



1354 N. KOSTNER, CHICAGO, IL 60651

TECHNOLOGY CAMPUS

**THE  
TERMINAL**

TRD CHI MRK

- 2024 -

CHICAGO'S WEST SIDE

WHERE INNOVATION • FINDS INSPIRATION



# AFFORDABLE AND FLEXIBLE TECHNOLOGY CAMPUS ON CHICAGO'S WEST SIDE

CoStar's 2023 Redevelopment of the Year in Chicago, The Terminal is a unique example of adaptive reuse design, combining modern-day innovation with deep-rooted history to create a state-of-the-art technology campus at less than half the average cost of Chicago-based campus'.

Purpose-built to serve the full breadth of R&D users, the significant cost savings of this high-end, growth-ready technology campus creates a remarkable opportunity for early-stage Chicago innovators to hit the ground running.



## THE TERMINAL HIGHLIGHTS

230,000-square-foot facility

Up to 160,000 SF available

Lab spec suites ready for occupancy

Average savings of \$50/RSF vs. typical Chicago-area lab space\*

Rates from \$22 - \$32/RSF Net\*

*\*Based on 10-year lease term*

Taxes and operating costs: \$6.55/RSF\*

TIA from \$0 - \$175/RSF\*

In-place infrastructure

Rare, expansive horizontal footprint



## OUTDOOR AMENITIES

- Private roof deck opportunity
- On-site parking and drive-in access
- High speed Siemens EV charging stations
- Green walkways
- Courtyard with picnic and game areas
- Walkable access to the 606 and CTA
- Food truck parkway

## INDOOR AMENITIES

- Tenant lounge
- Conference center
- Community room
- 24-hour security
- Lockable interior and exterior bike storage
- Passenger & freight elevators

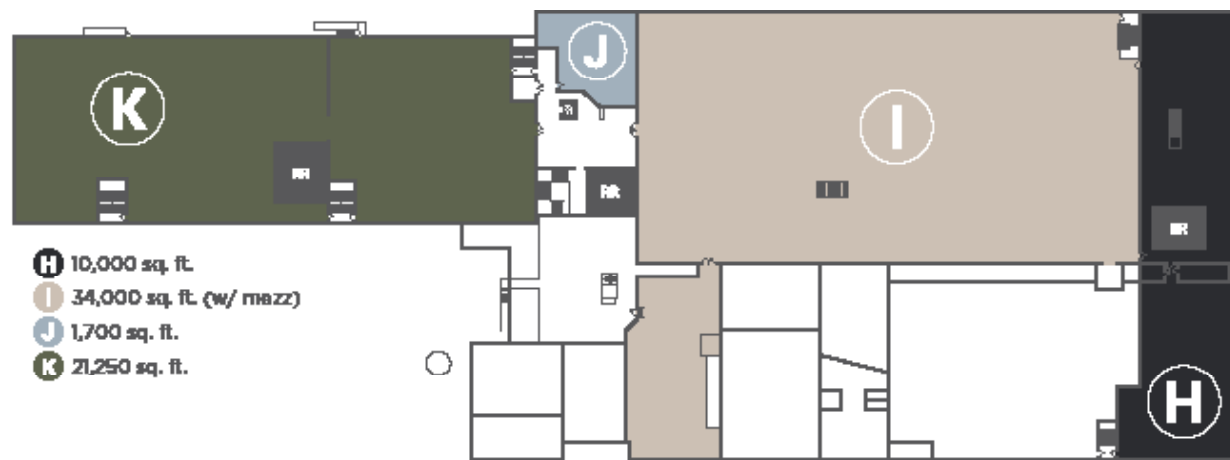
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FIRST LEVEL: 98,075 SF



SECOND LEVEL: 75,733 SF



# BUILT TO POWER TECHNOLOGY

Designed for flexibility, The Terminal features lab space built to help you scale and grow with your evolving demands, while having the opportunity collaborate with other like-minded innovators.

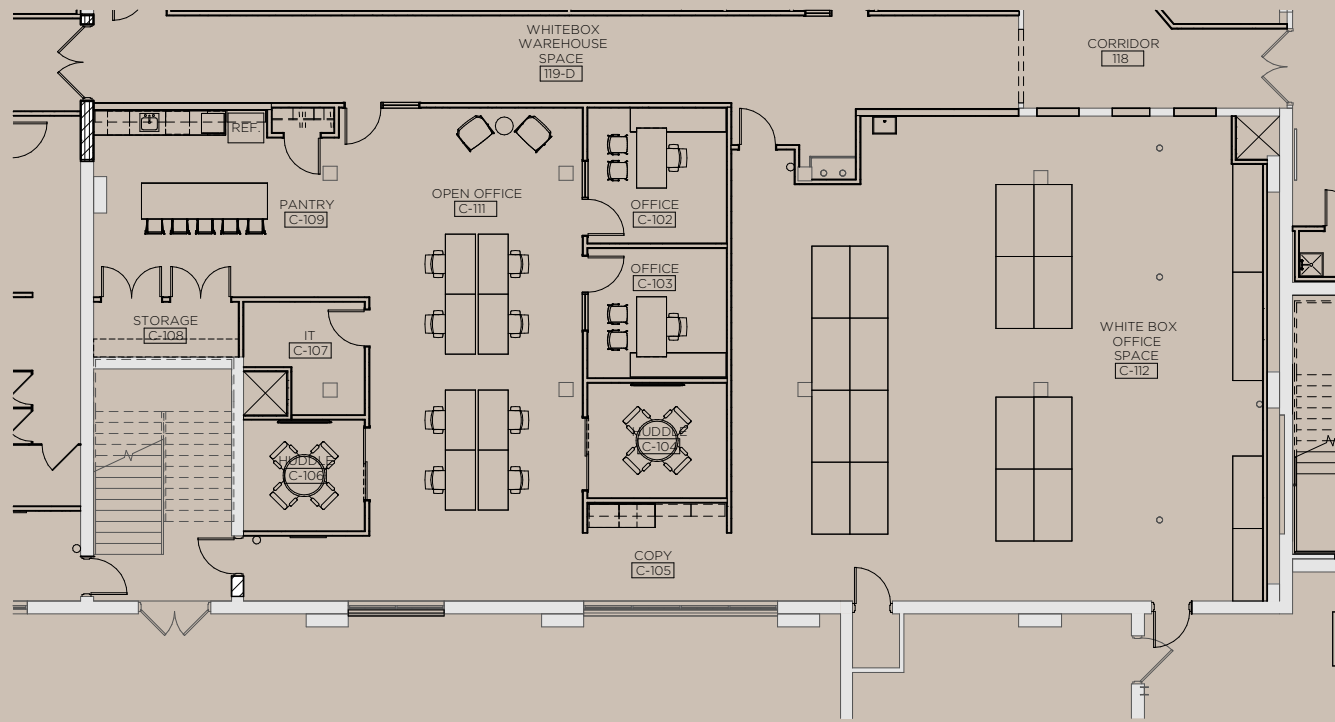
- Available spaces: 5,000-160,000 ft<sup>2</sup>
- Exposed beams with concrete & wood floors
- Open loft space
- +10' ceiling heights
- Unique 32' second-floor bay space



## LAB SPECS

- 8" fire protection service & 1000 HP pump
- 3000A / 480V Electrical with modular meter banks
- Built-in redundancy with room for increased capacity
- Secured interior chemical storage
- Occupancy/vacancy sensors
- Controlled testing environments
- Sound & vibration attenuation
- Insulated skylights and glazing with low-E coating
- Fiber connectivity & high-speed data
- 360° Exterior Camera Coverage, Interior Monitoring, and a 911 Panic Button
- Automated Patrol Robot by Knightscope
- Gas service with at least 2# pressure
- HVAC/ventilation flexibility
- LED lighting
- R-30 TPO roofs
- High efficiency RTUs





## PUSHING THE BOUNDARIES OF SPEC LAB SPACE

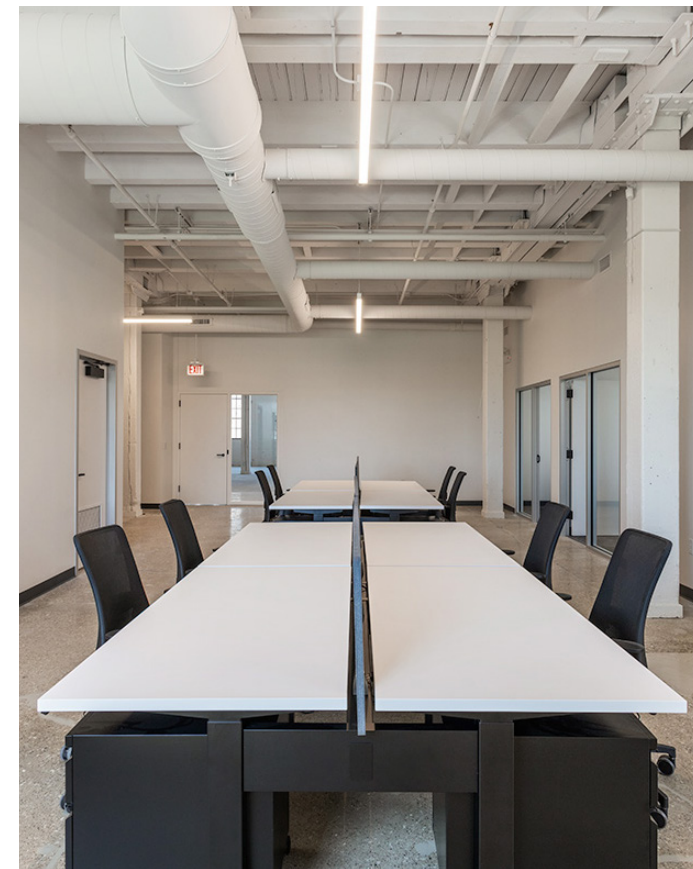
A state-of-the-art research facility built for leaders in the science and technology communities, The Terminal's in-place infrastructure makes it the ideal destination for innovators needing high-end, growth-ready office and lab space.

3,730 RSF of lab spec space

Fully equipped lab with offices, kitchen and conference room

On-site parking

Access to impressive on-campus amenities





# A WORLD-CLASS NETWORK OF INNOVATORS

The Terminal's location grants tenants easy access to Chicago's science and technology infrastructure that includes:

5 R1 Universities & National Laboratories

11 Quantum Exchange Members

11 Life Science and Medical Research Institutions

30 R&D Laboratories

60+ Incubators & Accelerators

## COMMUNITY IMPACT

By facilitating collaboration, generating opportunity, and providing a host of new public spaces throughout the community, The Terminal sets out to make Humboldt Park and its residents a priority for years to come.

## COLLABORATION INITIATIVES

Set in one of Chicago's select opportunity zones, The Terminal remains aligned with the needs of Humboldt Park residents and works in coordination with city, state, private, and philanthropic leaders to maintain clear community objectives.





## WHY CHICAGO?

Over the last five years, Chicago's life sciences sector has seen a robust rise in employment and a influx of billions of research dollars flooding into the market. With growth in the pharmaceutical manufacturing field leading the way, Chicagoland is quickly becoming a hub for life sciences innovation.

11%

11% INCREASE IN LIFE SCIENCES SECTOR EMPLOYMENT

\$4.3B

\$4.3B RAISED IN CHICAGOLAND FOR HEALTH TECH, MED TECH AND THERAPEUTICS

\$5.8B

\$5.8B IN NIH FUNDING FOR EIGHT MAJOR UNIVERSITIES IN ILLINOIS.

12,584

12,584 PROJECTS FUNDED BY NIH ACROSS THOSE EIGHT UNIVERSITIES.

*\*Based on data from 2017-2022*

## EMPLOYMENT BY LIFE SCIENCE INDUSTRY BREAKDOWN

INDUSTRY	2023 JOBS	5 YEAR GROWTH %
PHARMACEUTICAL PREPARATION MANUFACTURING	18,439	18%
RESEARCH & DEVELOPMENT IN THE PHYSICAL, ENGINEERING & LIFE SCIENCES	12,178	9%
TESTING LABORATORIES	5,443	3%
RESEARCH & DEVELOPMENT IN BIOTECHNOLOGY	3,262	12%



The Terminal



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