

1000M | Residences Fact Sheet

For urban connoisseurs, 1000M is a soaring 74-story tower designed by internationally-renowned architect Helmut Jahn. Located on Chicago's historic Grant Park, 1000M offers an uncompromising commitment to the art of living, with an unparalleled location where city and nature meet, breathtaking and forever unobstructed views, and superb contemporary design... inside and out. Combining her refined touch with ultra-luxury brands — Wolf, Sub-Zero, KALLISTA, Blum, Best, LG, Asko, Toto and Kohler — Kara Mann has crafted three custom color palettes for residents to personalize their homes.

RESIDENCE FEATURES

- Expansive and unobstructed views of the city, Lake Michigan and Grant Park per plan
- Inset Terraces in select units are an extension of the interior living space
- Ceiling heights range from 9.5-feet to 10-feet
- Penthouse ceiling heights are set at 11-feet
- Stained oak 8-foot solid core entry doors
- 5" wide natural wood flooring throughout
- Ebony-stained oak "portals" accenting entryways and corridors
- LED lighting throughout with elegant, adjustable recessed lighting per plan
- USB outlets throughout
- Floor outlets per plan
- Prewired for electric shades

KITCHEN FINISHES

- Three custom color palettes
- Book-matched stone backsplashes
- Custom-designed, manufactured millwork in white lacquer, dark oak veneer or light oak veneer
- Soft close Blum hardware and integrated pulls
- Stainless steel, undermount sinks outfitted with KALLISTA faucetry throughout
- Pantry with integrated countertop appliance outlets

APPLIANCES

- Sub-Zero refrigerators with integrated millwork panels
- Wolf ranges with integrated gas ovens
- Sub-Zero wine refrigerators with integrated millwork panels and 7-foot wine columns in larger units
- Undercounter Wolf Microwave drawers
- Concealed 600 CFM Best direct exhaust kitchen hoods per plan
- LG front loading washers and dryers with TurboSteam™ and TurboWash™ technology
- Asko energy efficient, low water consumption dishwashers

MASTER BATHROOM FINISHES

- Wet room concept featuring 6-foot Kohler soaking tubs with stone slab decks
- KALLISTA faucetry and select fixtures
- 12"x24" natural stone floors and walls
- Oversized showers with recessed rain heads, wall showers and hand showers
- Large recessed medicine cabinets with integrated lighting and AC/USB concealed outlets
- Floating Glassos stone vanities
- Toto toilets with SoftClose™ seats and ultra-low consumption flushing systems

SECONDARY BATHROOM FINISHES

- 12"x24" large format tile
- KALLISTA faucetry and fixtures
- Toto toilets with SoftClose™ seats and ultra-low consumption flushing systems
- Kohler tubs or custom showers per plan

POWDER ROOM FINISHES

- Floating marble sinks
- KALLISTA faucetry
- 12"x24" stone flooring with stone tile base
- Stone-tiled wall niches
- Custom architectural lighting
- Toto toilets with SoftClose™ seats and ultra-low consumption flushing systems

SALES GALLERY: 1006 SOUTH MICHIGAN AVENUE • CHICAGO, IL 60605 • 1000SOUTHMICHIGAN.COM



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1000M | Building Amenities Fact Sheet

GROUND FLOOR

- Dramatic two-story lobby on Michigan Avenue outfitted by Kara Mann with designer sectionals, marble floor tiles, mohair accents and Venetian textured walls adorned with a privately curated art collection
- 24-hour lobby attendant
- Helmut Jahn-designed Porte-cochère with 24-hour door staff and guest valet
- Six high speed elevators with separate service and pet elevator
- Residents-only illuminated Dog Park
- Dog Spa featuring a washing area, drying station and private entry
- 24-hour live-in maintenance staff
- Personal Car and Driver service for residents
- Package reception and storage
- Grocery delivery, reception and cold storage

LEVEL 11

- Amenity reception area with full-service concierge, allowing residents to book private spa treatments, Sun Deck cabanas and more
- Morning coffee and hydration station with daily newspapers

LEVEL 11 FITNESS

- Fitness Center with Strength Training Room, Cardio Room and Multi-purpose Studio for yoga, barre or HIIT classes
- Men's Locker Room with showers
- Women's Locker Room with showers
- Beauty Bar with hair blow out station for residents to book beautician services

LEVEL 11 SPA

- Sauna with dry heat sessions for muscle relaxation
- Steam Room with moist heat sessions for detoxification
- Hot and Cold Plunge Pools provide temperature controlled hydrotherapy
- Salt Room featuring Himalayan salt throughout
- Spa Therapy Room for special treatments, massages and facials
- Heated Lounge to release tension and reduce stress
- Ice therapy to be used in cryotherapy routines
- Virtual Meditation Lounge
- Hydration Lounge with daily tea service

LEVEL 11 LIVING

- Library Lounge with a centrally located 2-sided fireplace that divides the room; various sofa and armchair seating areas, coffee table settings near the windows and library bookcases
- Level 11 Terrace overlooking Grant Park and the Lake
- Conservatory for musical performances and art exhibitions overlooking Grant Park and the Lake
- Theater with cinema-style seating
- Golf Simulator with 19th Hole
- Billiards Lounge and Game Room with refreshment area
- Children's Activity Room
- Sound Studio/Teen Room with acoustic adjustments for music practice and production
- Chef's Catering Kitchen to service Pool and other areas
- Co-working Space and Conference Room

LEVEL 11 GARDENS

- The Gardens is a composition of elevated green space, trees, walking paths, formal hedges and intimate spaces
- Open lawn areas with hammocks and outdoor seating surrounded by lush landscaping, larger shade trees and flowering ornamental trees providing privacy
- Outdoor Kitchen with gas grills and dining tables
- Outdoor Fire Pit for year-round entertaining

LEVEL 11 SUN DECK

- Outdoor walk-in 52-foot swimming Pool with lap lanes and lounging steps
- Private owners' cabanas with privacy drapes and media screens
- Chaise sun loungers
- Bistro-style umbrella seating
- Outdoor yoga area and meditation space
- Large evergreen landscape hedge that frames the Level 11 outdoor amenities for added privacy
- Changing rooms and showers

LEVEL 72 SKY TERRACE AND WINTER GARDEN

- Winter Garden with year-round plants, green walls, luxurious seating arrangements, and 19-foot floor-to-ceiling glass walls allowing residents to take in 180° views of Lake Michigan, Chicago's skyline and Grant Park without ever stepping outside
- Club 1000 with full-service bar and lounge where residents can enjoy cocktails, live music and events with spectacular views
- Sky Terrace with custom, sculptural benches overlooking the Lake and city with telescopes for celestial viewing
- Intimate, chandelier-lit Private Dining Room with stunning views of the city and access to the Sky Terrace
- Fully-outfitted, gourmet Demonstration Kitchen
- Wine Tasting Room with private wine storage

1000M | Technical Specifications

CURTAIN WALL

- High performance unitized aluminum and glass curtain wall with custom profiled natural finished aluminum spandrel panels accented with 4" wide vertical accent strips.
- Large, operable awning windows with minimal frames are integrated into the glazing system for natural ventilation and engineered for safety and ease of operation.

GLAZING

- Insulated glass units with selective solar coating providing high visible light transmittance and low reflectance to satisfy occupant comfort and meet energy standards.

STRUCTURE

- Post tensioned concrete floor slabs are stabilized with an innovative buttressed core lateral system designed to resist the maximum wind forces expected over a 700-year interval. Exterior columns shift at each level and floor slabs increase in thickness with building height to accommodate the extended size of upper levels allowing for column-free interiors and open unit layouts.
- Occupant comfort is optimized through rooftop liquid slosh dampers minimizing building motions, which may occur during large wind storms.
- Drilled concrete caissons up to 8-foot in diameter and 100-foot deep bear solidly on dolomite bedrock.

ELEVATORS

- Two groups of 3500-pound capacity residential elevators will serve the building.
- All residential elevators will have stops at Level 1, the Parking Garage, Levels 2 to 10, as well as the Amenity Floor at Level 11.
- Two 500-foot/minute low-rise residential elevators will serve the Avenue Condominiums, Levels 3 to 19.
- Three 1200-foot/minute high-rise residential elevators will serve Levels 20 to 71 and the Amenity Floor at Level 72.
- Service needs for moves and maintenance will be handled by a 4000-pound capacity 1200 FPM elevator that will act as part of the high-rise group for normal passenger operation and swing out for service needs. This elevator will also serve as the Fireman's Emergency Elevator.

ACOUSTICS

- Residences will feature enhanced sound control at walls and floors to provide a high degree of privacy between residences and from floor to floor.
- Mechanical and plumbing systems utilize noise and vibration control technology.

LEED

- 1000M is registered with the USGBC, United States Green Building Council, and will be a LEED Certified Building. This certification is based on the following parameters.

ENHANCED COMFORT AND HIGH QUALITY LIVING

- All interior materials including paints, adhesives, sealants and coating have been vetted for harmful volatile organic compounds (VOC's). Outdoor air is carefully filtered and delivered to each residence to minimize pollutants, allergens and dust.

ENERGY-EFFICIENT BUILDING

- Building energy use is reduced through efficient systems, such as high efficiency heating and cooling, domestic hot water heating, demand control ventilation, and use of LED lighting. Within each of the residences many of the appliances meet and exceed the EPA ENERGY STAR program requirements for energy performance.

WATER STEWARDSHIP

- The residential domestic water fixtures including sinks, showers and water closets have been assessed for efficient water use. Storm water runoff is collected and stored to reduce the building's impact on the city's sewer system.

RESPONSIBLE BUILDING

- 1000M's environmental impact on the surrounding community and region will be minimized through several strategies; such as redirecting construction and building waste away from landfills, selecting many core building materials that contain high levels of recycled materials and are manufactured/ harvested and supplied locally, within a 500-mile radius of the project site.

SYSTEM PERFORMANCE

- The building's HVAC and lighting systems will be inspected, functionally verified and reviewed by a third party commissioning agent for system performance and proper installation.

1000M | Technical Specifications

HVAC

- Residential units will be heated and cooled by energy efficient water source heat pumps. Residents will individually control each heat pump through programmable thermostats. Heating and cooling will be available 24 hours per day, 365 days per year. All controls will be digital and include multiple temperature setbacks and allow for on-demand heating and cooling all year long.
- Air distribution from the heat pumps will be through a ducted supply air system acoustically designed and strategically placed in select units.
- Living Room areas will include hot water baseboard heating for improved winter comfort and additional energy efficiency in select units. Heating will be controlled automatically by the same thermostat controlling the heat pump.
- Fresh air will be tempered and distributed directly into each living unit after going through a high efficiency filtration process and dehumidification/humidification treatment.
- Ranges will include a high capacity multi-speed kitchen exhaust system ducted to the exterior in select units.

ELECTRICAL

- Residential units will each receive a metered service directly from the utility company, ComEd. Each service will be dependent upon the unit size ranging from 100 to 250 amps. Spare circuits will be available for future modifications.
- Media services will be prewired from the unit Network Interface Device (NID) to each designated location within the unit. Each Living Room and each Bedroom will receive (2) CAT-6 data cables terminated in a finished wall plate. The NID will have the proper infrastructure for the Internet provider to install a fiber service to each residential unit.
- Bedrooms, Master Bathrooms and Kitchens feature USB ports.

SUSTAINABILITY

- Energy efficiency is increased in this building by exchanging the energy from the exhaust systems to the 100% outdoor air systems. This allows for the continuous introduction of filtered and conditioned outdoor air into the building and the exhaust of unwanted air while minimizing the energy impact.
- On-demand, heated water is provided with maximum efficiency through a recirculating heat system.
- High efficiency plumbing fixtures are used to reduce the building's overall water and sewer use without imposing a noticeable effect on product performance.
- The heating and cooling systems have been calibrated to perform with the building's glazing systems optimizing daylight and views without sacrificing comfort or thermal performance.

SAFETY

- The building will maintain two connections to the city's water distribution grid to prevent a water main break from interrupting water service to the building.
- Multiple fire pumps will provide adequate pressure to assure fire protection service throughout the entire building.
- All units will feature automatic sprinklers, smoke detection and carbon monoxide detection.
- Emergency Standby Power: A diesel fuel emergency generator will provide essential service in a power outage to maintain life safety systems, supervised elevator service, security and telephone equipment.