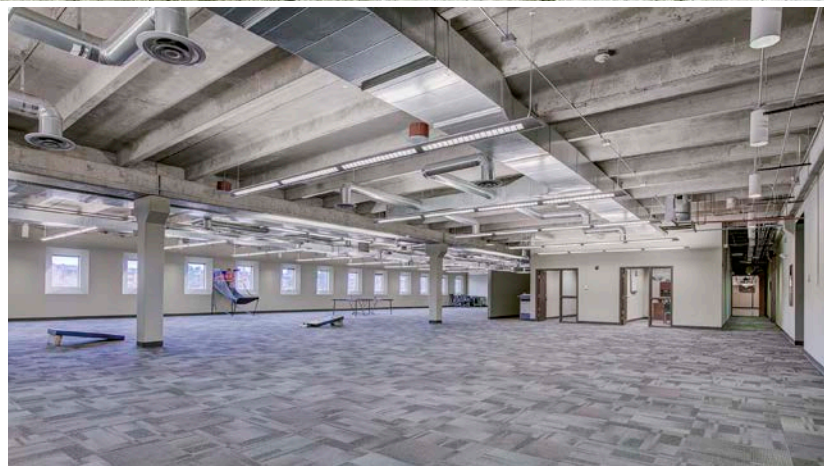
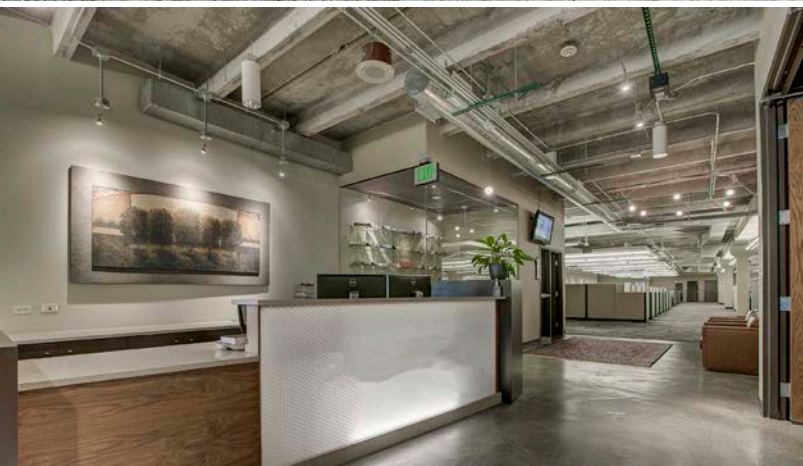


# FOR LEASE OR SALE

## HIGHLY VISIBLE BUILDING TOP SIGNAGE AVAILABLE



555  ZANG



FULL TOP FLOOR AVAILABLE! MODERN, OPEN CEILING WITH SPIRAL DUCT WORK

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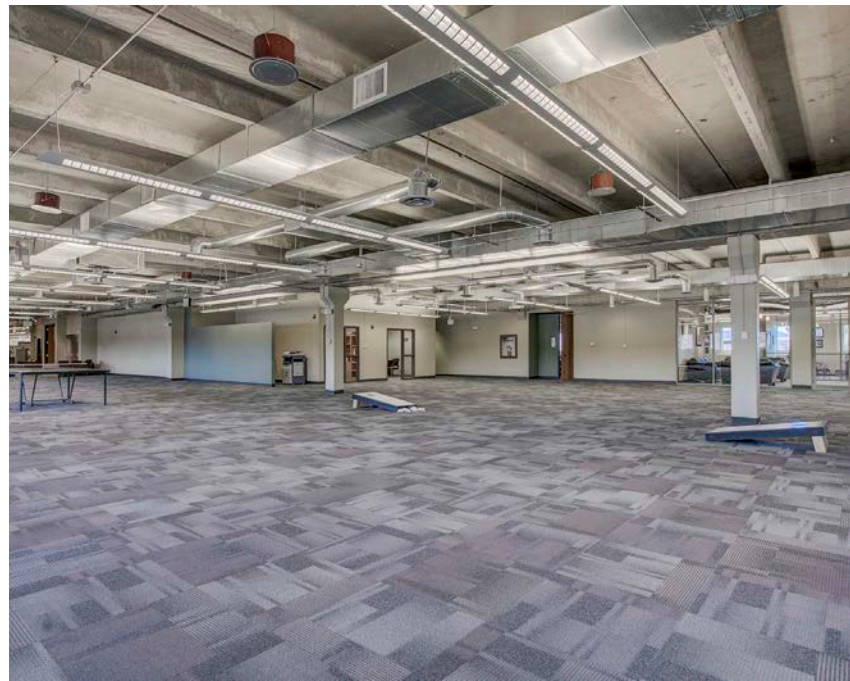
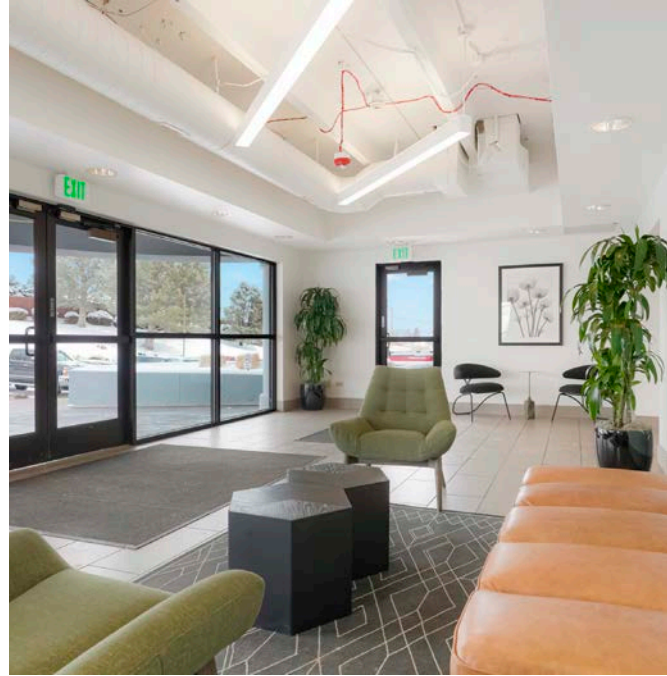




Year Built	1978
Total Building Size	122,780
Typical Floor Plate	30,695
Site Size	6.470 Acres
Number of Stories	Four (4) Stories
Parking	3.07 : 1,000 377 Parking Spaces Abundant Street Parking
Number of Elevators	Three hydraulic four stop Otis passenger elevators provide access to the upper levels. The elevators have operating speeds of 125 fpm with 3500 capacity cabs.
Exercise Facility	On-site workout facility with showers and lockers for use by tenants.
Signage	Building top signage available & Steel monument sign is located along the northeast corner of the property.
Electrical	Electrical service is delivered by two pad-mounted, utility owned transformers that provide power to a 3000-amp, 277/480 volt, three-phase, four-wire switchboard for the four story building and a 1200-amp, 600-volt building disconnect to the annex.
Heating and Cooling	Provided by air handlers that distribute conditioned air to VAV boxes located throughout the tenant spaces. Heating is provided by electric reheat coils on the VAV's and cooling is provided by DX cooling from roof mounted condensing units.
Life Safety and Alarm Systems	The building has Silent Knight Model 5820 fire alarm control panel that monitors manual pull stations, photo, duct and heat detectors and activates horns and strobes and is monitored by Central security.



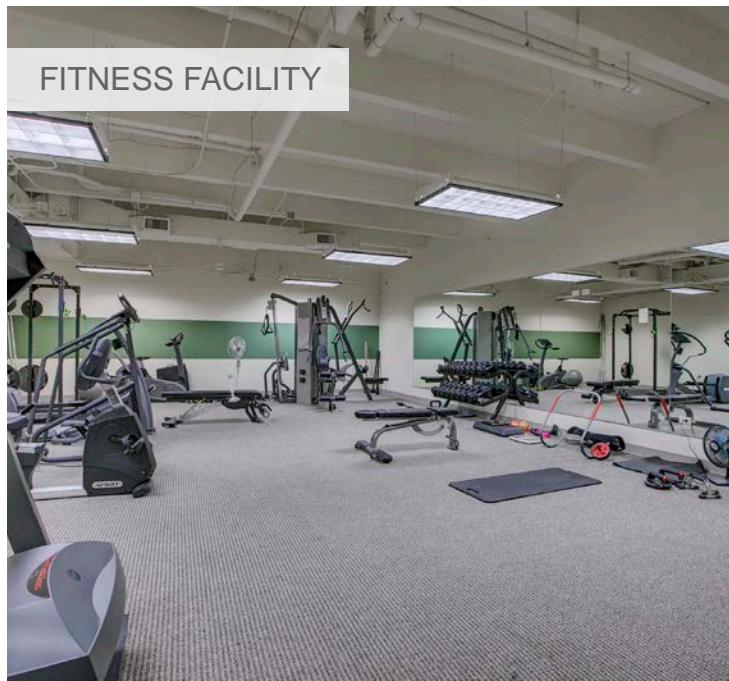
RENOVATED LOBBY!



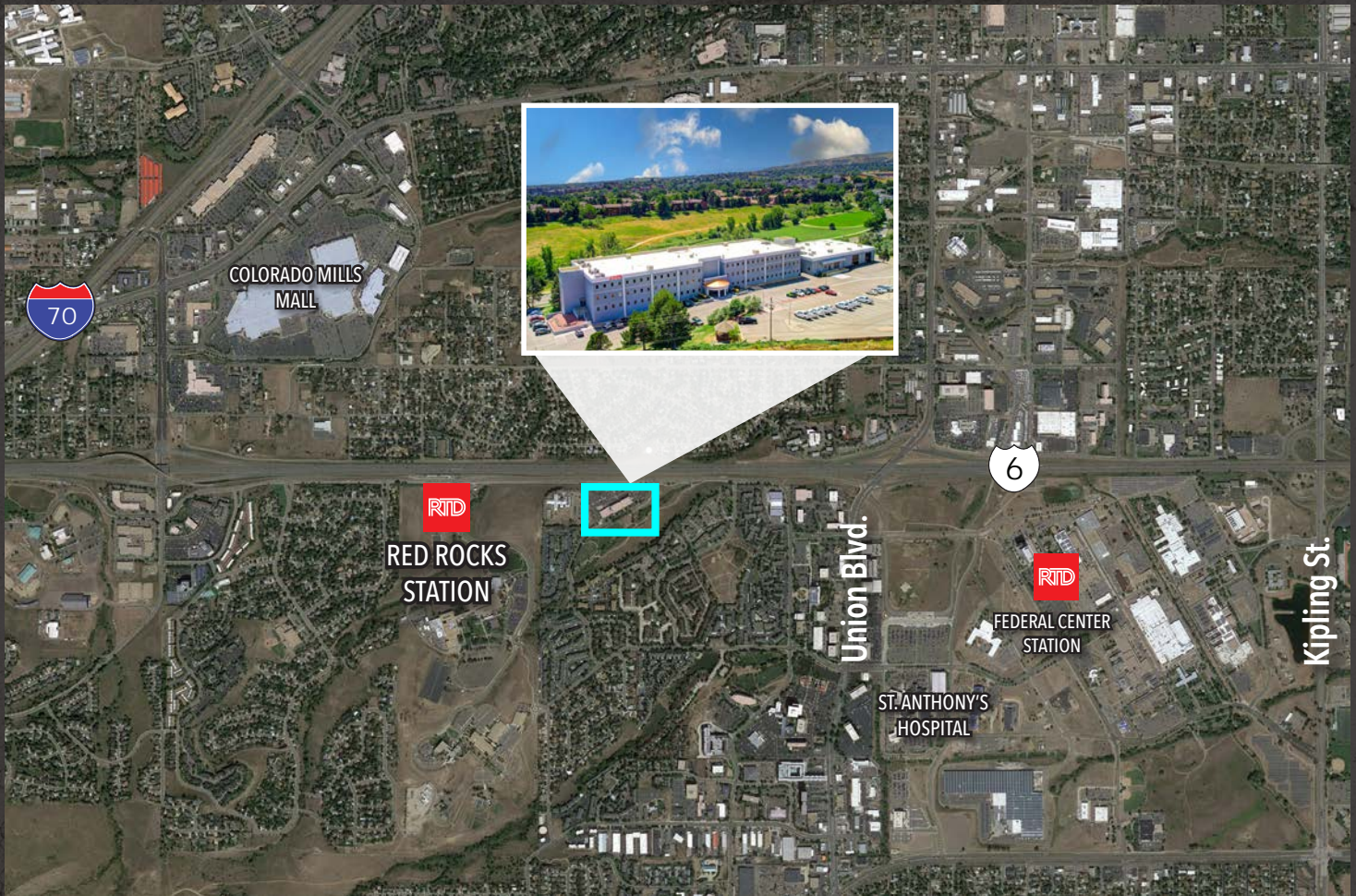
CONFERENCE & TRAINING ROOM



FITNESS FACILITY







INCREDIBLE INTERSTATE/HIGHWAY ACCESS & UNION SQUARE RETAIL AMENITIES!

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**240 UNION**  
A Creative Grille

**smashburger**

**Tokyo Joe's**

**OLD CHICAGO**  
PASTA & PIZZA

**Wendy's**

**STARBUCKS COFFEE**

**SUBWAY**

**Rubio's**  
FRESH MEXICAN GRILL

**Tuk Tuk**  
TATU RESTAURANTE  
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 **CUSHMAN & WAKEFIELD**