

ARTHUR

on aberdeen

363
Apartment
Units



DYNAMIC RETAIL SPACES | FULTON MARKET
210 N ABERDEEN | CHICAGO, ILLINOIS

lg group

ABOUT ARTHUR ON ABERDEEN

Now Open: 19-story building with 363 luxury apartment units by LG Group
Prime location in Fulton Market @ Lake/Aberdeen

Address: 210 N Aberdeen, Chicago, IL 60607

Residential Units: 363

Height: 19 Stories

Zoning: PD-1507

Alderman: Walter Burnett, Jr. (27th)

Developer: LG Development

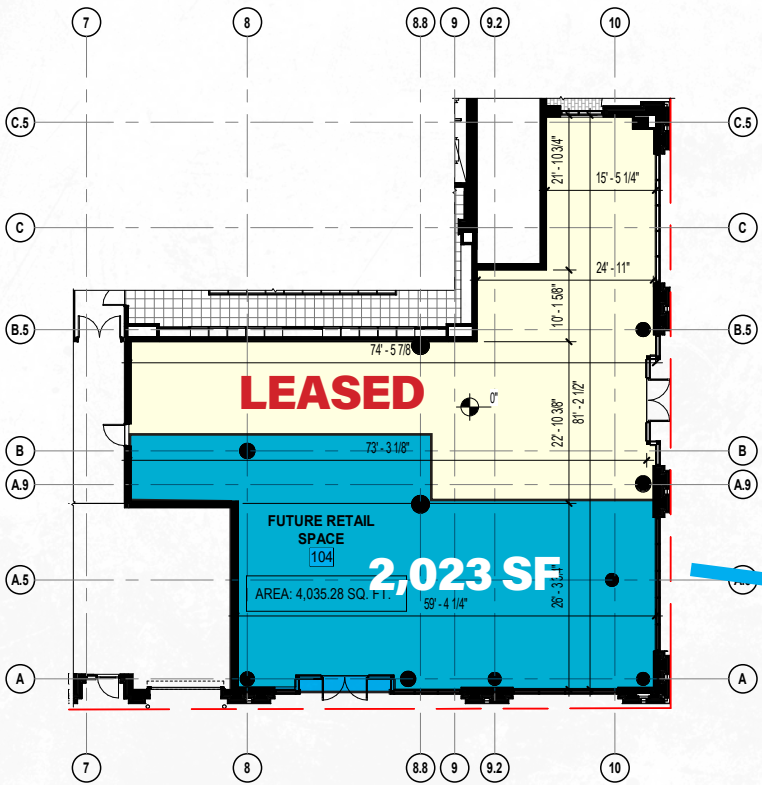
RETAIL

- Unit 104-2: New Construction, Floor-to-Ceiling Windows, Corner (2,023 SF)
- Unit 119: Annex Building. Grafitti, Grand Entrance, Intimate Space (1,943 SF)

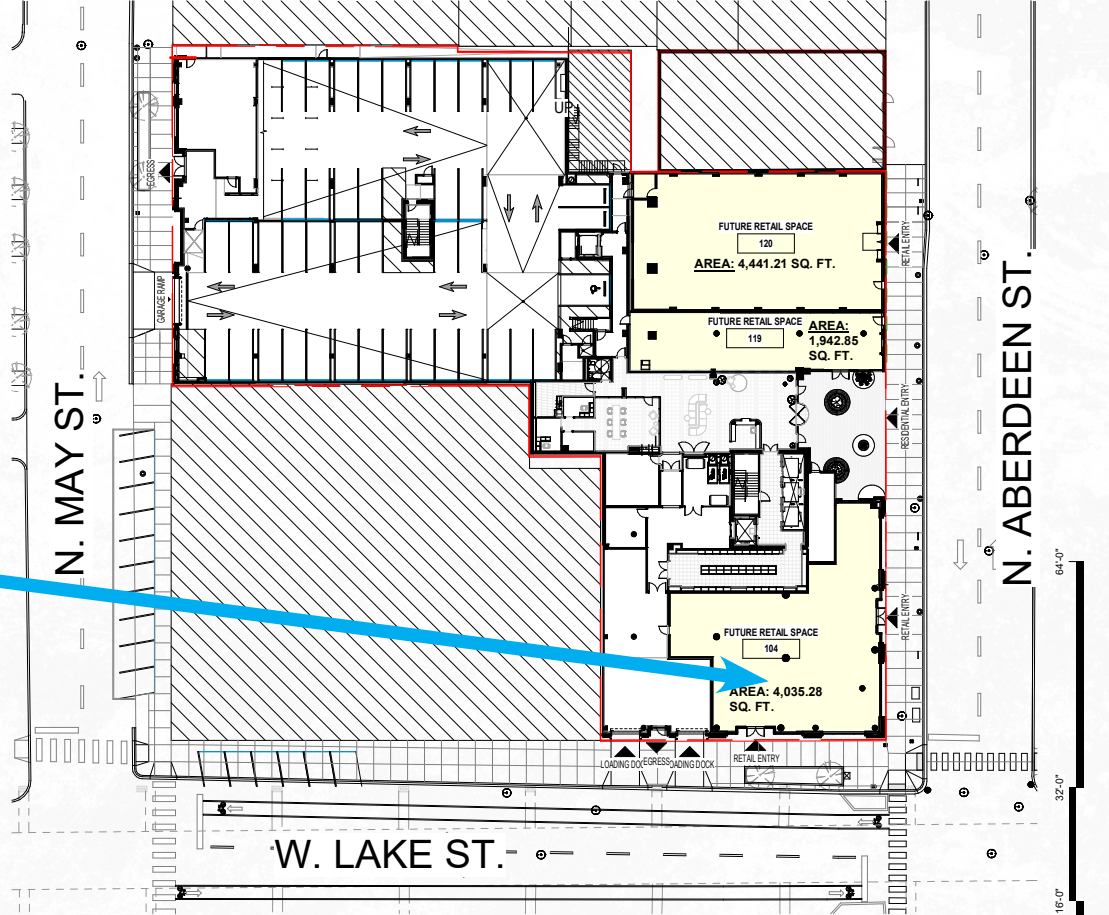


CORNER UNIT - FLOOR PLAN

210 N Aberdeen - Suite #104-2 - 2,023 SF



1 ENLARGED SOUTH RETAIL AREA
 LOD-2 SCALE: 1/16" = 1'-0"



2 OVERALL LEVEL 1 FLOOR PLAN
 LOD-2 N.T.S.

SCALE: 1/16" = 1'-0"

NORR
 325 N. LaSalle, Suite 500
 Chicago, Illinois 60654 USA
 T 312.424.2400
 www.NORR.com

THIS EXHIBIT IS DIAGRAMMATIC ONLY AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF THE PREMISES AND AN APPROXIMATE DEPICTION OF THE BASE TENANT SPACE AS IT IS CURRENTLY EXPECTED TO EXIST AS OF THE DATE THE PREMISES ARE DELIVERED TO THE TENANT. THIS EXHIBIT DOES NOT CONTAIN EXACT LEASING LINES OF THE PROJECT

Tenant: All arena and dimensions are approximate, require field verification, and are subject to change. Area calculations based on inside face of walls and inside face of storefront sills.	SPACE NO:
210 N. ABERDEEN ST. 210 N. ABERDEEN STREET CHICAGO, IL 60607	SHEET NO: LOD-2
	DATE: 01/30/23

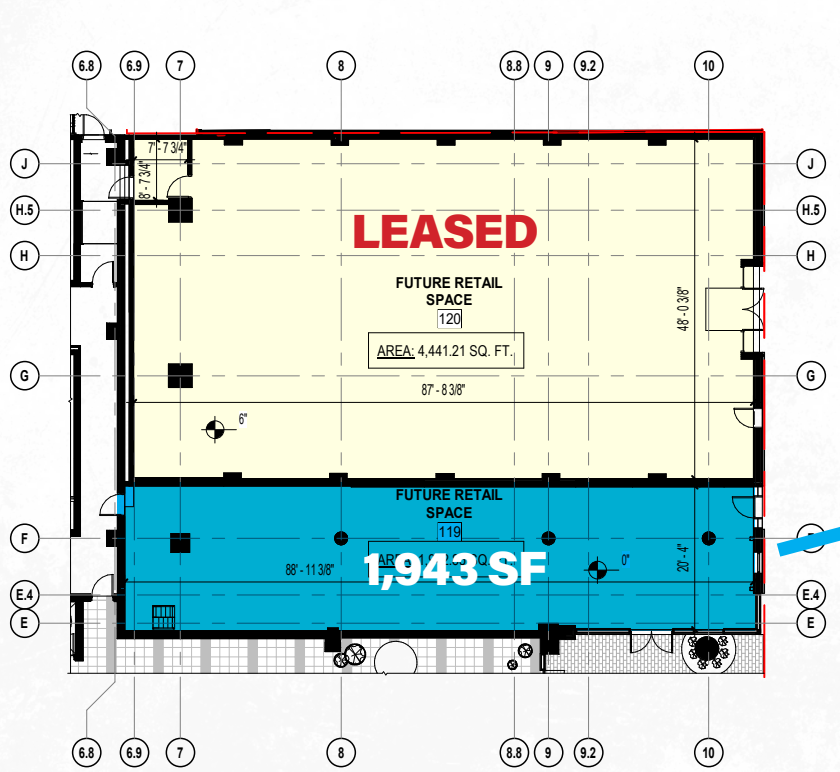
CORNER UNIT - EXISTING CONDITIONS

210 N Aberdeen - Suite #104-2 - 2,023 SF

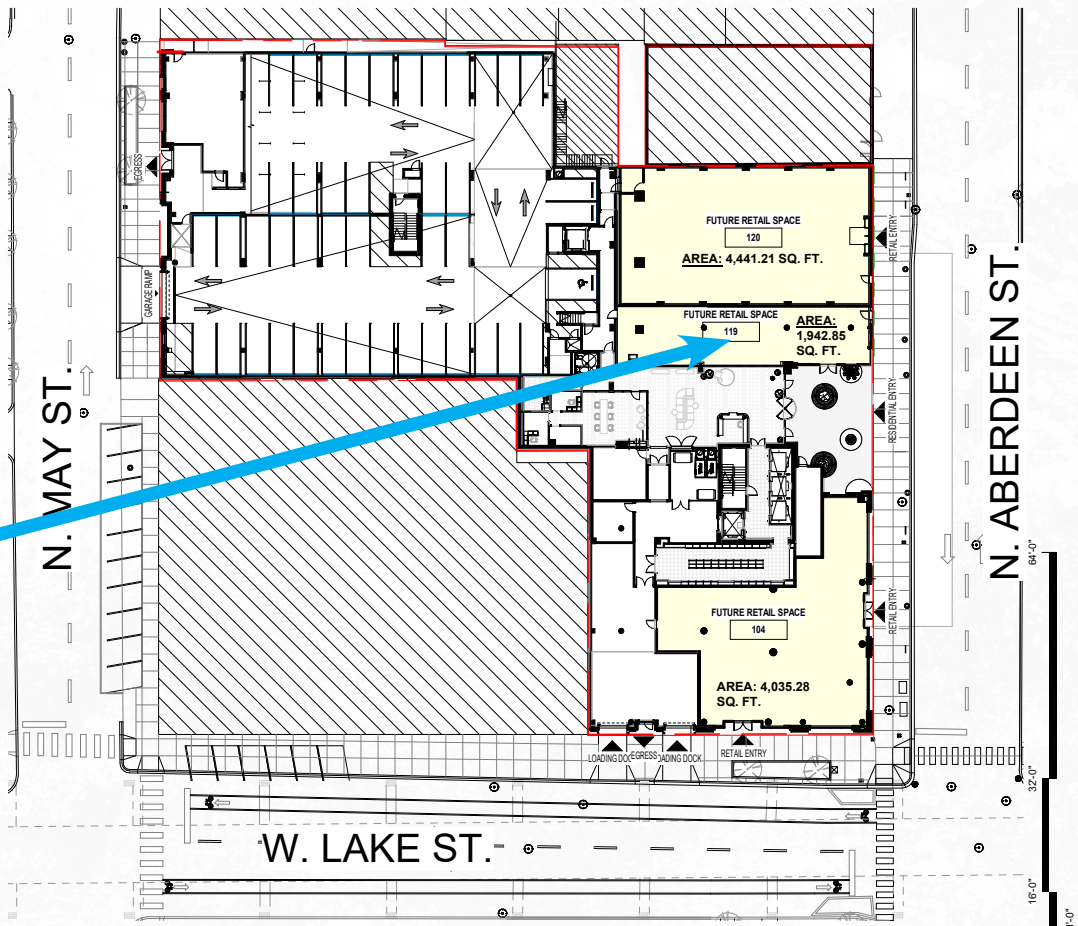


ANNEX BUILDING - FLOOR PLAN

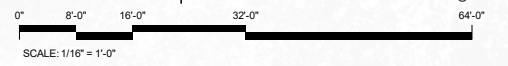
212 N Aberdeen - Suites #119 - 1,943 SF



1 ENLARGED NORTH RETAIL AREA
 LOD-1 SCALE: 1/16" = 1'-0"



2 OVERALL LEVEL 1 FLOOR PLAN
 LOD-1 N.T.S.



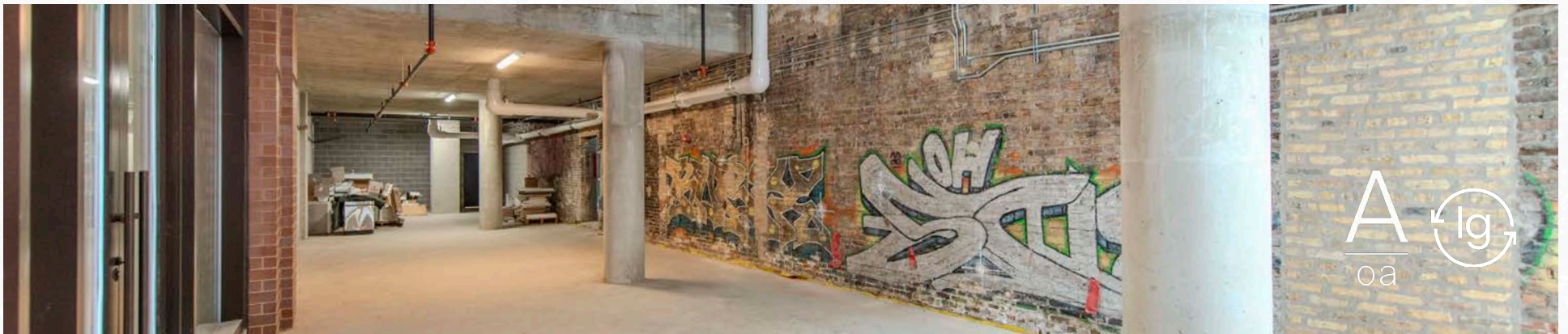
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THIS EXHIBIT IS DIAGRAMMATIC ONLY AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF THE PREMISES AND AN APPROXIMATE DEPICTION OF THE BASE TENANT SPACE AS IT IS CURRENTLY EXPECTED TO EXIST AS OF THE DATE THE PREMISES ARE DELIVERED TO THE TENANT. THIS EXHIBIT DOES NOT CONTAIN EXACT LEASING LINES OF THE PROJECT

Tenant:	All arena and dimensions are approximate, require field verification, and are subject to change. Area calculations based on inside face of walls and inside face of storefront sills	SPACE NO:
210 N. ABERDEEN ST.		SHEET NO:
210 N. ABERDEEN STREET CHICAGO, IL 60607		LOD-1
		DATE:
		01/30/23

ANNEX BUILDING - EXISTING CONDITIONS

212 N Aberdeen - Suites #119 - 1,943 SF



FULTON MARKET OVERVIEW

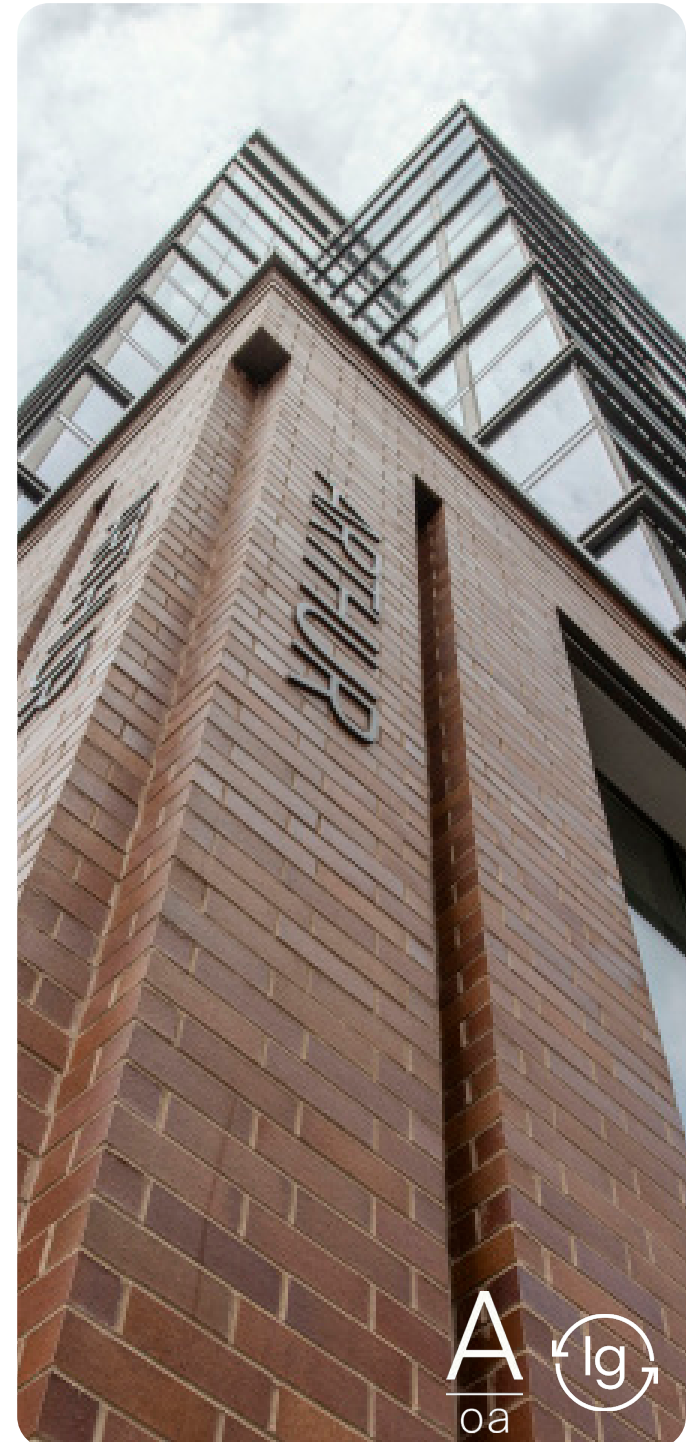
Fulton Market in Chicago has undergone a remarkable transformation, evolving into a vibrant hub for technology, business, and culture. This dynamic neighborhood, once known for its meatpacking and warehouse district, is now a blend of historic buildings and modern developments, creating an ideal work-residential environment. Key developments and influxes, such as the arrival of Google's Midwest HQ in 2012 and McDonald's corporate office in 2018, have been pivotal in reshaping the area into a self-sustaining work-live-play locale.

The district has seen significant real estate growth over the past decade, with a mix of repurposed legacy buildings and new infill towers. This growth has been complemented by a surge in retail, hotel, and restaurant developments, further enhancing the area's appeal. The presence of top-tier companies, including Google, McDonald's, Uber, Dyson, Wilson, and Boston Consulting Group, underscores Fulton Market's status as a burgeoning hi-tech hub. These companies, along with others, have been drawn to the area's unique blend of modern amenities and historical charm.

Fulton Market's evolution is not just confined to commercial space. The neighborhood has also seen the rise of residential developments like **Arthur on Aberdeen**, a new 363-unit residential tower by LG Group that combines modern living with design elements reflective of the area's warehouse heritage. This growth in residential options is a testament to the area's expanding appeal beyond the traditional workday hours, offering a vibrant lifestyle for its residents.

The district's appeal is further heightened by its design-centric, hospitality-forward tenant experiences, attracting numerous design firms. The blend of historic and modern architectural elements provides a unique aesthetic that is both functional and visually appealing. The area's commitment to sustainability is also evident in new developments, with buildings boasting green spaces, energy efficiency, and environmental sustainability.

In summary, Fulton Market tells a compelling story of urban transformation and growth, blending its industrial past with a forward-looking vision. It's a district that not only accommodates but also encourages innovation, creativity, and a diverse mix of commercial, residential, and cultural activities. This makes it an attractive destination for businesses and individuals alike, looking for a dynamic and thriving environment in Chicago.



LOCATION

ONE MILE RADIUS / DEMOGRAPHICS



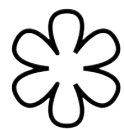
62,156
Total
Population



128
Wealth Index
against National
Average



36.5
Median
Age



8
2023 Michelin
Star Restaurants



940+
Neighborhood
Hotel Rooms



135,000
Estimated
Daytime
Population



\$186,652
Average
Household Income
(\$137,343 median)



GOLDSTREET

PARTNERS

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