



# 205

WEST RANDOLPH



## GENERAL BUILDING INFORMATION

ONSITE MANAGER: Alvarez & Marsal Property Solutions

YEAR BUILT: 1914

RENOVATED: 2018

HEIGHT (STORIES): 23 floors

RENTABLE SQUARE FEET: 207,507

FLOOR SIZES: Approximately 5,000– 10,600 SF

STRUCTURE: Masonry

RECENT UPGRADES: Lobby renovation, select common corridors, conference room renovation, exterior entry and facade improvements.

ELEVATORS: 7 Passenger, 1 Freight

HVAC: Included in the base rent as part of the building's operating costs. Perimeter baseboard electric heat, the air circulation and AC is provided by either roof top units or package units.

Normal operating hours of the building system are:  
Monday–Friday 8:00 am–6:00 pm  
After hours HVAC is available with 24 hrs notice at \$50.00 per hour per zone which is subject to change. Minimum period being 4 hrs per zone.

JANITORIAL: Provided to all tenants five (5) nights a week as part of the building's operating costs.

SECURITY: The lobby has a uniformed attendant:  
Monday–Friday 6:00 am–10:00 pm  
Saturday 7:00 am–8:00 pm.  
Tenants shall also have 24/7 key fob access to the Premises.

## TELECOMMUNICATIONS

TELECOM/CABLE/INTERNET: Comcast and AT&T service the building, fiber is available.

Riser Management Company: Chicago Power & Communication.

## LIFE SAFETY SYSTEM

FIRE PROTECTION: 500 GPM fire pump provides water to the building sprinkler system throughout the building.

SMOKE DETECTORS: Notifier FSP-851 and FSP-851 intelligent plug-in photoelectric detectors with flash scan are located on every floor near the elevators.

EMERGENCY EXITING: Two internal fire rated stairwells.

FIRE MONITORING: Emergency 24 monitors the fire system and is triggered by smoke detectors, flow or tamper alarms which alert the fire department, Chief Engineer and Management.

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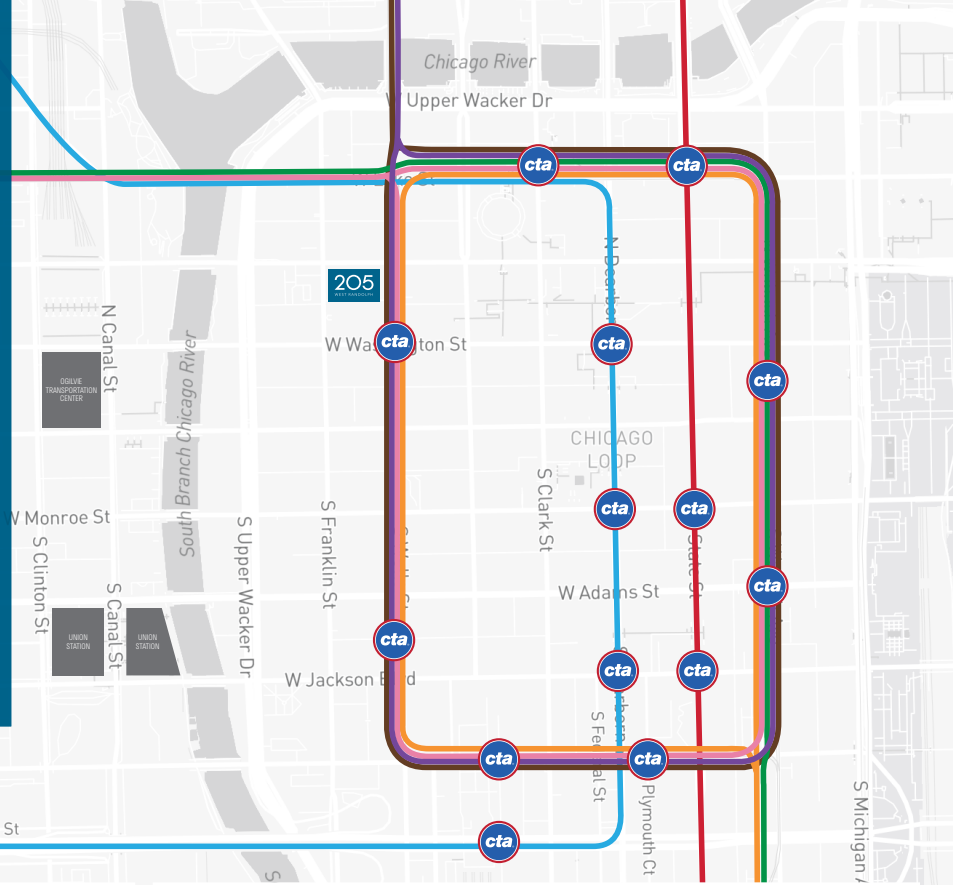
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## PARKING & TRANSPORTATION

**PARKING:** There is a public parking garage with discounted rates conveniently located across the street from the Building at 212 W Randolph and numerous additional parking options within a two-block radius.

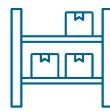
### PUBLIC TRANSPORTATION:

- Washington/Wells Station: Brown, Orange, Pink & Purple Lines 0.1 miles
- Clark/Lake Station: Blue, Brown, Pink, Purple, Green, Orange lines 0.2 miles
- Lake Station: Red line 0.3 miles
- Ogilvie Transportation Center: 0.4 miles
- Union Station: 0.9 miles



### CONFERENCE

Building conference room available for rental on the 8th floor.



### STORAGE

Limited storage available in basement at \$15 PSF, rate subject to change.



### DINING/RETAIL

Bombay Wraps, Potbelly, Hair Salon, and Currency Exchange are located within the building.

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