

600 WEST  
**FULTON** THE BEST  
LOFT OFFICE  
IN FULTON MARKET



People try to recreate brick and timber. They chase after the texture, the character, the feel. They want the big, open spaces, and the interesting neighborhoods they call home. We get it.

600 West Fulton led the loft office movement in the Fulton Market area in the last century. And we're still leading today, with creative workspaces, great amenities, and an experienced ownership team that moves ahead of change. It's all here where the Fulton boom started. Just two blocks from Fulton Market's Restaurant Row and 3 blocks from Ogilvie and the El.

Leading the way. Sound familiar? It should, because it's just like you. You don't follow the leader. You are the leader. You'll be right at home in the Best Loft Office, Evolved.

# 600 WEST FULTON

LEAD THE WAY HERE

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• 25,000–75,000 RSF  
contiguous space in  
addition to multiple spec  
suites varying in sizes from  
4,500+ RSF

• Newly renovated lobby and  
building exterior inclusive  
of outdoor seating

• Modernized and upgraded  
elevators with touchless  
elevator calling solutions

• Best value in Fulton Market

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# TENANT AMENITIES



Fulton 600 west provides an array of premier amenities for our tenants. This is home to both a fitness center and a yoga studio. It offers a spacious and inviting tenant lounge, and a wellness room as well as an abundance of bike and building storage and exclusive mail center.



TENANT LOUNGE & WELLNESS ROOM



FITNESS CENTER AND YOGA STUDIO



BIKE ROOM



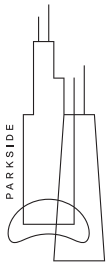
BUILDING STORAGE



## SUITE 101

# 4,809 RSF

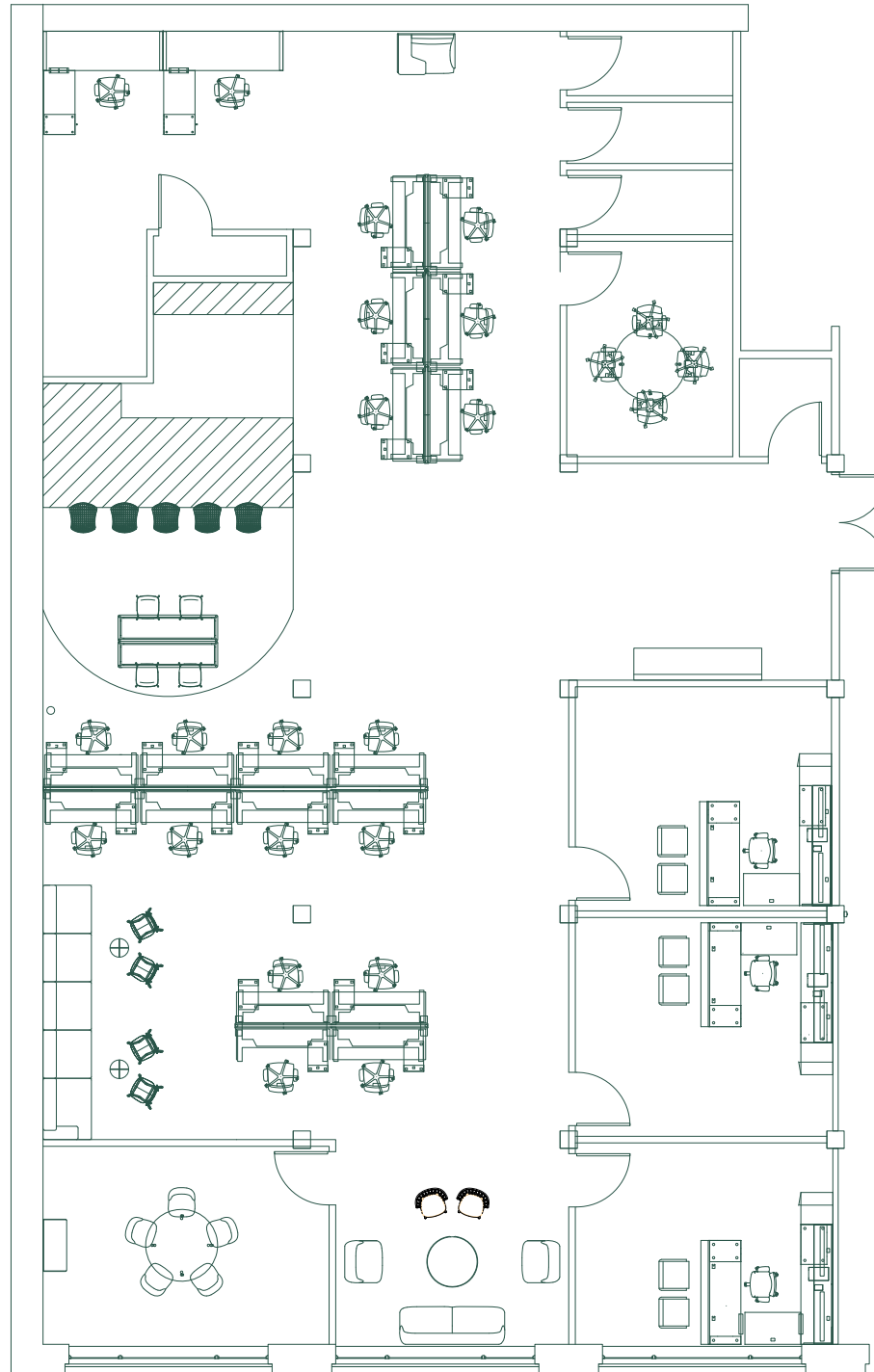
- Direct street-level access
- No elevator required
- Partially furnished spec suite
- 10' ceiling height
- Street level exposure



**Barb Schenberg**

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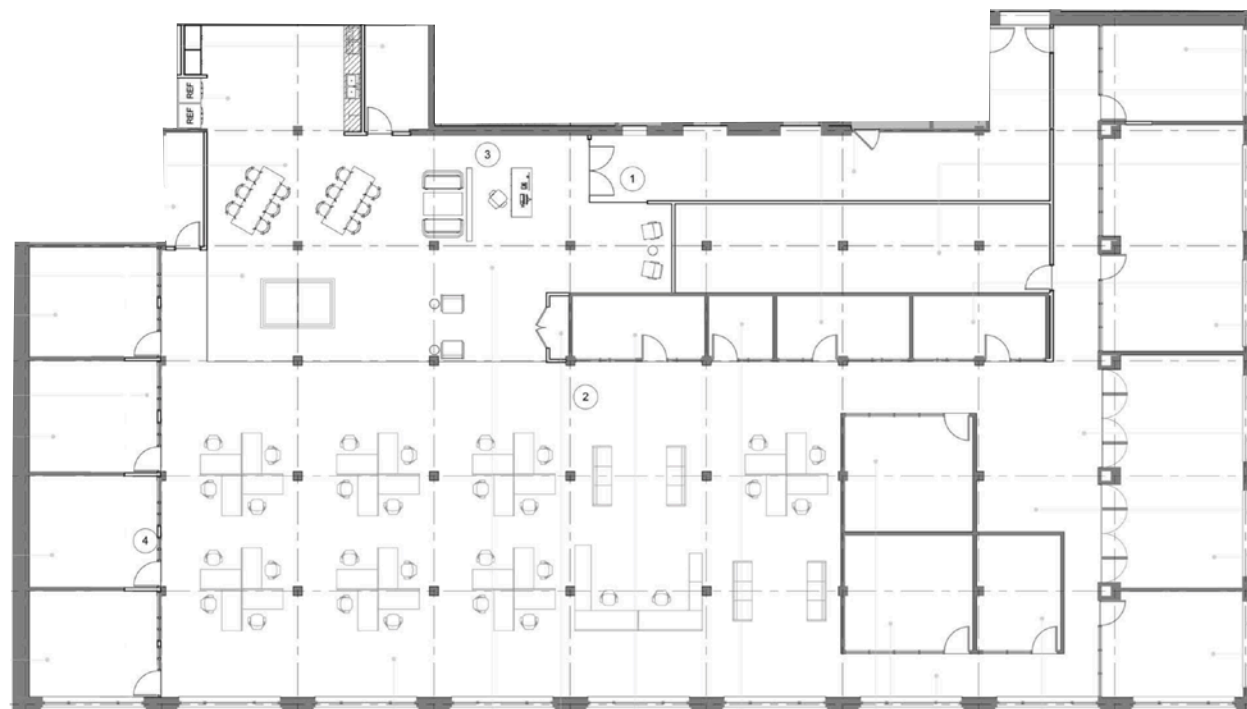


**600 W FULTON ST.**

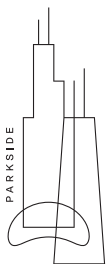


SUITE 400

13,236 RSF



600 W FULTON ST.



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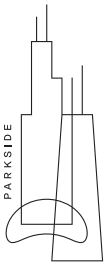


SUITE 420

4,743 RSF

■ Occupied/common space

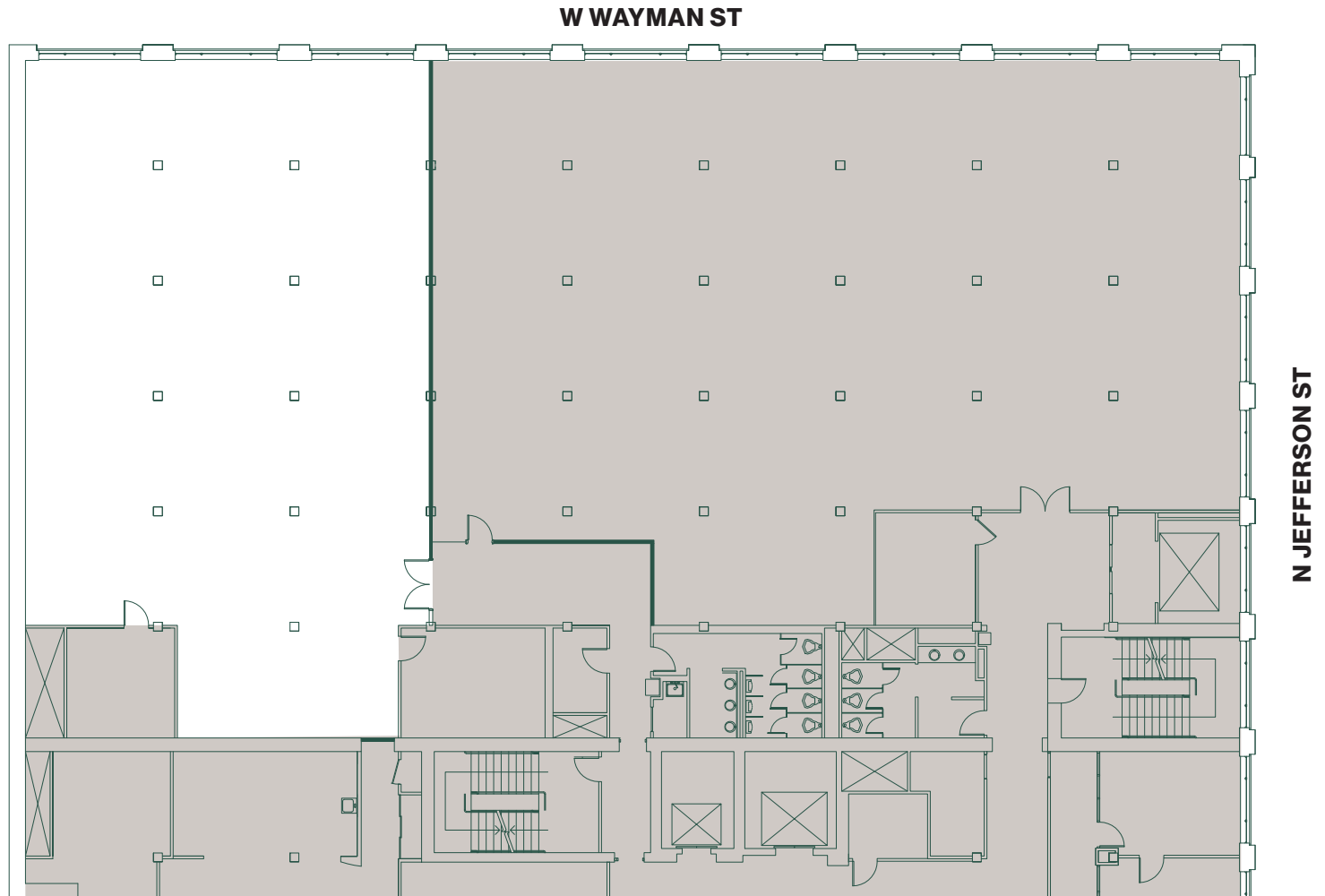
• Existing condition



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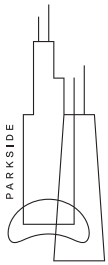


**SPEC SUITE 420**

**4,743 RSF**

■ Occupied/common space

• Proposed spec suite

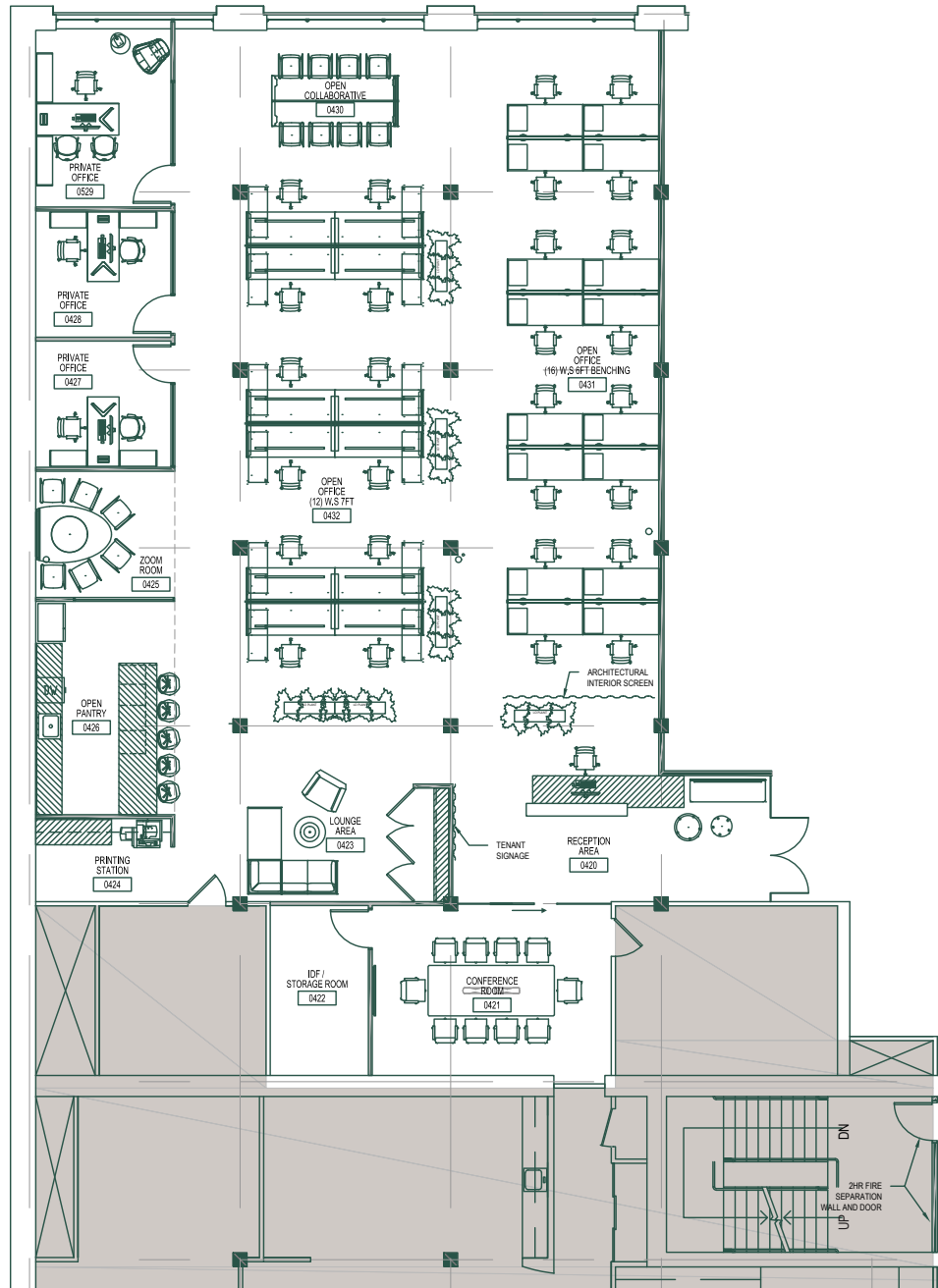


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**W WAYMAN ST**



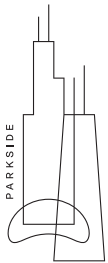


**SUITE 400 & 420**

**17,979 RSF**

■ Occupied/common space

• Existing conditions

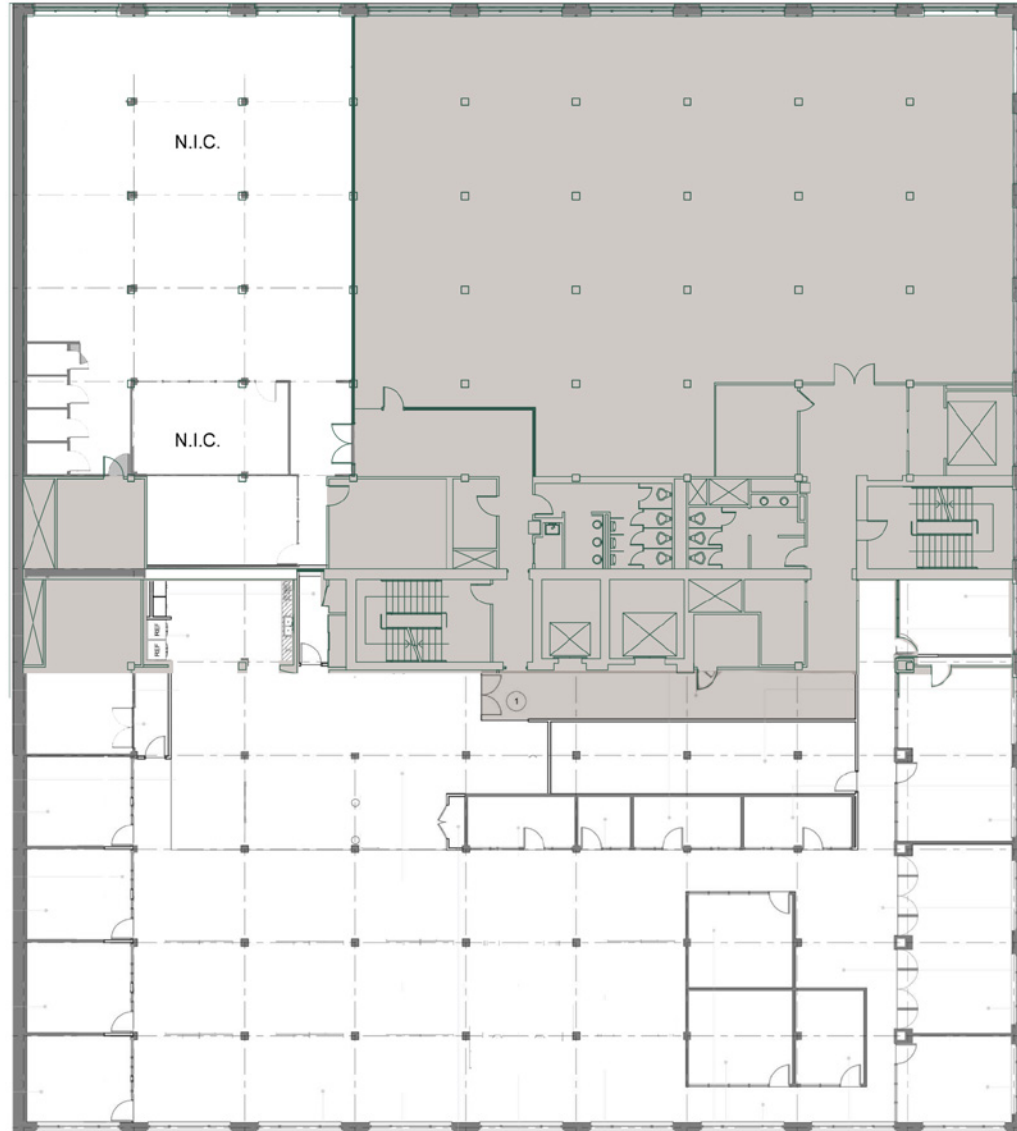


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**W WAYMAN ST**



**N JEFFERSON ST**

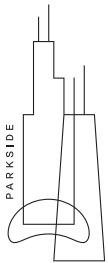


**SPEC SUITE FULL FLOOR**

**SUITE 500**

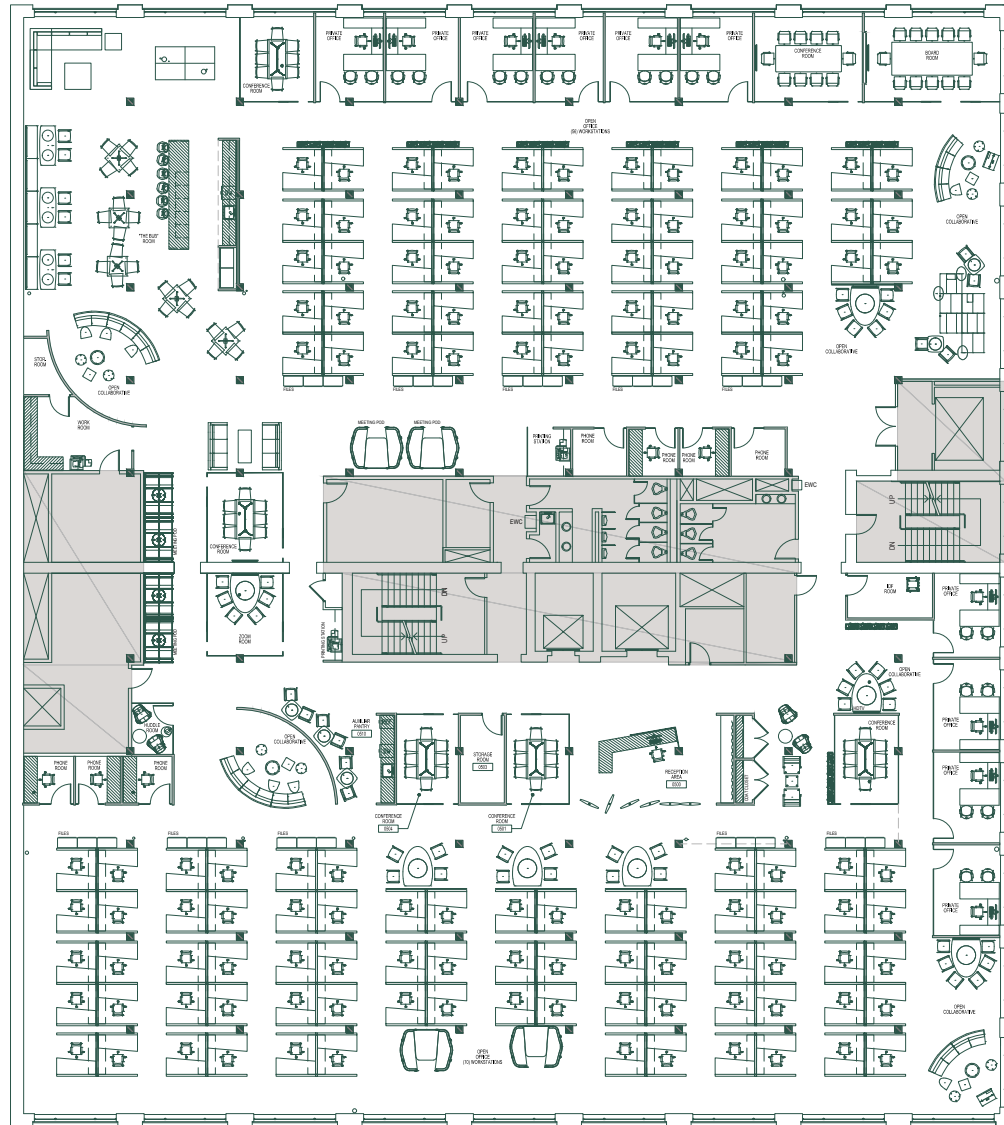
**25,721 RSF**

- Occupied/common space
- Proposed full floor spec suite
- ±52,000SF contiguous space with Suite 600



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**W. WAYMAN ST.**



**N JEFFERSON ST**

**600 W FULTON ST.**



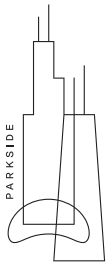
**SPEC SUITE PARTIAL**

**SUITE 500**

**17,740 RSF**

■ Occupied/common space

• Proposed spec suite

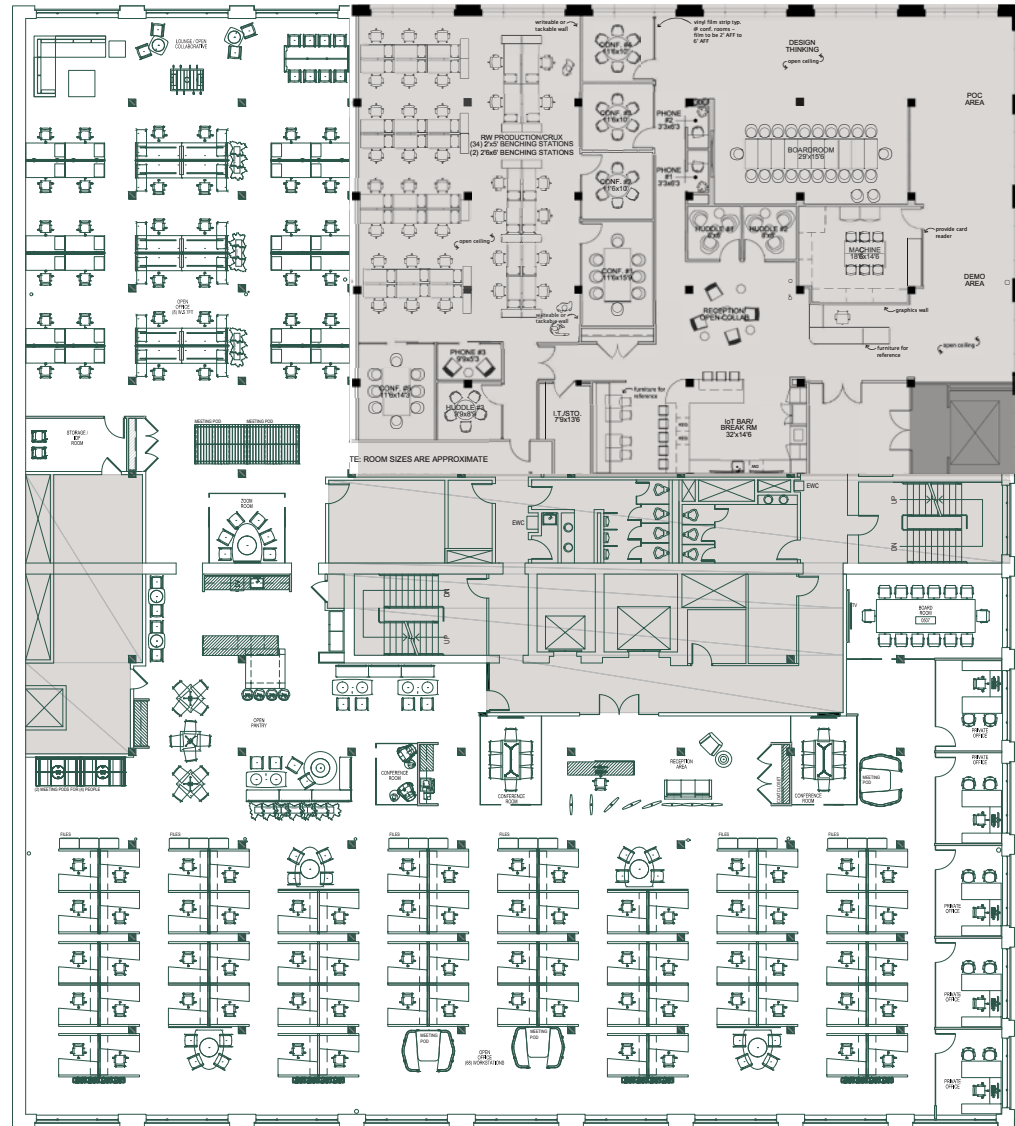


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**W. WAYMAN ST.**



**N JEFFERSON ST**

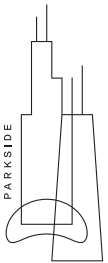
**600 W FULTON ST.**



## SUITE 500 & 510

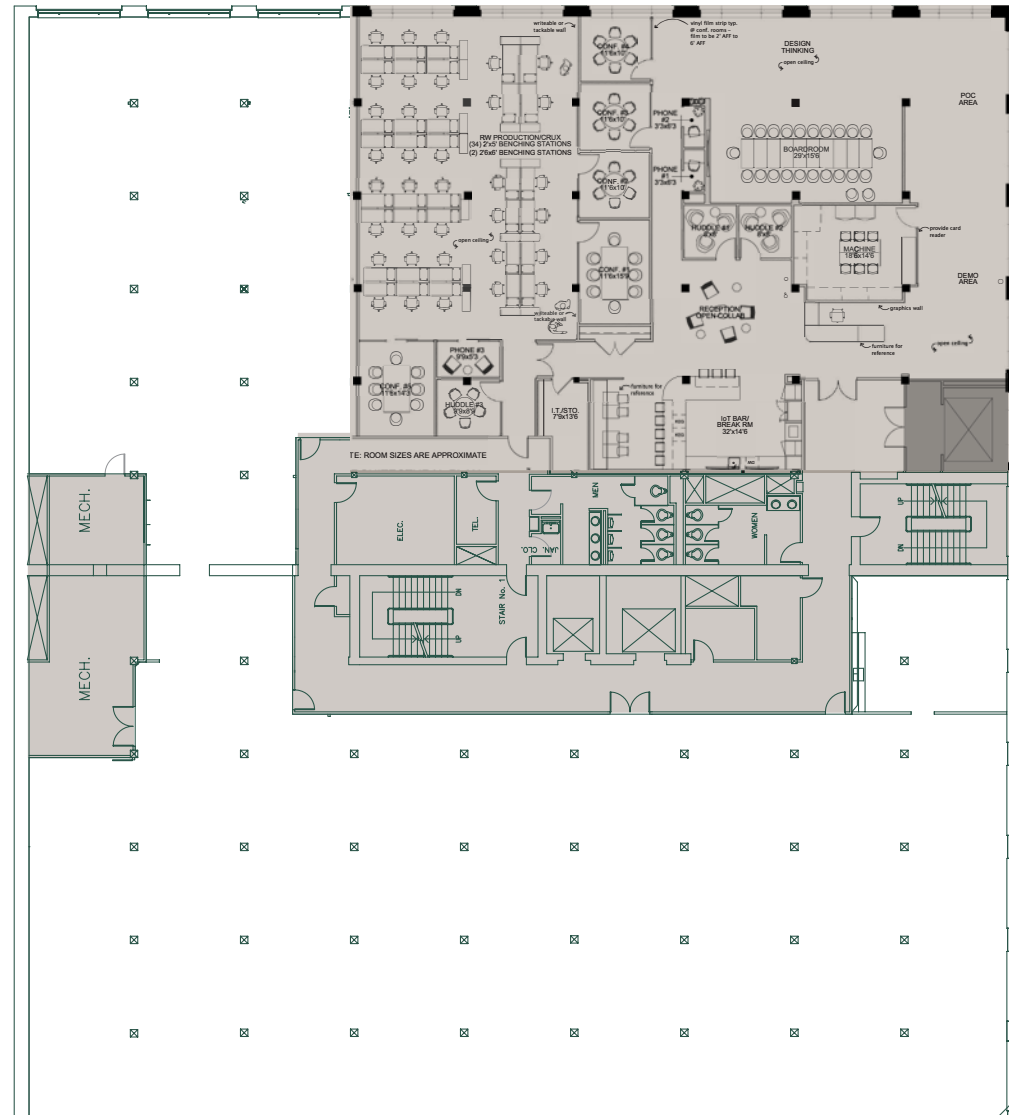
# 25,721 RSF

- Common space
- Full floor
- Existing condition



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W. WAYMAN ST.



N JEFFERSON ST

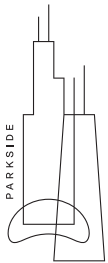
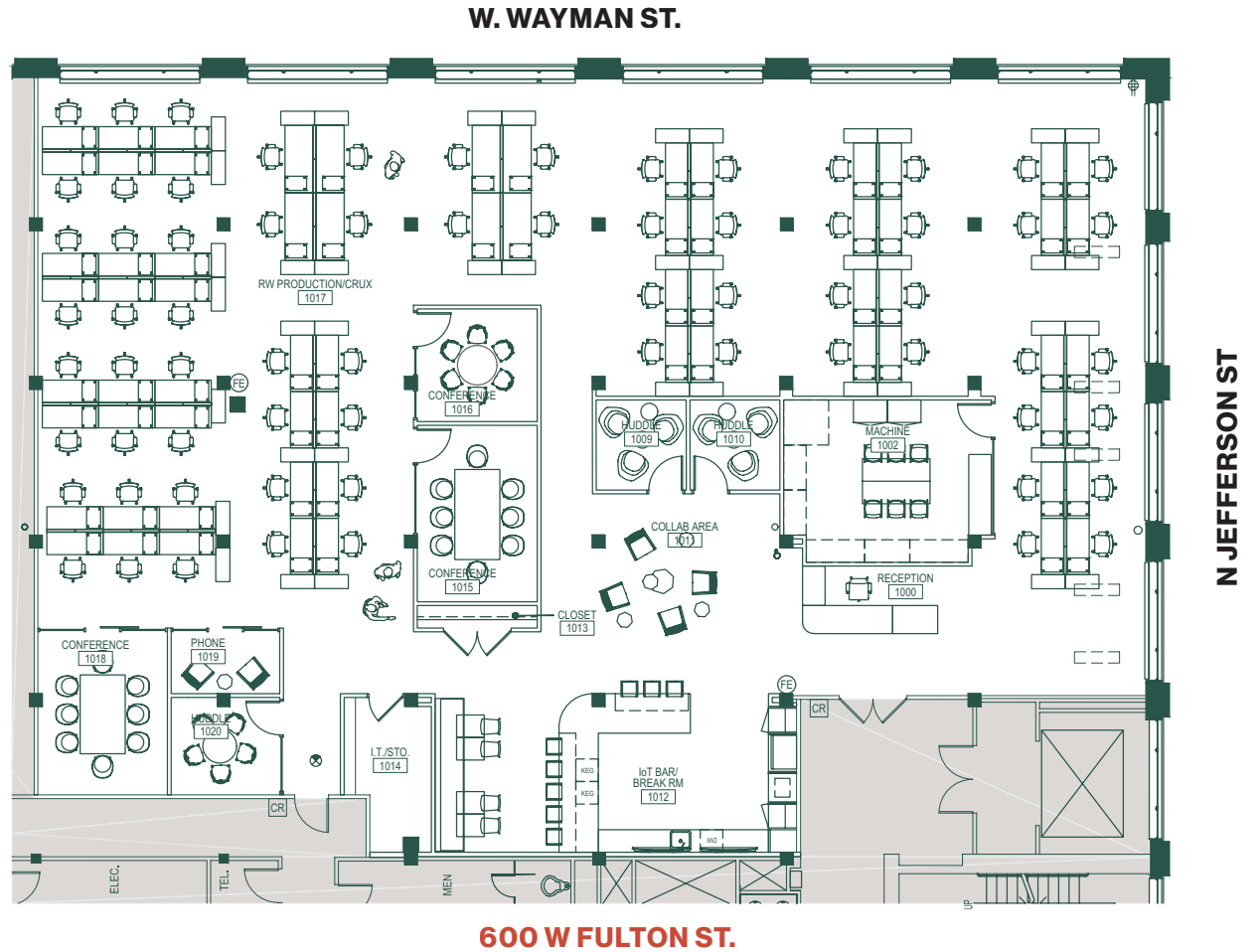
600 W FULTON ST.



**SUITE 510**

**7,981 RSF**

- Existing condition
- Common space



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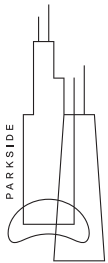
FULL FLOOR

SUITE 600

**26,261 RSF**

■ Occupied/common space

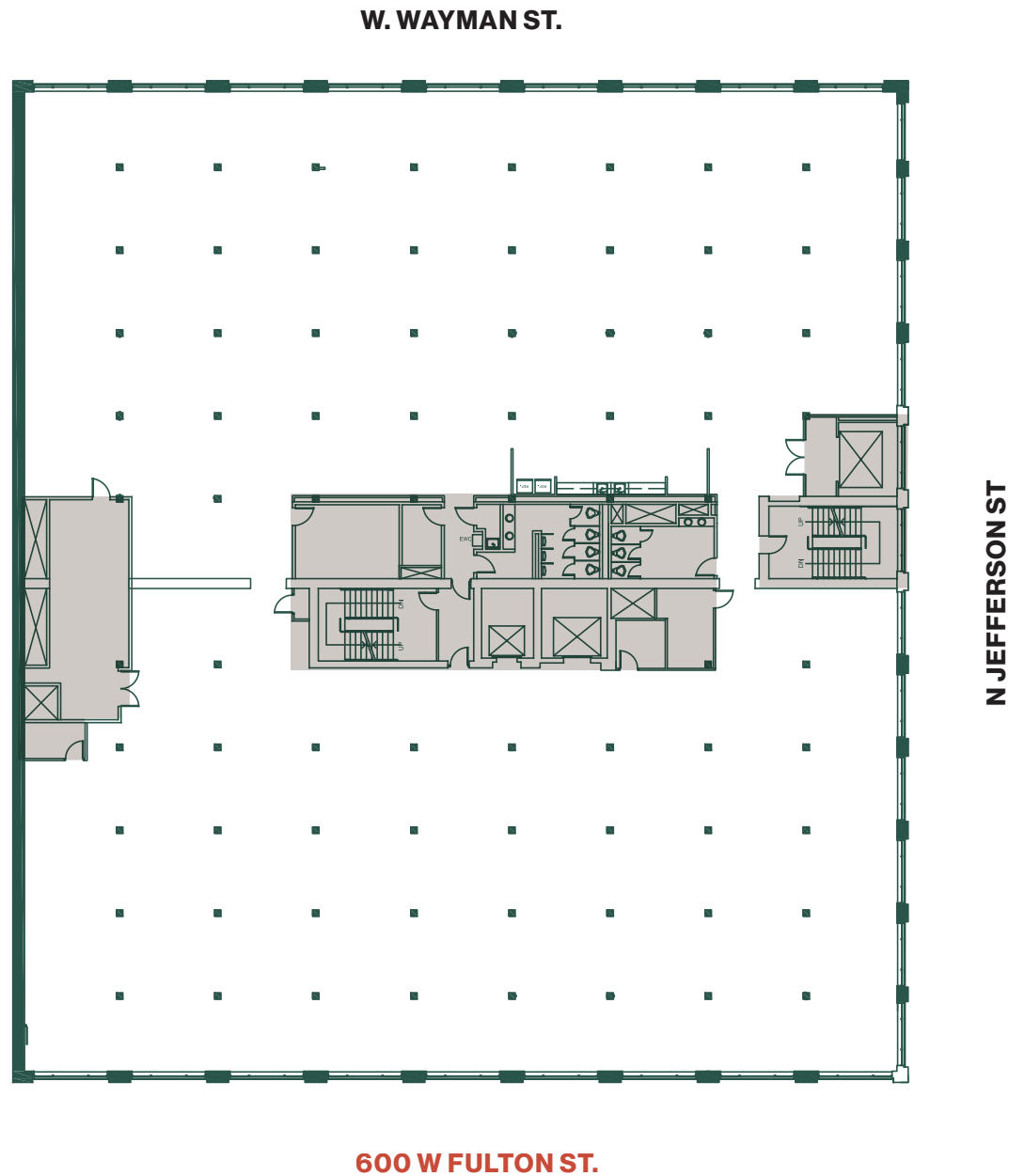
- ±52,000SF contiguous space with Suite 500



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# BUILDING OVERVIEW



## Physical Attributes

- 10' – 12' ceilings
- Two-story atrium lobby
- ADA accessible
- 20,000 – 25,000 sf floor plates
- Tinted double thermopane windows
- Brand new elevator modifications

## Building Personnel

- Professional on-site manager
- Full-time engineer
- Manned security
- Lobby attendant

## Tenant Services

- VAV HVAC
- Chilled water for supplemental tenant cooling
- Emergency electrical generator
- T-1 and fiber optic accessibility
- Electronic card key security system
- Fully sprinklered with strobes

## Commuter Access / Parking

- Covered & adjacent parking
- Close proximity to Metra and CTA  
Green and Pink lines



# HEALTH AND WELLNESS INITIATIVES

Hands-on building ownership that manages and leases the property is dedicated to creating a safe and comfortable environment for its tenants, their employees and their guests.



Proactive workplace hygiene practices that include touchless activation cleaning systems and the state-of-the-art AirPHX surface disinfectant system



Strict adherence to the guidelines established by the CDC in regards to proper face coverings and capacity in common areas when applicable



The Fulton Market district provides a unique opportunity to explore the intersecting elements of history, culture and industry in one of the city's most dynamic mixed-use areas. The area's distinctive character has made it a magnet for a multiplying number of restaurants, bars, event venues, residential units, office buildings, hotels and retail.



**The nation's most exciting  
live, work, play neighborhoods**

# FULTON MARKET HIGHLIGHTS

- A variety of upscale restaurants, hotels, bars, nightclubs and fitness centers
- The Clinton stop (CTA Green and Pink Lines) is just one block away with easy connection to the entire “L” system
- Short walking distance to both Ogilvie (Northwestern) and Union Train stations
- A CTA bus line “56 Milwaukee” stop directly in front of the building entrance
- Direct connection to bike routes
- Easy access to all major expressways via both north and south exit and entrance ramps to Interstate 90/94 at Randolph Street
- Several surface parking lots nearby, which together contain several hundred parking spaces

## 23MSF+ NEW LEASES

Noteworthy tenants in Fulton Market

Alma  
Lasers™

wework

MeadJohnson  
Nutrition

Mondelēz  
International

AspenDental

CONAGRA  
BRANDS

dyson

Knoll

FOXTROT

gogo

Google

HermanMiller

Kimberly-Clark

ccc  
powering Forward

McDonald's

MOTOROLA  
SOLUTIONS

nuveen

Tarkett

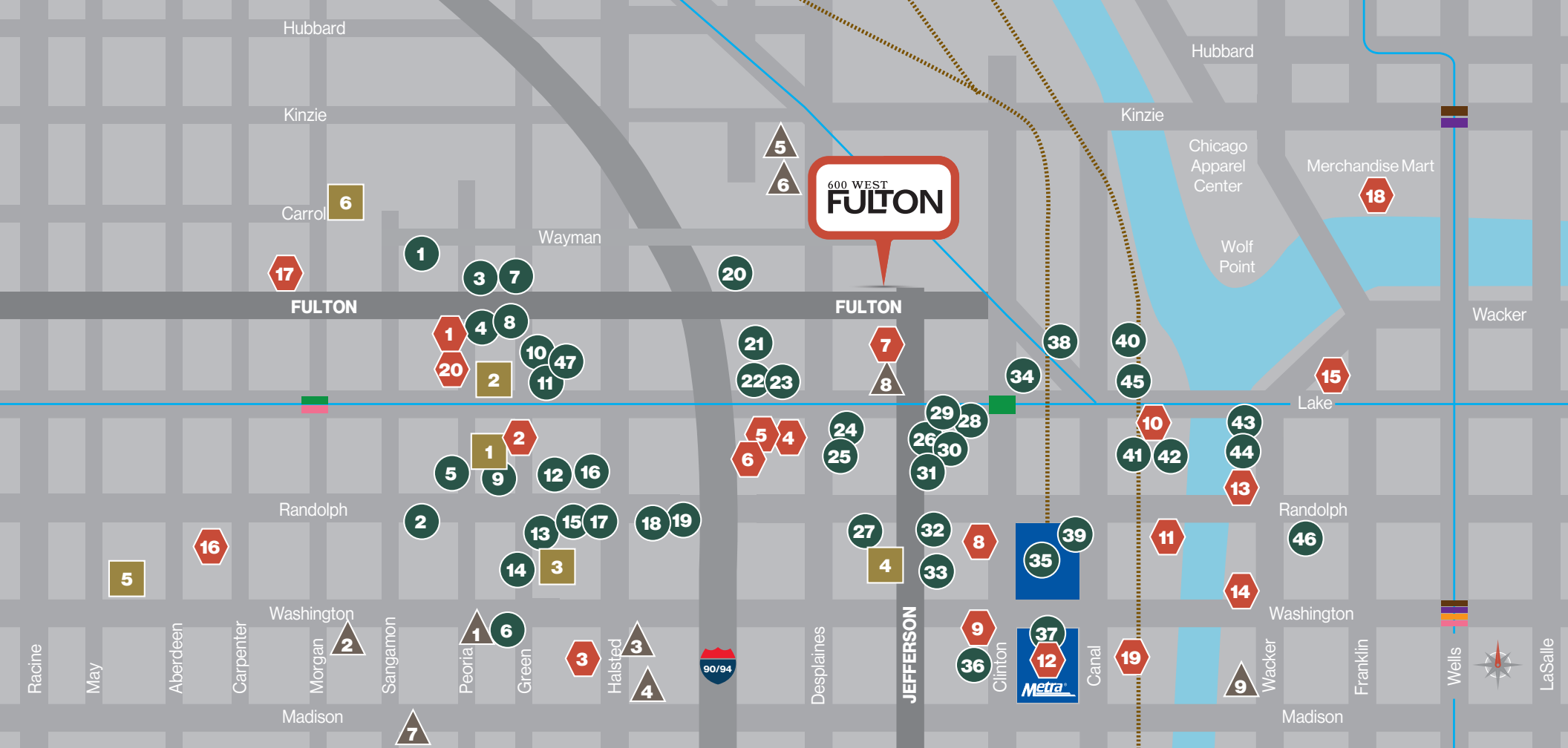
Wilson

Coca-Cola

WPP

CALAMOS  
INVESTMENTS

Snapchat



## ● RESTAURANTS

1. Fulton Market Kitchen
2. Formento's
3. Kuma's Corner
4. Duck Duck Goat
5. Cruz Blanca
6. El Che
7. Beatrix
8. The Publican
9. Bar Siena
10. Ramen-San
11. Momotaro
12. Little Goat
13. Sushi Doku
14. Green St. Smoked Meats
15. Girl & the Goat
16. Au Cheval
17. Nia
18. Haymarket Pub
19. Tanoshii
20. Canivale
21. Oriole
22. St. Lou's Assembly
23. Moneygun
24. Fast Track
25. Sarpino's Pizzeria
26. Subway
27. Avec
28. Saigon Sisters
29. Dunkin
30. Wishbone
31. CH Distillery
32. Proxi
33. Sepia
34. New Line Tavern
35. Chicago French Market
36. Slightly Toasted
37. Olgilvie Food Court
38. Taste 222
39. Station
40. Gibson's Italia
41. Small Cheval
42. Porter's Kitchen
43. Cafe Bonhomme
44. Beatnik on the River
45. Market Creations
46. Sushi Sai
47. Fulton East

## ■ HOTELS

1. Nobu Hotel
2. Hoxton Hotel
3. SoHo House
4. Hampton Inn
5. Hyatt House
6. Ace Hotel

## ▲ AMENITIES

1. UPS Store
2. Chase Bank
3. Bank of America
4. Whole Foods
5. Jewel-Osco
6. Bentley's Pet Store
7. FedEx Office
8. Starbucks
9. Civic Opera

## ◆ NOTABLE COMPANIES AND OFFICE BUILDINGS

- |  |  |
|--|--|
| 1. Mondelez  | 11. Boeing Corporate                                       |
| 2. Bridgford Foods   | 12. Accenture Tower  |
| 3. WCIU-TV   | 13. 150 N Wacker   |
| 4. Rocketmiles   | 14. Bank of America Tower Nuveen                           |
| 5. The Connell Group   | 15. 333 W Wacker Drive                                     |
| 6. Belicon USA   | 16. McDonalds HQ   |
| 7. Sherwood Law Group  | 17. Google HQ  |
| 8. Pangea Real Estate  | 18. Merchandise Mart<br>Conagra HQ<br>Motorola Mobility HQ |
| 9. iManage   | 19. Edelman  |
| 10. 150 N Riverside<br>William Blair<br>Holland & Knight<br>Polsinelli | 20. WeWork   |



### **Leasing Information**

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