



TRANSWESTERN

# CHICAGO OFFICE MARKET INDEX

Q2 2025



## ABOUT TRANSWESTERN'S CHICAGO OFFICE MARKET INDEX

Transwestern's Chicago Office Market Index is comprised of the last 20 Class A office buildings greater than 300,000 SF built in Chicago's Central Business District (CBD). This set of buildings, which contains some of the CBD's most desirable space, serves as a leading indicator of office market conditions. As qualifying properties are updated online, they will replace older buildings. The Index is updated mid-quarter, every quarter.

## INDEX VACANCY

The Chicago Office Market Index represents approximately 19.7 MSF, accounting for about 12.5% of the total office inventory in the CBD. At the end of the second quarter of 2025, the direct vacancy rate of the Index was 7.9%, significantly lower than the 22.2% direct vacancy rate of the broader Chicago CBD. This dramatic difference illustrates the flight-to-quality trend observed in the market. While the overall Chicago office market has been deteriorating, the newest buildings with the most attractive amenities have been drawing tenants away from older buildings.

## FUTURE ADDITIONS TO THE INDEX

Chicago's development pipeline has slowed. The only office property currently under construction is 919 W. Fulton St., which will be added to the Index upon its completion. The future 411,202 SF building is 47.1% preleased. Harrison Street, the anchor tenant, has committed to 112,000 SF.

## INDEX AVAILABILITY

There are currently four blocks of direct space greater than 100,000 SF available at Index buildings. Two of the largest blocks are the 201,000 SF and 124,791 SF spaces left vacant by Kirkland & Ellis at 300 N. LaSalle St. when they moved to Salesforce Tower. Additionally, there is a 131,029 SF block of space available at 320 S. Canal St., BMO Tower, completed in 2022. The newest addition to the Index, 360 N. Green St., delivered in the second quarter of 2024 with a 117,828 SF block of available direct space.



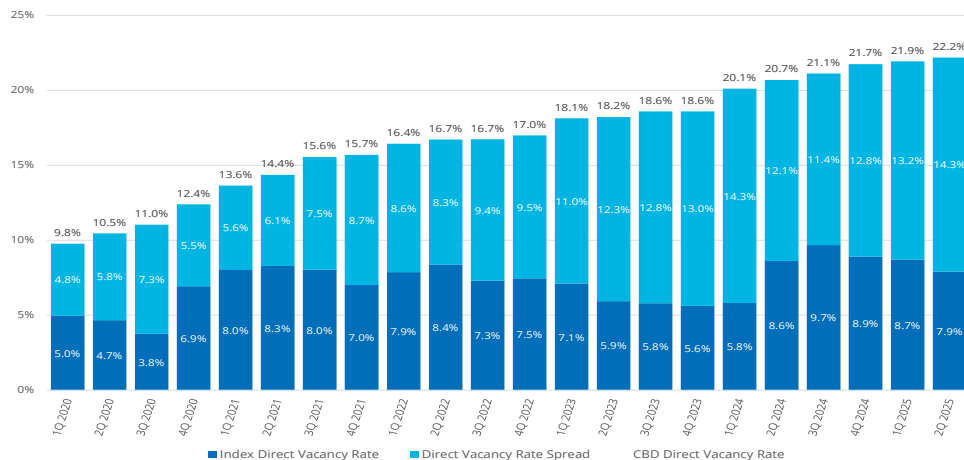
## LEASING ACTIVITY

The largest new lease signed at a building in the Index in the second quarter was Citadel's 56,970 SF lease at 353 N. Clark St. There were also notable deals signed at 800 W. Fulton Market, where Baker Tilly leased 25,000 SF and John Deere expanded by 17,000 SF.

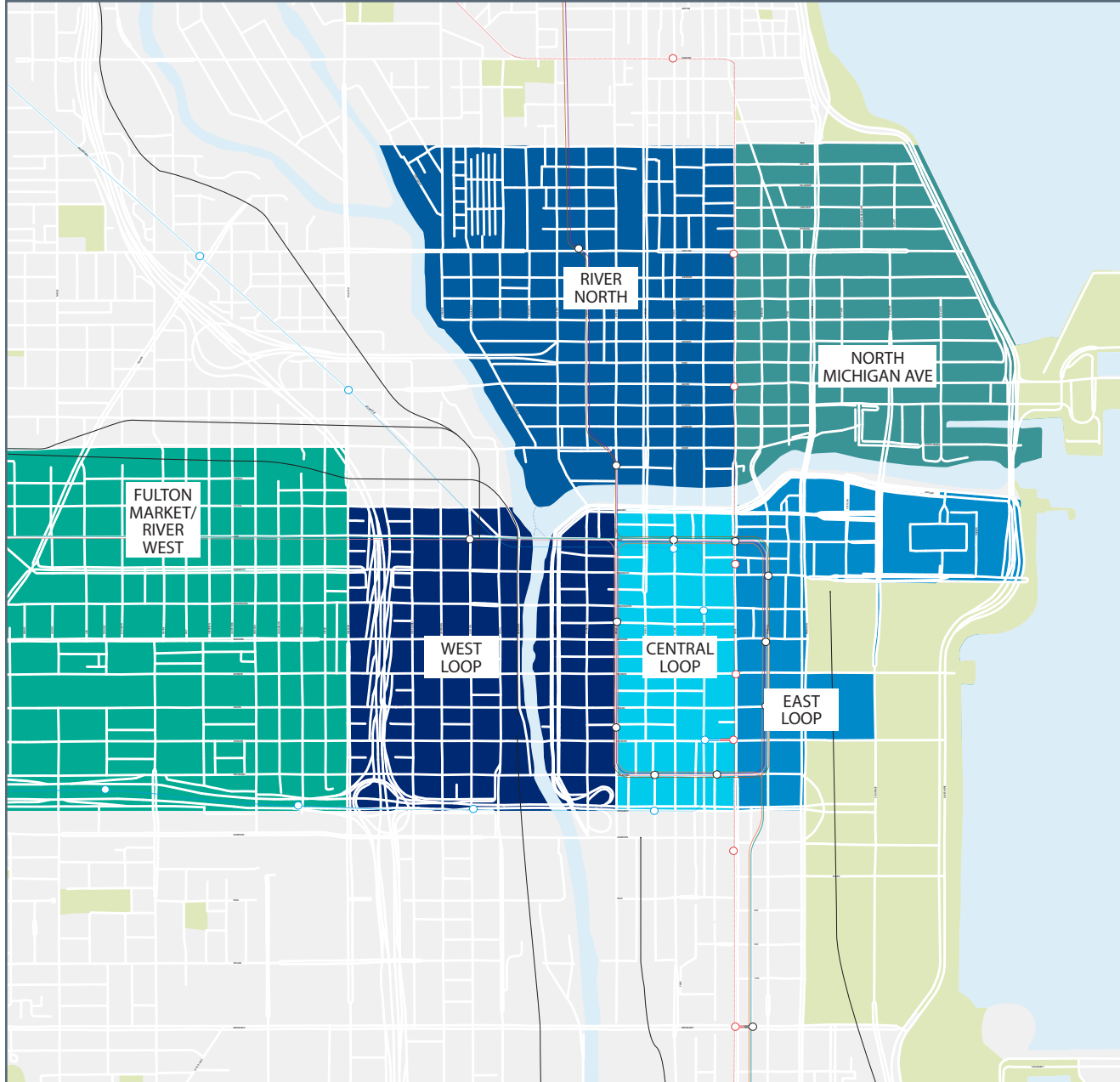
## SUBLEASE MARKET

At the end of the second quarter, there was 1.1 MSF of available sublease space in Index buildings, accounting for 5.4% of the total Market Index inventory. Currently, six blocks of sublease space larger than 50,000 SF are available in Index buildings. The largest is Molo Solution's 93,710 SF space at 167 N. Green St. The largest recent subleases signed at Index properties are Wolverine's sublease of 83,000 SF from TrueBlue at 433 W. Van Buren St. and Newmark's sublease of 24,044 SF of Salesforce's space at 333 W. Wolf Point Plaza.

## VACANCY RATE – INDEX VS CBD



	BUILDING ADDRESS	YEAR BUILT	RENTABLE BUILDING AREA	DIRECT VACANCY RATE	DIRECTION Y-O-Y
1	360 N Green	2024	492,532	31.9%	↔
2	333 W Wolf Point	2023	1,200,202	1.7%	↔
3	320 S Canal	2022	1,497,211	21.1%	↓
4	800 W Fulton	2021	480,490	4.1%	↓
5	110 N Wacker	2020	1,546,909	1.0%	↔
6	167 N Green	2020	756,308	0.0%	↓
7	333 N Green	2019	553,412	0.0%	↔
8	433 W Van Buren	2019	2,300,000	0.7%	↓
9	110 N Carpenter	2018	575,208	0.0%	↔
10	625 W Adams	2018	438,184	14.2%	↔
11	151 N Franklin	2018	807,355	3.3%	↑
12	150 N Riverside	2017	1,246,896	4.2%	↑
13	444 W Lake	2016	1,050,000	3.9%	↑
14	1000 W Fulton	2015	544,617	2.9%	↔
15	300 N LaSalle	2009	1,302,901	29.6%	↔
16	155 N Wacker	2009	1,152,953	2.1%	↓
17	353 N Clark	2009	1,184,255	14.9%	↓
18	22 W Washington	2008	472,182	11.0%	↓
19	550 W Adams	2006	484,682	17.5%	↓
20	71 S Wacker	2005	1,609,016	5.5%	↓
TW Chicago Index Total			19,695,313	7.9%	↓
Chicago CBD Total			157,601,546	22.2%	↑



## 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 the last 20 Class A office buildings greater than 300,000 square feet (SF) built in Chicago's Central Business District (CBD).

## FOR MORE INFORMATION

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## ABOUT TRANSWESTERN

The privately held Transwestern companies have been delivering a higher level of personalized service and innovative real estate solutions since 1978. Through an integrated, customized approach that begins with good ideas, the firm drives value for clients across commercial real estate services, development, and investment management. Operating from 33 U.S. offices, Transwestern extends its platform capabilities globally through strategic alliance partners whose unique geographic, cultural, and business expertise fuels creative solutions. Learn more at [transwestern.com](https://transwestern.com) and [@Transwestern](https://twitter.com/Transwestern).