

SIX55 MADISON

A JOHN BUCK COMPANY DEVELOPMENT

SIX55

Tomorrow's Office / Today

The John Buck Company has a 40-year legacy of developing the next big idea. The unexpected has become the expectation. Enter 655 Madison — a future-forward office tower where the old guard and the young bucks both thrive. Where the city's best access and amenities meet. And where back to work and working from home transition seamlessly. 655 Madison ushers in a revolutionary world of wellness, connection, and inclusion, giving your company the power to build the world you want.



/ Overview

850,000 RSF

tower II: 650,000 RSF

THE JOHN BUCK COMPANY

developer

27,000-30,000 RSF

efficient floor plates

14'

typical slab height, 10' finished ceiling

7 PRIVATE TERRACES AVAILABLE

totaling 7,000 SF

REVOLUTIONARY HVAC SYSTEM

ahead of all rating agencies

DESIGNED LEED-CS

by JGMA & HOK

MULTIPLE OUTDOOR SPACES

1-acre, 4-season rooftop park & ground-floor green space

36,000 SF AMENITIES

including on-site health & wellness curated by Lulafit, conferencing, game room & golf simulator experience, on-site dining, & private bar

235 CONDITIONED PARKING SPACES

with secure porte-cochère drop off/pick up

SIX55



Accessible/ Exceptional

655 Madison puts you where you need to be – in one of Chicago's most highly accessible office towers. Suburbs or city. By car or on foot. 655 Madison's location along I-90/94, central to the CBD and buzzing West Loop submarkets, unlocks effortless access to and from the building.



Secure porte-cochère drop off/pick up streamlines access to & from the building

/ Location

OGILVIE METRA STATION

3 min walk

UNION METRA STATION

4 min walk

FULTON MARKET

5 min walk

THE LOOP & 6 CTA LINES

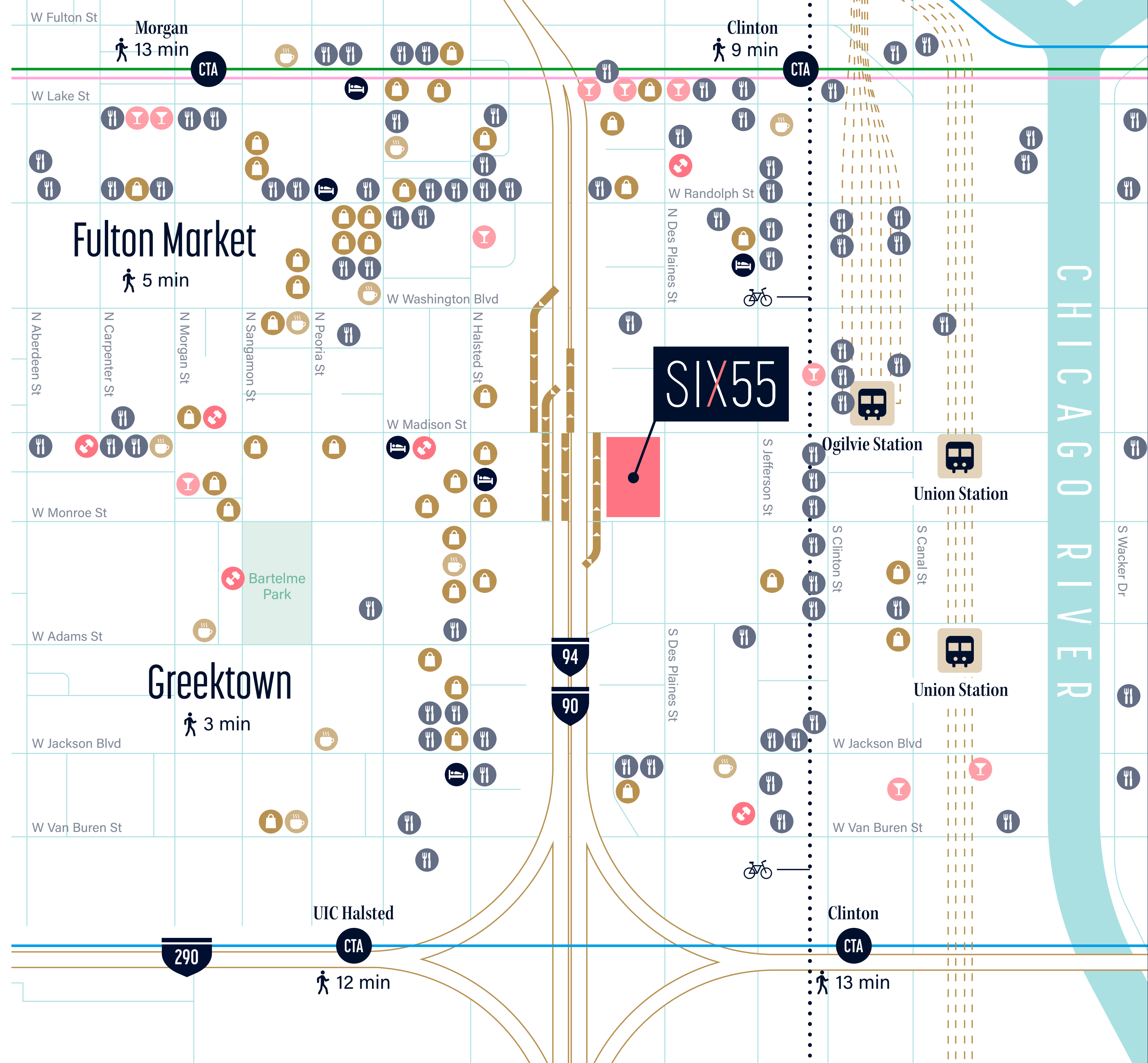
10-12 min walk

MIDWAY AIRPORT

15 min drive

O'HARE AIRPORT

25 min drive



Local Restaurants

CLINTON

Asadito
Blaze
Chipotle
Cupitol
Dylan's Tavern & Grill
Epic Burger
Five Guys
French Market (21 restaurants)
Harolds Chicken on Clinton
IDOF (I Dream of Falafel)
Jimmy Johns
McDonalds
Naf Naf
Potbelly
Slightly Toasted
Starbucks
Yolk

RANDOLPH

Alla Vita
Avec
Proxi
Rooh
Sepia
Tanoshii
Vinny's Pizza Bar

HALSTED

Au Cheval
Dugans
Girl and the Goat
Greek Islands
Hay Market
Johnnies
Komo
La Josie
Marianos
Nia
Nisos
Starbucks

N DES PLAINES

Market Creations
Omakase Yuma
TenGoku Aburiya

/ Access

KENNEDY EXPRESSWAY

immediate access

5 ON/OFF RAMPS

easy ingress/egress

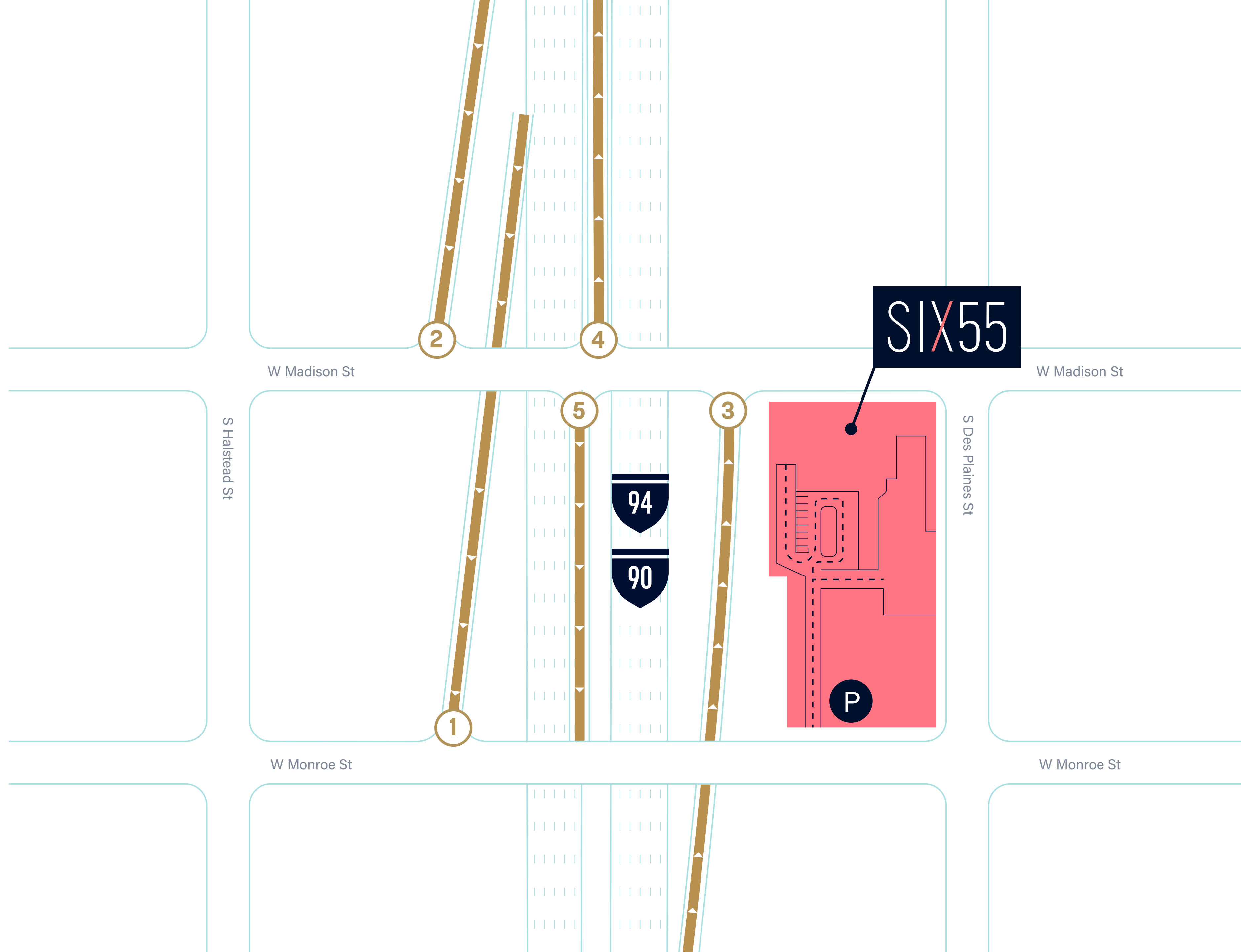
- ① SOUTHBOUND W. MONROE ST OFFRAMP
- ② SOUTHBOUND W. MADISON ST OFFRAMP
- ③ NORTHBOUND W. MADISON ST OFFRAMP
- ④ NORTHBOUND W. MADISON ST ONRAMP
- ⑤ SOUTHBOUND W. MADISON ST ONRAMP

PORTE-COCHÈRE

with secure drop off/pick up

235

conditioned parking spaces



SIX55

Visible / Visionary

Lay claim to Chicago's most visible address at 655
Madison. With more than 250,000 vehicles passing
by daily, all eyes are on your business.



/ Availability

604'

building height

850,000 RSF

tower II: 650,000 RSF

30,000 RSF

typical low rise floor plate

27,000 RSF

typical high rise floor plate

14'

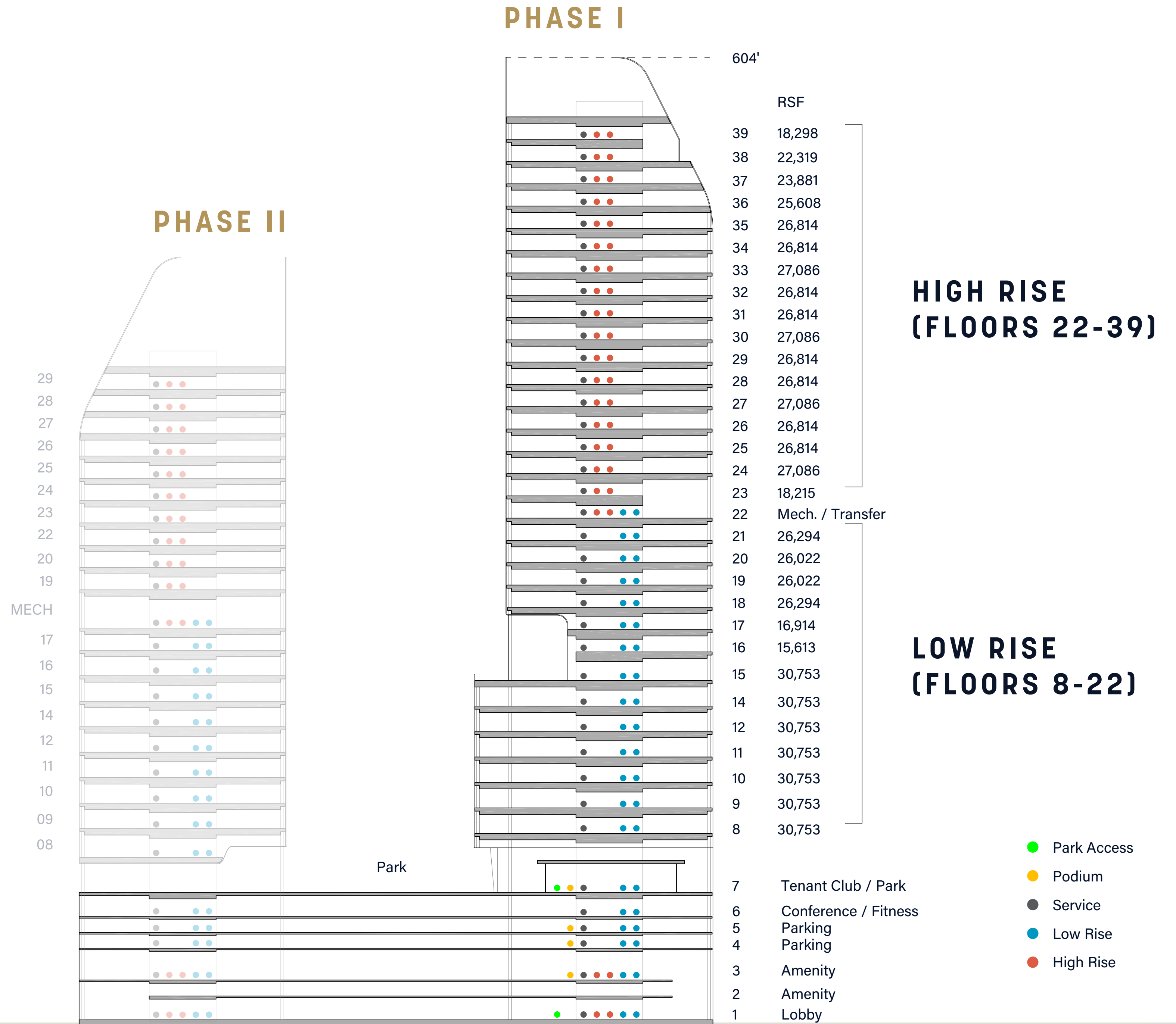
typical slab height, 10' finished ceiling height

18'

floor-to-floor height on level 14 (low rise reception level)

PRIVATE TERRACE OPPORTUNITIES

on floors 18, 21, 23, 26, 29, 32, & 35





Light-filled lobby welcomes visitors into a two-story, open-air atrium



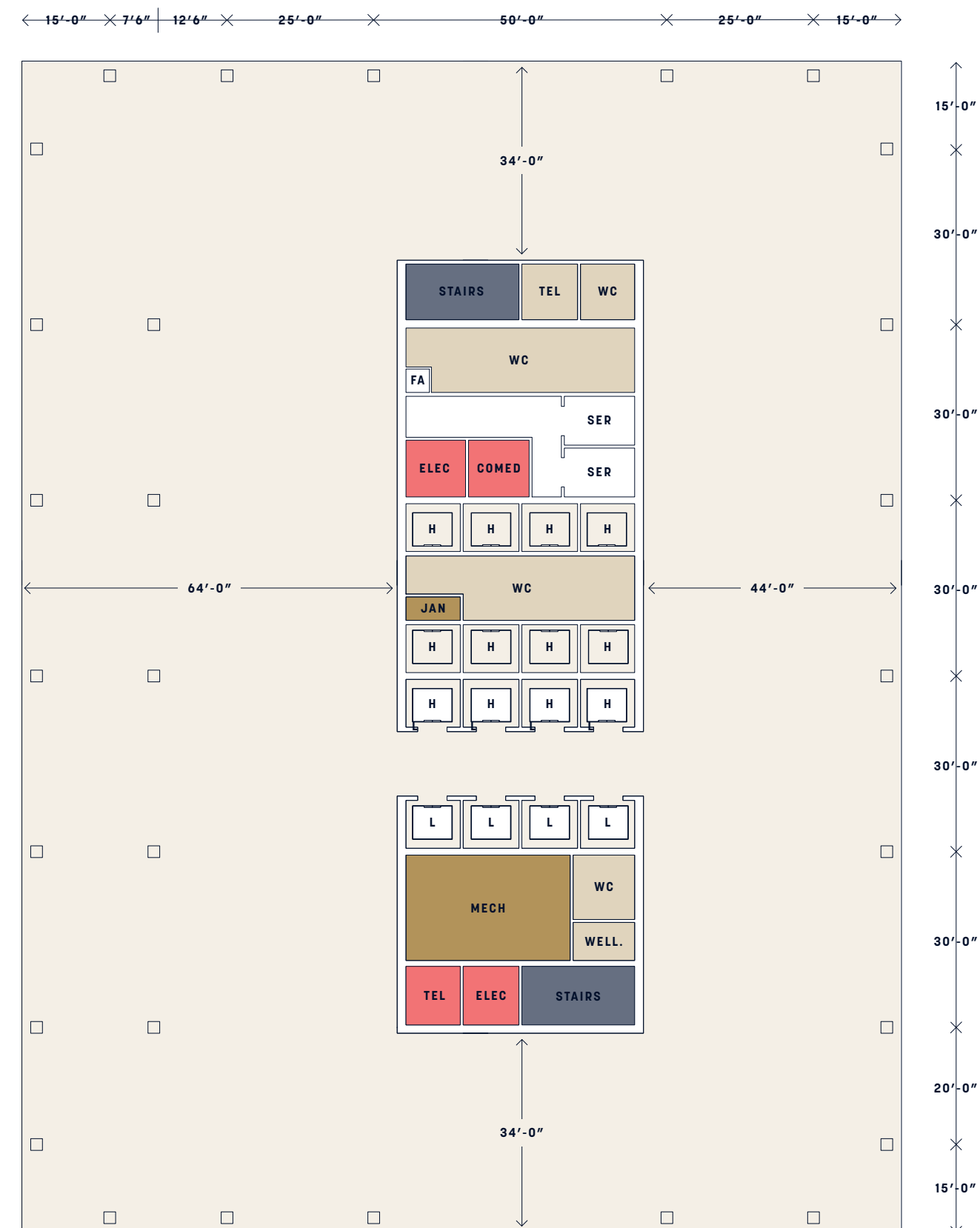
1-acre, 4-season rooftop park supports programming & events throughout the year



Private balconies on office floors create fluid indoor/outdoor spaces

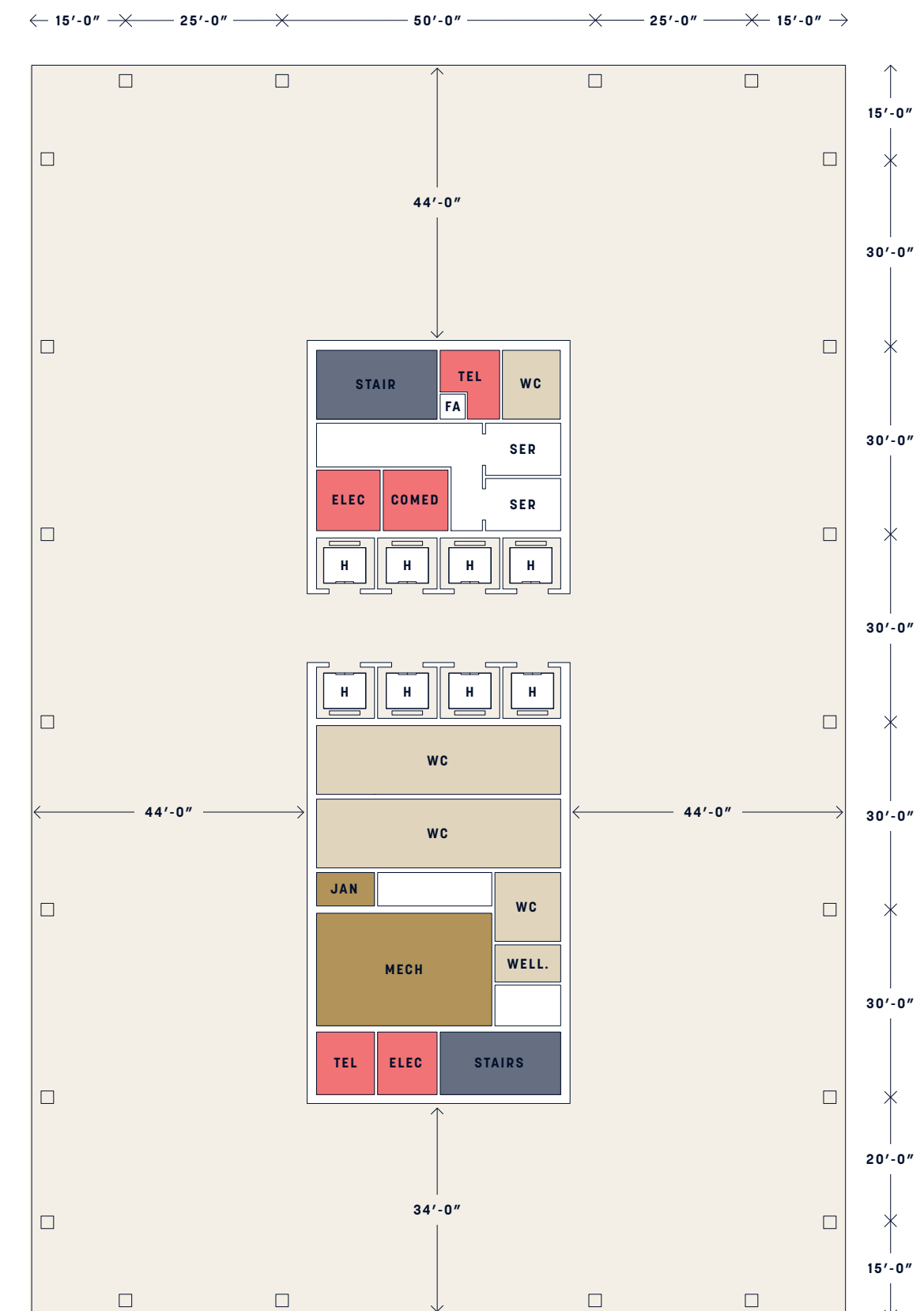
/ Floor Plans

SIX55



TYPICAL LOW RISE

30,000 RSF



TYPICAL HIGH RISE

27,000 RSF



/ Agile

SPACE TYPE

Private Office	Open Office	Core	Specialty
Focus	Amenity	Floor Support	
Collaboration	Meeting Rooms	Circulation	

158
Total Work Points

153
SF per Employee

Work Stations	/	78
Focus Seats	/	80
Collaboration Seats	/	116
Conference Seats	/	113
Sm. Conference Rooms	/	7
Med. Conference Rooms	/	5
Lg. Conference Rooms	/	2
Agile Zones	/	2



TYPICAL LOW RISE

30,000 RSF

/ Corporate

SPACE TYPE

Private Office	Open Office	Core
Focus	Amenity	Floor Support
Collaboration	Meeting Rooms	Circulation

158
Total Work Points

153
SF per Employee

Work Stations	/	78
Private Offices	/	9
Focus Seats	/	80
Collaboration Seats	/	50
Conference Seats	/	120
Sm. Conference Rooms	/	6
Med. Conference Rooms	/	4
Lg. Conference Rooms	/	2
Agile Zones	/	0



TYPICAL LOW RISE

30,000 RSF

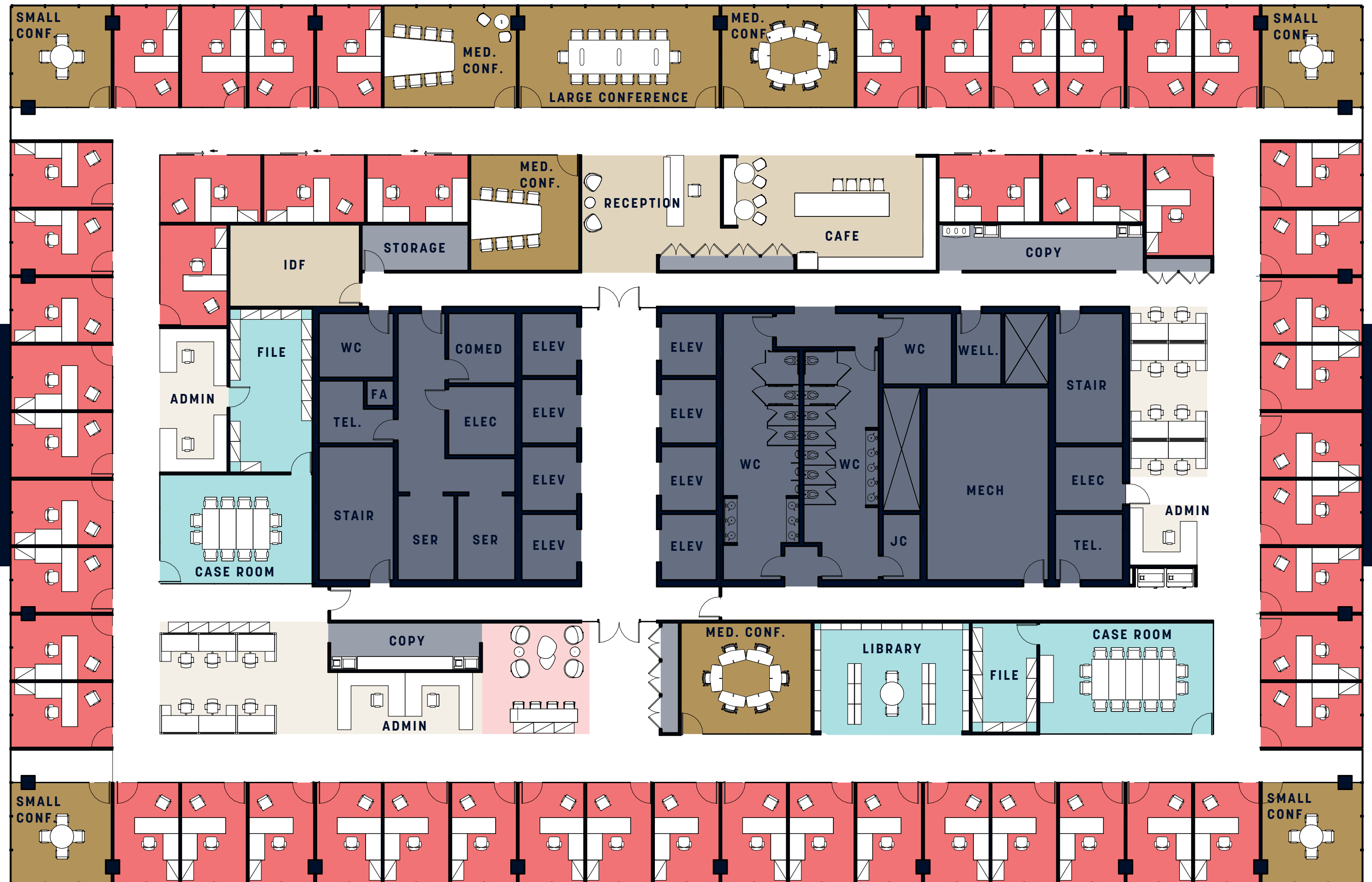
/ Law Firm

SPACE TYPE

Private Office	Open Office	Core	Specialty
Focus	Amenity	Floor Support	
Collaboration	Meeting Rooms	Circulation	

3.5:1 / 389
Associate : Partner
SF per Attorney

Attorney to Support Staff	/	11:1
Perimeter Offices	/	45
Avg. Office Size	/	145 SF
Collaboration Seats	/	8
Sm. Conference Rooms	/	4
Med. Conference Rooms	/	4
Lg. Conference Rooms	/	1
Case Rooms	/	2



TYPICAL HIGH RISE

27,000 RSF

/ Modern Law Firm

SPACE TYPE

- Private Office

Admin

Collaboration
- Open Office

Amenity

Meeting Rooms
- Core

Floor Support

Circulation
- Specialty

3:1 / 403

Associate : Partner

SF per Attorney

Attorney to Support Staff	/	9:1
Perimeter Offices	/	39
Avg. Partner Office Size	/	218 SF
Avg. Associate Office Size	/	150 SF
Collaboration Seats	/	14
Sm. Conference Rooms	/	5
Med. Conference Rooms	/	1
Case Rooms	/	2



TYPICAL HIGH RISE

27,000 RSF



Virtually column-free floor plates range from 27,000 –30,000 RSF



16,000 SF private tenant club offers on-site dining & bar



Enjoy direct access from the tenant club to the rooftop park



Pre-function event space with direct access to conference center



Spacious conference center with stunning floor-to-ceiling windows

A wide-angle photograph of a modern office meeting room. The room features large floor-to-ceiling windows that offer a panoramic view of a city skyline. In the center, a long, dark conference table is surrounded by several ergonomic office chairs. Two men in business suits are standing in the room; one is on the left, gesturing with his hands, and the other is on the right, looking out the window. The ceiling is equipped with a large, rectangular, recessed light fixture and a cluster of small, spherical pendant lights. To the left, there is a built-in wooden shelving unit with a television mounted on it. The overall atmosphere is professional and sophisticated.

Private tenant meeting rooms with impeccable city views



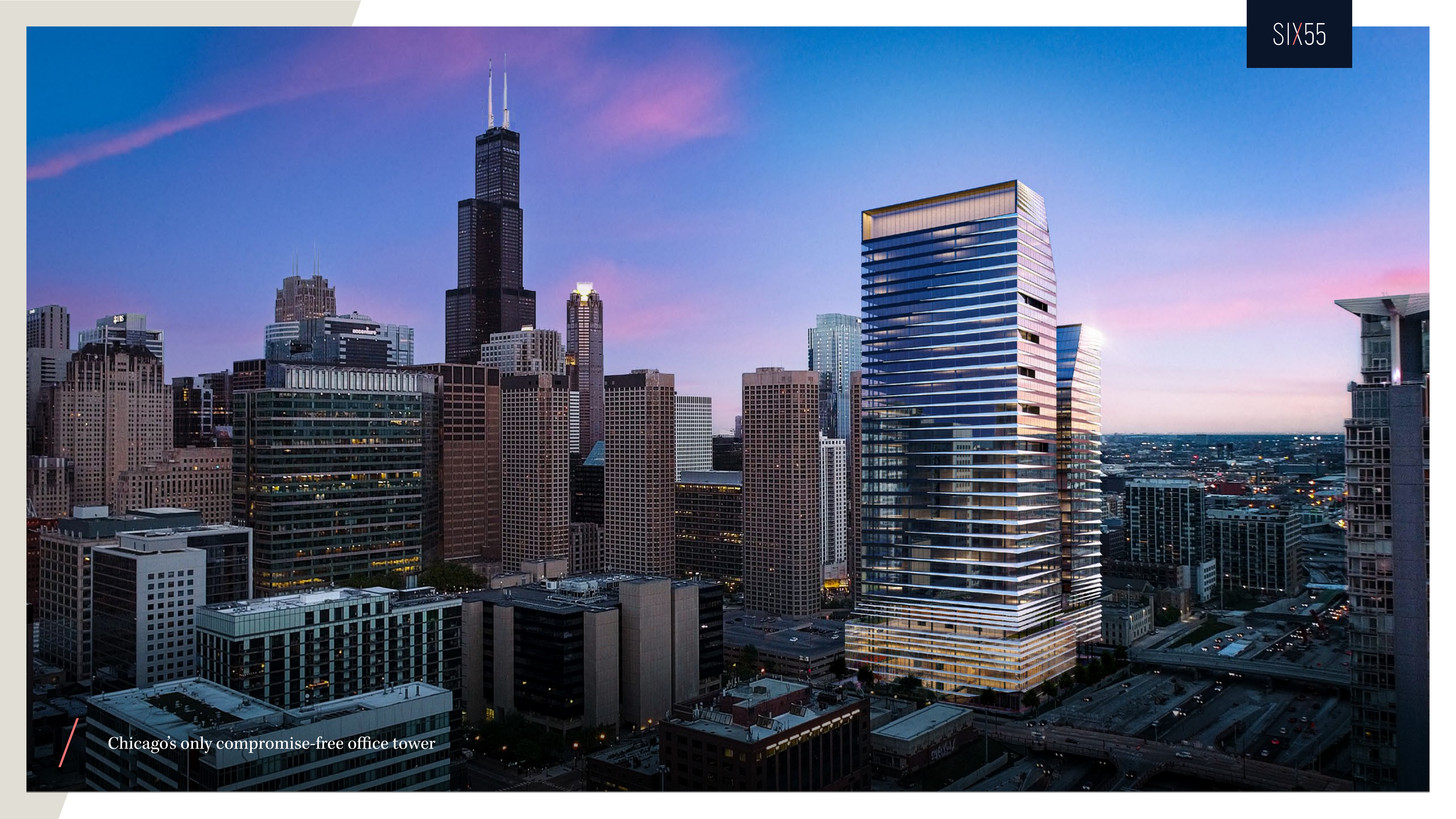
Tenant exclusive fitness center curated by Lulafit



Private exercise room designed to support a range of classes



Game room with golf simulator experience, game tables, & wide-screen LED TVs



Chicago's only compromise-free office tower



/ THE JOHN BUCK COMPANY

Founded in 1981, The John Buck Company enjoys an enviable reputation as a premier, vertically integrated real estate company. The company evolved from the developer that transformed Chicago's Wacker Drive and River North to an international development, investment, and asset management firm that produces superior returns for our fund investors and capital partners.

In turn, JBC utilized its operating platform to provide world-class property management, development, and construction services that continue to deliver enduring value to clients.



151 North Franklin



155 North Wacker

/ Experience

JBC

200 SOUTH WACKER (1981)

- CNA Insurance (100,000 SF)
- Boston Consulting Group (80,000 SF)

190 SOUTH LASALLE STREET (1986)

- Mayer Brown (250,000 SF)
- Lehman Brothers (100,000 SF)

35 WEST WACKER DRIVE (1989)

- Leo Burnett (600,000 SF)
- Winston & Strawn (225,000 SF)

515 NORTH STATE (1990)

- American Medical Association (250,000 SF)

WILLIS TOWER (1990-1994)

- Ernst & Young (250,000 SF)
- Goldman Sachs (200,000 SF)
- Schiff Hardin (125,000 SF)
- Dentons (150,000 SF)

ONE NORTH WACKER (2001)

- UBS (450,000 SF)
- Merrill Lynch (60,000 SF)
- PricewaterhouseCoopers (175,000 SF)

111 SOUTH WACKER (2005)

- Deloitte (500,000 SF)
- Locke Lord (100,000 SF)
- R.R. Donnelly (125, 000 SF)

155 NORTH WACKER (2009)

- Skadden (154,000 SF)
- Mercer (125,000 SF)
- Ernst & Young (200,000 SF)
- American Hospital Association (125,000 SF)

151 NORTH FRANKLIN (2018)

- CNA Insurance (300,000 SF)
- Facebook (260,000 SF)
- Hinshaw Culbertson (120,000 SF)

PARK TOWER, SF (2019)

- Facebook (850,000 SF)

333 SOUTH WABASH (2019)

- Northern Trust (460,000 SF)



200 South Wacker

35 West Wacker

190 South LaSalle

515 North State

Willis Tower

111 South Wacker

One North Wacker

155 North Wacker

151 North Franklin

Park Tower, SF

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