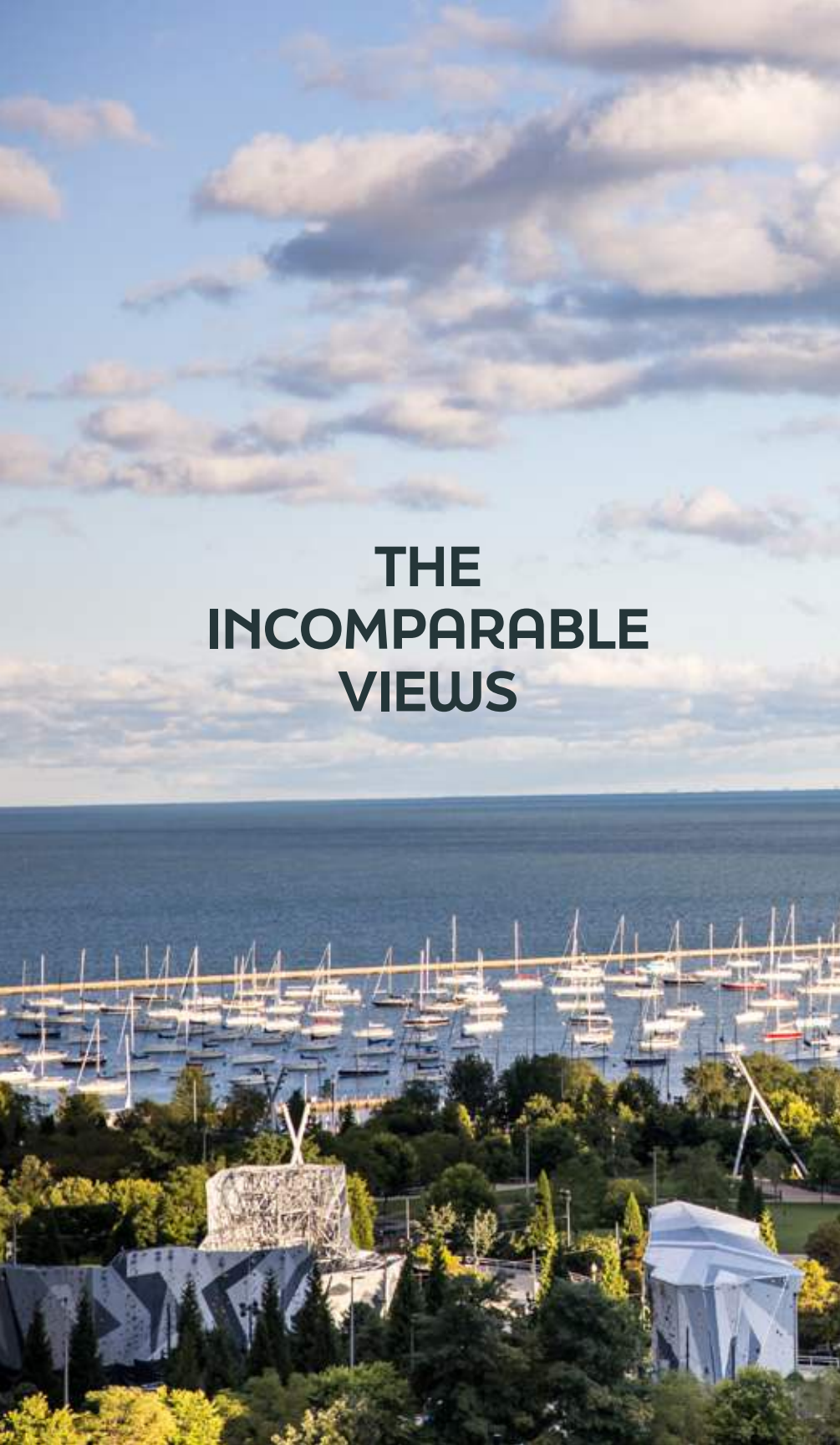




CHICAGO  
WAS BUILT  
ON THE  
LAKEFRONT  
FOR A  
REASON.





**THE  
INCOMPARABLE  
VIEWS**



**THE  
SPRAWLING  
GREENSPACE**



**THE HEART  
OF CHICAGO  
CULTURE**

IN OTHER WORDS...

THE GRASS  
IS GREENER  
ON THE BRIGHT  
SIDE OF TOWN.

WELCOME TO THE

# P&W LIFE

WHERE TOP TALENT WANTS TO BE

WE'VE GOT  
A MASSIVE  
FRONT YARD.



319 ACRES OF ENCOMPASSING GREEN SPACE

Pru boasts Chicago's only elevated rooftop experience directly overlooking the park, lake and city.



OUR  
WATER  
FEATURE  
IS LAKE  
MICHIGAN...





...AND  
OUR LAWN  
ORNAMENT  
IS LEGENDARY.

Sited at the corner of the famed Michigan Avenue Streetwall and Millennium Park, Pru is within steps of Chicago's most coveted attractions, landmarks, and venues.

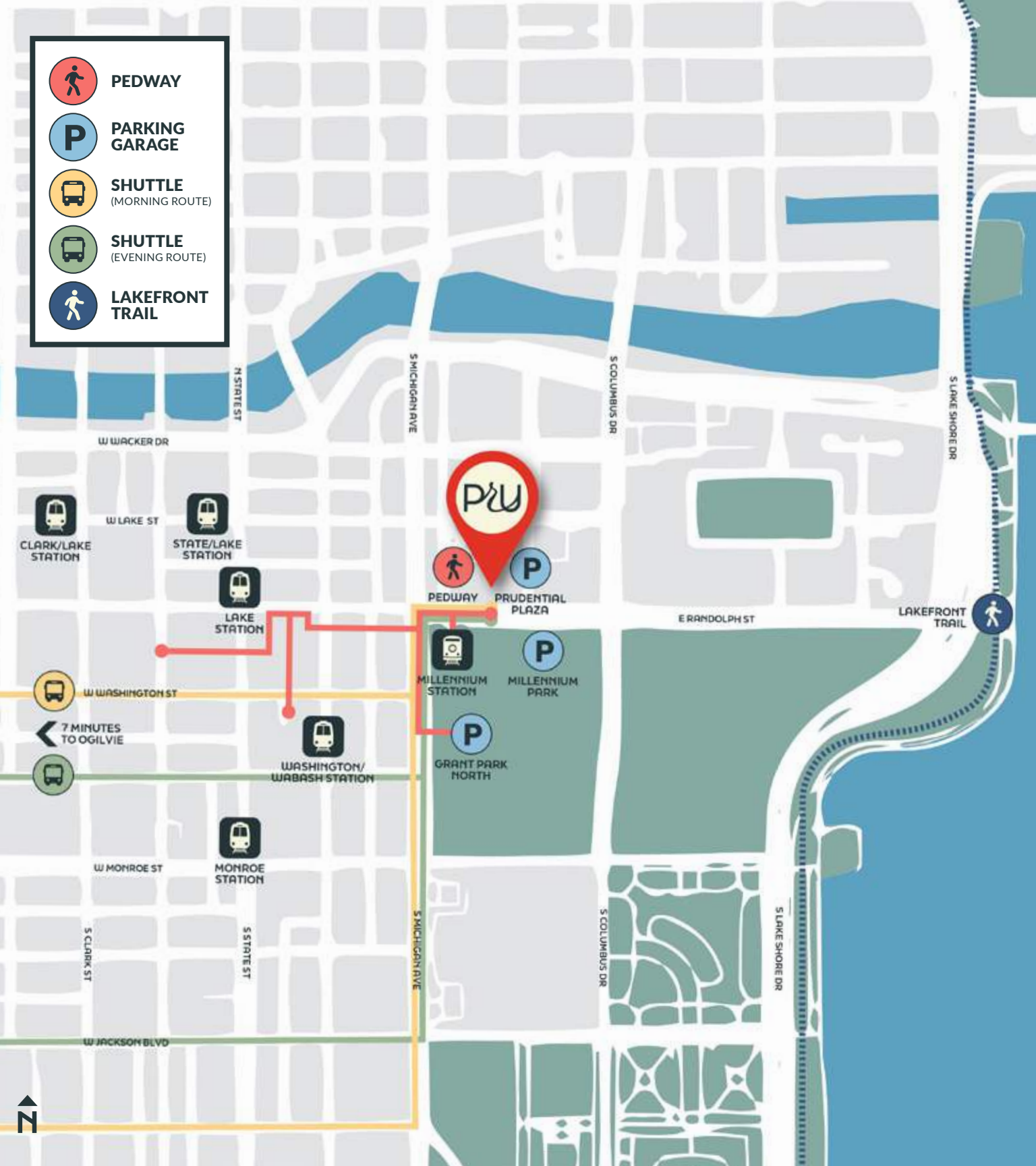
IT'S EASY COME,  
EASY GO.

IT'S A PRU THING

# A LITERAL WALK IN THE PARK.



-  PEDWAY
-  PARKING GARAGE
-  SHUTTLE (MORNING ROUTE)
-  SHUTTLE (EVENING ROUTE)
-  LAKEFRONT TRAIL



## WE WALK THE WALK ON CONVENIENCE...

100 Walk Score

## TAKE ELECTRIC JOYRIDES...

Complimentary electric, zero-emission shuttle service every seven minutes to Union Station, Ogilvie Transportation Center and LaSalle Street Station.

## MAKE PARKING PAINLESS...

On-site, indoor parking garage featuring 608 spaces, electric vehicle charging stations, and even car wash services — plus 2,126 spaces at the adjacent Millennium Park Garage.

## TAKE CARE OF OUR CYCLISTS...

Indoor bike parking with easy elevator access keeps your ride safe and secure.

## AND PUT U RIGHT NEXT TO THE L.

On-site Pedway access makes your walk to the train a straight shot.

**MILLENNIUM STATION**  
2-Minute Walk



**"L" STATION**  
5-Minute Walk



**LAKE SHORE DRIVE**  
2-Minute Drive



**UNION, OGILVIE & LASALLE STATIONS**  
7-Minute Shuttle



**UNDERGROUND PEDWAY**  
On-Site Access



WE'VE  
TURNED  
OUR  
AMENITIES  
UP TO 11.

# MAKING NEW CONNECTIONS...

Our 11th-floor amenity space — already boasting a café, lounges, a cocktail bar, and more — is getting even better. We're knocking down walls and expanding this all-day destination to stretch across One and Two Pru to create an entirely new experience.



COCKTAIL BAR & LOUNGE



COWORKING LOUNGE





GOLF ENTERTAINMENT SUITE

...AND GETTING INTO  
THE SWING OF THINGS.

The upgraded amenity floor features an expanded tenant lounge, a golf entertainment suite, and a 22,000 SF state-of-the-art conference center that doubles as a pre- and post-function space for events.



# WHEN YOUR ROOFTOP IS THIS MASSIVE...

## THE ROOFTOP AT PRU

We've added on to our stunning rooftop terrace with new green-scapes, gathering places, and even a pickleball court. Enjoy it all while taking in Chicago's most spectacular vistas — and don't forget to stop by the food truck.





ROOFTOP TERRACE



...YOU'VE  
EVEN GOT  
SPACE  
FOR THE  
DOGS.

## WOOF TOP TERRACE

One of the only pet-friendly office amenities in all of downtown Chicago, Woof Top Terrace provides a dedicated relief area for the dogs of Pru.

# IT ALL WORKS OUT HERE.

## FITNESS CENTER

Our expanded 11,626 SF, 24-hour fitness center transcends your typical “check-the-box” office gym. The upgraded wellness amenity will feature new finishes, a cross-training turf area, updated equipment, and enhancements to the locker rooms.

- Robust cardio & strength training area
- Peloton cycling studio
- Locker rooms
- Fitness classes and group workouts (bootcamp, yoga, Pilates, and more)
- One-on-one training
- Expert nutritional guidance







# SURE BEATS A DESK PLANT.

## THE PLAZA AT PRU

Get back to nature on our plaza, a public park with outdoor seating, a fountain, and beautiful greenery. Sorry to your succulent.



TWO  
TOWERS  
ARE BETTER  
THAN ONE.

Pru's location, amenities and modern design aesthetics attract the top city-based talent. These are flexible, functional working environments for every kind of style – from One Pru's side-core floorplates with a trendy loft vibe, to Two Pru's cool and contemporary high-rises.



MEET YOUR BEST  
RECRUITING TOOL.





# LARGE BLOCKS & MOVE-IN READY SPACES

With flexible floor plates and white-box spaces up to 95,000 SF available, including a rare Super Floor opportunity, Pru offers boundless possibilities for innovation and growth at the forefront of Chicago.



19,000–  
95,000 SF  
AVAILABLE

## 2 FLOOR BLOCK ONE PRU 23–24

24: 23,000 SF  
23: 23,000 SF  
**Total Block: 46,000 SF**

## 7K SPEC SUITE SUITE 1800

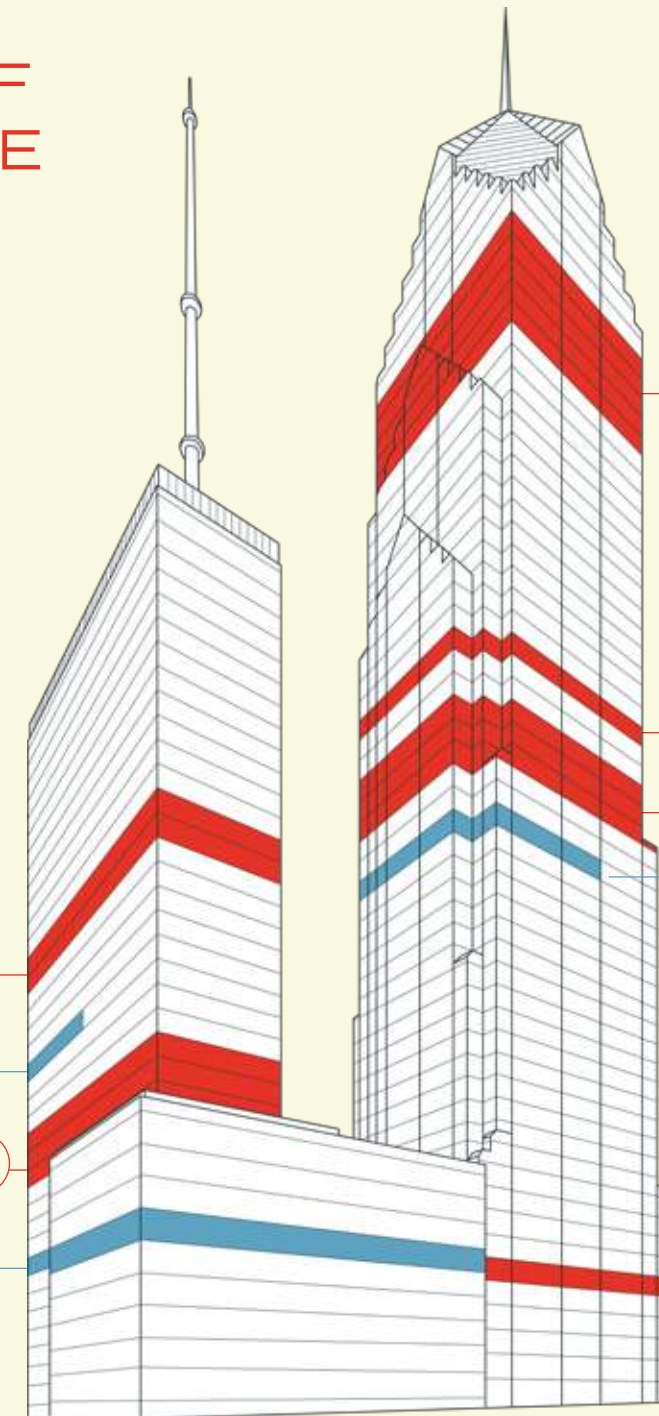
Delivering Q1 2024

## 3 FLOOR BLOCK ONE PRU 12–14 (Connecting Stairway)

14: 24,500 SF  
13: 24,500 SF  
12: 24,500 SF  
**Total Block: 73,500 SF**

## 50K SPEC SUITE SUITE 700

Delivering Q1 2024



## 5 FLOOR BLOCK TWO PRU 43–47

47: 19,000 SF  
46: 19,000 SF  
45: 19,000 SF  
44: 19,000 SF  
43: 19,000 SF  
**Total Block: 95,000 SF**

## FULL FLOOR TWO PRU 33

33: 22,000 SF

## 3 FLOOR BLOCK TWO PRU 28–30

30: 22,000 SF  
29: 22,000 SF  
28: 22,000 SF  
**Total Block: 66,000 SF**

## 6.5K SF SPEC SUITE SUITE 2500

## 4.7K SF SPEC SUITE SUITE 2510

Delivering Q1 2024

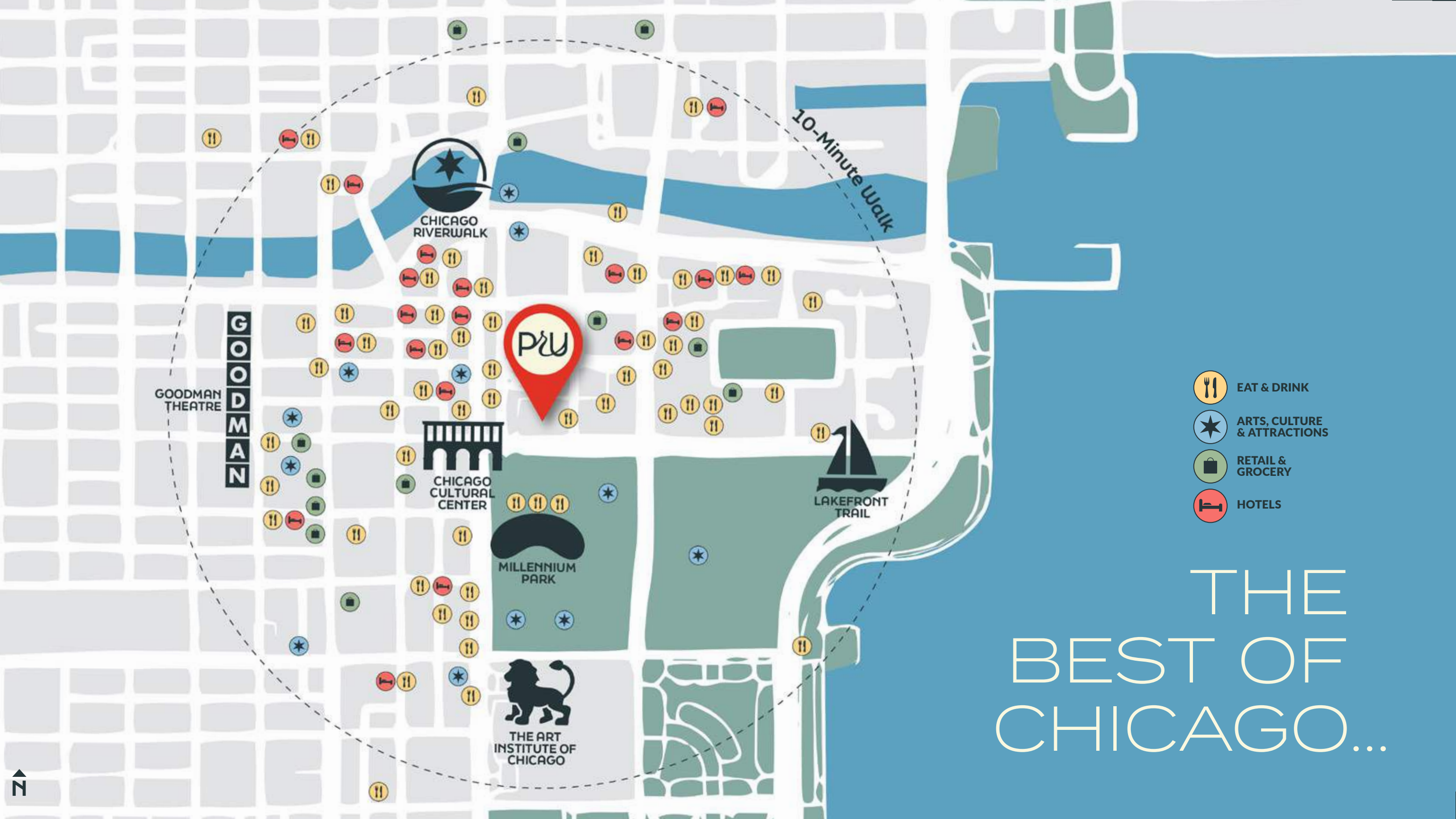
## SUPER FLOOR BLOCK ONE & TWO PRU 7

**Total Block: 72,000 SF**

OUR  
NEIGHBORHOOD  
NEVER  
SITS STILL.



MILLENNIUM PARK



GOODMAN  
THEATRE



CHICAGO  
RIVERWALK



CHICAGO  
CULTURAL  
CENTER



MILLENNIUM  
PARK



THE ART  
INSTITUTE OF  
CHICAGO

10-Minute Walk



LAKEFRONT  
TRAIL



EAT & DRINK



ARTS, CULTURE  
& ATTRACTIONS



RETAIL &  
GROCERY



HOTELS

THE  
BEST OF  
CHICAGO...



...WITH  
CONVENIENCE  
ON THE SIDE.



## ON-SITE DINING & RETAIL

- Amazon Go
- Wildberry Pancakes & Cafe
- Giordano's
- Just Salad
- Panda Express
- Carmine's

THE GRASS  
ISN'T THE  
ONLY THING  
GREENER HERE.

IT'S A PRU THING



# A WORKPLACE BUILT ON WELLNESS.

As one of the first buildings in the country to achieve the WELL Health-Safety Rating, Pru has always been mindful of its footprint. Today, we employ the latest sustainability and wellness practices across cleaning and sanitation, emergency preparedness, health service resources, and air and water quality management.





AND YES,  
THERE'S  
AN APP  
FOR THAT.



# PRU ON TAP

Track Pru's complimentary shuttle service with the Pru App and get the most out of our building services, amenities, on-site retail, and more. Unlock access to tenant-exclusive events, contests, menus, reservations, amenity perks, and programming, and be the first to learn about special offers.

# PRU

LIFE AWAITS

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**THEPRULIFE.COM**