

THE  
**BELLWETHER**  
RESIDENCES



★ PRE-EMERGENCY ★

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An intentional place to live – where historic details meet curated contemporary design, grounded in the city, and made for how you move.

Thoughtfully designed residences, elevated amenities, and seamless services, bringing ease and intention to everyday city living.

Located in the heart of downtown Chicago, 79 West Monroe marks a pivotal moment in the evolution of the LaSalle Street corridor. As the first office-to-residential conversion to break ground under the city's LaSalle Street revitalization initiative.

This landmark early-1900s tower is being thoughtfully reimagined. The redevelopment demonstrates how historic architecture can be preserved while adapting to the needs of a modern downtown.

Originally constructed as a 14-story office building, the property once served as headquarters for Bell Federal Savings and Loan. Today, it stands at the forefront of the movement to transform underutilized office space along LaSalle Street into vibrant housing that supports a more active, mixed-use neighborhood. By blending historic preservation, residential growth, and affordability, 79 West Monroe represents a model for the future of downtown living.

THE PROJECT SETS  
THE TONE FOR A MORE  
DYNAMIC, LIVABLE  
FINANCIAL DISTRICT.



STUDIO &  
1-2 BEDROOM  
RESIDENCES

# YOUR URBAN

Studio, 1 & 2 bedroom residences designed to bring comfort, efficiency, and elevated style into everyday living. Each home reflects a balance of clean modern finishes and timeless detailing inspired by the building's historic characteristics.

# RETREAT



# STUDIO

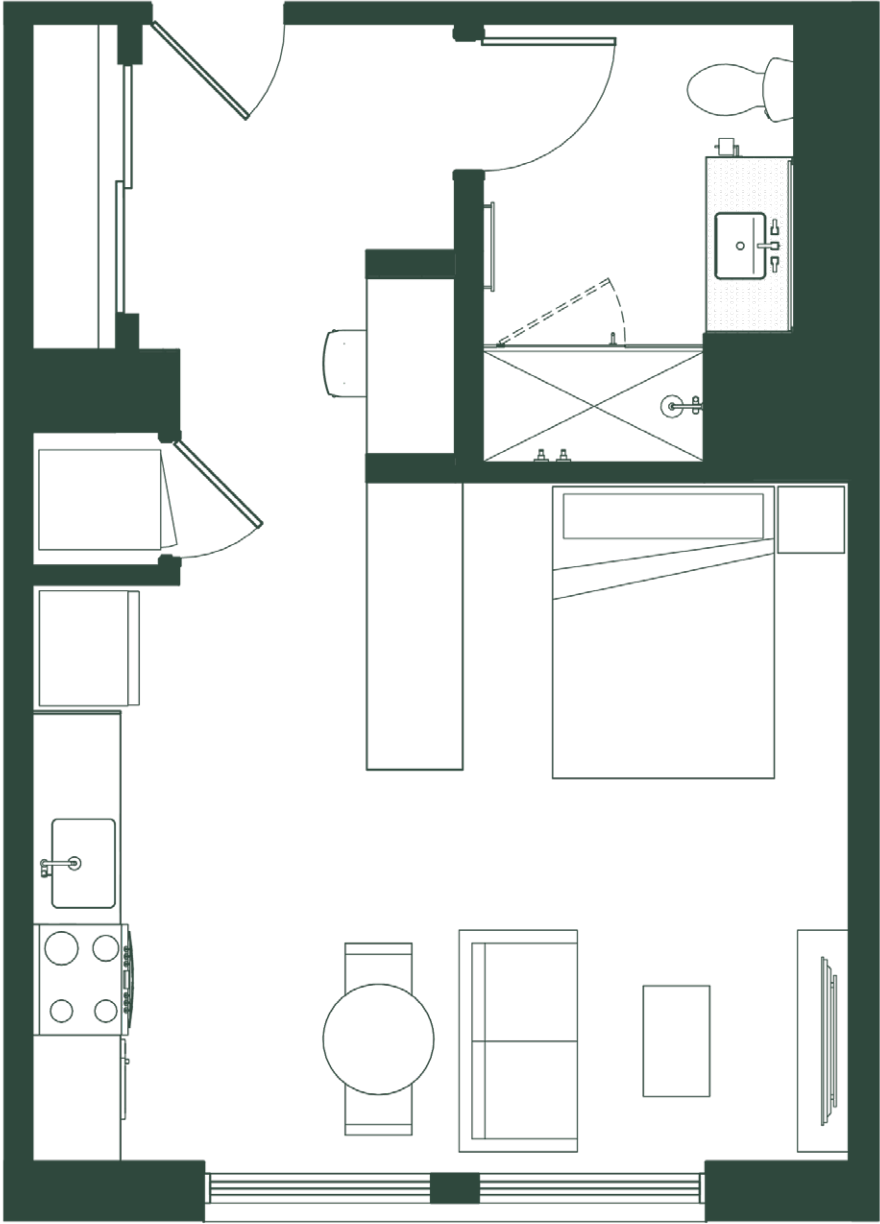


Studio residences are thoughtfully designed to maximize space, light, and functionality without compromising on style. Open layouts create a natural flow between living, dining, and sleeping areas, while refined finishes bring a sense of cohesion and comfort.

From custom closet systems to integrated lighting and modern kitchen detailing, each studio is crafted to support efficient, elevated city living in the heart of the Loop.

- **Open-concept layouts**
- **Solid surface quartz countertops**
- **Full-height tiled backsplash**
- **Modern cabinetry**
- **Porcelain tile bathroom flooring**
- **Tiled shower surround**
- **Custom closet systems**
- **Recessed LED lighting**

UNIT S1 ATL2  
501 SF  
STUDIO



# 1 BEDROOM

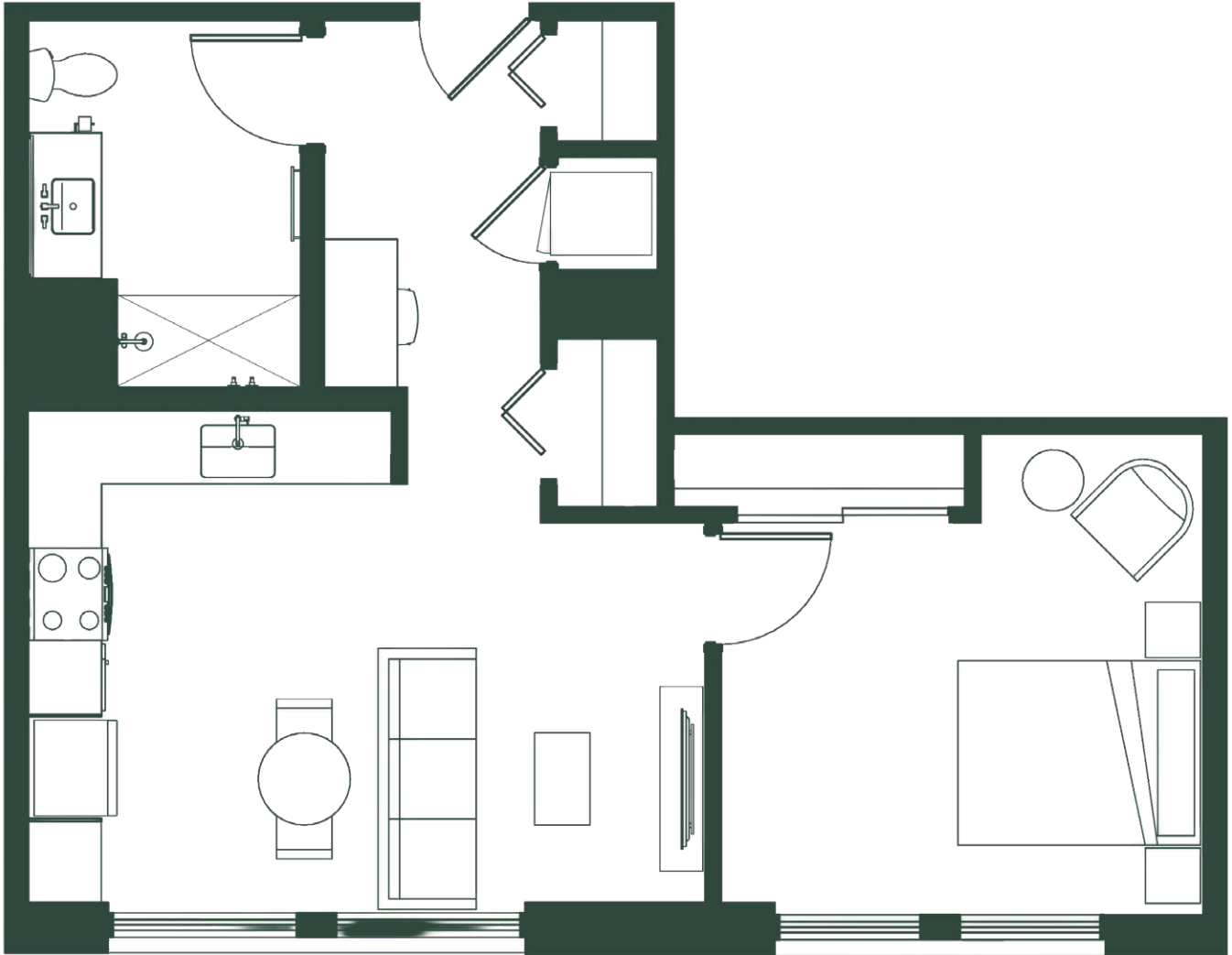


One-bedroom residences offer a balance of openness and privacy, with distinct living and sleeping areas designed for both relaxation and productivity. Generous layouts allow for comfortable living, entertaining, and work-from-home flexibility.

Elevated finishes and thoughtful details, ranging from modern kitchens to well-appointed bathrooms, create a home that feels both refined and highly livable.

- Separate living and bedroom spaces
- Solid surface quartz countertops
- Full-height tiled backsplash
- Modern cabinetry
- Porcelain tile bathroom flooring
- Tiled shower surround
- Custom closet systems
- Recessed LED lighting

UNIT A1  
661 SF  
1 BED - 1 BATH



# 2 BEDROOM



Two-bedroom residences provide expanded living space ideal for shared living, hosting, or creating a dedicated home office. Thoughtfully planned layouts offer flexibility while maintaining a sense of flow and privacy between rooms. With upgraded kitchen options in select units and generous storage throughout, these homes are designed to accommodate a more dynamic downtown lifestyle

- Spacious multi-room layouts
- Ideal for guests, roommates, or home office
- Solid surface quartz countertops
- Full-height tiled backsplash
- Modern cabinetry
- Porcelain tile bathroom flooring
- Tiled shower surround
- Custom closet systems
- Recessed LED lighting
- Select residences with kitchen islands & upgraded finishes

UNIT B1  
1,178 SF  
2 BED - 2 BATH



# S1

STUDIO / 418 SF



# S6

STUDIO / 435 SF



# S5

STUDIO / 516 SF



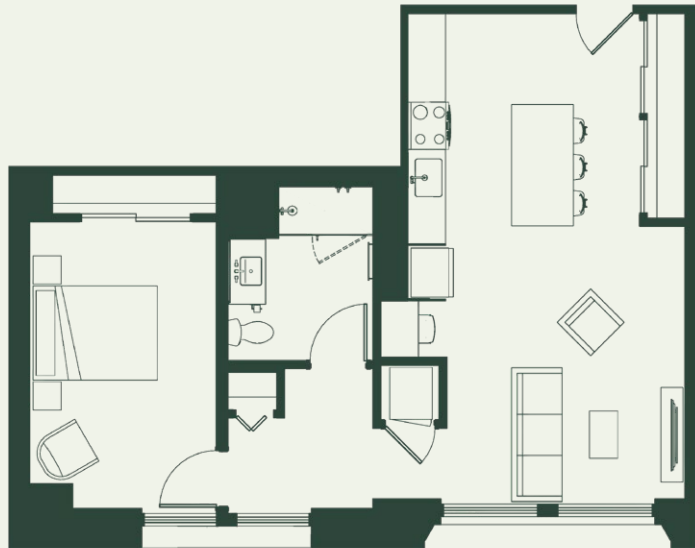
# A3

1 BED - 1 BATH / 566 SF



# A5

1 BED - 1 BATH / 799 SF



# A10

1 BED - 1 BATH / 626 SF



AMENITIES

# WHERE THE CITY INSPIRES

A curated collection of amenities designed to support wellness, productivity, and connection, bringing balance to everyday life in the Loop.

# AND THE HOME RESTORES



# FITNESS CENTER & SAUNA



CARDIO + STRENGTH TRAINING  
STRETCH AREA  
PELOTON BIKES  
CEDAR-FINISHED SAUNA ROOMS  
INDOOR / OUTDOOR EXPERIENCE

A fully equipped fitness center offers a complete wellness experience with dedicated areas for cardio, strength training, and stretching. Designed with modern finishes, mirror feature walls, and performance flooring, the space supports every level of routine. Residents can enjoy indoor and outdoor fitness classes.

Two cedar-finished sauna rooms provide a place to unwind, recharge, and reset, offering a restorative element to daily living.

# ROOFTOP LOUNGE



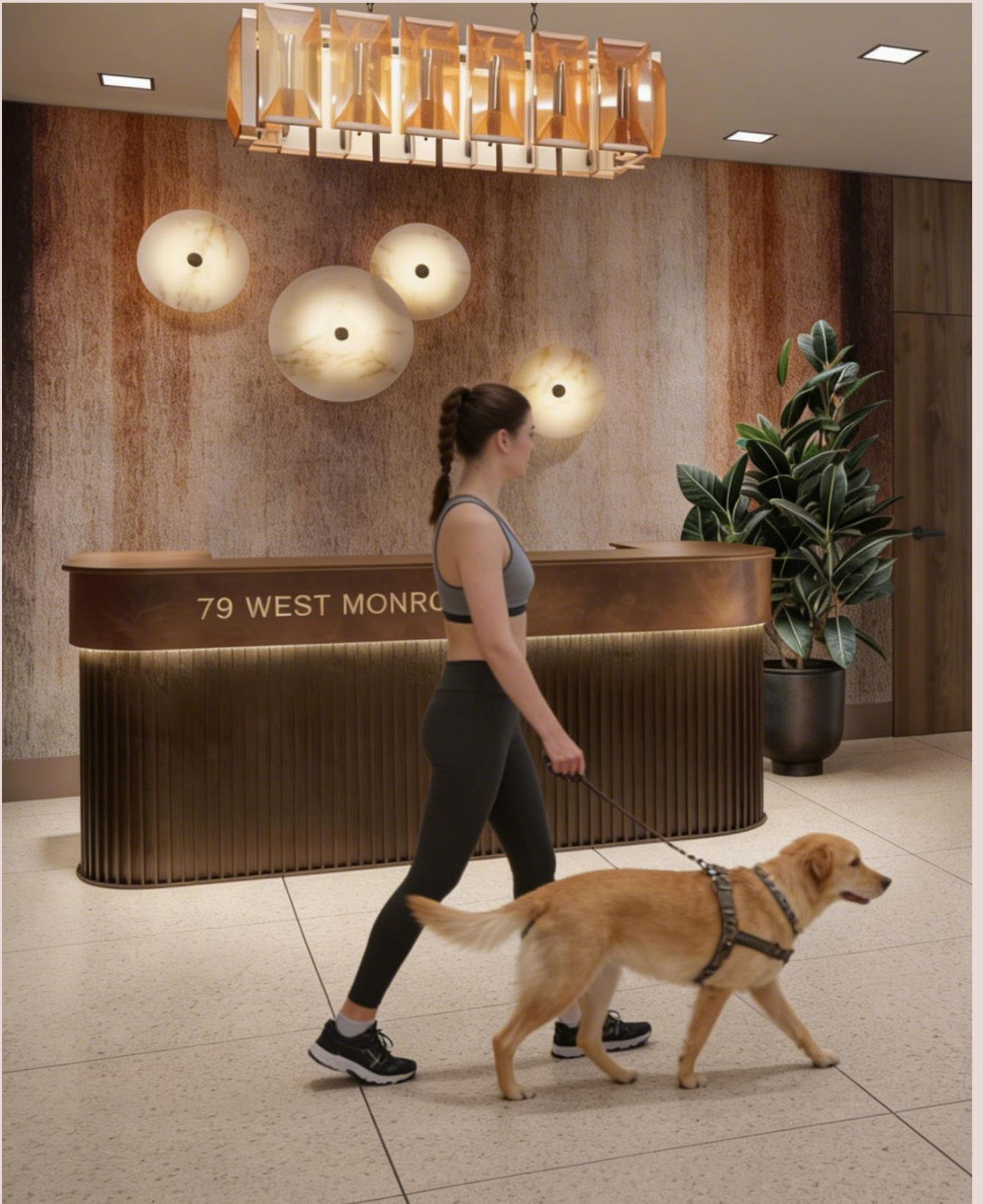
An outdoor extension of the home, the rooftop offers a refined space to relax above the city. Lounge seating, open-air gathering areas, and integrated design elements create an atmosphere suited for both quiet moments and social connection. With a seamless indoor-outdoor experience, the rooftop brings a new perspective to downtown living.

# LOUNGE & WORK SPACE

Workspace & resident lounge designed for flexibility, the resident lounge and workspaces seamlessly transition between productivity and relaxation. Private work rooms with acoustic detailing provide focus when needed, while open lounge areas create space to gather and connect.

A fireplace, bar area, dining space, and gaming features, including a pool table, offer a comfortable, elevated setting for both work and social life.





# ADDITIONAL SERVICES

## BASEMENT

- Pet Spa
- Gaming Room
- Residential Storage Rooms
- Bike Storage & repair area
- Staff & Engineering Offices
- Trash Collection Area

## PET POLICY

- Pet-friendly community
- Dedicated pet spa with wash station & drying area
- Hooks, drainage system, and durable finishes

## RESIDENT SERVICES

- Professional property management
- Secure building access
- Controlled package room
- On-site management office
- Onsite Security Staff

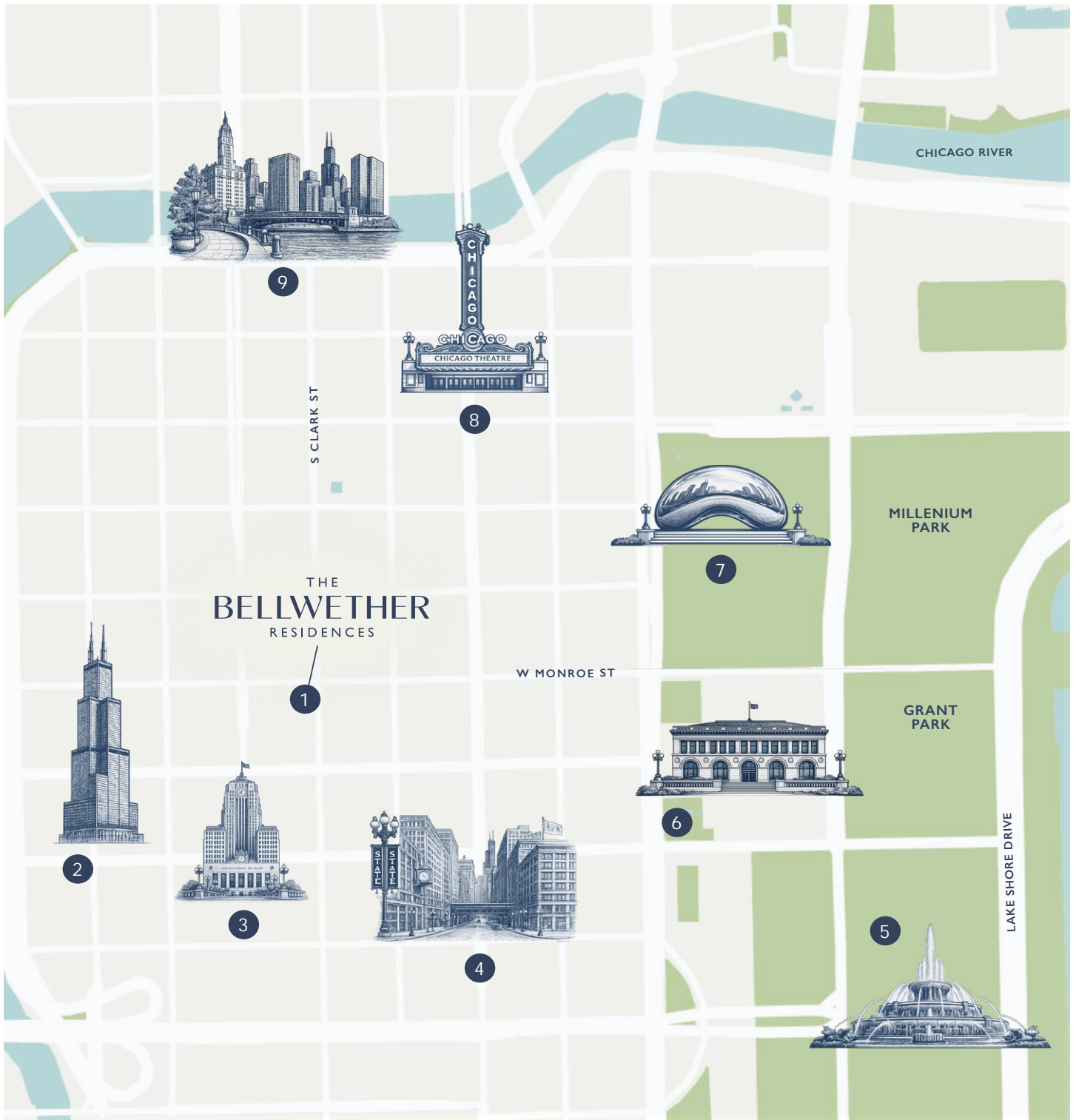
NEIGHBORHOOD

# DISTINCTLY

Living at The Bellwether places you at the center of Chicago's most iconic experiences. From world-class dining and cultural institutions to lakefront trails and green spaces, everything is within reach.

# CHICAGO





- 1 The Bellwether Residences
- 2 Willis Tower
- 3 Chicago Board of Trade
- 4 State Street
- 5 Buckingham Fountain
- 6 The Art Institute of Chicago
- 7 Cloud Gate
- 8 Chicago Theatre
- 9 Chicago Riverwalk

# LIVE STEPS FROM CHICAGO'S MOST ICONIC DESTINATIONS

## HIGHLIGHTS

**Art Institute of Chicago**  
World-class art collection spanning centuries.

**Millennium Park**  
Home to concerts, festivals, and green spaces.

**Chicago Riverwalk**  
Waterfront dining, kayaking with sunset views.





ENTERTAINMENT  
& NIGHTLIFE

**Chicago Theatre**

Iconic marquee and premier live entertainment venue.

**Lyric Opera of Chicago**

World-renowned performances.

**State Street**

Shopping, dining, and daily essentials within steps.

**Italian Village Restaurant**

A multi-level Italian dining experience serving the Loop for nearly a century.



OUTDOOR  
& LAKEFRONT

**Grant Park**

300+ acres of green space known as “Chicago’s Front Yard.”

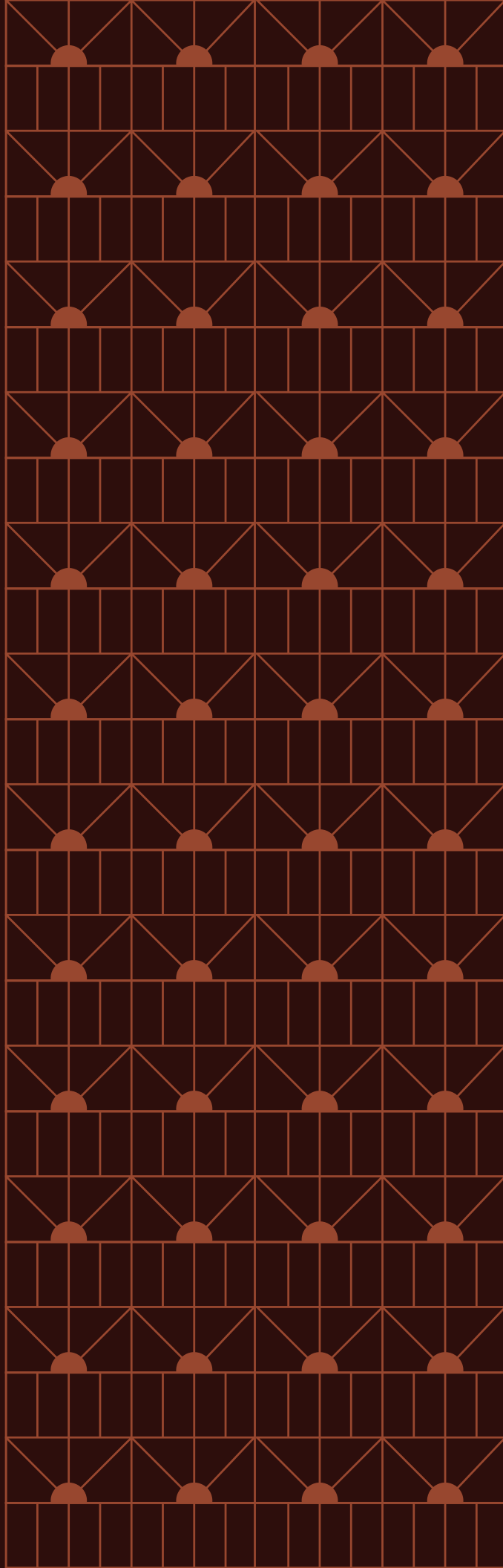
**Buckingham Fountain**

One of the largest fountains in the world.

**Lake Michigan**

Morning runs, bike rides, and waterfront relaxation.





THEBELLWETHERRESIDENCES.COM  
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