



TRANSWESTERN

CHICAGO CBD SUBLEASES

JUNE 2025



OVERVIEW

236 Sublease Spaces Available, Representing a Total of 5,694,587 SF

In June 2025, the available sublease space in the Chicago CBD office market totaled 5,694,587 square feet. This is the sixth consecutive quarter of decline in available sublease space, down from the record high of 8,263,693 square feet reported in the December 2023 “Chicago CBD Subleases” report. The available sublease space in June 2025 represents 3.61% of the market’s total inventory. This is in addition to the direct vacant available rate, which was 21.9% at the end of the first quarter of 2025.



321 N. Clark St.



455 N. Cityfront Plaza

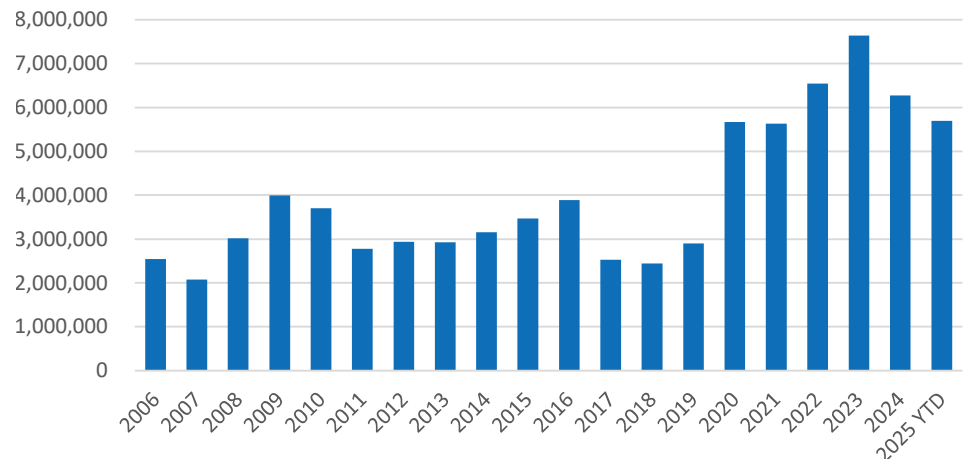


55 E. Monrore St

Sublease availability continues to decline, primarily due to tenants reassessing their office space requirements and subsequently withdrawing spaces from the market. Notably, Motorola Solutions removed its 50,392-square-foot space at 500 W. Monroe St. from the market without securing a subletter.

However, since March 2025, five large-block sublease spaces were added to the Chicago CBD Office market. The new additions include ComPsych’s 151,755-square-foot space at NBC Tower, 455 N. Cityfront Plaza; American Bar Association’s 75,818-square-foot space at 321 N. Clark St.; Goldberg Kohn’s 74,899-square-foot space at 55 E. Monrore St.; Adtalem Global Education’s 57,716-square-foot space at 500 W. Monrore St.; and Traffic Tech’s 54,799-square-foot space at 111 E. Wacker Drive.

TOTAL AVAILABLE SUBLEASE SPACE (SF)

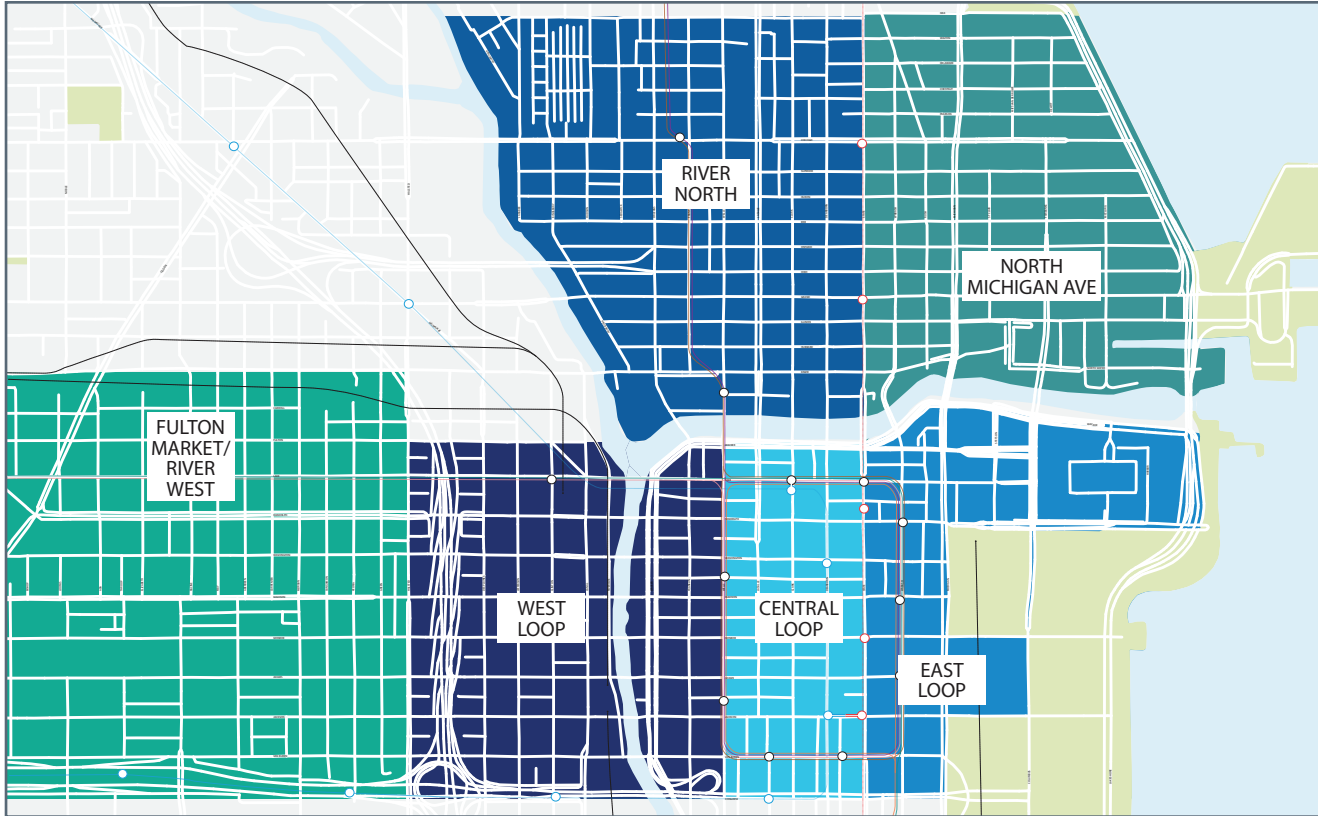


Source: Transwestern, CoStar



SUBMARKET INFORMATION

Available Sublease Space Represents 3.61% of the Total Market



RIVER NORTH

22 SPACES FOR SUBLEASE
618,586 TOTAL SF
11% OF ALL AVAILABLE SUBLEASE SPACE

NORTH MICHIGAN AVENUE

33 SPACES FOR SUBLEASE
643,079 TOTAL SF
11% OF ALL AVAILABLE SUBLEASE SPACE

EAST LOOP

22 SPACES FOR SUBLEASE
689,858 TOTAL SF
12% OF ALL AVAILABLE SUBLEASE SPACE

FULTON MARKET/ RIVER WEST

23 SPACES FOR SUBLEASE
547,615 TOTAL SF
10% OF ALL AVAILABLE SUBLEASE SPACE

WEST LOOP

99 SPACES FOR SUBLEASE
2,369,139 TOTAL SF
42% OF ALL AVAILABLE SUBLEASE SPACE

CENTRAL LOOP

37 SPACES FOR SUBLEASE
799,310 TOTAL SF
14% OF ALL AVAILABLE SUBLEASE SPACE



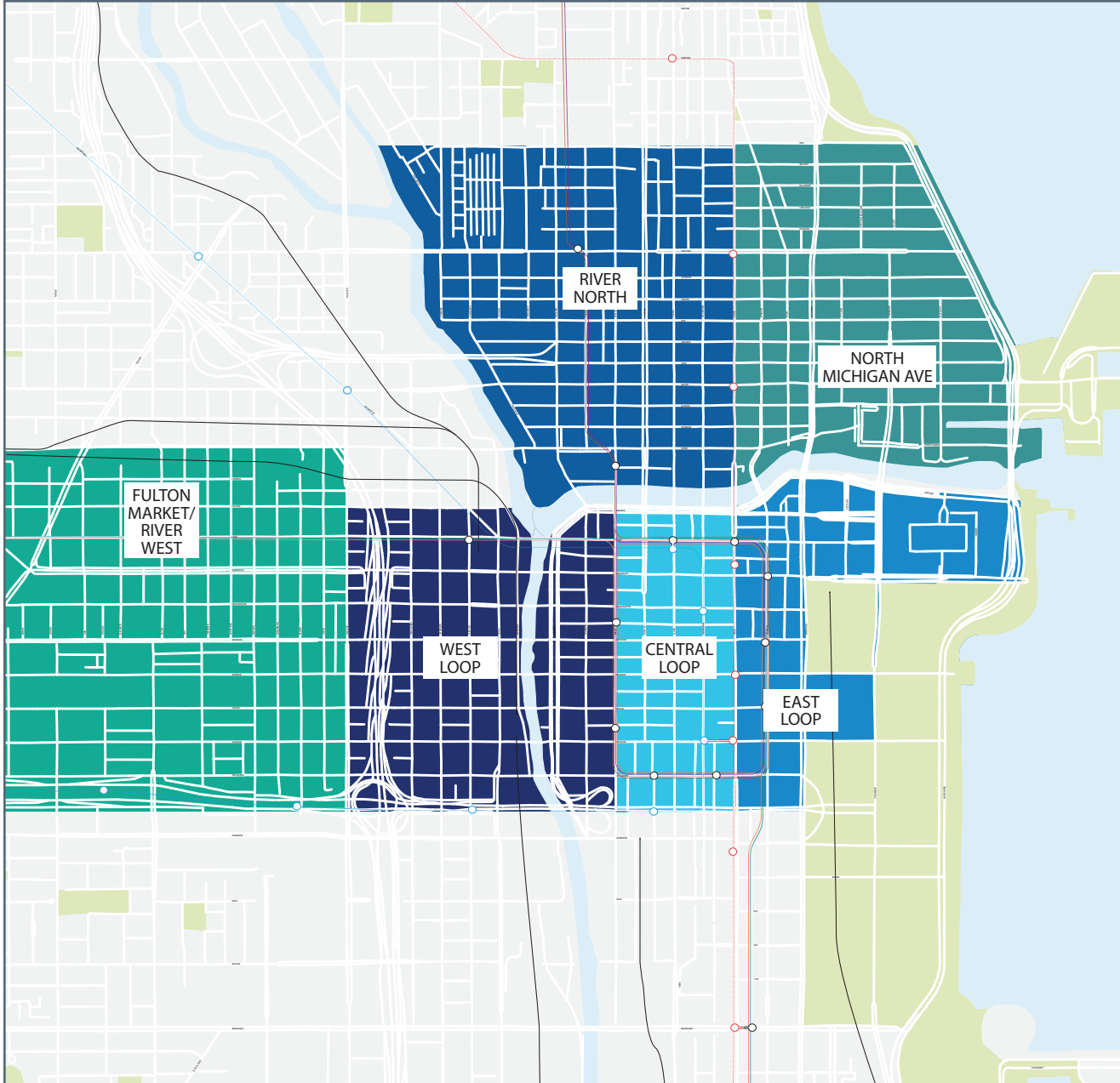
SUBMARKET INFORMATION	CENTRAL LOOP	WEST LOOP	EAST LOOP	NORTH MICHIGAN AVENUE	RIVER NORTH	RIVER WEST	TOTAL
AVG MONTHS ON MARKET	42.1	27.7	40.2	31.7	20.7	19.8	28.7
LESS THAN 5,001 SF	11	17	2	10	6	3	49
5,001 TO 10,000 SF	3	11	1	6	4	5	30
10,001 TO 20,000 SF	9	27	9	9	3	6	63
20,001 TO 35,000 SF	9	22	4	2	2	4	43
35,001 TO 50,000 SF	1	9	1	4	4	2	21
OVER 50,000 SF	4	13	5	2	3	3	30
CLASS A							
TOTAL #	8	71	12	25	13	14	143
TOTAL SF	350,956	1,901,780	433,043	569,205	558,663	467,172	4,280,819
% OF TOTAL	44%	79%	63%	89%	90%	85%	75%
AVG MO ON MARKET	43.6	29.7	40.2	37	25.4	18.2	28.0
CLASS B & C							
TOTAL #	29	28	10	8	9	9	93
TOTAL SF	448,354	494,359	256,815	73,874	59,923	80,443	1,413,768
% OF TOTAL	56%	21%	37%	11%	10%	15%	25%
AVG MO ON MARKET	30.4	26.8	39.7	23.2	17.2	20.2	28.9



LARGE BLOCKS - SUBLEASES OVER 50,000 SF

30 Large Blocks of Sublease Space Totaling 2,262,445 SF

SUBLANDLORD	SIZE (SF)	OCCUPANCY	EXPIRATION	FLOOR(S)	BUILDING ADDRESS
COMPSYCH	151,755	VACANT	DECEMBER 2026	10-14,18	455 N. CITYFRONT PLAZA
SALESFORCE	119,950	30 DAYS	MAY 2040	19-23	333 W. WOLF POINT PLAZA
OMNICOM GROUP, INC.	102,934	30 DAYS	NOVEMBER 2028	14-15, 19	225 N. MICHIGAN
ACTIVECAMPAIGN	101,550	VACANT	OCTOBER 2031	4-5	1 N. DEARBORN ST.
TTX COMPANY	100,000	VACANT	AUGUST 2027	7-10	101 N. WACKER DRIVE
HERE TECHNOLOGIES	95,451	30 DAYS	SEPTEMBER 2032	10-11	100 N. RIVERSIDE PLAZA
MOLO SOLUTIONS	93,710	VACANT	MAY 2034	14-15	167 N. GREEN ST.
FACEBOOK	90,090	30 DAYS	APRIL 2031	19-20, 27-28	151 N. FRANKLIN ST.
THE NIELSEN COMPANY	88,888	VACANT	NOVEMBER 2034	15,21,23,25,27	200 W. JACKSON BLVD.
GE TRANSPORTATION	81,058	30 DAYS	NOVEMBER 2027	15,21-22	500 W. MONROE ST.
OPPLOANS	69,447	30 DAYS	AUGUST 2030	26,33-34	130 E. RANDOLPH ST.
WPP	79,632	30 DAYS	APRIL 2035	13-14	333 N. GREEN ST.
AVANT	78,974	30 DAYS	JANUARY 2032	17-18	222 N. LASALLE ST.
AMERICAN BAR ASSOCIATION	75,818	VACANT	JUNE 2031	17-20	321 N. CLARK ST.
GOLDBERG KOHN	74,899	90 DAYS	FEBRUARY 2029	32-33	55 E. MONROE ST.
TRUSTWAVE	71,792	30 DAYS	OCTOBER 2029	6-7	70 W. MADISON ST.
CHARLES SCHWAB	67,523	30 DAYS	SEPTEMBER 2030	8	600 W. CHICAGO AVE.
BDO USA	66,914	VACANT	JUNE 2027	32,36	330 N. WABASH
JLL	61,281	VACANT	MAY 2032	47-48	200 E. RANDOLPH ST.
TRUEBLUE	57,725	VACANT	JUNE 2036	4	433 W. VAN BUREN ST.
BP	57,406	30 DAYS	NOVEMBER 2025/2027	19-20	30 S. WACKER DRIVE
ADTALEM GLOBAL EDUCATION	57,176	VACANT	DECEMBER 2027	12-13	500 W. MONROE ST.
LEWIS BRISBOIS	55,417	VACANT	JUNE 2031/JUNE 2035	3-4	550 W. ADAMS ST.
TRAFFIC TECH	54,799	VACANT	JUNE 2034	24-25	111 E. WACKER DR.
SNAPSHEET	52,165	30 DAYS	DECEMBER 2025	6	1 N. DEARBORN ST.
GLASSDOOR	51,832	VACANT	NEGOTIABLE	10-11	1375 W. FULTON ST.
GALLAGHER RE	51,631	30 DAYS	APRIL 2030	18	233 S. WACKER DRIVE
STANTEC	51,356	VACANT	JUNE 2030	53-54	233 S. WACKER DRIVE
SYNCHRONY FINANCIAL	50,930	VACANT	JUNE 2030	25-26	222 W. ADAMS ST.
NORTHWESTERN MUTUAL	50,342	JULY 2025	AUGUST 2027	46-47	1 N. WACKER DRIVE



RESEARCH METHODOLOGY

The information in this report is the result of a compilation of information on office properties located in the Chicago metropolitan area. This report includes single-tenant, multi-tenant and owner-user properties 40,000 SF and larger, excluding condo and medical office facilities and those properties owned and occupied by a government agency.

FOR MORE INFORMATION

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