





Industrial warehouses are places of **collaboration, creation, innovation**. They embody **entrepreneurship**. T3 has all those characteristics, plus the efficiency and wellness characteristics of new construction. It is a workplace uniquely designed for recruitment and retention, by providing its occupants with a **healthy empowering environment** – a place where Chicago’s top innovators can find a home.

CREATED BY HINES.













BUILDING FEATURES AND SPECIFICATIONS

Industrial lofts were never built for modern workers. Until now.

Developer: Hines

Architect: DLR Group

Property Management & Leasing:
Hines & Stream

Building: 275,000 SF

Floorplate: 44,000 SF

Private outdoor space on each floor

12' finished floor-to-ceiling heights

255 parking spaces

LOCATION

Perfectly situated within minutes of Chicago's hottest residential neighborhoods, including Bucktown, Wicker Park, Fulton Market, West Town, River North, Lincoln Park, and the Gold Coast.



Marianos, Nando's, Earls Kitchen, Kizuki Ramen

next College Student Athlete

Whole Foods

Off Color Brewing

REI

Dunkin Donuts

Mars, Wrigley

Wrigley Global Innovation Center

MXD, Wrigley

Elite Staffing, Transportation One, CB2

Boelter

Morton Salt Redevelopment: Music Venue & Office

Wrigley Technology Center

Circle Logistics, Revolution Global, R2, Passion House Coffee

KDM Engineering

FedEx

Onni | 2,650 unit multi-family development.

Uptake, Tempus, Echo, Jump Trading



CTA Center

Kendall College

Amazon

Sodikoff indoor/outdoor hospitality experience

People's Gas

Wicker Park

30,042
Population

34
Median Age

\$126,820

Median Household Income

81.1%

Bachelor's Degree or Higher

West Town

64,245
Population

35
Median Age

\$99,173

Median Household Income

70.8%

Bachelor's Degree or Higher

Lincoln Park

65,098
Population

32
Median Age

\$112,396

Median Household Income

85.8%

Bachelor's Degree or Higher

Near North

98,906
Population

38
Median Age

\$105,532

Median Household Income

81.8%

Bachelor's Degree or Higher

WHERE YOUR TALENT LIVES



HOW YOUR TALENT GETS TO WORK

Legend key



70
Old Town
Gold Coast
Near North
Wicker Park



56
Fulton Market
West Loop
Central Loop
East Loop



66
West Town
River West
River North
Michigan Ave
Streeterville



8
Fulton Market
Lincoln Park
Wrigleyville



9
Lakeview
North Center
Andersonville



72
Humboldt Park
Bucktown
Old Town
Gold Coast



water taxi

CBD

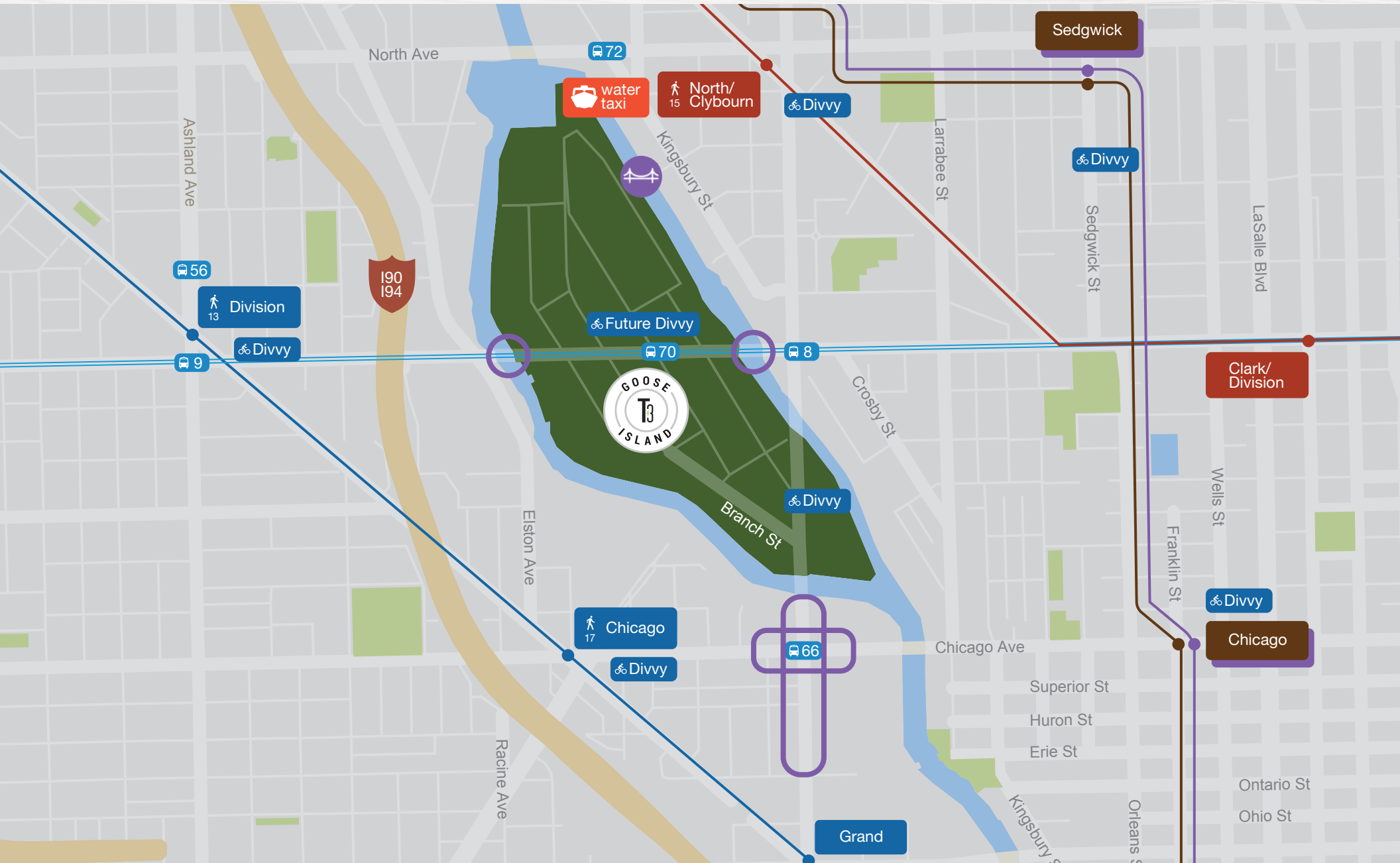
Metra Stations: Ogilvie, Union



Pedestrian
Bridges



Road and Bridge
Reconstruction



WORKPLACE WELLNESS

T3 Goose Island is dedicated to employee health and wellness.

State of the art HVAC systems providing Indoor Air Quality (IAQ) that is superior to current market standards.

Glass technology that maximizes natural light while minimizing UV heat gain

Onsite health club and indoor secure bike parking.

Outdoor spaces include rooftop terrace and balconies on every floor to promote employee wellness

Connect throughout the campus via stairs vs elevators.

Technology that minimizes touch points





DESIGNED WITH YOU IN MIND EXCLUSIVE & PRIVATE USE

Flexibility for an anchor or single user tenant to have maximum control of the building and premises.

Design flexibility - can build either one structure or two separate building structures to allow for security and control.

Adaptable food & beverage to meet tenant needs

22,000 SF of available retail

Exclusive access to outdoor space, rooftop space and up to 2 private balconies per floor.

SUSTAINABILITY

Sustainability is deeply ingrained in everything that Hines touches. We are dedicated to building LEED certified projects, and T3 will be no exception. With timber as the structural system of the project, T3 will be one of the most environmentally friendly and sustainable projects in Chicago.

Timber is a rapidly renewable resource. Modern heavy timbers will be sourced from young trees utilizing certified sustainable forestry practices and melded together.

Future innovation is founded on sustainability of our environment.

The environmental benefits of using wood on T3 is equivalent to taking 966 cars off the road for a year.



CONTINUOUS INNOVATIONS

With a long history of pioneering innovation in the built environment, Hines is continuously investigating and testing new technologies to improve wellness, safety and efficiency for building tenants.



T3 Goose Island will adhere to **premier standards** for buildings and interior spaces and will seek to achieve top of market LEED® Certification and ENERGY STAR® Certification.

WiredScore T3 Goose Island will acquire WiredScore Certification to provide tenants with cutting-edge digital technology and **best-in-class office connectivity infrastructure**.

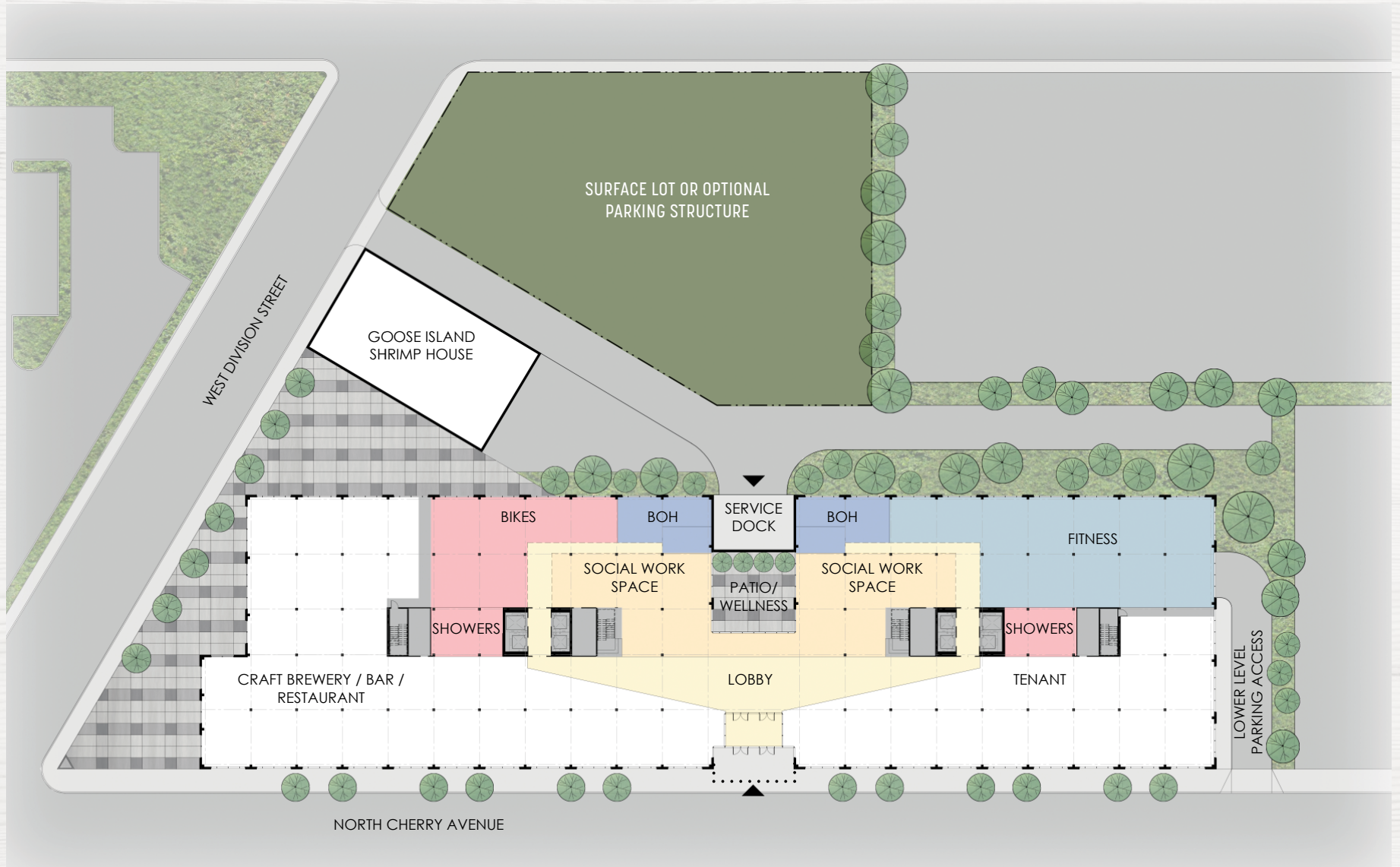


As a Founding Alliance Member of the Well Living Lab, Hines has contributed to the mission of **connecting human health with the indoor environment**.

T3 Goose Island will incorporate the latest technology in areas of security, elevators and private meeting rooms for **minimal touch points throughout the building**.

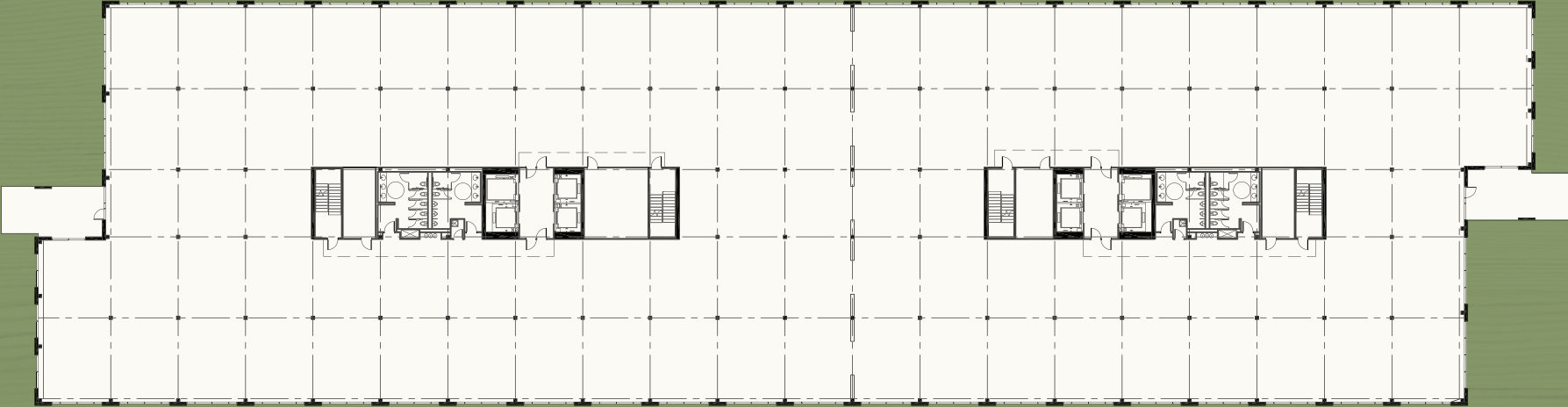


GROUND FLOOR PLAN



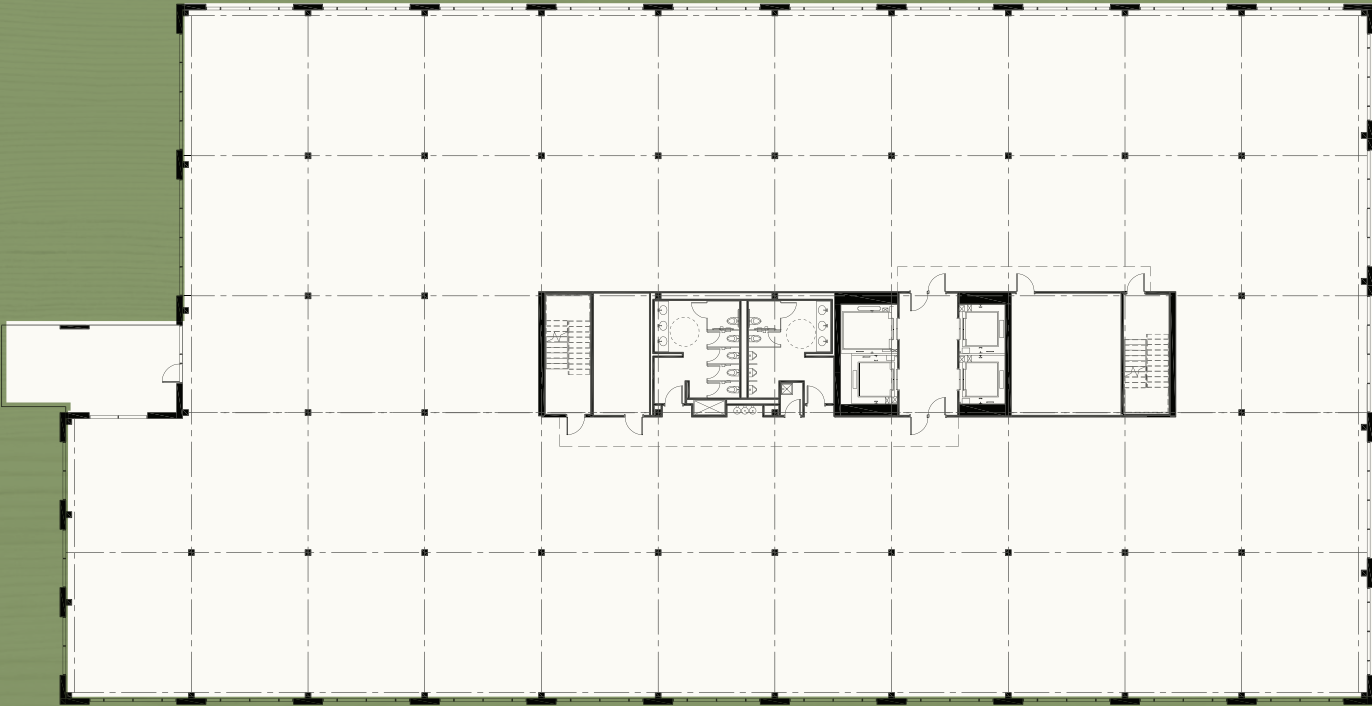
LARGE FLOOR PLATE

44,000 SF



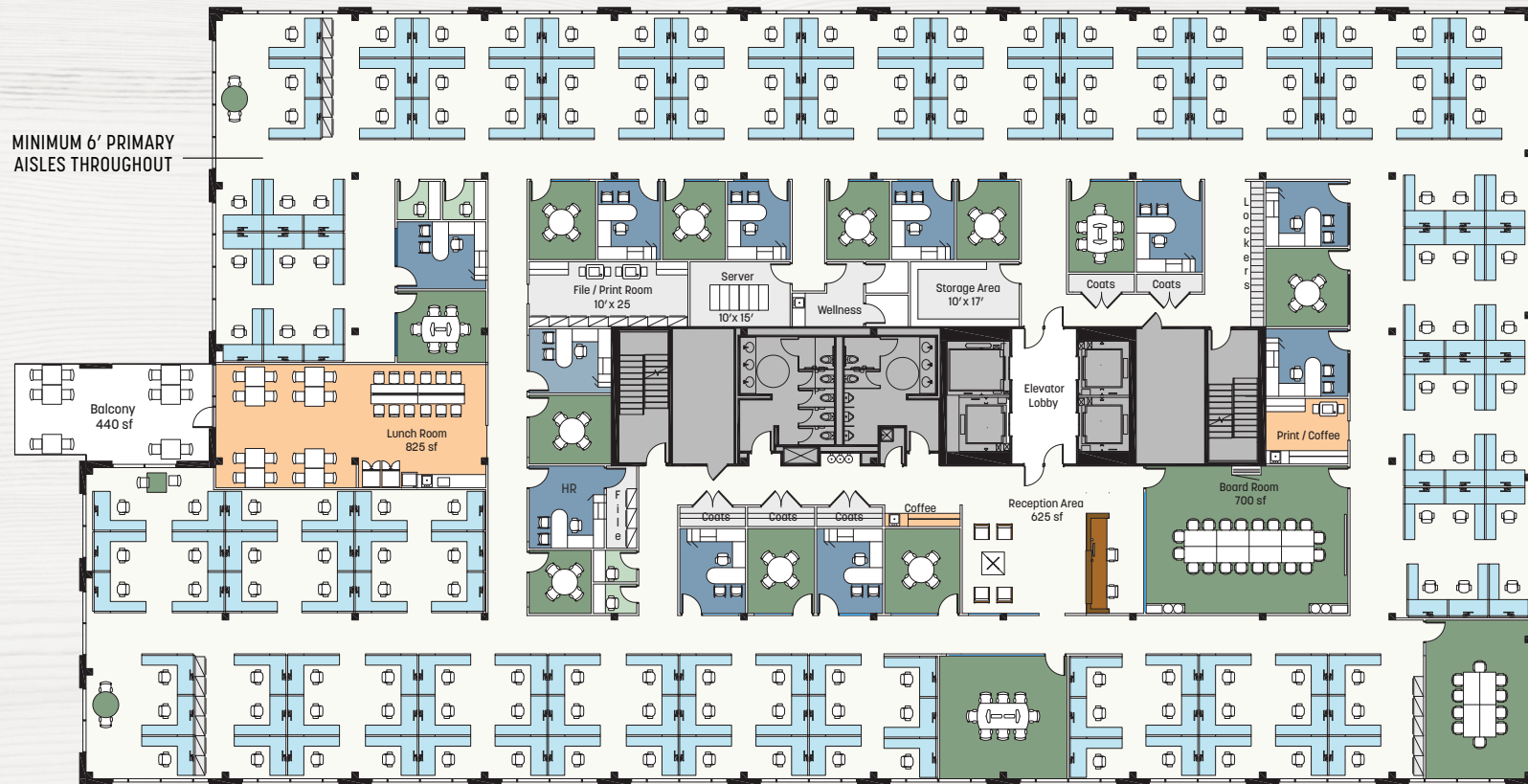
SMALL FLOOR PLATE

25,000 SF



CREATIVE OFFICE LAYOUT

150 RSF PER PERSON



MINIMUM 6' PRIMARY AISLES THROUGHOUT

PEOPLE

(2) Reception are
 (10) 10' x 12' Manager offices
 (156) 6' x 8' Work Stations

168 FTEs: 1 / 150 rsf

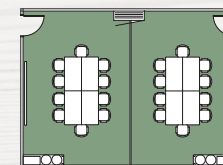
COLLABORATION

(4) Phone rooms
 (8) Huddle rooms
 (2) Small Conference
 (1) Med Conference
 (1) Large Conference
 (1) Board room (divisible)

SUPPORT

(1) Lunchroom (seat 28)
 (1) Copier / file
 (1) Wellness room
 (1) Server room
 (1) Coats / Lockers
 (1) Coffee stations

BOARD ROOM ALTERNATE



T3 CURRENT AND UPCOMING LOCATIONS



T3 MINNEAPOLIS
MINNEAPOLIS, MN



T3 BAYSIDE
TORONTO, ONTARIO, CANADA

T3 RINO
DENVER, CO



T3 STERLING ROAD
TORONTO, ONTARIO, CANADA



T3 WEDGEWOOD HOUSTON
NASHVILLE, TN



T3 GOOSE ISLAND
CHICAGO, IL



ATC WEST
DURHAM, NC



T3 WEST MIDTOWN
ATLANTA, GA

9 STEWART STREET
MELBOURNE, AUSTRALIA



36 WELLINGTON STREET
MELBOURNE, AUSTRALIA



T3 TENANTS



CREATED BY HINES

Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. Founded in 1957, the firm has been guided by the belief that superior architecture enhances the lives of employees while improving the cities and neighborhoods that are the home to these projects. The T3 typology idealizes this vision. Hines has more than 1.6 million SF of T3 assets completed or under development in the U.S. and Canada.

Hines has developed 9 million SF in Chicago including iconic landmarks such as the Lincoln Common, River Point, 300 North LaSalle, One South Dearborn, 70 West Madison, 1225 Old Town, and Wolf Point West. Hines is currently developing Salesforce Tower Chicago and Wolf Point East, located on a premier site at the confluence of the three branches of the Chicago River.

Leveraging Hines prototype T3 project in Minneapolis which opened in Fall 2016 to tremendous tenant response and leasing success, T3 Goose Island utilizes a timber structural system and a CorTen steel exterior. With T3 Goose Island, Hines endeavors to create a project that enhances the neighborhood and fulfills the needs of the modern employer.

T3 Goose Island was born as a place of industry and its future is one of innovation.

T3 Goose Island. Industrial Soul. Innovative Office.





FOR MORE INFORMATION PLEASE CONTACT

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