

JAMESON.

355 NORTH CANAL STREET CHICAGO, ILLINOIS 60606

FULLY DEVELOPED 3,300 SF OFFICE

ROBERT E. THOMAS

BROKER ASSOCIATE

P:312.335.3246 C: 312.848.2030

RTHOMAS@JAMESON.COM



CIRCA 1897



CIRCA 1908



TODAY

LOCATED ON THE WEST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER ACROSS FROM WOLF POINT. THE HISTORIC FULTON HOUSE WAS BUILT IN 1897. IT WAS NOTABLE FOR ITS EARLY USE OF STEEL FRAMING ENCASED IN CONCRETE, "FIRE PROOF." IN 1908 IT WAS EXPANDED AND CONVERTED TO COLD STORAGE, DURING 1979 - 1981 FAMED ARCHITECT HARRY WEESE REPURPOSED IT FOR 104 RENTAL APARTMENTS AND THREE FLOORS OF COMMERCIAL SPACE. IN 1981 IT WAS CONVERTED TO CONDOMINIUM OWNERSHIP.

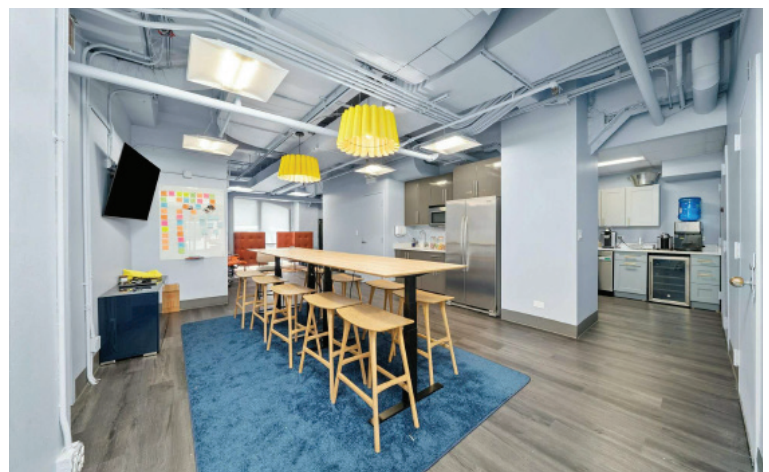
THE PREMISES

355 NORTH CANAL STREET
CHICAGO, ILLINOIS 60606

UNIT C101 DATA

- AVAILABLE IMMEDIATELY
- 3,300 DEMISED & USABLE SF
- NICELY DEVELOPED OFFICE SPACE
- SIX (6) PRIVATE PERIMETER OFFICES
- ALL OFFICES SUITABLE AS MEETING ROOMS
- FOUR (4) HAVE GAZED INTERIOR PARTITION WALLS ALL WITH FULL HEIGHT WINDOWS
- 480 SF OF OPEN PLAN SPACE
- NINE (9) FOOT CEILINGS
- FULL KITCHEN AND DINING AREA
- SECOND KITCHEN UTILITIES STUBBED IN
- TWO (2) SINGLE FIXTURE TOILET ROOMS
- FIVE (5) STORAGE CLOSETS
- A 90 SF STOREROOM.
- DEDICATED STREET ENTRY & UNIQUE ADDRESS
- 120/280V 3 PHASE ELECTRICAL SERVICE
- FIBER TELECOM SERVICE.
- MONITORED PREMISE SECURITY.
- TENANT CONTROLLED & DEDICATED HVAC.

*Furnishings are the property of former lessee.



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FULTON HOUSE

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FULTON HOUSE DATA

- FULTON HOUSE DATA
- SIXTEEN (16) STORIES
- COMMON INTERIOR RAISED DOCK.
- DIRECT ACCESS TO THE DOCK
- SHARED RIVER SIDE DECK
- DECK EQUIPPED FOR HOSPITALITY
- PRIVATE EVENTS BY RESERVATION
- TWENTY-FOUR (24) DOOR STAFF
- TWENTY-FOUR (24) ON-SITE MAINTENANCE
- BIKE STORAGE
- ZONED DX-16



SUITE 101 FINANCIALS

- \$28.00 MODIFIED GROSS PER SF
- \$7,700 PER MONTH
- BASE TAXES INCLUDED \$5.26 PER SF
- BASE EXPENSES INCLUDED \$3.44 PER SF

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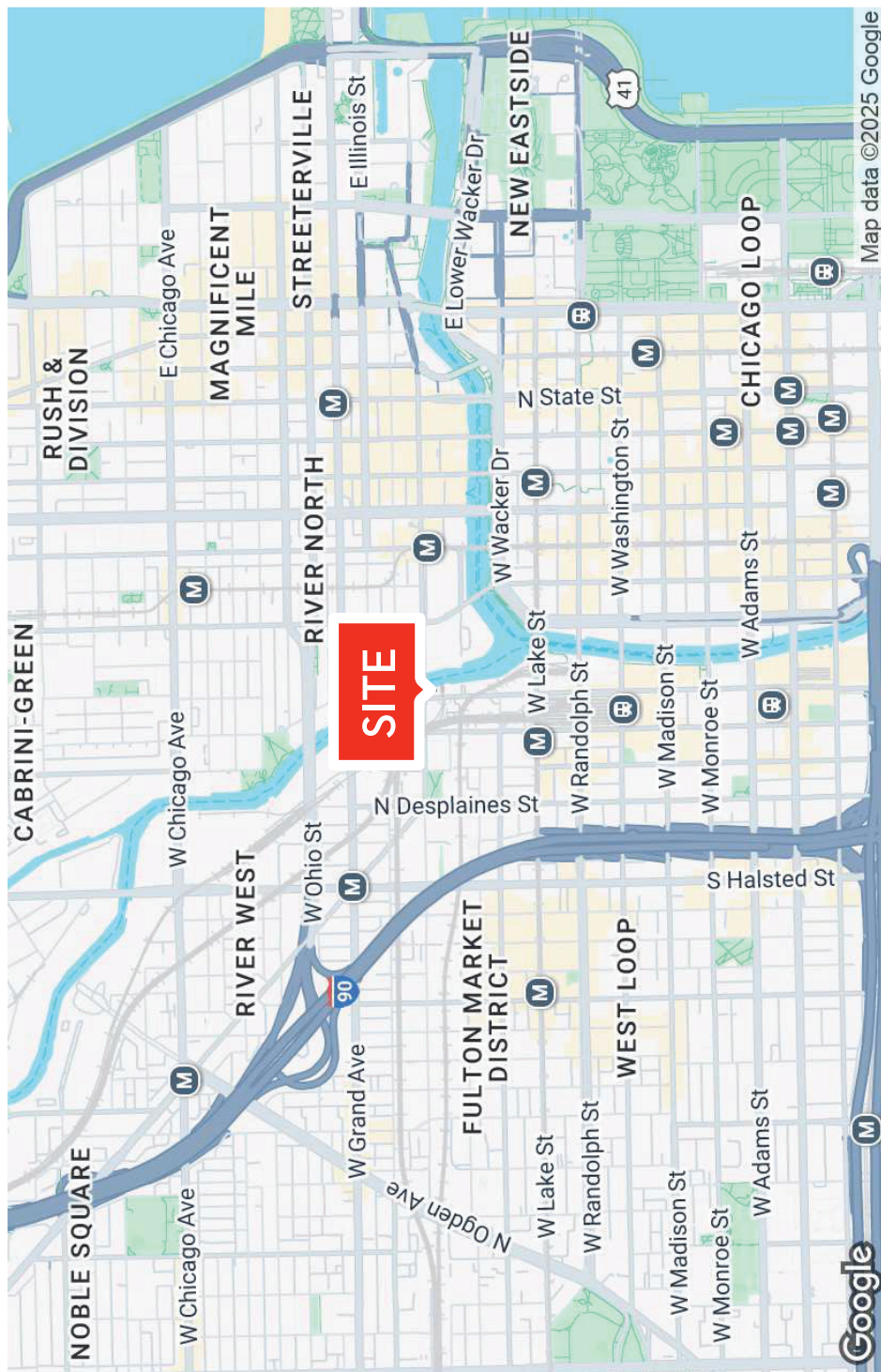
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SITE MAP

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