



800 FULTON

BE FULTON MARKET

BUILDING SPECS

CONNECTIVITY & WELLNESS

- Platinum WiredScore
- WELL Silver Certification
- Two (2) separate telecom points of entry
- Carrier neutral Distributed Antenna System for (4) DAS carriers
- Wi-Fi service to public, back office, and retail areas

STRUCTURE

- Offset core featuring large column-free lease spans
- 13'-1" to underside of slab
- 60' column width

STATE-OF-THE-ART ATHLETIC FACILITY

- Yoga studios
- Spin studio
- Breakout rooms
- Rock climbing wall
- Fitness programming

LOWER LEVEL

- 34 parking spaces, bike storage and tenant showers

PEDESTRIAN PLAZA

CONFERENCE FACILITY

- Conferencing facility accommodates meetings of over 100 people



BUILDING SIZE

- 466,000 RSF
- 18 Stories
- 1 Underground Level

SOCIAL LOUNGE

- Penthouse Lounge and roof deck

LEED

- Core and shell LEED Platinum

OFFICE SPACE

- Floors 3-18

NINE PRIVATE LUSH GREEN TERRACES

RETAIL SPACE

- 2nd Floor: Retail / Restaurant Space
- Ground Level: Fulton Market Street, Green Street, and Wayman Street
- Lower Level: Retail / Restaurant Space

CONTROLS

- DDC-type, central automated building management system (BMS)
- Tenant directed environmental controls include HVAC and lighting

THE SMARTEST BUILDING IN CHICAGO

SUSTAINABILITY AND WELLNESS



Designed for LEED Platinum Core and Shell Certification

Over 50% Green Roof Space



Highest designation for HVAC, water use and energy efficiency



WELL Silver Certification optimizes health and productivity for all tenants

CONNECTIVITY



Wired Score Platinum Certification



All-building Wifi service provides secure connectivity in lounges, on terraces, in the lobby – anywhere tenants choose to work



Carrier neutral data systems offer choice and flexibility for tenant tech needs



Redundant data connections from multiple providers optimizes tenants' business continuity and productivity

BUILDING INTELLIGENCE



Mobile application will provide a seamless tenant experience to schedule meetings, control space conditions, request work orders, schedule fitness classes, utilize wayfinding, receive notifications on deals at local restaurants and receive critical information during emergencies



Increased comfort and temperature control



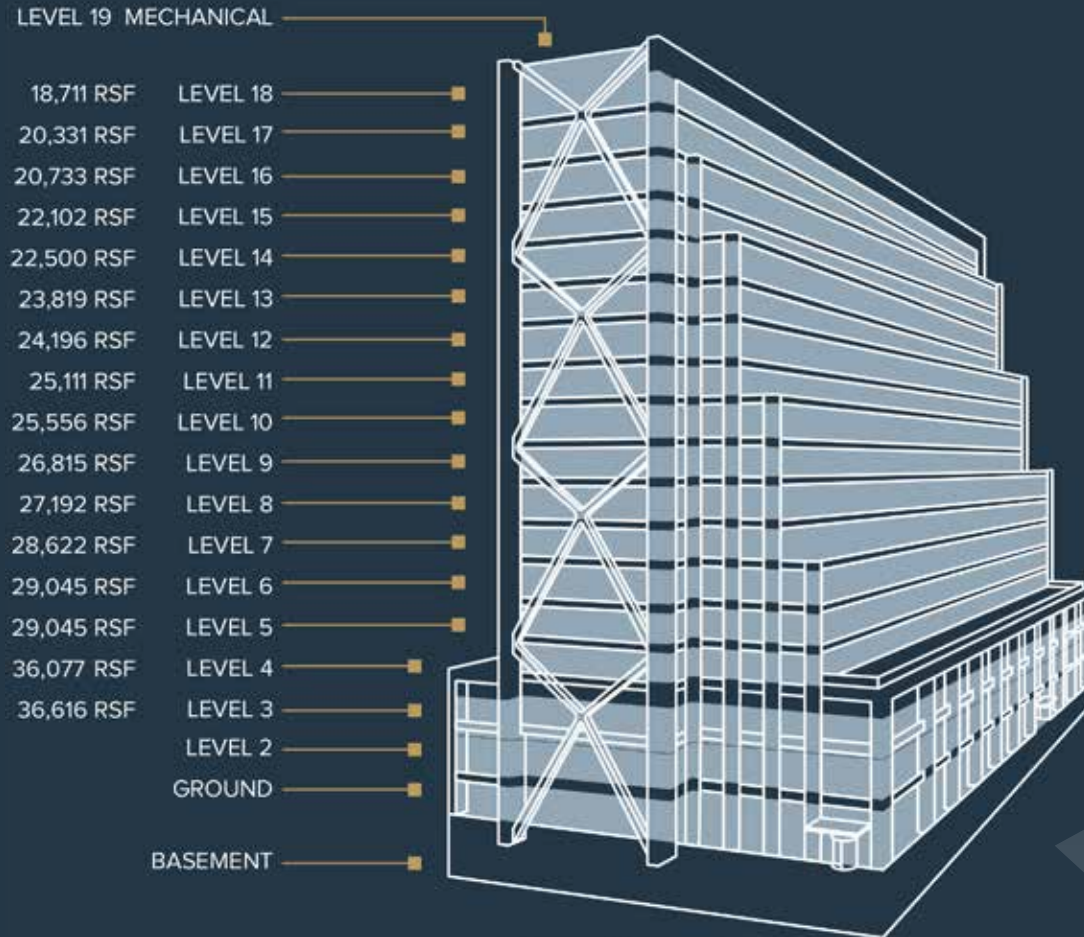
Occupancy sensors provide tenants a better understanding of how they use their space



Benefits of the platform:

- Increased employee productivity
- Improved retention and attraction of talent
- Improved health and wellness
- Energy and utility savings
- Maintenance savings

STACKING PLAN



466,000 Rentable Office SF

18 Stories

Below Grade Parking

OFFICE LEASING

Ben Cleveland
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RETAIL LEASING

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