

# Chicago CBD Subleases

March 2026

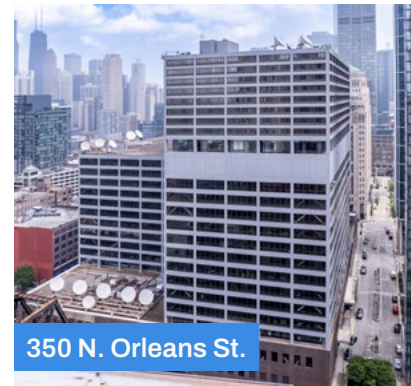
## 185 Sublease Spaces Available, Representing a Total of 5,006,700 SF

In March 2026, the available sublease space in the Chicago CBD office market totaled 5,006,700 SF. Following the increase noted in the December 2025 “Chicago Sublease Report,” sublease availability held steady in early 2026, declining just 0.4% quarter over quarter. Overall, sublease availability remains 39.4% below the 8.26 MSF reported in December 2023. As of March 2026, available sublease space represents 3.2% of the market’s total inventory. This is in addition to the direct vacant availability rate of 22.6% at the end of the fourth quarter of 2025.

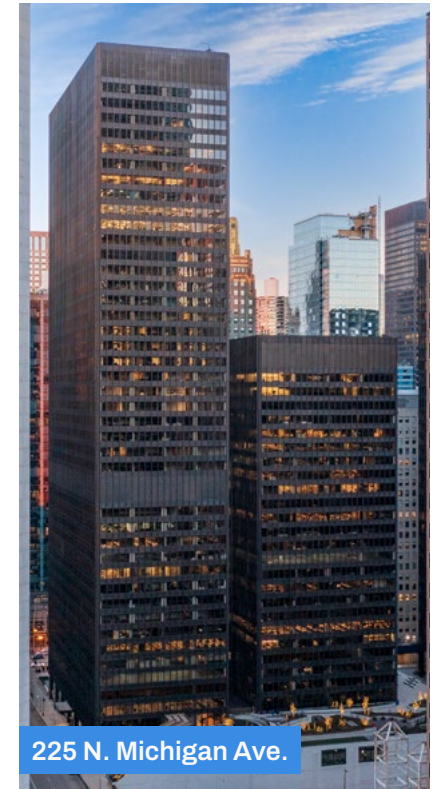
Since the December 2025 report, there have been few changes to sublease availability in the Chicago CBD. The newest large block added to the market is SRAM’s 69,687 SF listing at 1000 W. Fulton St., as the company plans to renovate and relocate to its recently purchased office loft property at 550 W. Randolph St. Omnicom Group added an additional 68,820 SF to its existing sublease listing, bringing total sublease availability to 172,320 SF of its 227,800 SF at 225 N. Michigan Ave. Notable subleasing activity included TransLoop signing a 44,457 SF sublease of Gartner’s space at 350 N. Orleans St.



1000 W. Fulton St.

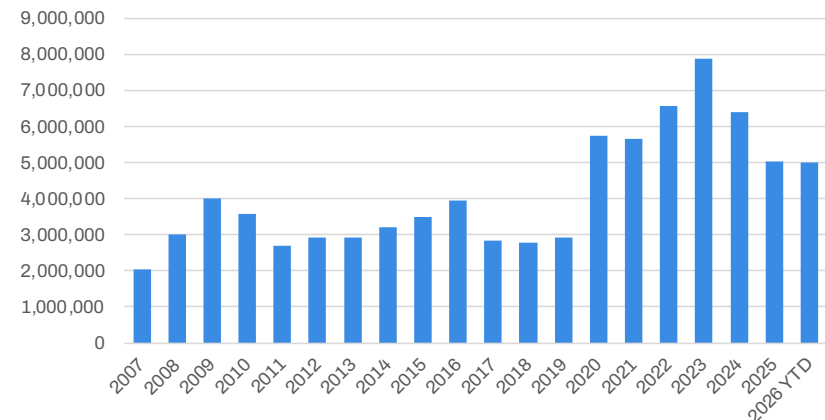


350 N. Orleans St.



225 N. Michigan Ave.

### TOTAL AVAILABLE SUBLEASE SPACE

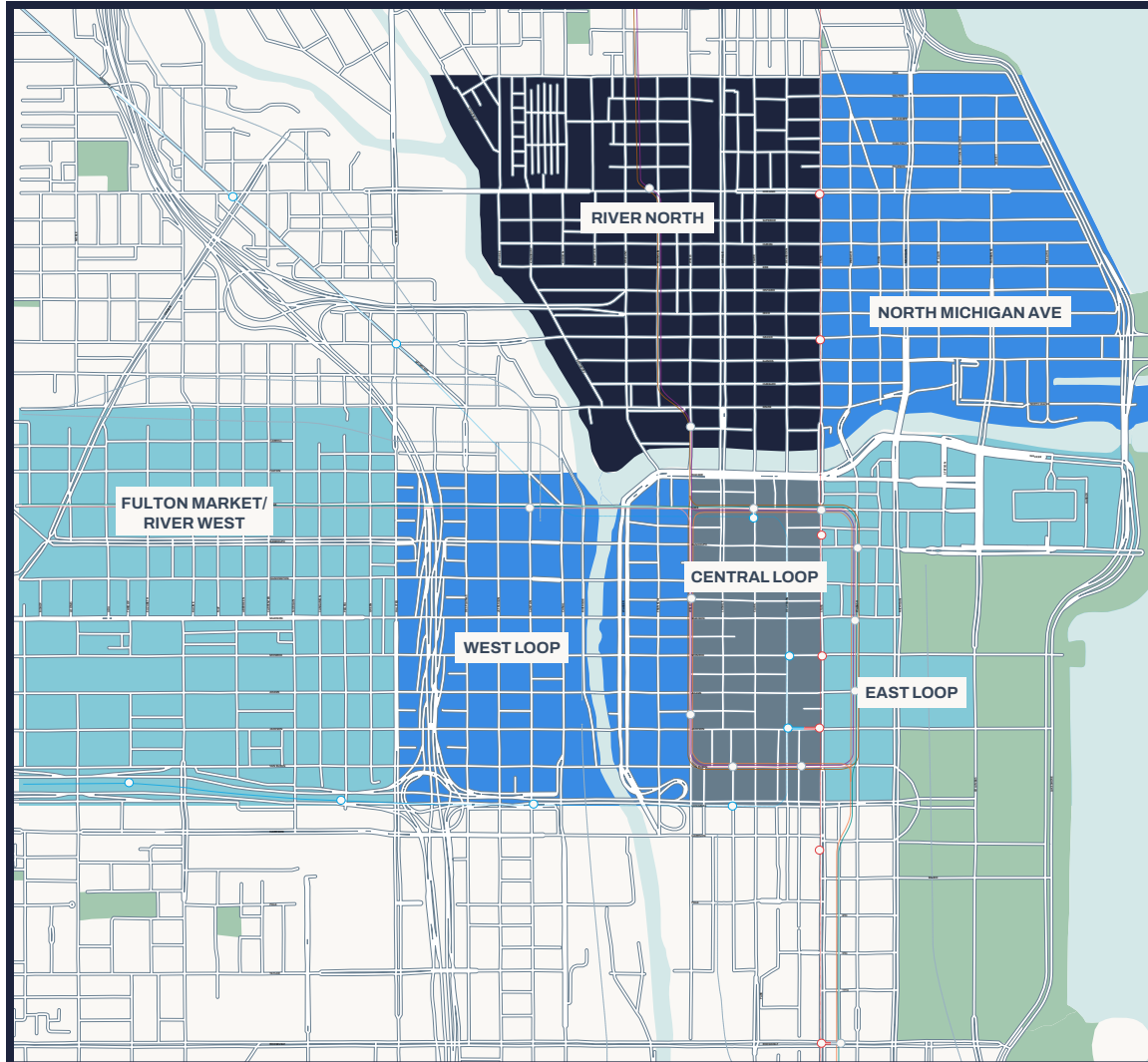


Source: Transwestern, CoStar



# Submarket Information

AVAILABLE SUBLEASE SPACE REPRESENTS 3.2% OF THE TOTAL MARKET



## RIVER NORTH

**20** Spaces for sublease  
**390,956** Total SF  
**8%** Of all available sublease space

## NORTH MICHIGAN AVENUE

**20** Spaces for sublease  
**483,785** Total SF  
**10%** Of all available sublease space

## FULTON MARKET/RIVER WEST

**18** Spaces for sublease  
**557,461** Total SF  
**12%** Of all available sublease space

## WEST LOOP

**70** Spaces for sublease  
**1,885,658** Total SF  
**38%** Of all available sublease space

## CENTRAL LOOP

**32** Spaces for sublease  
**931,239** Total SF  
**19%** Of all available sublease space

## EAST LOOP

**25** Spaces for sublease  
**737,601** Total SF  
**15%** Of all available sublease space



# Submarket Information

	CENTRAL LOOP	WEST LOOP	EAST LOOP	NORTH MICHIGAN AVENUE	RIVER NORTH	FULTON MARKET/ RIVER WEST	TOTAL
Average Months on Market	38.5	26.9	41.5	37.7	22.2	16.4	31.9
Less than 5,001 SF	9	11	4	6	7	-	37
5,001 to 10,000 SF	5	13	2	2	2	4	28
10,001 to 20,000 SF	6	17	10	8	4	6	51
20,001 to 35,000 SF	6	15	4	-	3	2	30
35,001 to 50,000 SF	1	5	1	2	2	2	13
Over 50,000 SF	5	9	4	2	2	4	26

CLASS A							
Total #	12	57	12	9	10	12	112
Total SF	634,950	1,730,812	535,560	385,322	321,502	497,318	4,105,464
% of Total	68%	92%	73%	80%	82%	86%	82%
Months on Market	33.2	26.7	43.2	33.7	33.9	15.7	30.3

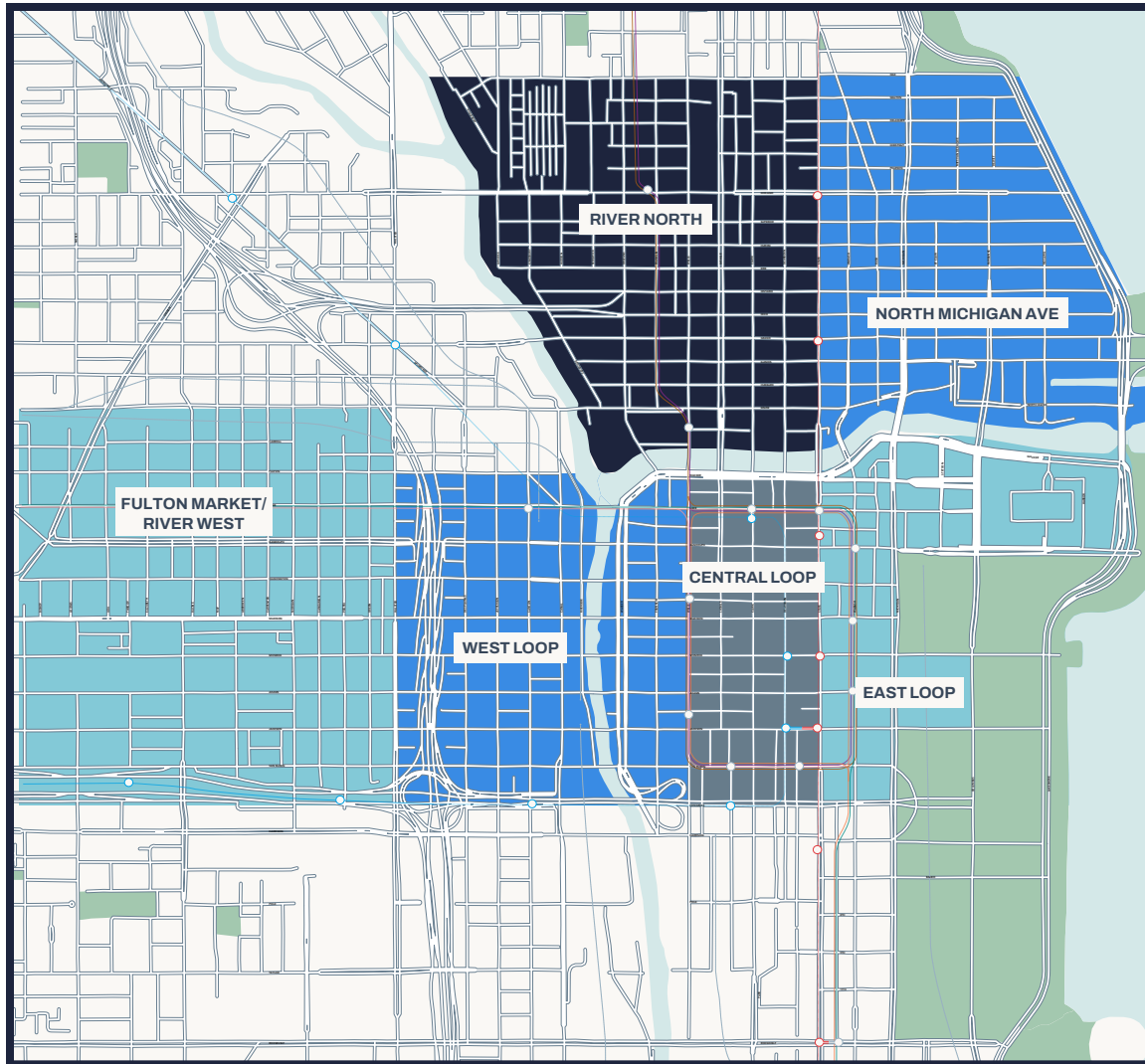
CLASS B & C							
Total #	20	13	13	11	10	6	73
Total SF	296,289	154,846	202,041	98,463	69,454	80,143	901,236
% of Total	32%	8%	27%	20%	18%	14%	18%
Months on Market	41.9	26.9	39.7	48.3	15.0	34.6	33.9



# Submarket Information

26 LARGE BLOCKS OF SUBLEASE SPACE TOTALING 2,328,878 SF

SUBLANDLORD	SIZE (SF)	OCCUPANCY	EXPIRATION	FLOOR(S)	BUILDING ADDRESS
Publicis Groupe	257,670	30 Days	December 2030	38-48	35 W. Wacker Drive
Walgreens Boots Alliance	208,557	Vacant	November 2032	1,4	433 W. Van Buren St.
Omnicom Group, Inc.	172,320	30 Days	November 2028	14-15, 19-21	225 N. Michigan Ave.
ComPsych	151,755	Vacant	December 2026	10-14,18	455 N. Cityfront Plaza
The Nielsen Company	106,191	Vacant	November 2034	15, 21, 23, 25-27	200 W. Jackson Blvd.
ActiveCampaign	101,550	Vacant	October 2031	4-5	1 N. Dearborn St.
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	81,074	Vacant	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
Goldberg Kohn	74,899	90 Days	February 2029	32-33	55 E. Monroe St.
Salesforce	72,113	30 Days	May 2040	19-21	333 W. Wolf Point Plaza
SRAM	69,687	30 Days	May 2029	4	1000 W. Fulton St.
OppLoans	69,447	30 Days	August 2030	26,33-34	130 E. Randolph St.
BDO USA	66,914	Vacant	June 2027	32,36	330 N. Wabash
Neuberger Berman	66,711	October 2026	December 2027	23-24,27	190 S. LaSalle St.
American Bar Association	65,480	Vacant	June 2031	17-18,20	321 N. Clark St.
JLL	61,281	Vacant	May 2032	47-48	200 E. Randolph St.
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	November 2026	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.
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

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<sup>1</sup>Includes the Transwestern organization and RIA AUM as of June 30, 2025.