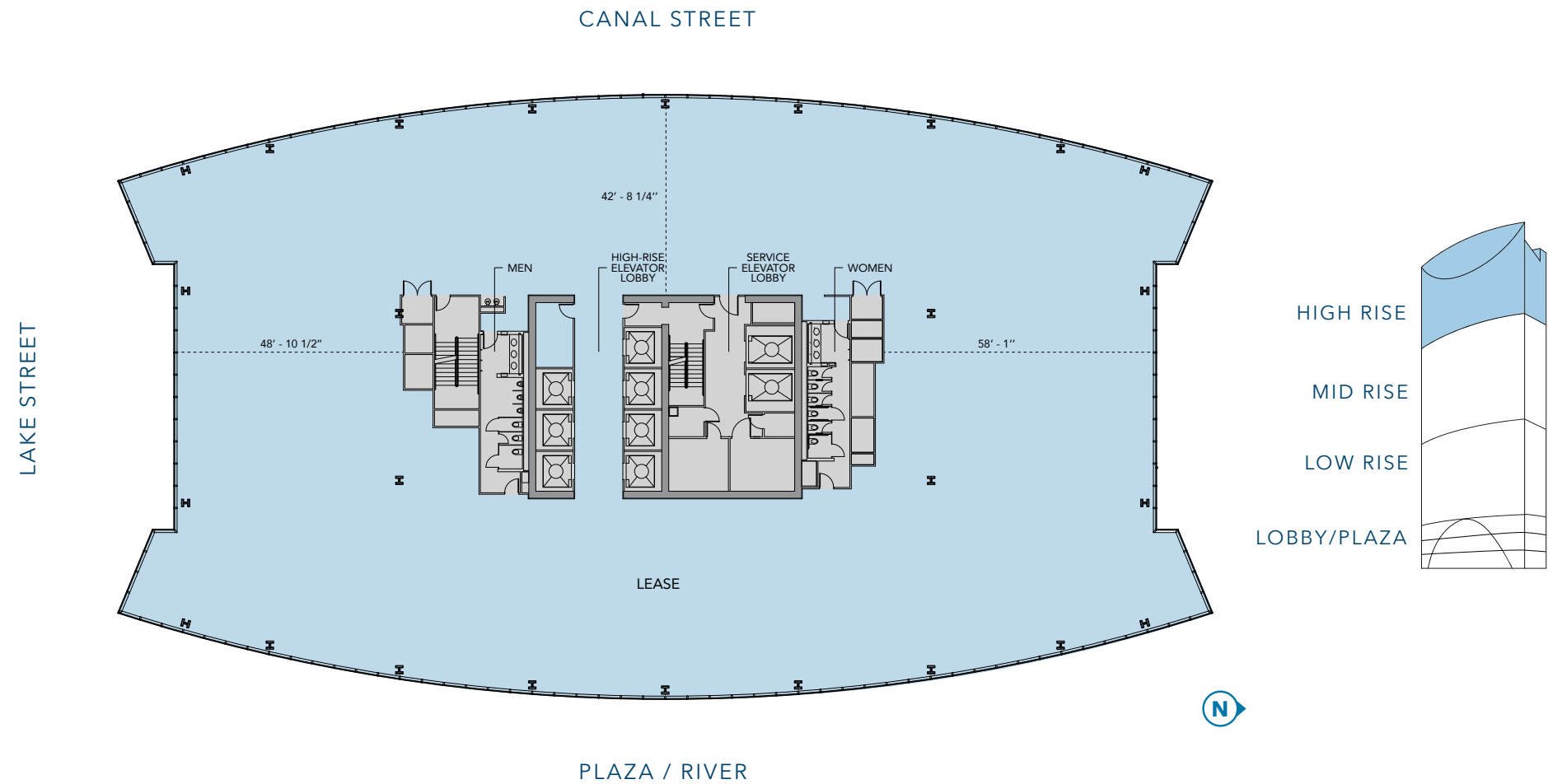
Telecommunications

- 2 risers feeding all floors provide flexibility
- DAS Cell Phone Enhancement System

Stairways

- Designed to accommodate use as inter-floor connectors
- Painted walls, steel stairs with concrete treads

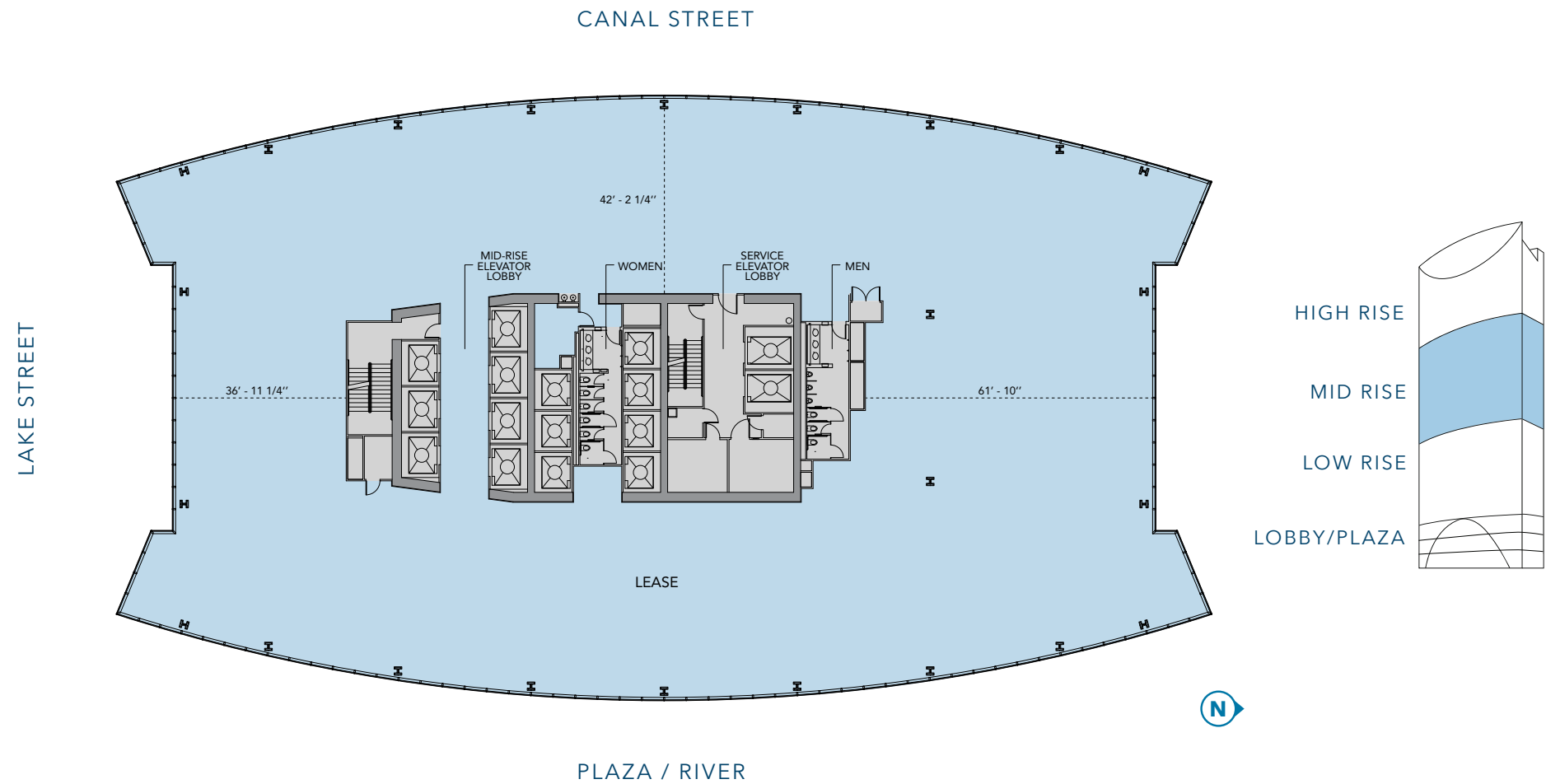
HIGH-RISE
TYPICAL FLOOR PLAN





NE VIEW FROM HIGH-RISE

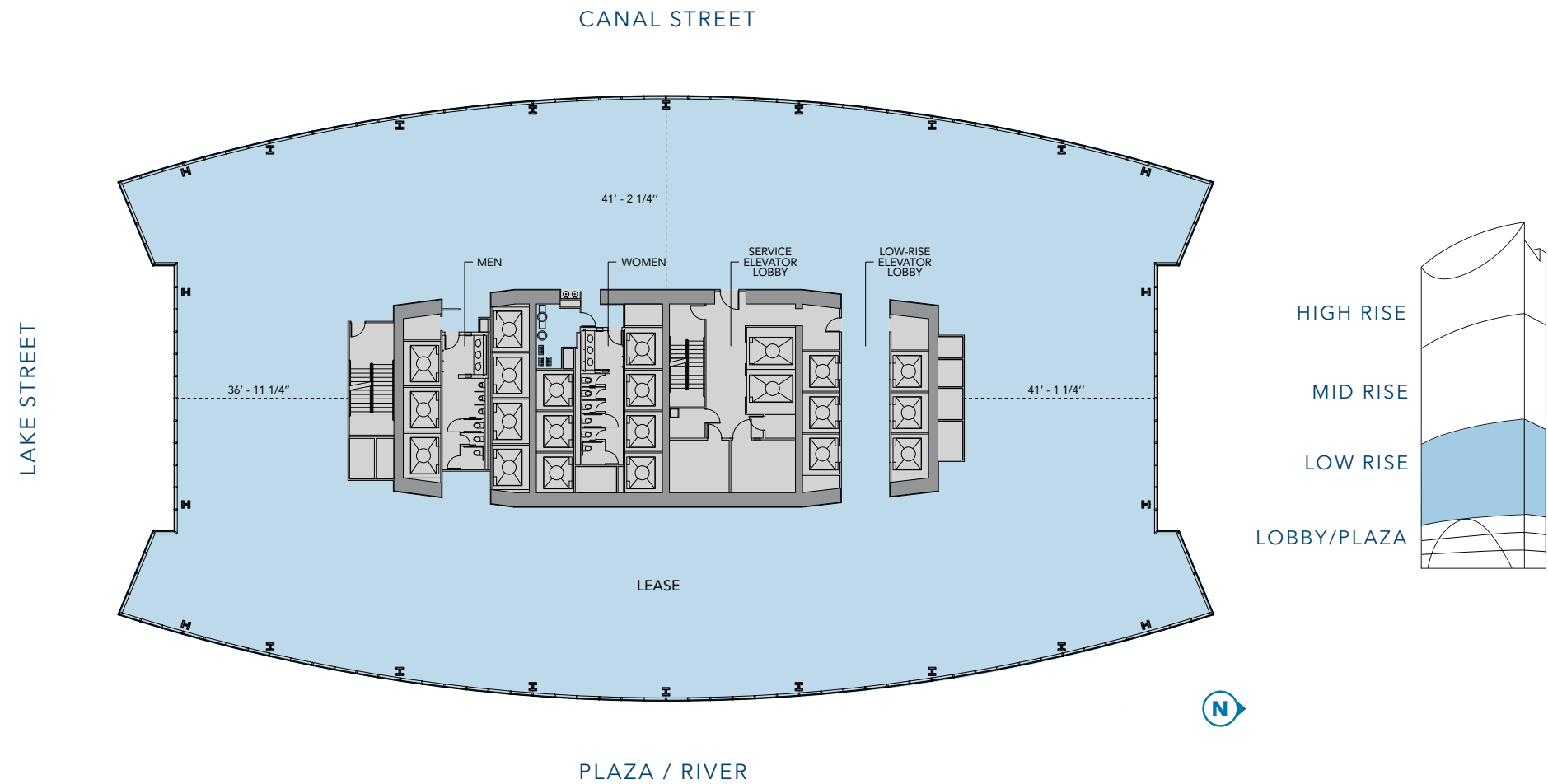
MID-RISE
TYPICAL FLOOR PLAN





SE VIEW FROM MID-RISE

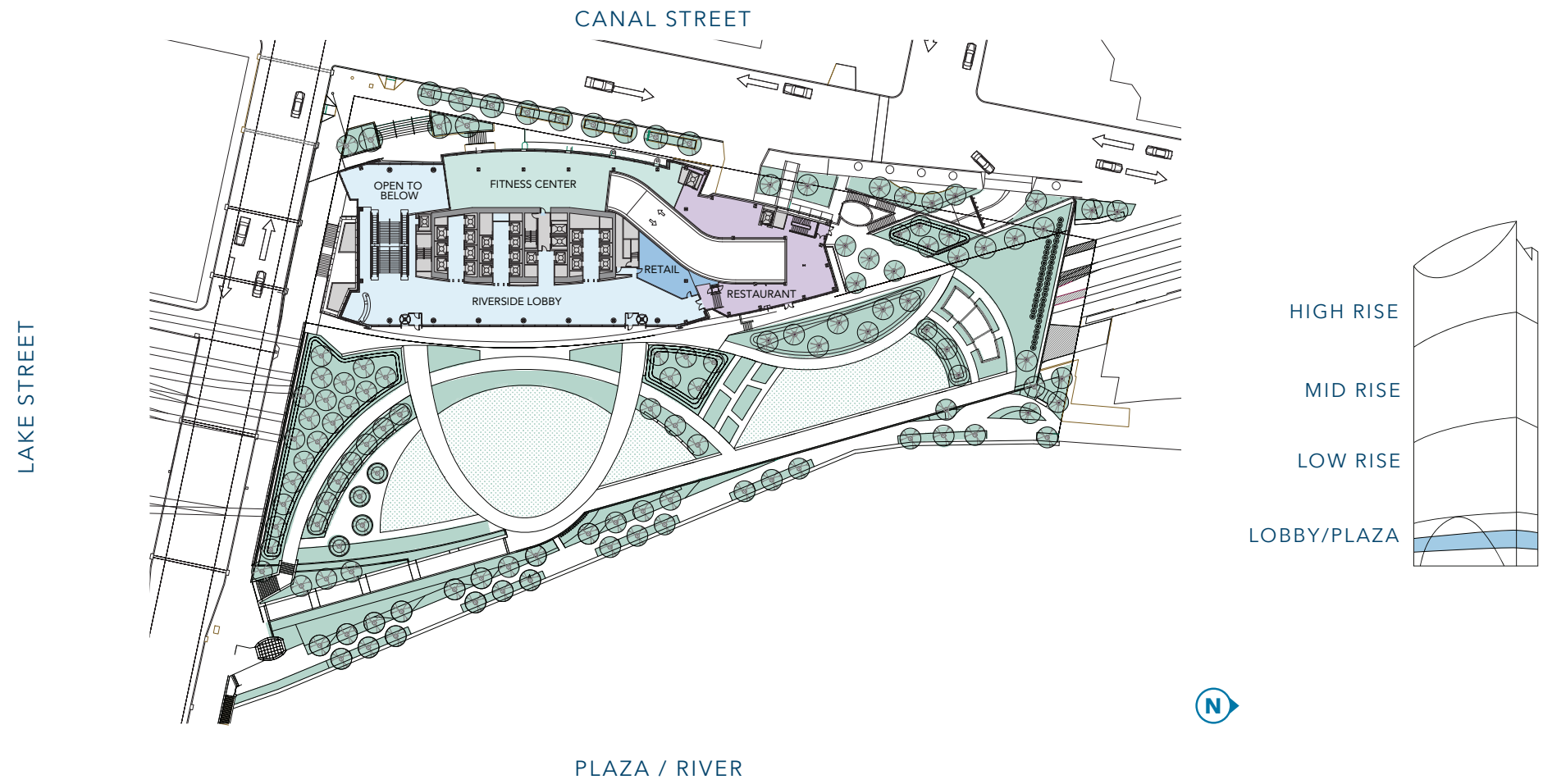
LOW-RISE
TYPICAL FLOOR PLAN





E VIEW FROM LOW-RISE

PLAZA LEVEL





RIVER POINT PLAZA