




PHU

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.

IT'S A PRU THING

WELCOME TO THE

# P&W LIFE

WHERE TOP TALENT WANTS TO BE

364,144  
BUSINESS POPULATION

1.5M  
ANNUAL VISITORS

90,000  
PEOPLE THROUGH PRU  
PEDWAY EACH WEEK

13,210,000 SF  
OFFICE SPACE

3,839  
HOTEL ROOMS

12.9M  
ANNUAL VISITORS

365  
DAYS OF ACTIVITIES

40,000  
POPULATION

ART INSTITUTE  
OF CHICAGO

MILLENNIUM  
PARK

MAGGIE DALEY PARK



We've Got a  
Massive Front Yard

IT'S A PRU THING



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.



1 PRU - RANDOLPH STREET ENTRANCE

NEW LOBBY ARRIVAL EXPERIENCE COMING SOON



1 PRU - RANDOLPH STREET ENTRANCE

NEW LOBBY ARRIVAL EXPERIENCE COMING SOON



2 PRU - LAKE STREET ENTRANCE

NEW LOBBY ARRIVAL EXPERIENCE COMING SOON

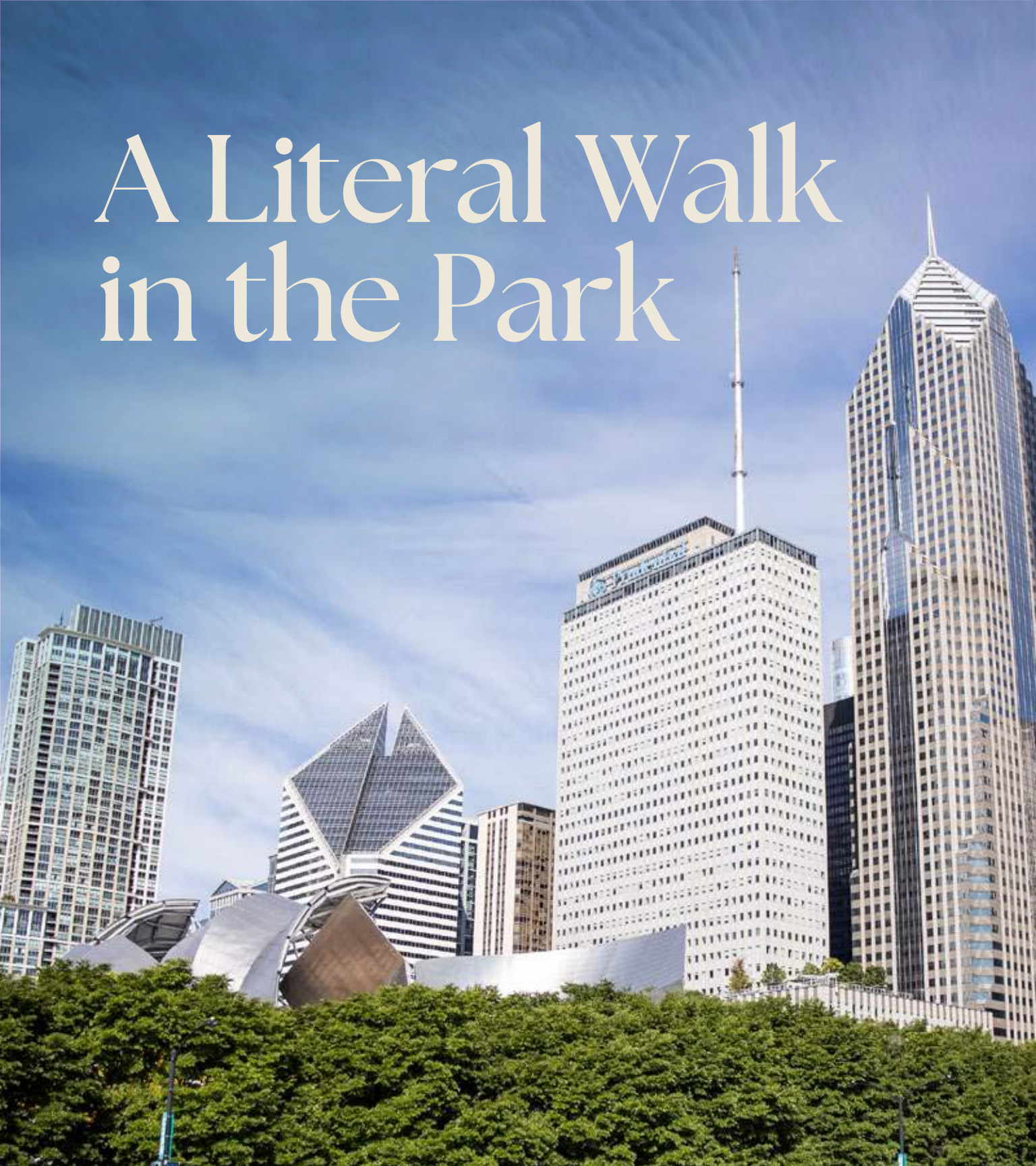


2 PRU - MEZZANINE LEVEL

NEW LOBBY ARRIVAL EXPERIENCE COMING SOON

It's Easy Come,  
Easy Go.

# A Literal Walk in the Park



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...

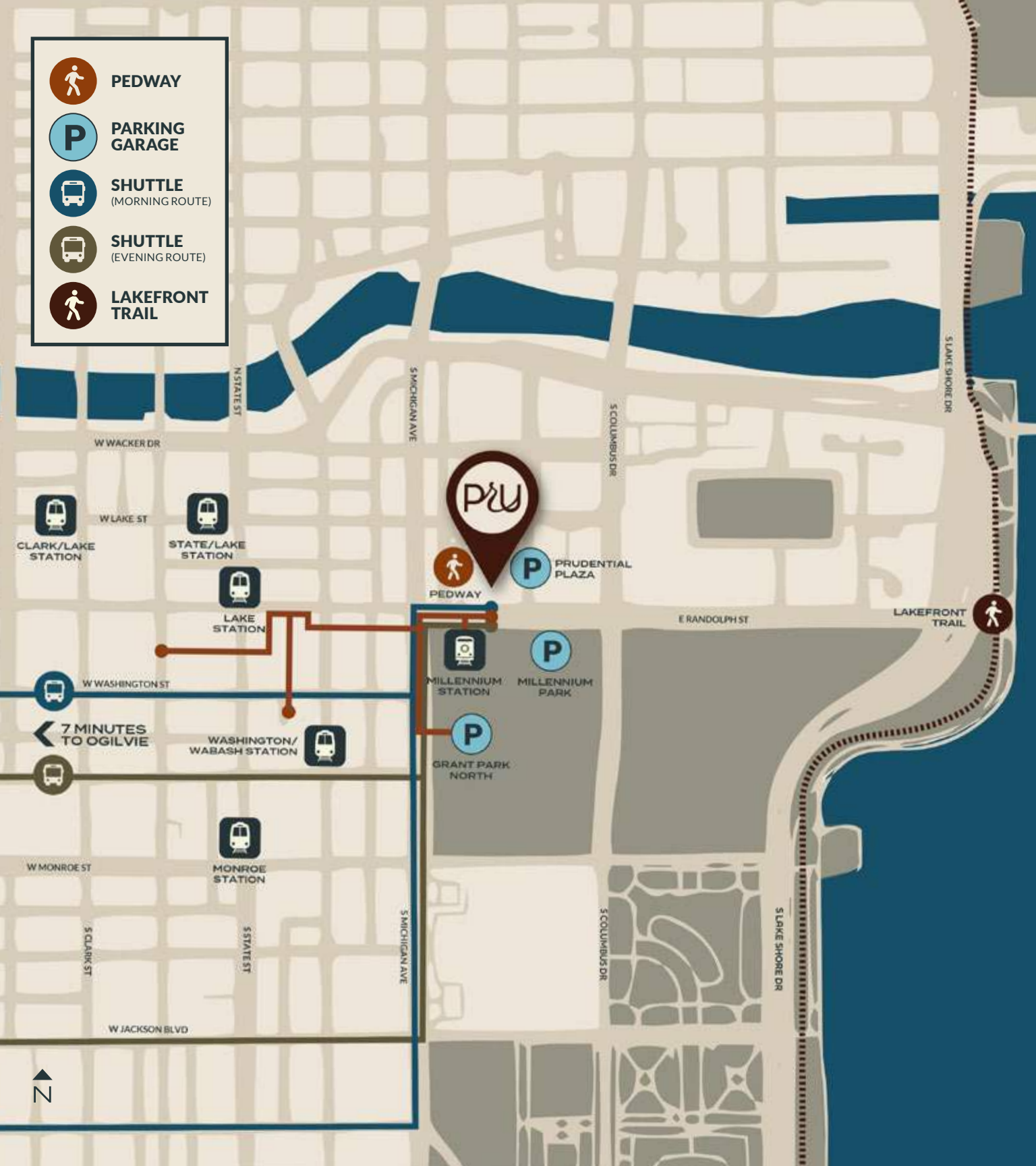
Indoor bike parking with easy elevator access keeps your ride safe and secure.



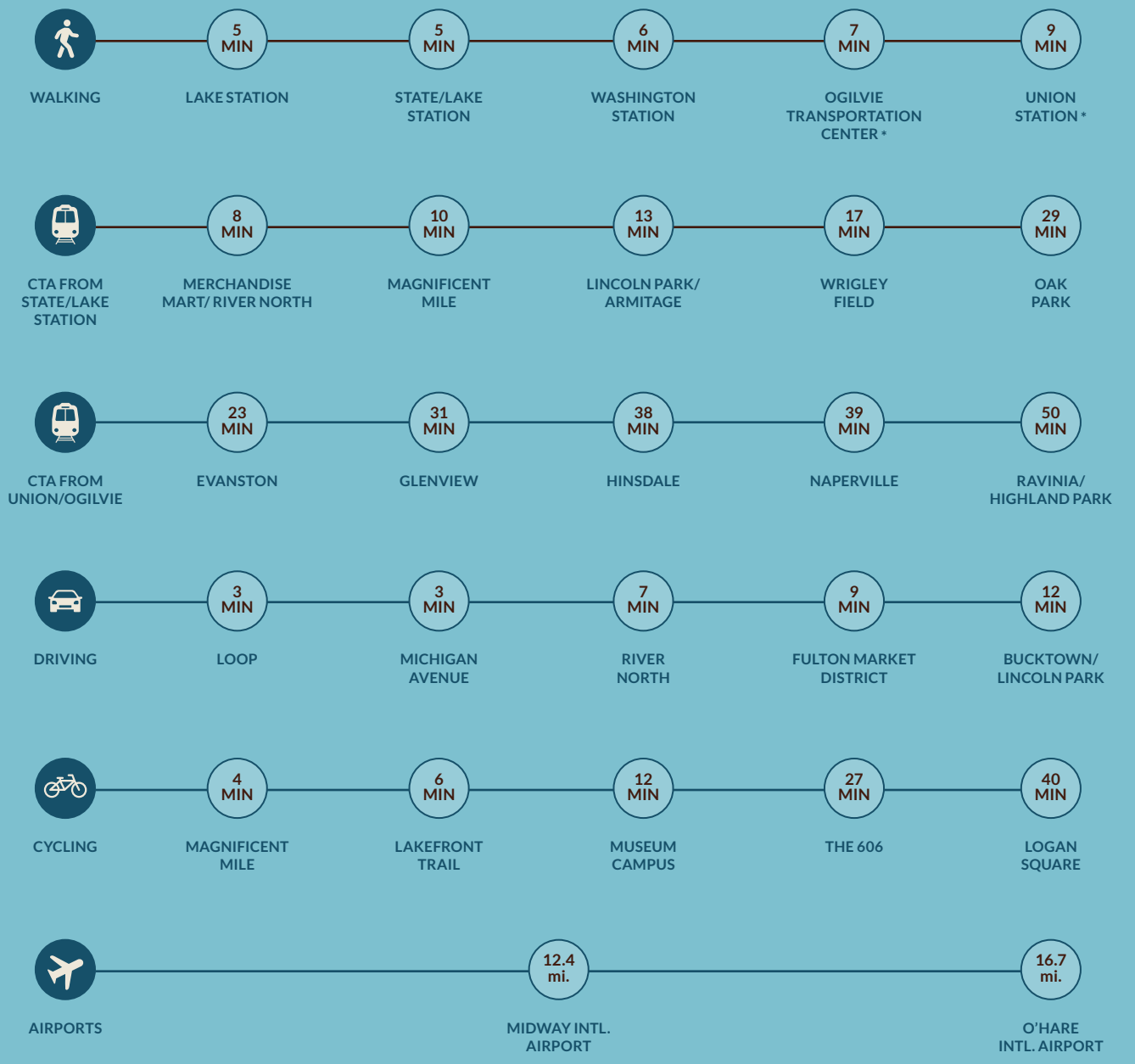
AND PUT U RIGHT NEXT TO THE L.

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

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



## TRAVEL TIMES TO & FROM PRU



\* via Prudential's electric shuttle service

# CITY OF CHICAGO COMMUTE TIMES (Minutes)

DRIVING	NEIGHBORHOOD	CTA
4	STREETERVILLE	12
5	RIVER NORTH	13
5	SOUTH LOOP	14
9	OLD TOWN	18
10	LINCOLN PARK	22
10	BUCKTOWN	34
12	WICKER PARK	18
14	LAKEVIEW	27
15	LOGAN SQUARE	36
18	LINCOLN SQUARE	40



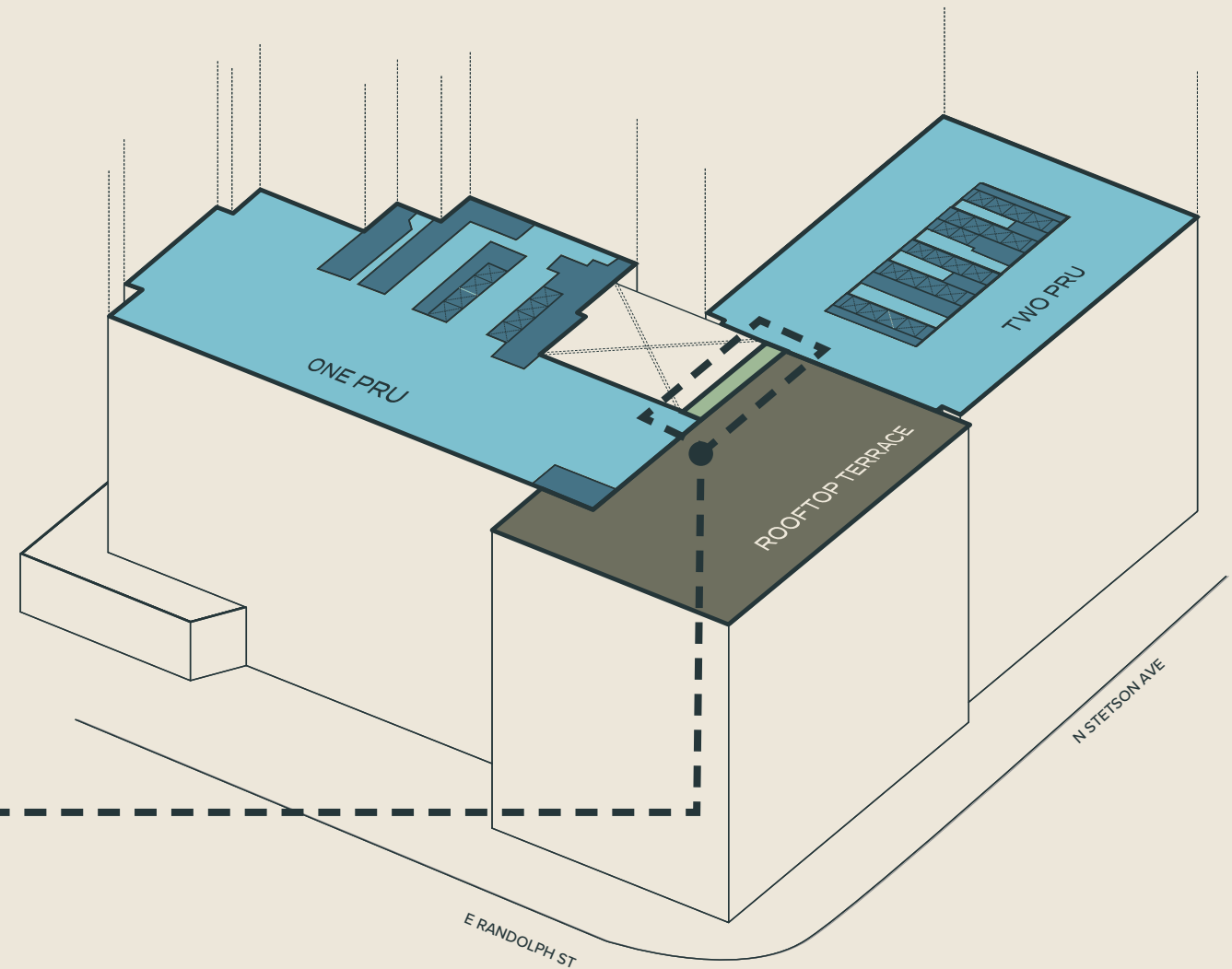
We've Turned our  
Amenities Up to 11

# 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.



PRU 1 & 2  
CONNECTOR







COWORKING LOUNGE





THE CLUBHOUSE, A GOLF ENTERTAINMENT SUITE



...and Getting into  
the Swing of Things.

The upgraded amenity floor features an expanded tenant lounge, The Clubhouse 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

## WOFTOP TERRACE

One of the only pet-friendly office amenities in all of downtown Chicago, Wooftop 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, professionally managed fitness center goes beyond the standard office gym, featuring upgraded finishes, modern equipment, and a dedicated cross-training turf zone. Enhanced locker rooms include spa-level wellness amenities such as saunas and cold plunges.

## OFFERINGS INCLUDE:

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





FITNESS CENTER



# 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.



5,000–  
95,000 SF  
AVAILABLE

11.6K SF  
SPEC SUITE  
ONE PRU SUITE 3650

FULL FLOOR  
ONE PRU 23 | 23,000 SF

23K SF  
SPEC SUITE  
ONE PRU 21

5K SF  
SPEC SUITE  
ONE PRU SUITE 2025

2 FLOOR BLOCK  
ONE PRU 12-13 | 49,000 SF  
(Connecting Stairway)

4 FLOOR BLOCK  
ONE PRU 1-4 | 115,000 SF  
(Tenant Private Entrance)



FULL FLOOR  
TWO PRU 58 | 13,578 SF

FULL FLOOR  
TWO PRU 56 | 15,287 SF

FULL FLOOR  
TWO PRU 52 | 15,602 SF

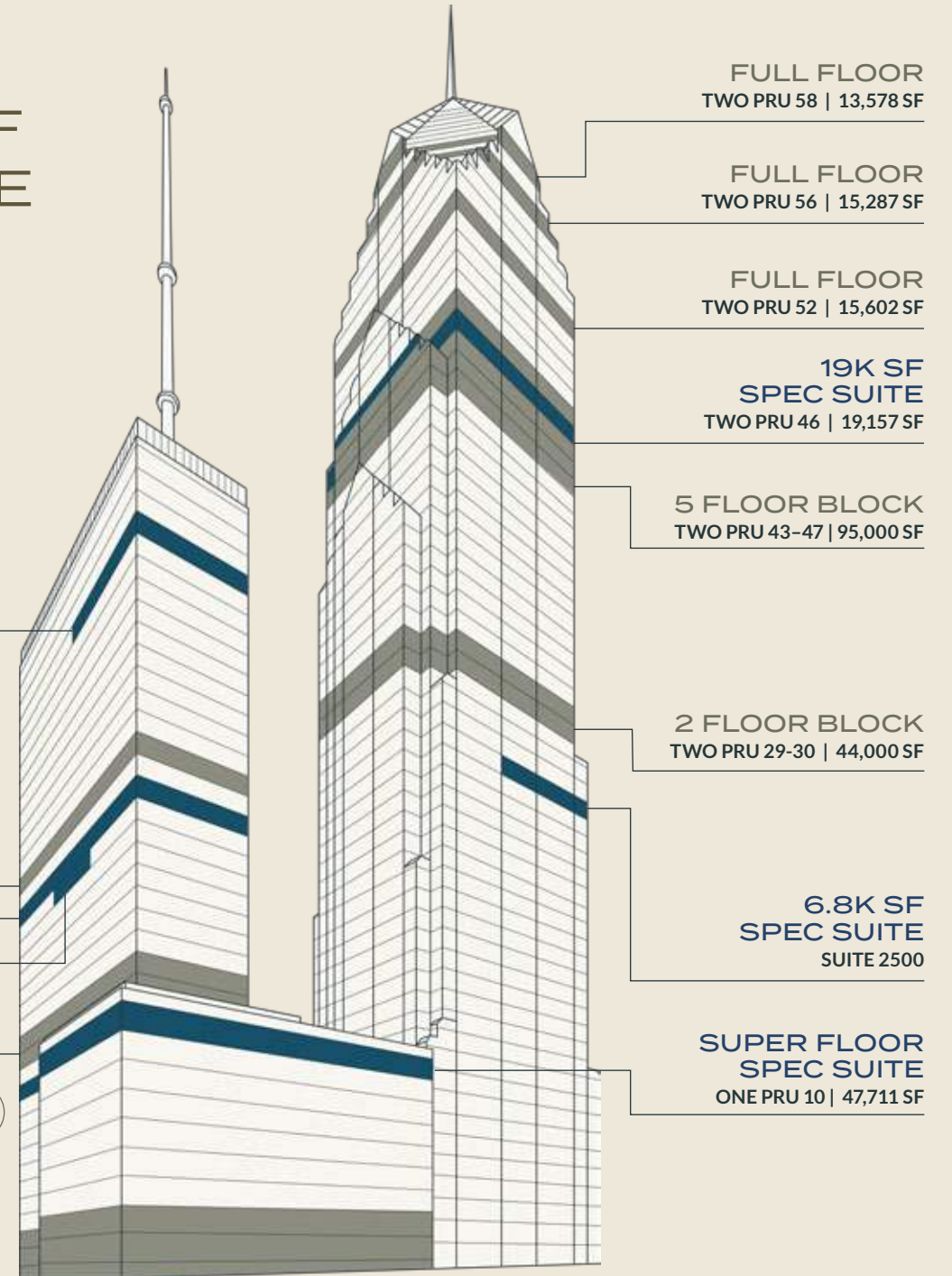
19K SF  
SPEC SUITE  
TWO PRU 46 | 19,157 SF

5 FLOOR BLOCK  
TWO PRU 43-47 | 95,000 SF

2 FLOOR BLOCK  
TWO PRU 29-30 | 44,000 SF

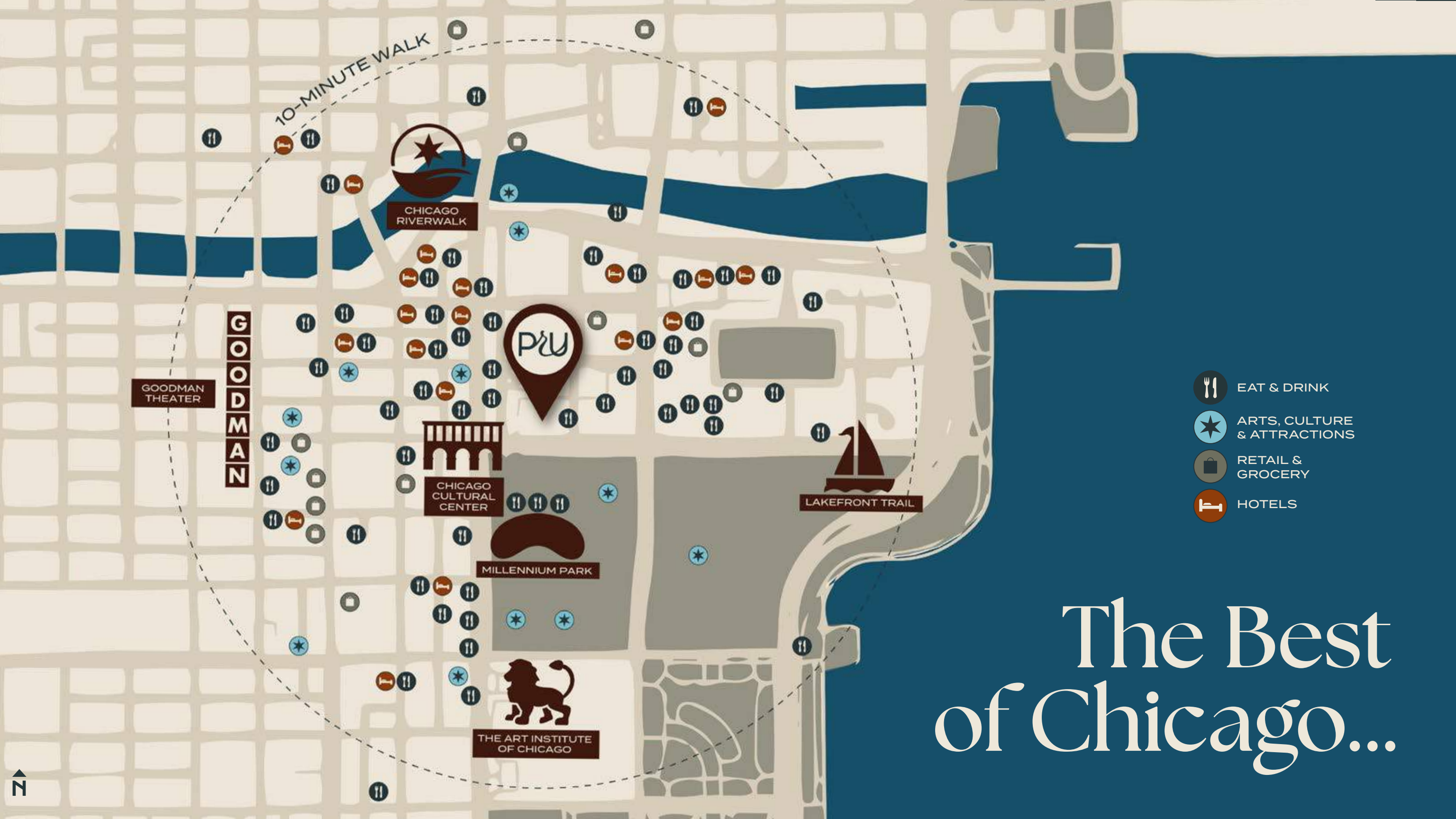
6.8K SF  
SPEC SUITE  
SUITE 2500

SUPER FLOOR  
SPEC SUITE  
ONE PRU 10 | 47,711 SF



# Our Neighborhood Never Sits Still





10-MINUTE WALK



CHICAGO RIVERWALK

GOODMAN

GOODMAN THEATER



CHICAGO CULTURAL CENTER



MILLENNIUM PARK



THE ART INSTITUTE OF CHICAGO



LAKEFRONT TRAIL

-  EAT & DRINK
-  ARTS, CULTURE & ATTRACTIONS
-  RETAIL & GROCERY
-  HOTELS

# The Best of Chicago...



...with  
Convenience  
on the Side.



#### ON-SITE DINING & RETAIL

- Wildberry Pancakes & Cafe
- Giordano's
- Dollop Coffee Co.
- Just Salad
- Panda Express

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

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