

CHICAGO CBD SUBLEASES SEPTEMBER 2025



OVERVIEW

200 Sublease Spaces Available, Representing a Total of 5,136,460 SF

In September 2025, the available sublease space in the Chicago CBD office market totaled 5,136,460 square feet. This is the seventh consecutive quarter of decline in available sublease space, now down 37.8% from the record high of 8,263,693 square feet reported in the December 2023 “Chicago CBD Subleases” report. The available sublease space in September 2025 represents 3.3% of the market’s total inventory. This is in addition to the direct vacant available rate, which was 22.2% at the end of the second quarter of 2025.



500 W. Monroe St.

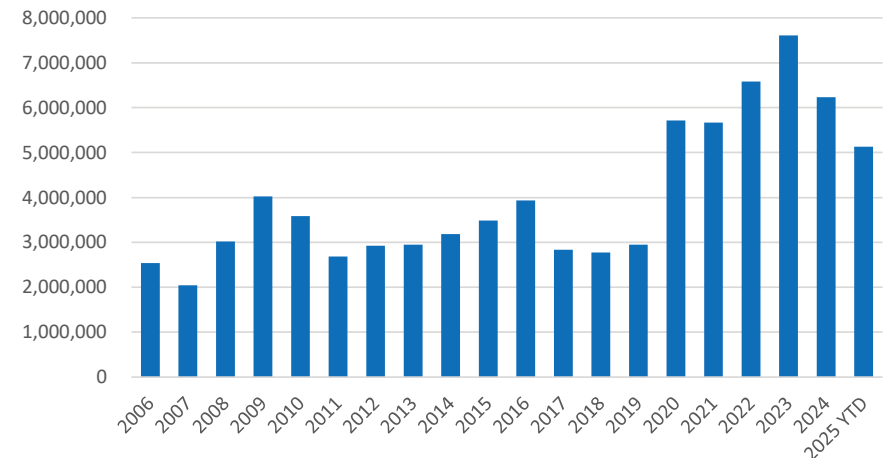
433 W. Van Buren St.

333 W. Wolf Point Plaza

In July, Wolverine Trading subleased 83,000 square feet from TrueBlue at 433 W. Van Buren St. This is the largest sublease signed since the second quarter of 2024. Other notable subleasing activity included Salesforce subletting one of its unoccupied floors (24,136 square feet) at 333 W. Wolf Point Plaza to Newmark, and Gateway Foundation signing a 26,693-square-foot sublease for Antares Capital’s former space at 500 W. Monroe St.

As sublease availability continues to decline, tenants are reassessing their office needs and withdrawing spaces from the market. Three large sublease spaces were removed before their lease expiration without securing a subtenant. Since June, the only large sublease space added to the market was Abelson Taylor’s 84,887-square-foot space at 433 W. Van Buren St.

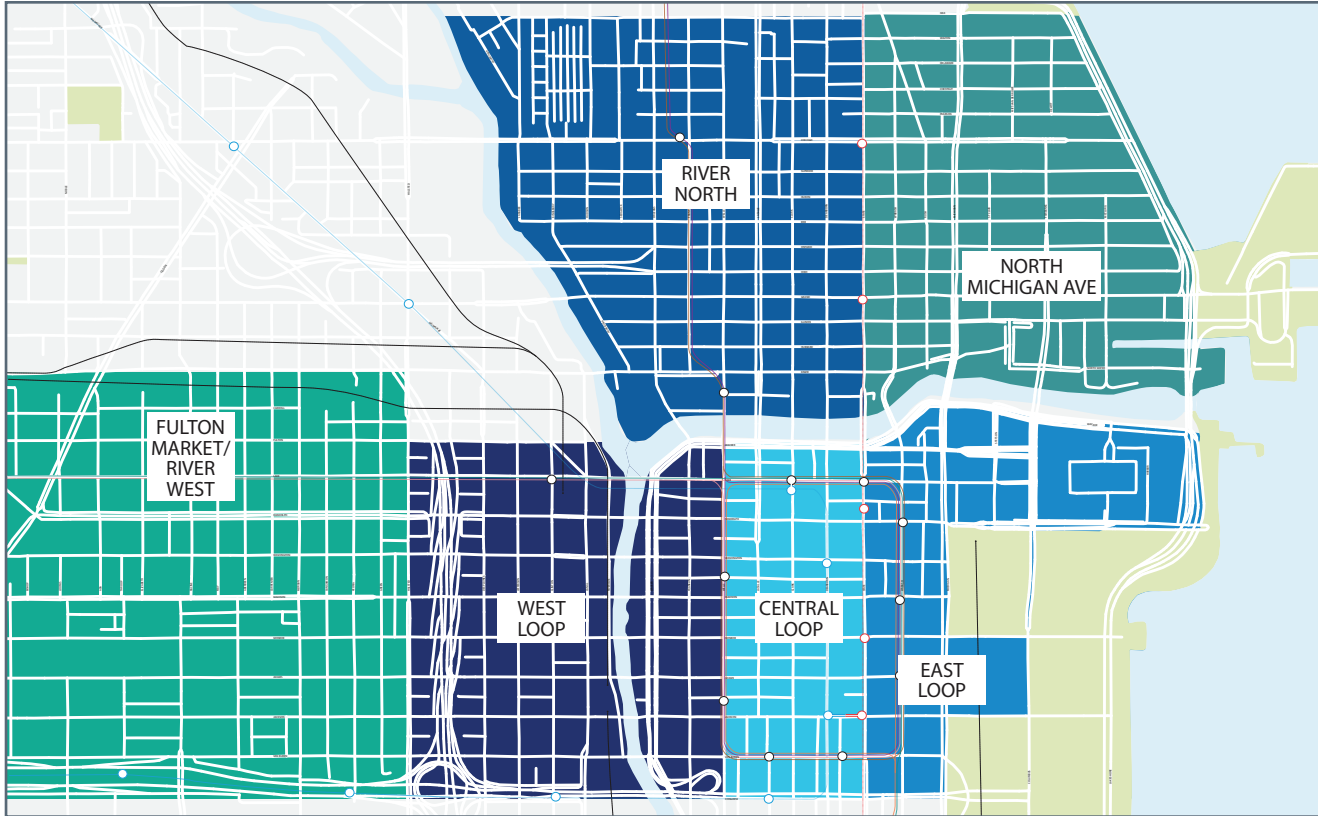
TOTAL AVAILABLE SUBLEASE SPACE (SF)





SUBMARKET INFORMATION

Available Sublease Space Represents 3.3% of the Total Market



RIVER NORTH

20 SPACES FOR SUBLEASE
563,286 TOTAL SF
11% OF ALL AVAILABLE SUBLEASE SPACE

NORTH MICHIGAN AVENUE

26 SPACES FOR SUBLEASE
488,944 TOTAL SF
10% OF ALL AVAILABLE SUBLEASE SPACE

EAST LOOP

24 SPACES FOR SUBLEASE
696,145 TOTAL SF
14% OF ALL AVAILABLE SUBLEASE SPACE

FULTON MARKET/ RIVER WEST

20 SPACES FOR SUBLEASE
564,369 TOTAL SF
11% OF ALL AVAILABLE SUBLEASE SPACE

WEST LOOP

77 SPACES FOR SUBLEASE
2,147,896 TOTAL SF
42% OF ALL AVAILABLE SUBLEASE SPACE

CENTRAL LOOP

33 SPACES FOR SUBLEASE
675,820 TOTAL SF
13% OF ALL AVAILABLE SUBLEASE SPACE



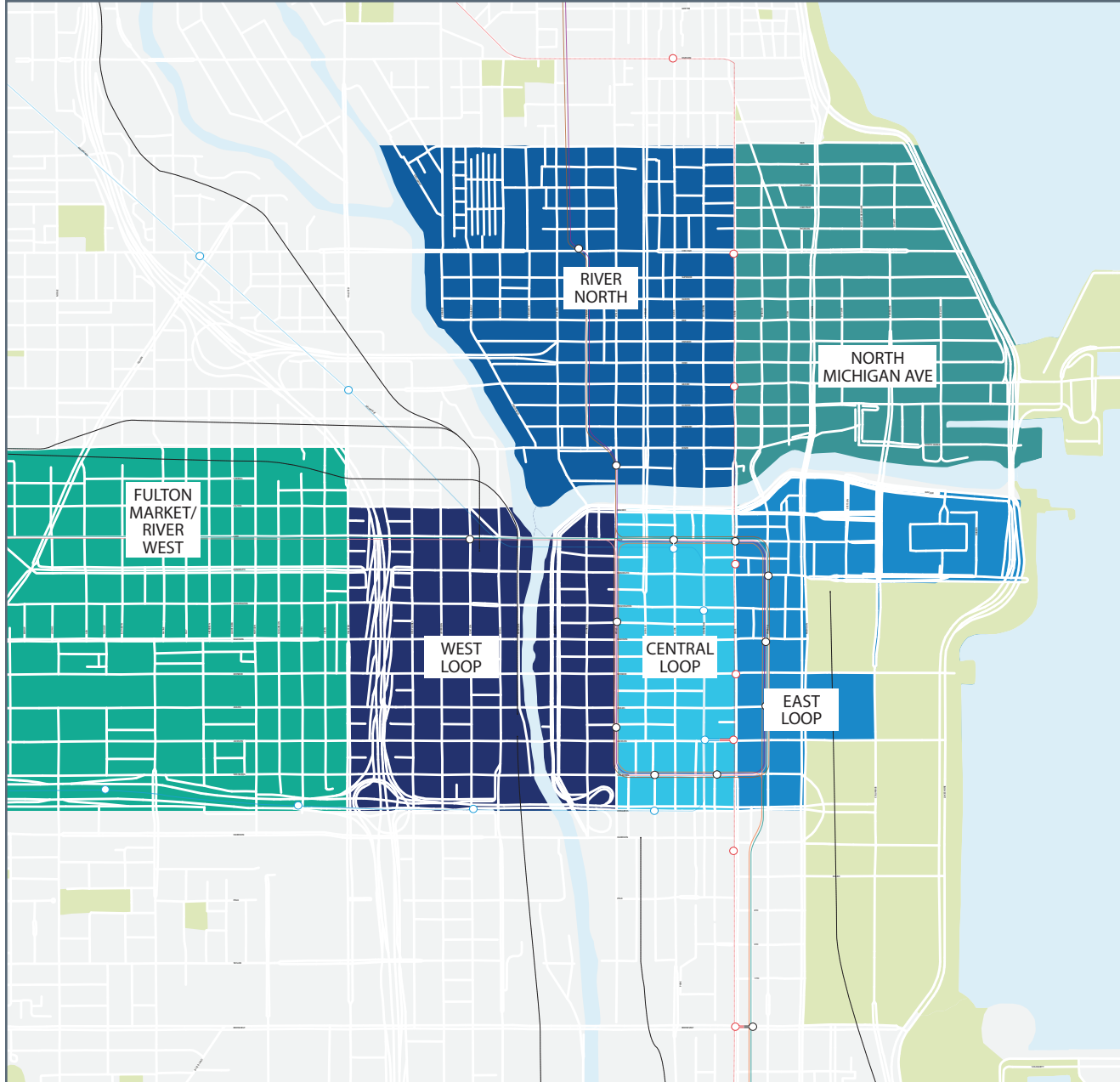
SUBMARKET INFORMATION	CENTRAL LOOP	WEST LOOP	EAST LOOP	NORTH MICHIGAN AVENUE	RIVER NORTH	RIVER WEST	TOTAL
AVG MONTHS ON MARKET	41.4	28.7	40.9	36.8	23.4	19.9	30.6
LESS THAN 5,001 SF	10	10	4	12	4	1	41
5,001 TO 10,000 SF	5	10	2	1	3	4	25
10,001 TO 20,000 SF	6	20	9	9	3	6	53
20,001 TO 35,000 SF	8	18	4	-	3	4	37
35,001 TO 50,000 SF	1	8	2	2	4	2	19
OVER 50,000 SF	3	11	3	2	3	3	25
CLASS A							
TOTAL #	7	55	15	14	13	12	116
TOTAL SF	262,803	1,686,731	547,111	396,237	508,443	486,023	3,887,348
% OF TOTAL	39%	79%	79%	81%	90%	86%	76%
AVG MO ON MARKET	47.5	29.9	40.7	34.4	28.7	15.9	31.5
CLASS B & C							
TOTAL #	26	22	9	12	7	8	84
TOTAL SF	413,017	461,165	149,034	92,707	54,843	78,346	1,249,112
% OF TOTAL	61%	21%	21%	19%	10%	14%	24%
AVG MO ON MARKET	32.5	27.9	40.9	51.3	13.4	26.8	29.8



LARGE BLOCKS - SUBLEASES OVER 50,000 SF

25 Large Blocks of Sublease Space Totaling 1,922,279 SF

SUBLANDLORD	SIZE (SF)	OCCUPANCY	EXPIRATION	FLOOR(S)	BUILDING ADDRESS
COMPSYCH	151,755	VACANT	DECEMBER 2026	10-14,18	455 N. CITYFRONT PLAZA
THE NIELSEN COMPANY	124,606	VACANT	NOVEMBER 2034	15, 21-23, 25-27	200 W. JACKSON BLVD.
FACEBOOK	116,368	30 DAYS	APRIL 2031	19-20, 27-28, 30	151 N. FRANKLIN ST.
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.
SALESFORCE	95,814	30 DAYS	MAY 2040	19-21, 23	333 W. WOLF POINT PLAZA
MOLO SOLUTIONS	93,710	VACANT	MAY 2034	14-15	167 N. GREEN ST.
ABELSON TAYLOR	84,887	VACANT	FEBRUARY 2035	5-6	433 W. VAN BUREN ST.
WPP	79,632	30 DAYS	MARCH 2035	13-14	333 N. GREEN ST.
AVANT	78,974	30 DAYS	JANUARY 2032	17-18	222 N. LASALLE ST.
TTX COMPANY	75,000	VACANT	AUGUST 2027	8-10	101 N. WACKER DRIVE
AMERICAN BAR ASSOCIATION	72,890	VACANT	JUNE 2031	17-20	321 N. CLARK ST.
OPPLOANS	69,447	30 DAYS	AUGUST 2030	26,33-34	130 E. RANDOLPH 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.
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.
GE TRANSPORTATION	52,503	30 DAYS	NOVEMBER 2027	21-22	500 W. MONROE ST.
SNAPSHEET	52,165	30 DAYS	DECEMBER 2025	6	1 N. DEARBORN ST.
GALLAGHER RE	51,631	30 DAYS	APRIL 2030	18	233 S. WACKER DRIVE
GLASSDOOR	51,424	VACANT	APRIL 2033	10-11	1375 W. FULTON ST.
SYNCHRONY FINANCIAL	50,930	VACANT	JUNE 2030	25-26	222 W. ADAMS ST.
NORTHWESTERN MUTUAL	50,342	VACANT	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

Caitlin Ritter

Midwest Regional Research Director
Caitlin.Ritter@transwestern.com
312.881.7009

Tanita Bradley

Market Research Manager
Tanita.Bradley@transwestern.com
312.558.3895

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 and [@Transwestern](https://twitter.com/Transwestern).