

WORK PLACE

AMENITIES

+ 318 +
NORTH
CARPENTER

BUILD
YOUR
FUTURE
HERE.



REFRAMING
— THE —
WORKPLACE

NEIGHBOR
HOOD

TECH
NOLOGY



We have everything today's tenants want, built right in.



MOVE-IN READY SPEC SUITE

15,000 SF move-in ready spec space featuring a private outdoor terrace and available immediately.



WORKSPACE

Every detail is custom-crafted for supporting top talent 24/7 (dogs are welcome).



NEIGHBORHOOD

318 is in the core of Fulton Market, Chicago's hottest area, with easy access to CTA.



IDENTITY OPPORTUNITY

Unique opportunity for any tenant to have identity on the ground floor exterior or lobby branding.



AMENITIES

We've elevated the tenant experience, from AM workouts to evening hangouts on a private terrace.

96,000 RSF OFFICE BUILDING

2 FULL FLOORS AVAILABLE IMMEDIATELY

39,000 SF OF TOTAL AVAILABILITY

16,000 SF FLOOR PLATES

11'2" SLAB HEIGHTS

27 PARKING SPACES

ELECTRIC CAR PLUG-IN STATIONS

DOG-FRIENDLY



WIRED SCORE CERTIFIED PLATINUM:
ENHANCED CONNECTIVITY =
ENHANCED PRODUCTIVITY





Workspace

EVERY DETAIL IS
CUSTOM-CRAFTED FOR
RECRUITING TOP TALENT
RUNNING 24/7.

(DOGS WELCOME.)



Huge warehouse
windows will bathe
every desk in natural
light, boosting
productivity and
wellness.

Side-core and
generous column
spacing create
expansive feel in
boutique floorplate.

Direct stair to the
Lobby and from
floor to floor allows
for efficient vertical
connectivity.



Spec Suite

SUITE 600
15,608 SF

HEADCOUNT: 99
90 WORKSTATIONS
8 OFFICES
2 CONFERENCE ROOMS





Transportation



- 4 MINUTE WALK
TO CTA MORGAN STATION (GREEN & PINK LINES)
- 10 MINUTE WALK
TO CTA CHICAGO STATION (BLUE LINE)
- 16 MINUTE WALK
TO OGILVIE TRANSPORTATION CENTER

- 3 MINUTE DRIVE
TO I-90/I-94 EXPRESSWAY
- 27 RESERVED PARKING
SPACES ON-SITE
- VARIOUS PUBLIC PARKING
IN THE IMMEDIATE AREA

Amenities

We've elevated the tenant experience, from AM workouts to evening hangouts on a private terrace.

ROOFTOP TERRACE

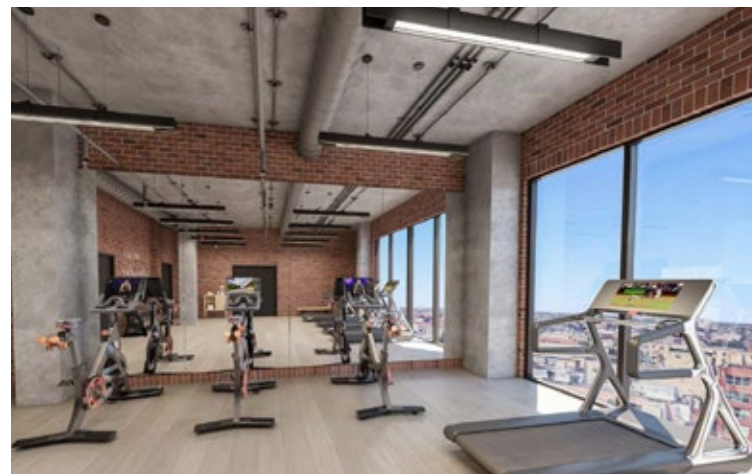
TENANT LOUNGE

FITNESS STUDIO FEATURING
PELOTON CYCLE AND TREAD

BIKE STORAGE

DESTINATION ELEVATORS

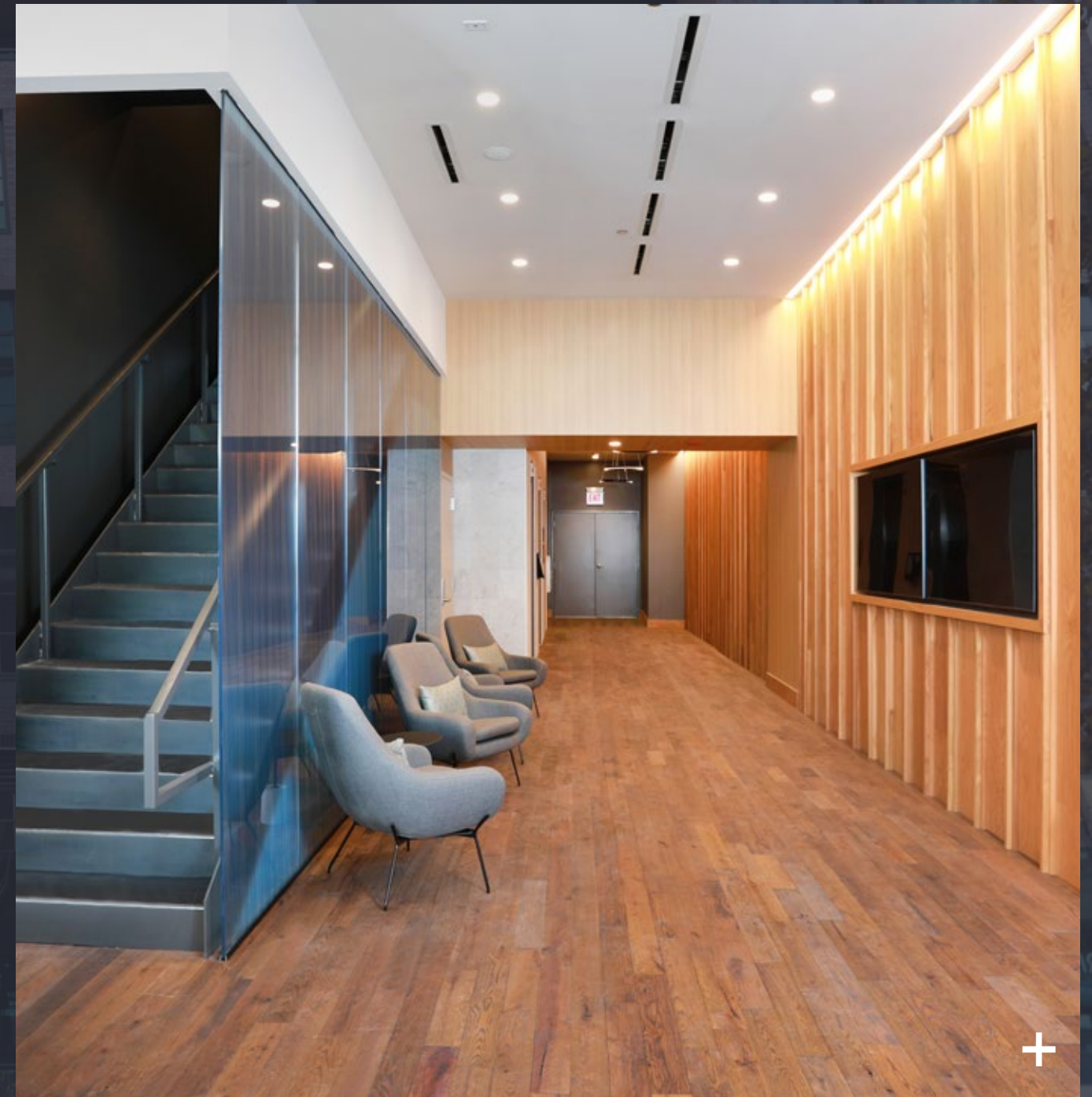
FLOOR LOCK-OFF CAPABILITIES

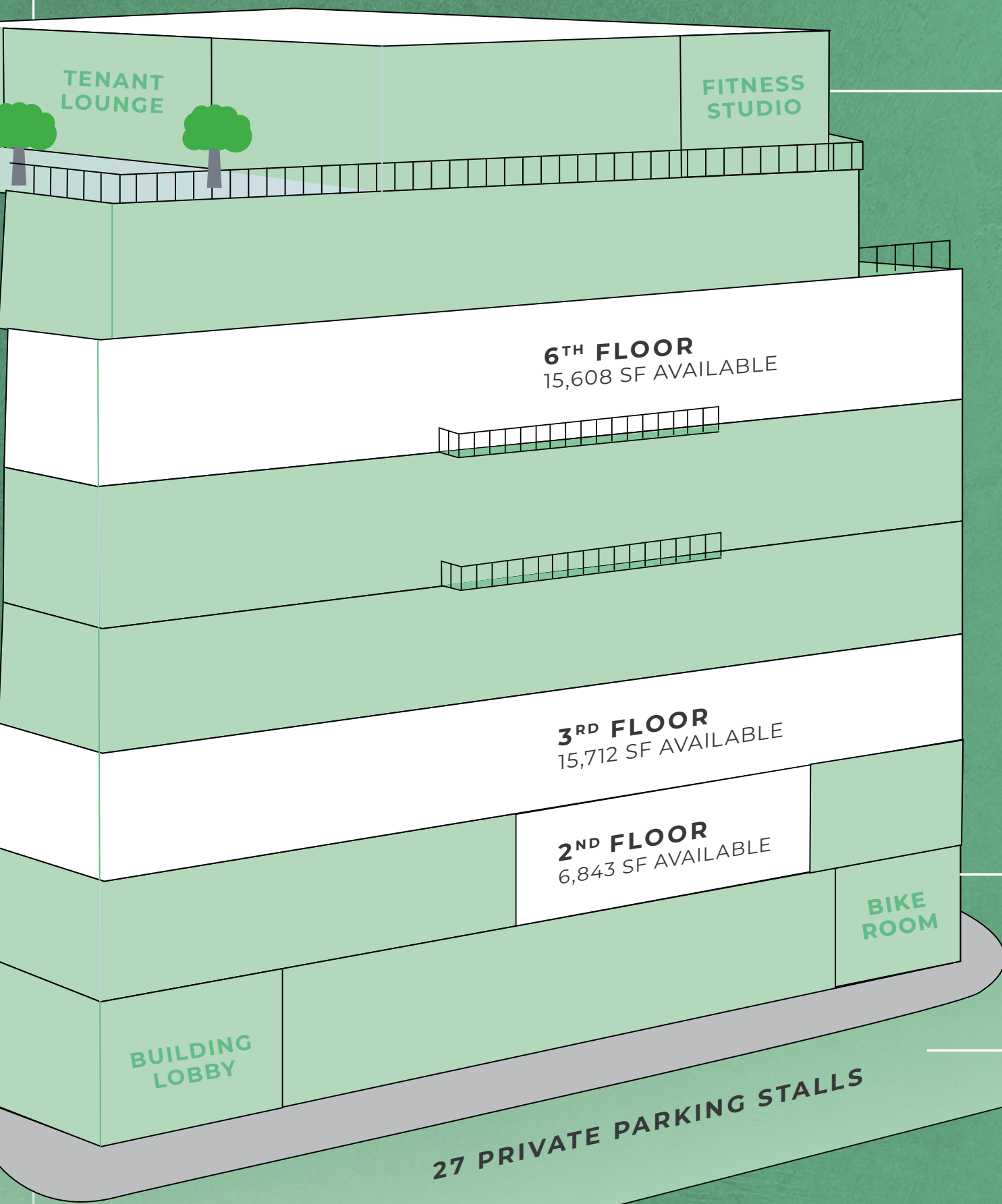




Branding

Unique opportunity for a tenant to have identity with ground floor signage or lobby branding.





Building Public Terrace
Fitness Studio
Tenant Lounge

10,000 SF Retail Space
Bike Room

Subterranean Parking
27 STALLS



Available Immediately

Suite 600: 15,608 RSF
BRAND NEW BUILT-OUT SPEC SUITE
WITH PRIVATE TERRACE
IN WHITE BOX CONDITION

Suite 300: 15,712 RSF
IN WHITE BOX CONDITION

Suite 280: 6,843 RSF
IN WHITE BOX CONDITION
WITH ELEVATOR ID





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