

the bell[®]

onni[®]
group | telos

SIMPLY PUT



**Class A
Building with
Class L Status**



**New Windows,
Infrastructure, and
Mid-Century Inspired
Plaza & Lobby**



**Three Top-of-
Market Penthouse
Amenity Floors**

BUILDING AREA

850,000
RSF

SLAB-TO-SLAB

13' 0"

COLUMN-FREE FLOORS

30,000
RSF

PARKING SPACES

100

TENANT AMENITIES

60,000
RSF

BUILDING HEIGHT

32
STORIES

LOWER ASSESSED TAXES

CLASS L
DESIGNATION





225 W RANDOLPH

PLAZA

TYPICAL HIGH-RISE FLOOR PLAN

30,000 RSF

Column-Free

Hyper Efficient

Perimeter Convectors
Eliminated

New Vision Glass





PENTHOUSE AMENITY FLOORS



AMENITY LOUNGE & BAR

THE REBEL ON RANDOLPH

Overthrow The Status Quo

The industry's biggest revolutionaries come here to plant their flag.

Randolph Runs Chicago

120+ RESTAURANTS
WITHIN 4 BLOCKS

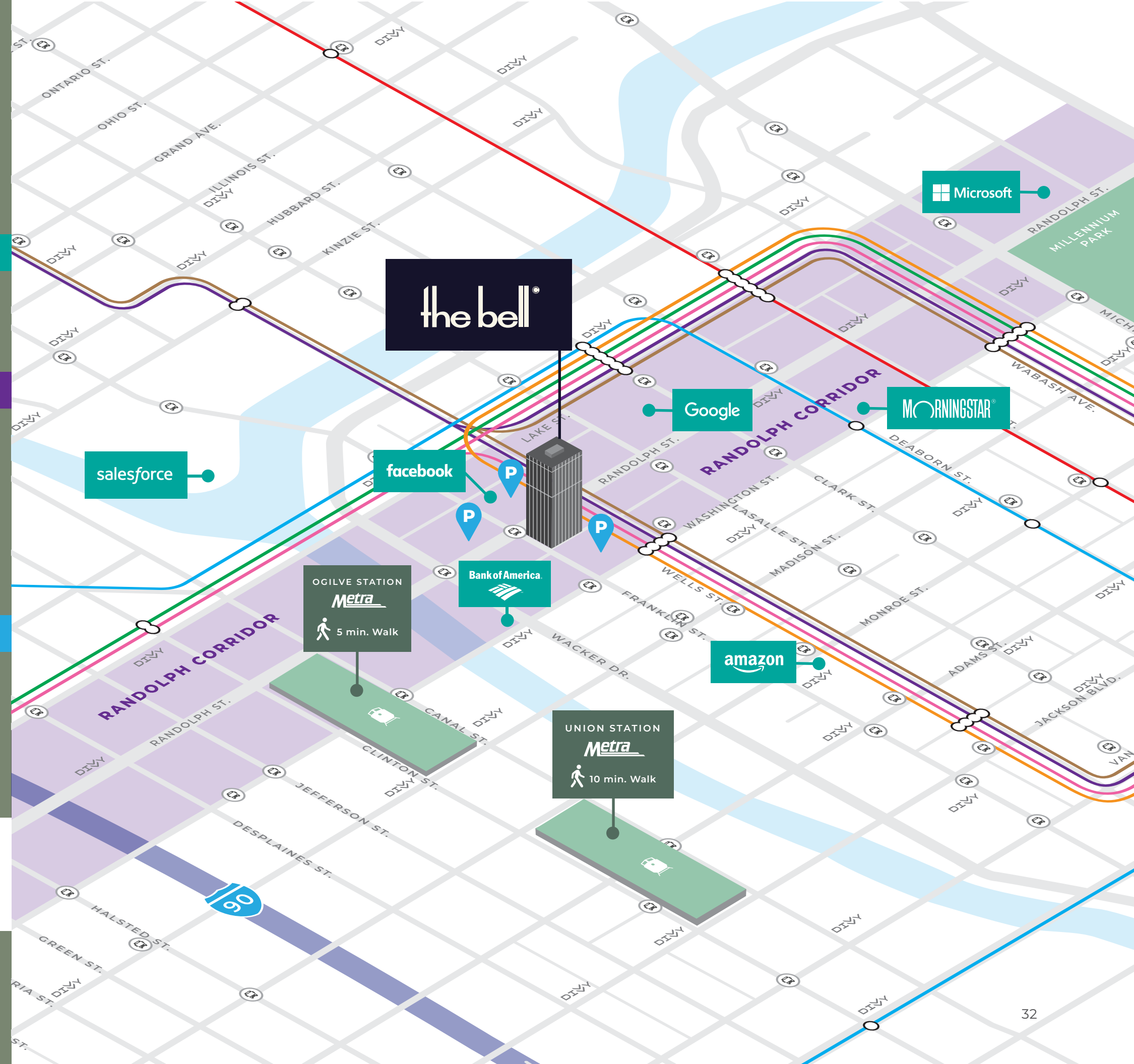
Stretching from Lake Michigan to its Restaurant Row in the West Loop, the celebrated Randolph Corridor houses some of the most desirable dining destinations & retail hotspots in the city.

Driving & Parking

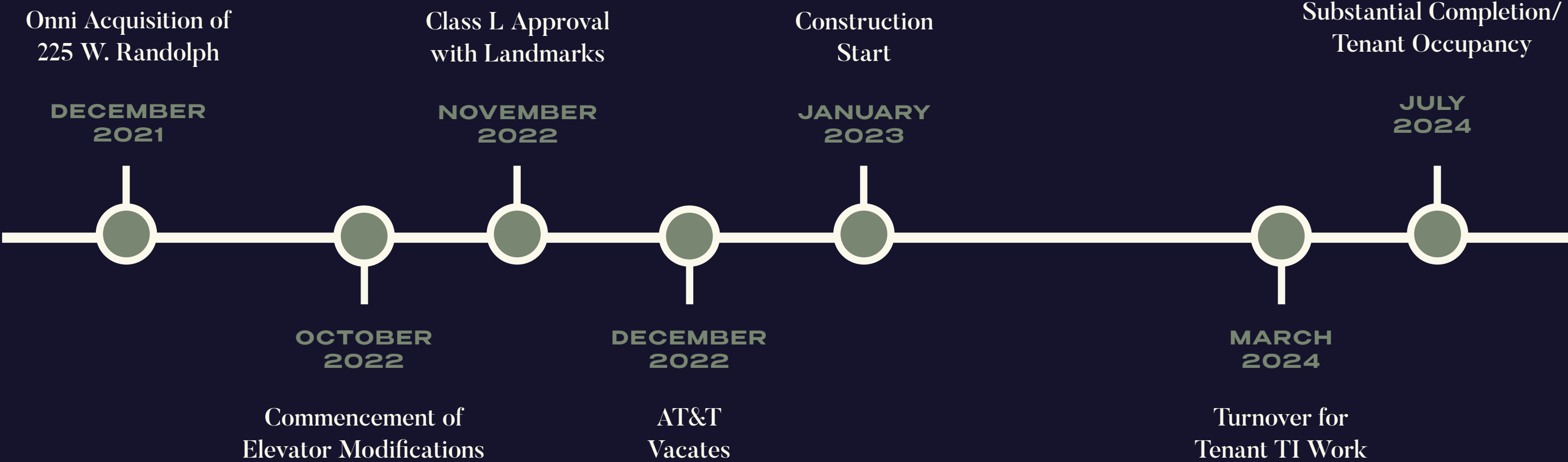
100 EXECUTIVE PARKING
SPOTS ON-SITE

5min DRIVING TIME TO I-90

-  Randolph Corridor
-  Bus Stops
-  L Stops
-  Nearby Parking
-  Divvy Bike Stations



TIMELINE



CLASS L

12 Year Real Estate Tax Credit

60% Reduction YR 1-10 | 40% Reduction YR 11 | 20% Reduction YR 12

YEAR	225 W. RANDOLPH	CLASS A COMP	SAVINGS/DELTA
2024	\$9.36	\$12.87	\$3.51
2025	\$5.30	\$13.25	\$7.95
2026	\$5.46	\$13.65	\$8.19
2027	\$5.62	\$14.06	\$8.43
2028	\$5.79	\$14.48	\$8.69
2029	\$5.97	\$14.91	\$8.95
2030	\$6.14	\$15.36	\$9.22
2031	\$6.33	\$15.82	\$9.49
2032	\$6.52	\$16.30	\$9.78
2033	\$6.71	\$16.78	\$10.07
2034	\$6.92	\$17.29	\$10.37
2035	\$10.68	\$17.80	\$7.12
2036	\$14.67	\$18.34	\$3.67
2037	\$16.37	\$18.89	\$2.52
2038	\$18.59	\$19.45	\$0.86
2039	\$20.03	\$20.03	\$0.00

15 YEAR SAVINGS 2025 - 2039 = \$105.31 per RSF

TENANT SAVINGS

60,000 RSF
15 YR Lease Term = \$6,318,600

120,000 RSF
15 YR Lease Term = \$12,637,200

180,000 RSF
15 YR Lease Term = \$18,955,800

240,000 RSF
15 YR Lease Term = \$25,274,400