

# 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**

**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**

designed to the JBC standard

**DESIGNED LEED-CS**

by HOK

**MULTIPLE OUTDOOR SPACES**

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

**36,000 SF AMENITIES**

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

**235 CONDITIONED PARKING SPACES**

with secure porte-cochère drop off/pick up



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# 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

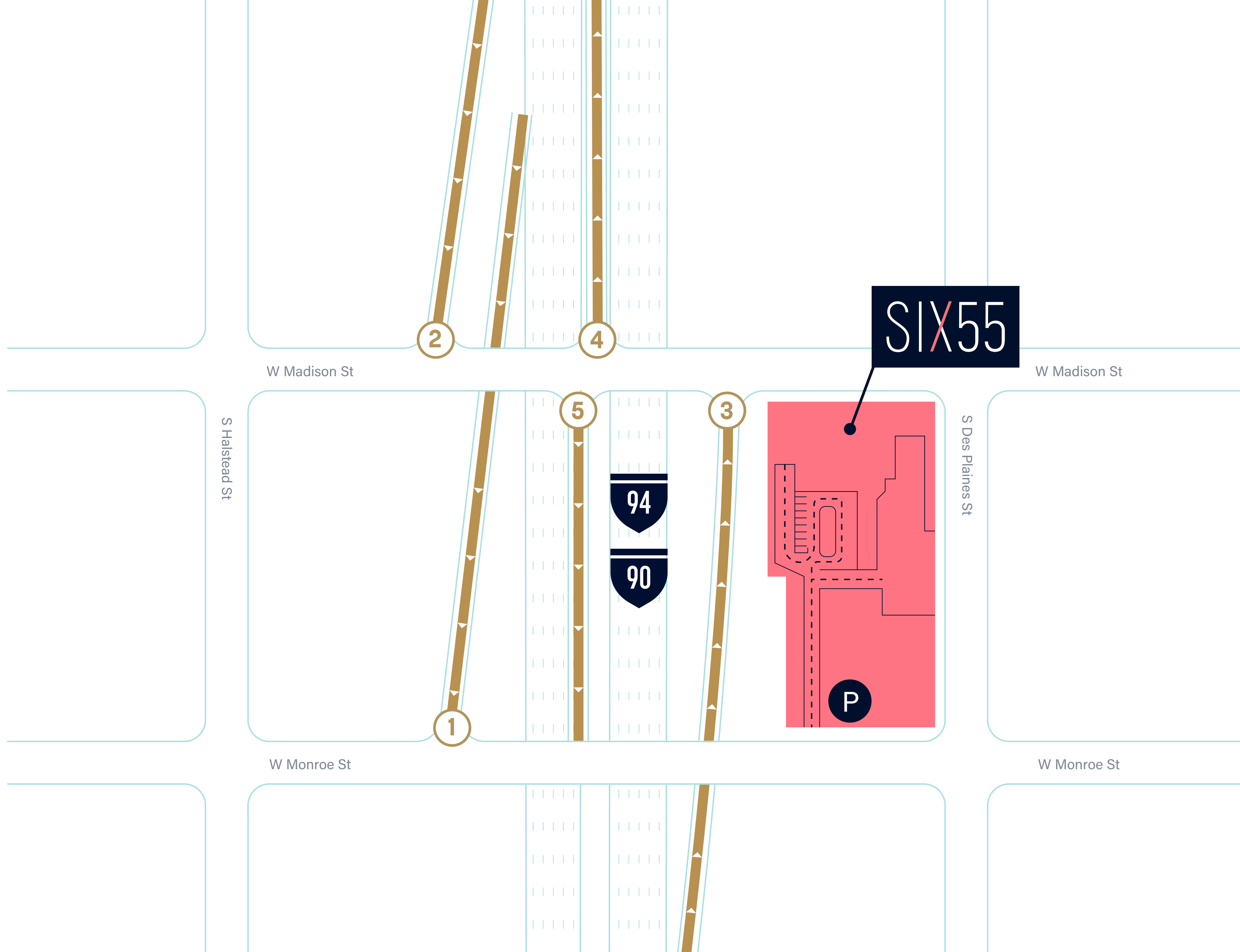
- ① SOUTHBOUND W. MONROE ST OFFRAMP
- ② SOUTHBOUND W. MADISON ST OFFRAMP
- ③ NORTHBOUND W. MADISON ST OFFRAMP
- ④ NORTHBOUND W. MADISON ST ONRAMP
- ⑤ SOUTHBOUND W. MADISON ST ONRAMP

## PORTE-COCHÈRE

with secure drop off/pick up

## 235

conditioned parking spaces





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# 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'**

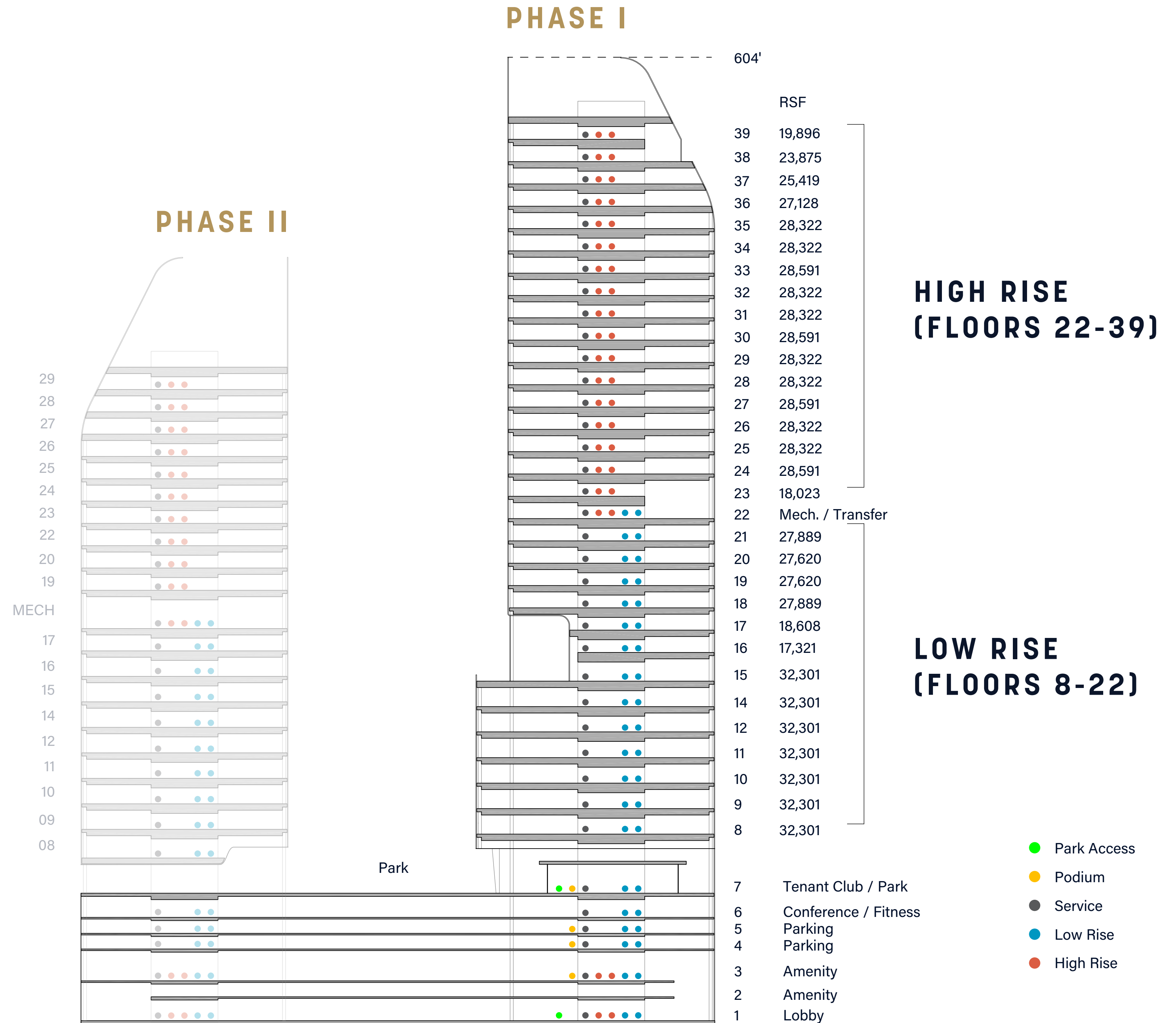
typical slab height, 10' finished ceiling height

**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



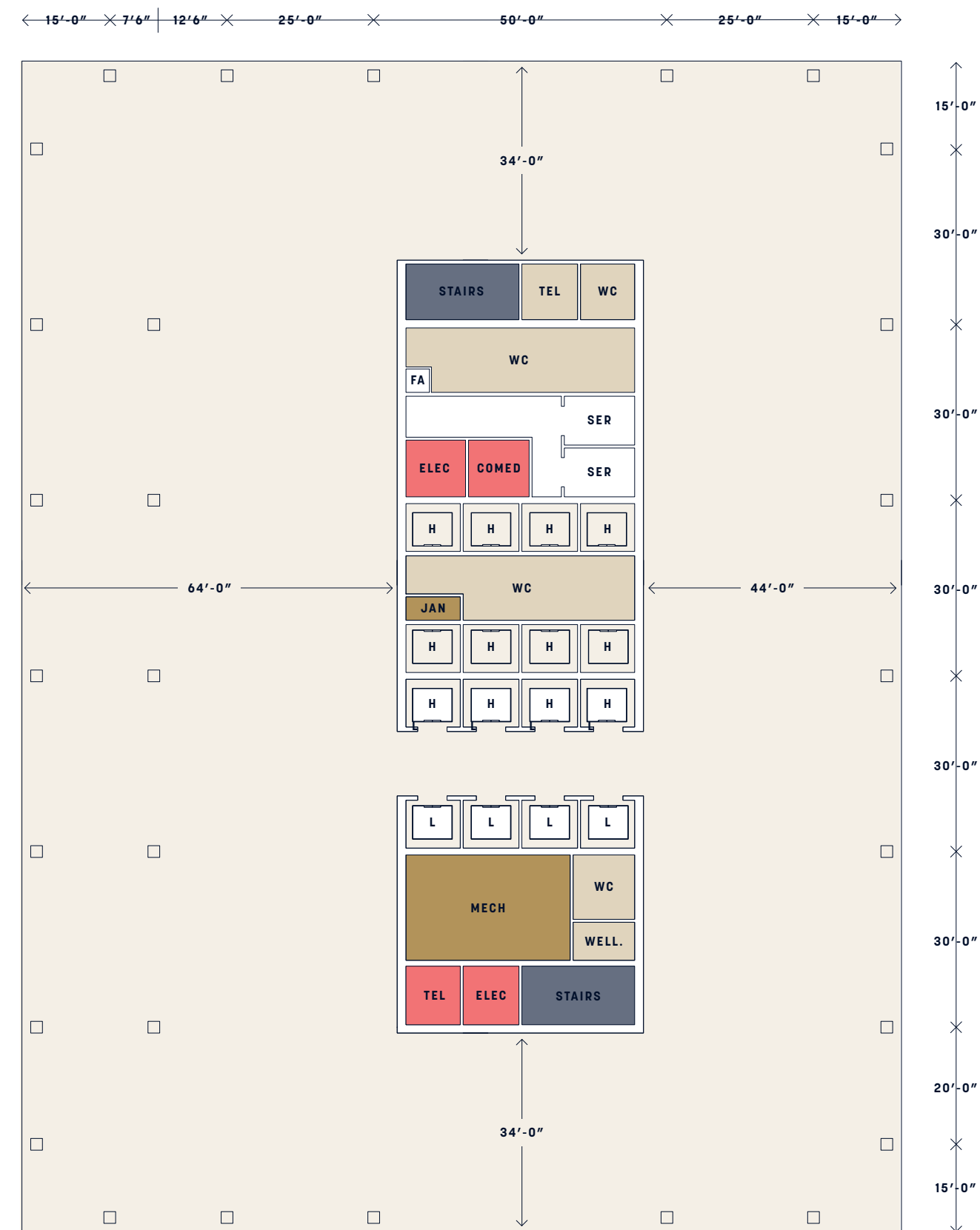


Private balconies on office floors create fluid indoor/outdoor spaces



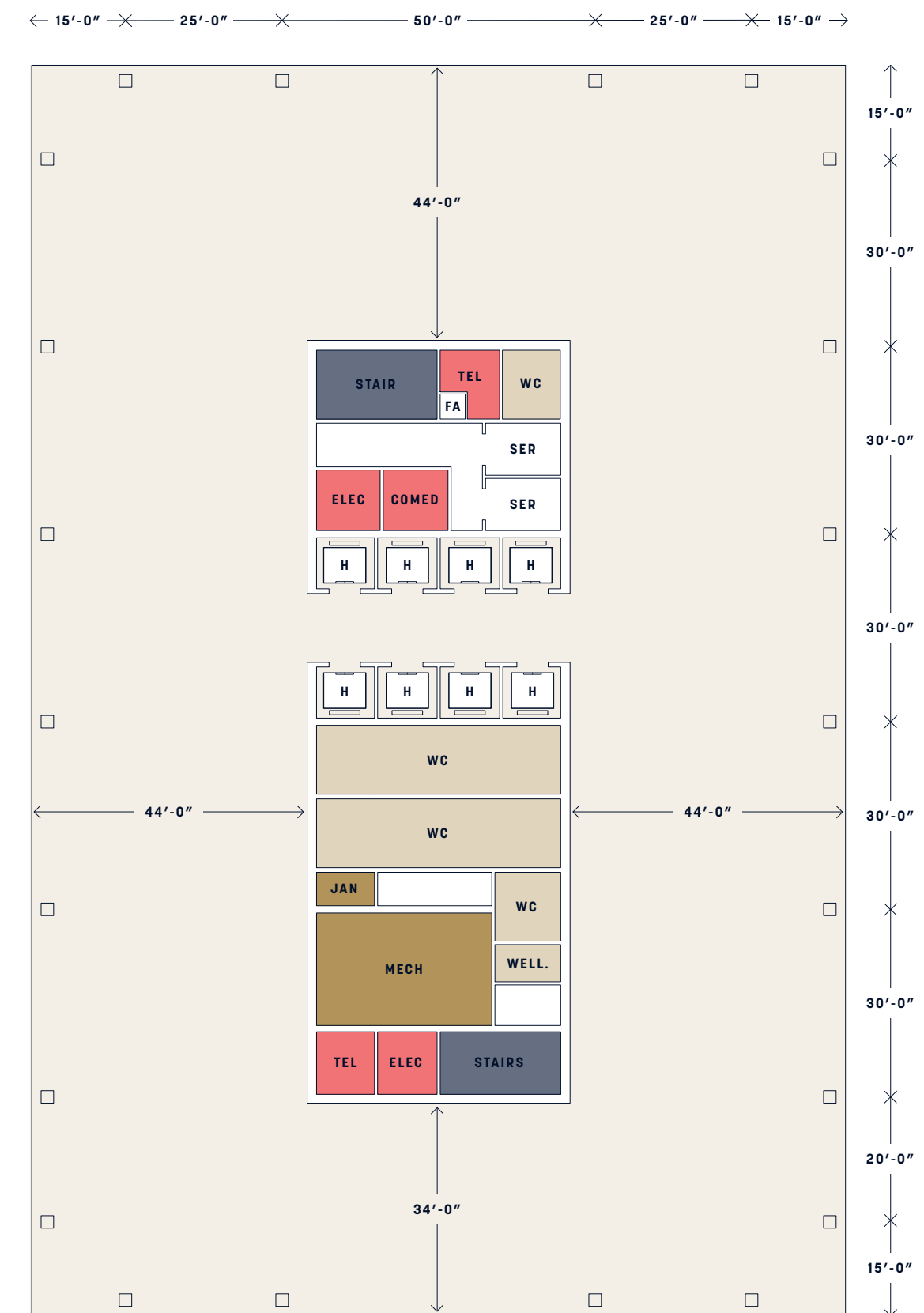
# / Floor Plans

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**TYPICAL LOW RISE**

30,000 RSF



**TYPICAL HIGH RISE**

27,000 RSF





# / Agile

## SPACE TYPE

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

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
- Focus
- Collaboration
- Open Office
- Amenity
- Meeting Rooms
- Core
- Floor Support
- 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



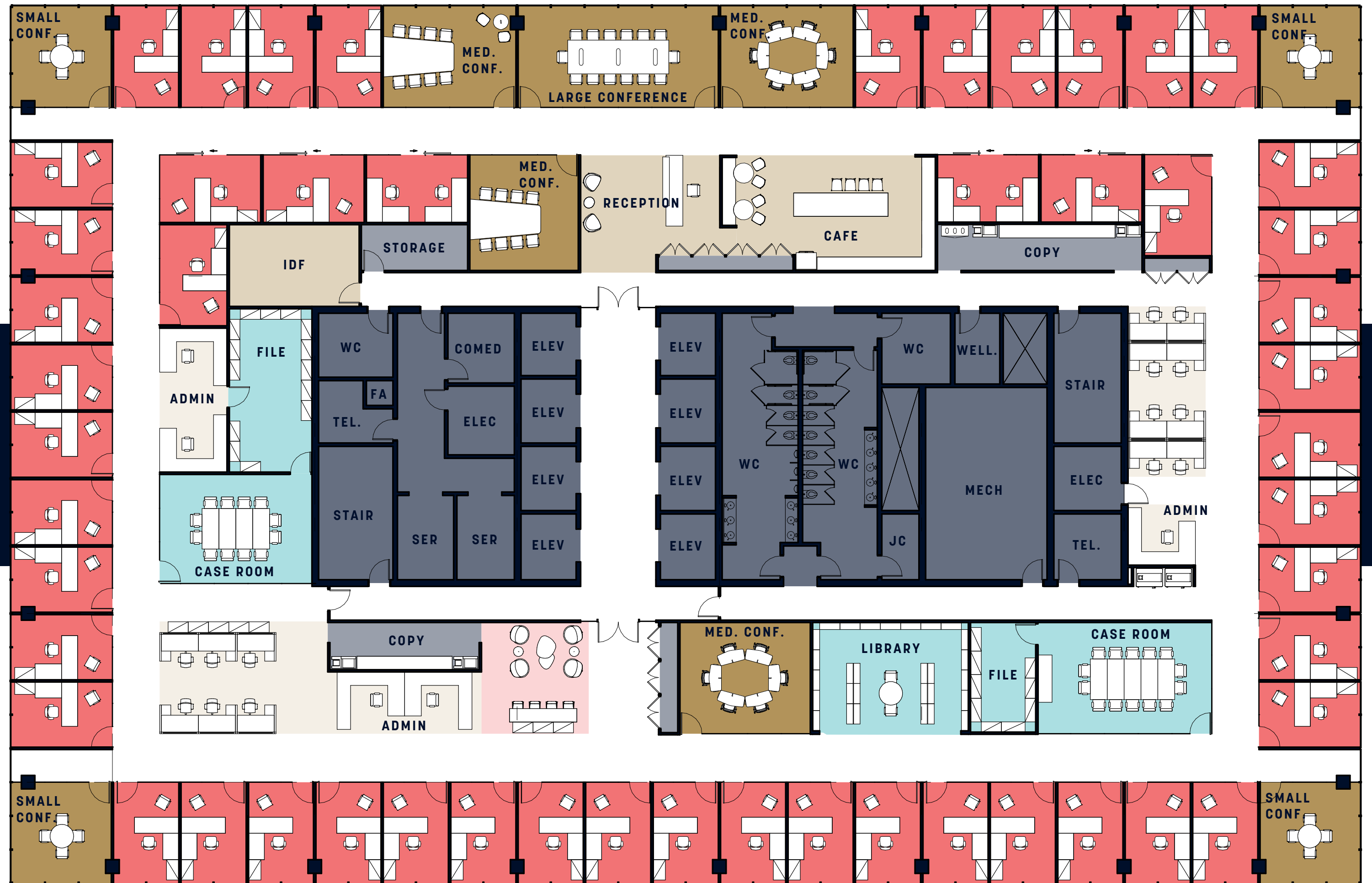
# / Law Firm

## SPACE TYPE

- Private Office
- Focus
- Collaboration
- Open Office
- Core
- Specialty
- Amenity
- Floor Support
- Circulation
- 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



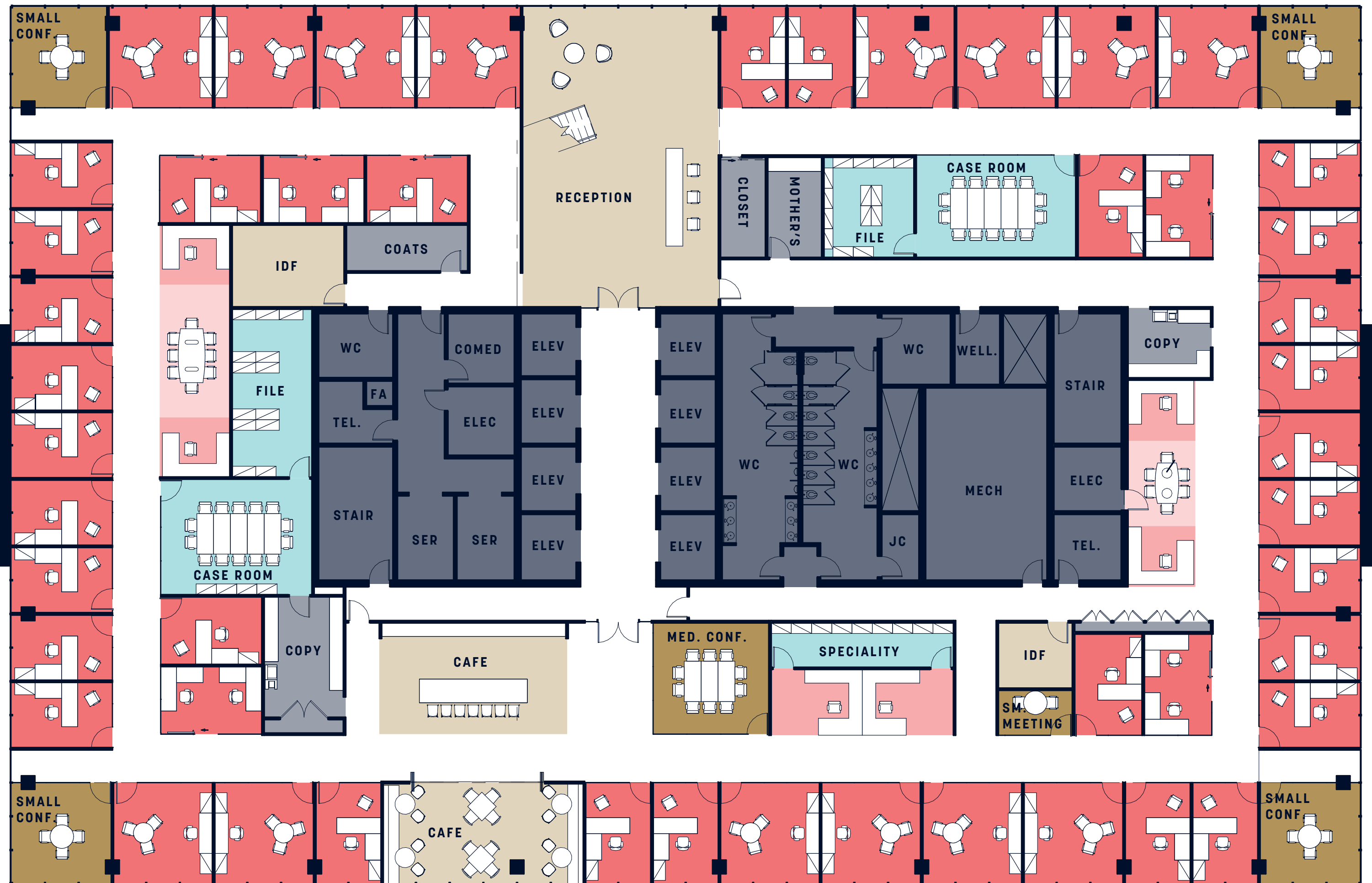
# Modern Law Firm

## 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





Private tenant meeting rooms with impeccable city views





Tenant exclusive fitness center





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



## **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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