



FULTON
LABS

Where science is alive.

Advanced infrastructure on every floor. Energy on every block. **Science and tech talent in every direction.**

AT 1375 WEST
FULTON MARKET

AT 400 NORTH
ABERDEEN



**Galvanizing a life sciences
R&D ecosystem, focused on
advanced science and the
human experience.**

***Fulton Labs is the campus
innovators deserve.***

Featuring a venture development engine that invests financial, physical and human capital to fuel life sciences breakthroughs.



Therapeutics



Med Tech



Bioinformatics





CHICAGO

World-class research resources and outstanding science talent.

- **Chicago is a top life sciences cluster, with the 6th largest life sciences employment base in the U.S.**
- **Largest percentage increase in life sciences venture capital nationally over past 3 years**
- **World class IT infrastructure, superior STEM education**
- **11 universities with leading bioscience programs within driving distance**
- **Top-tier life sciences talent at a cost advantage for employers**
- **Cost of living advantages for employers and employees**

CHICAGO IS POWERED BY A SUBSTANTIAL LIFE SCIENCES ECONOMY.

3,800+

Establishments¹

87,000+

Life Sciences Industry
Direct Employees

\$100B

Economic Output

Access a large community
of life sciences organizations
for shared research and
partnerships.

202

Pharma
Companies¹

527

Global Medical
Device and
Diagnostic
Companies¹

206

Hospitals and
Medical Centers²

957

Research,
Testing & Medical
Laboratories¹

¹ Source: TEconomy 2020

² Source: Illinois Department of Public Health



FULTON MARKET

Forward-thinking companies make it an established hotbed of innovation.

- **The HOTTEST submarket in the country**
- **Top Chicago destination for Fortune 500 companies & startups**
- **Premier LIVE WORK PLAY environment**
- **Private Fulton Labs SHUTTLE BUS to and from public transportation**
- **Walkable to FUTURE METRA STOP planned (5-minute walk from Fulton Labs)**
- **NUCLEUS for Chicago's advanced R&D and tech movement**
- **Over 8 Michelin Star Restaurants and EXISTING vibrant retail**
- **6,000+ new planned APARTMENTS**
- **9 stylish, creative BOUTIQUE hotels**

COMMUTE WITH EASE

Click on Submarket Labels to View Commutation Analysis

Northwestern University

Simpson Querrey Institute

Robert H. Lurie Medical Research Center

Feinberg School of Medicine

 RUSH

 THE UNIVERSITY OF CHICAGO

>>> Private shuttles will run to and from Ogilvie/Union Station

INNOVATION HOT BED

Damen

Larrabee
Kingsbury
Hudson
Sedgwick
Orleans

INTERCOM
dyson
THE CLIMATE CORPORATION
ACOSTA

PRENOSIS ALTO NEUROSCIENCE
Cardio Diagnostics CARDIOSENSE
CIRC bioSciences ENERGY CAPITAL VENTURES
iBIO INVIVUM CAPITAL
PAC CE Syte SYNTAX BIO

Google
SANDBOX INDUSTRIES
tastyworks.
SRAM

THE ALINEA GROUP
tock
VITAL PROTEINS

EY Building a better working world
WPP
SLOAN
FLEXPOR

FULTON LABS AT WEST END ON FULTON

FULTON LABS AT 400 NORTH ABERDEEN

HermanMiller

Google
REVOLUTION
S2G ENERGY

Knoll

Fulton
Walnut
Lake
Maypole
Washington
Warren

Portal Innovations CLOSTRABIO
TALIS grove BIOPHARMA
xeris PHARMACEUTICALS inomagen THERAPEUTICS
AMPHIXBIO ZYLEM BIOSCIENCES
nucleaī RHAEO S
Celadyne TECHNOLOGIES INC. glassdoor
VANQUA BIC charles river

P33

Kimberly-Clark

Mondelēz International

AspenDental

Coca-Cola
servicenow.

McDonald's

DUFF & PHELPS
CCC INFORMATION SERVICES INC.

Damen

Wood

Loomis
Loomis

Throop

Racine

May

Aberdeen

Monroe

Sangamon

Peoria

Desplaines

Jefferson

Clinton

Canal

Wacker

Adams

Adams

Ogilvie Station

90
94

LIVE, WORK & PLAY

775 residential units coming online within 2 blocks

4 Michelin starred restaurants within 2 blocks

● Bars & Restaurants

● Coffee & Breakfast

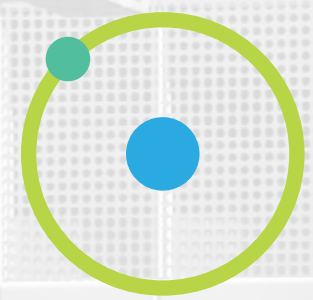
● Breweries

● Grocery/Convenience

● Apartment & Hotels

● New Apartments





**FULTON
LABS**

**AT 1375 WEST
FULTON MARKET**



TURNKEY DELIVERY MODEL

Minimize your risk and allow your team to stay focused on your science.

301,260 RSF

14 Floors

**First Generation
Lab Space**

Custom Designed

**Overhead
Service Carriers**

**Robust Mechanical
Systems**

**4'-6' Fume Hoods
& Snorkels**

Multiple Power Voltages

Including 480V

**Backup Power
Available**

**Column-Free
Lab Spaces**

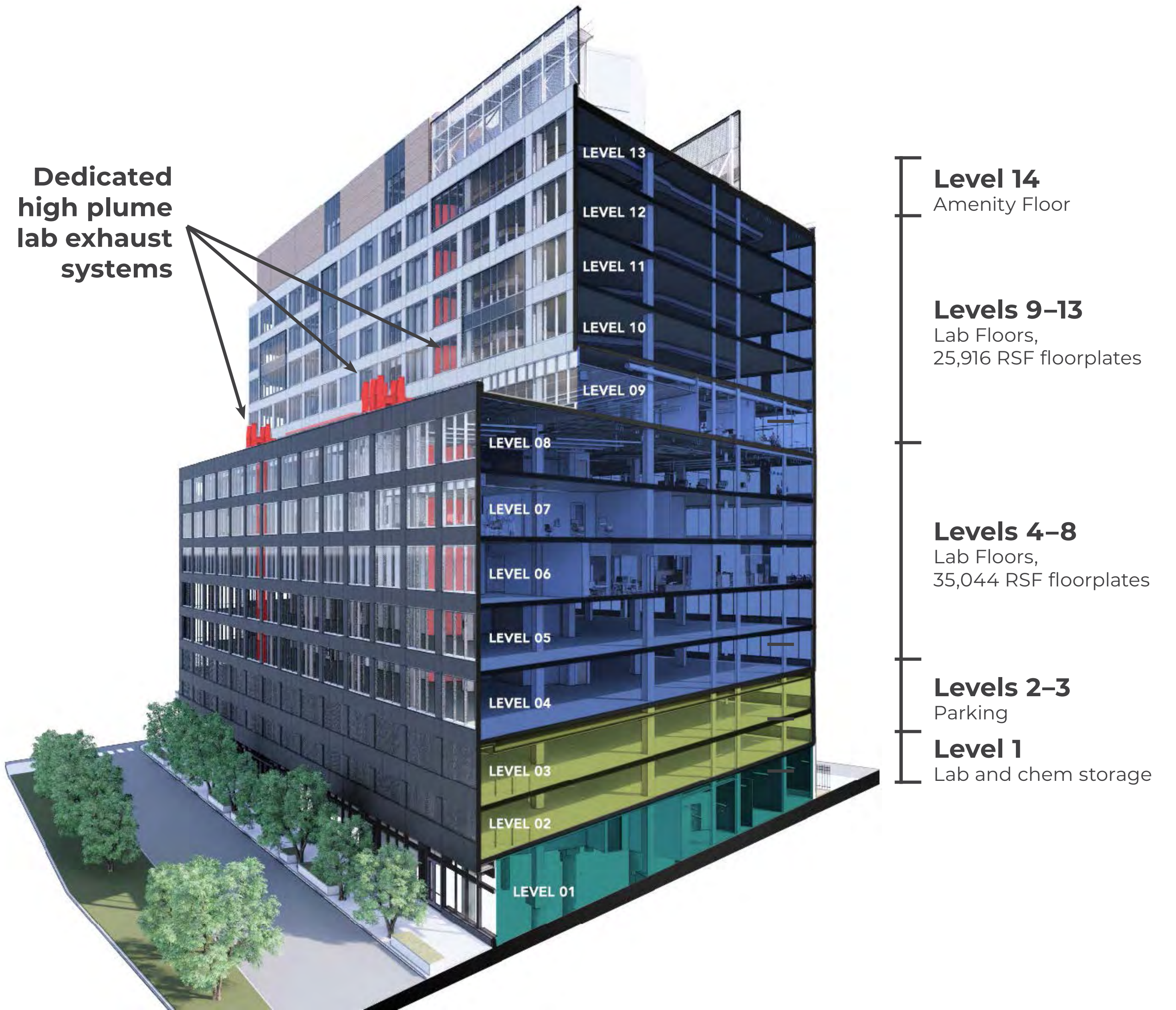
**Vivarium
Access**

**Access-Controlled
Building**

24-hour Security Presence

STACKING PLAN

Existing Advanced
R&D Tenants

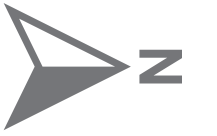


FLOOR PLAN

Typical Lower Floor
Single-Tenant

35,044 RSF

-  Amenity
-  Balcony
-  Laboratory
-  Laboratory Support
-  Office
-  Office Support
-  Chemical Storage
-  Core



Zoom in for more floor plan details

FLOOR PLAN

Typical Lower Floor
Multi-Tenant

SOUTH TENANT 18,932 RSF

-  Amenity
-  Balcony
-  Laboratory
-  Laboratory Support
-  Office
-  Office Support
-  Chemical Storage
-  Core



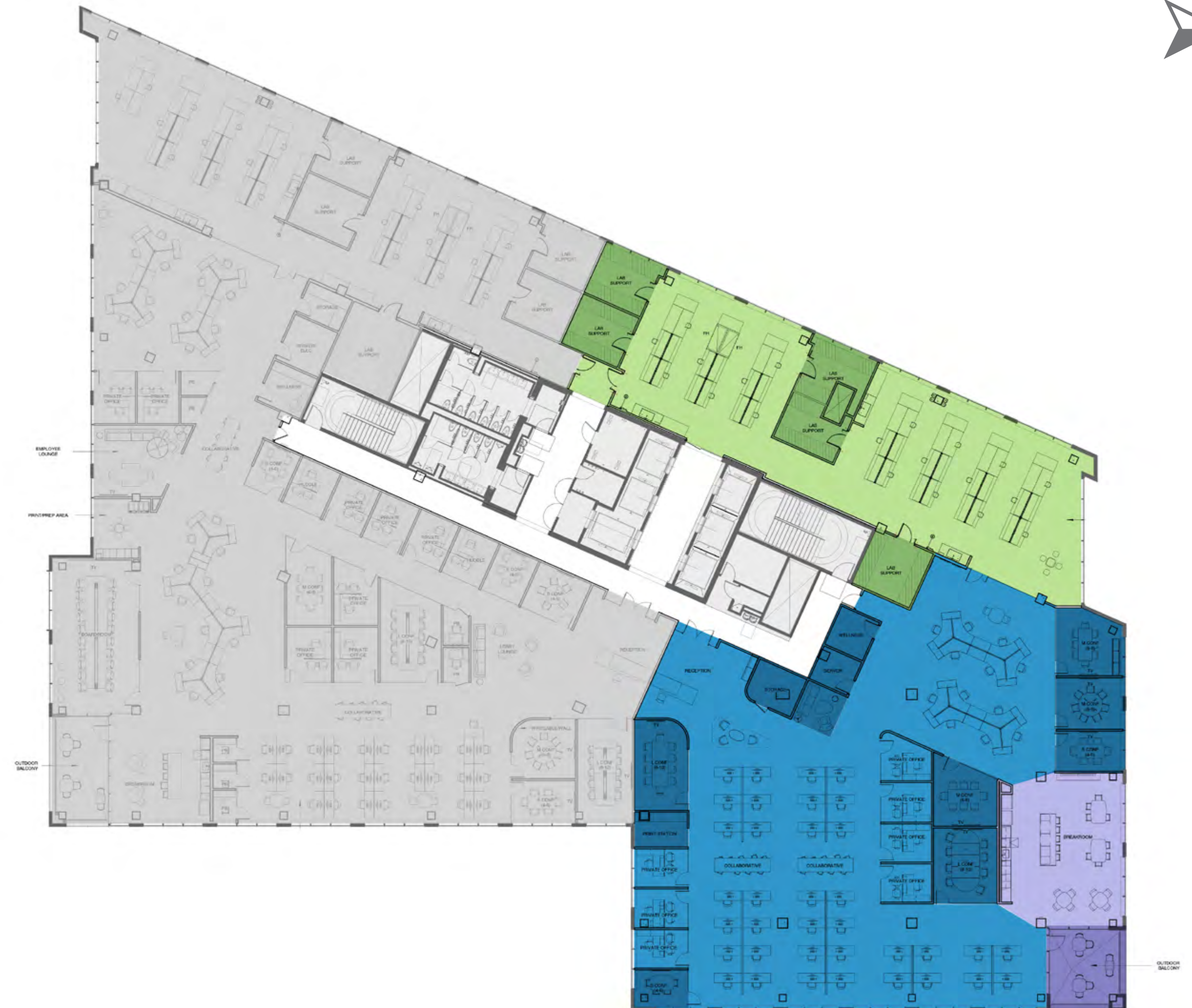
Zoom in for more floor plan details

FLOOR PLAN

Typical Lower Floor
Multi-Tenant

North Tenant 16,072 RSF

-  Amenity
-  Balcony
-  Laboratory
-  Laboratory Support
-  Office
-  Office Support
-  Chemical Storage
-  Core



Zoom in for more floor plan details

FLOOR PLAN

Typical Upper Floor
Single-Tenant

25,916 RSF

- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Chemical Storage
- Core



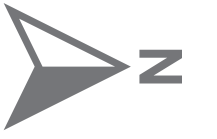
Zoom in for more floor plan details

FLOOR PLAN

9th Floor Lab

11,562 RSF

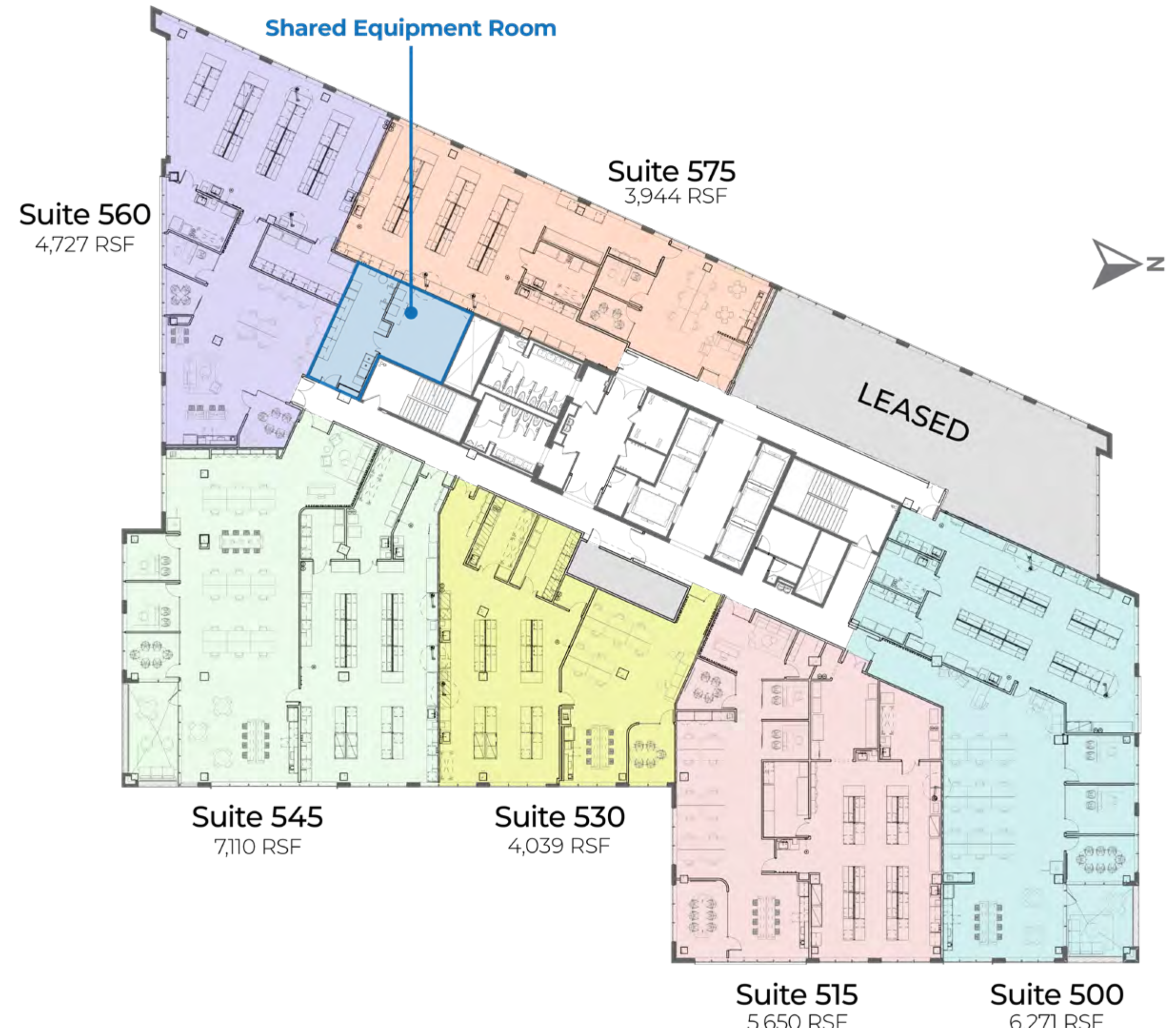
- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Chemical Storage
- Core



Zoom in for more floor plan details

FLOOR PLAN

5th Floor
Science Ready Lab Suites
3,944 - 7,110 RSF



Zoom in for more floor plan details



SCIENCE READY LAB SUITE DETAILS

- 3,000 – 7,000 SF
- Fully built out and move-in ready August 2022
- Flexible lease terms available
- Optimized for science, including therapeutics, medical device and diagnostics R&D; food science and testing; materials research



SHARED EQUIPMENT ROOM

- » 2 undercounter laboratory glassware washers with robust redundancy
- » Autoclave
- » Water purification system for steam sterilization and final glassware rinsing
- » Stainless steel scullery sink with a pre-rinse water faucet system
- » Flaker ice maker
- » Mobile dry ice storage chest
- » Cart parking space
- » Laboratory tables for layout space



On or off the lab bench, your scientists will never lose access to natural light and views.

view

Dynamic Glass

Only Lab in Chicago with View Dynamic Glass

Free of heat & pathogens

protecting valuable materials & experiments

43x better UV protection

than leading glass types for furniture, lab equipment and sensitive supplies

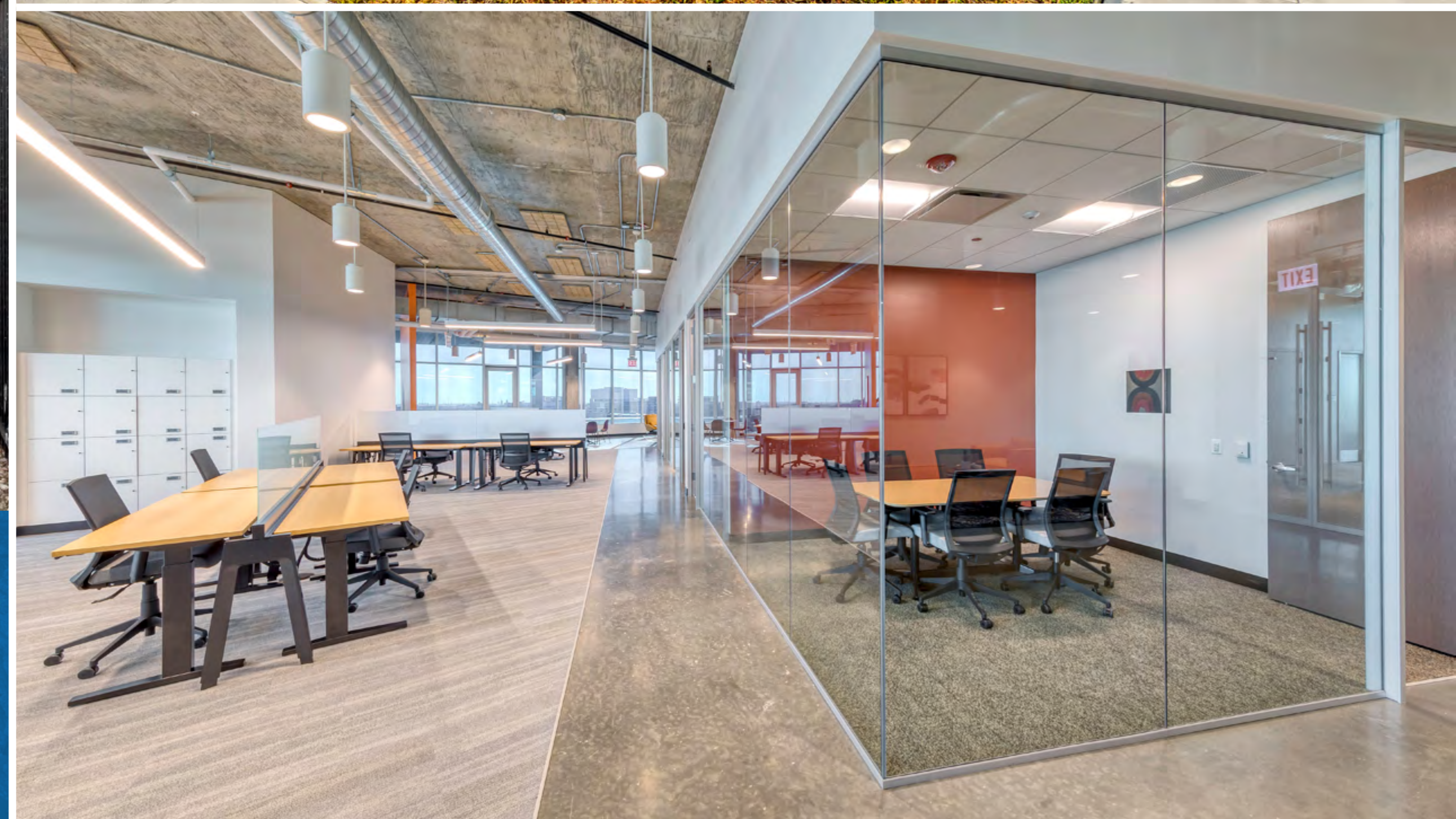
Blinds-free environment

for proven employee wellness & productivity

Protected intellectual property

with scheduled or on-demand privacy





Chicago skyline views, dedicated backup power, robust lab infrastructure & contemporary office



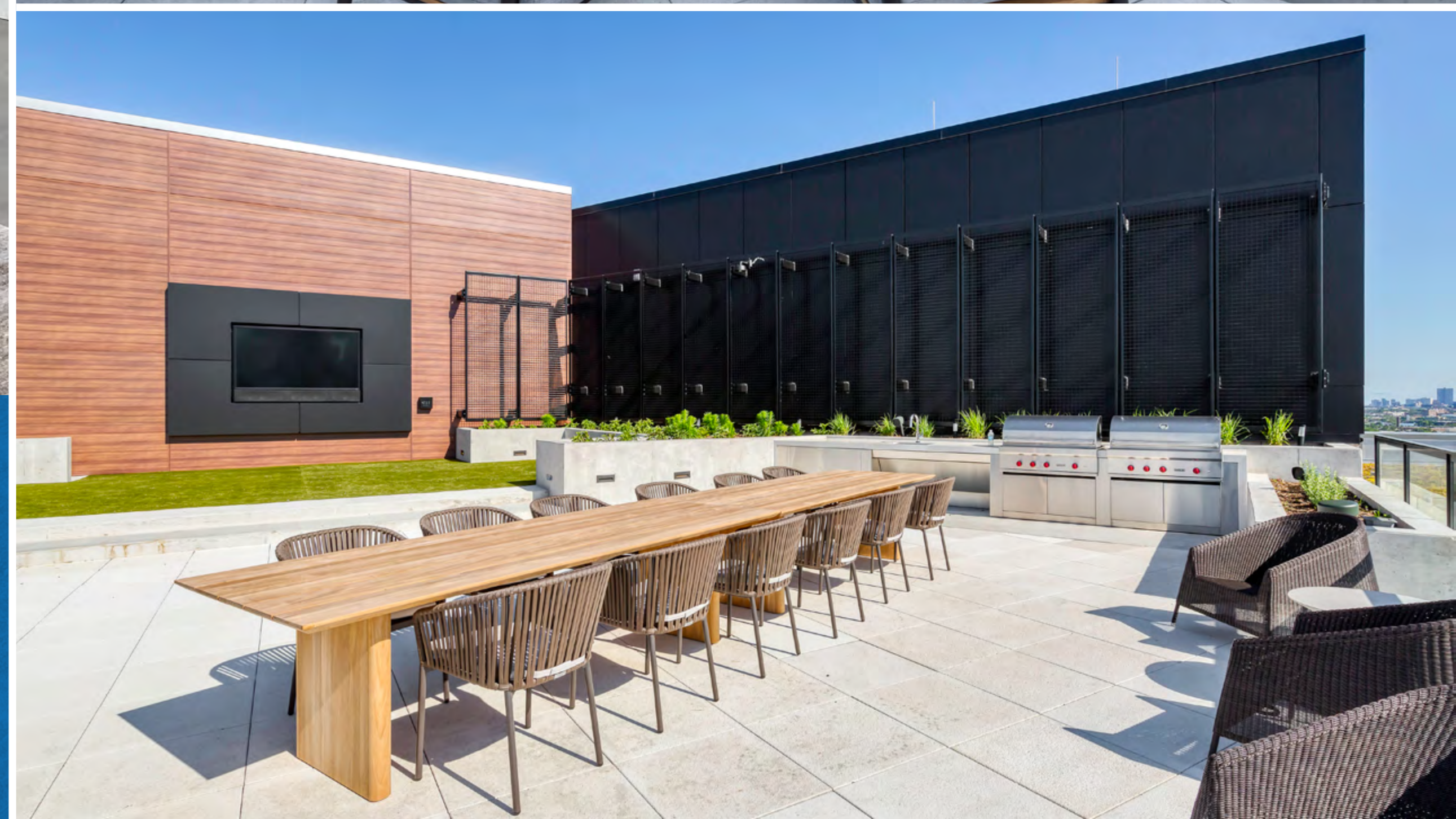
AMENITIES & WELLNESS

- **Three amenity levels that include:**
 - » Coffee shop
 - » Grab-and-go kitchen
 - » Indoor/outdoor lounge spaces
 - » Community garden
 - » Dog run
 - » Beer garden with grill stations and firepits
 - » Movie screening area
- **Two private balconies per floor**
- **Abundant access to natural light and skyline views with View Dynamic Glass**
- **Hands-free building accessibility**
- **Destination dispatch elevators**
- **Above-standard HVAC systems**
- **State-of-the-art gym and spa-quality locker rooms**



RENEW CAFÉ

Artisan Coffee Bar
& Bike Valet



REVEAL BAR

Exclusive rooftop bar & lounge
with a theater, dog run, grills
and fireplaces.



**FULTON
LABS**

**AT 400 NORTH
ABERDEEN**



CUSTOM BUILT FOR SCIENCE

The highest standards,
the most flexible, scalable lab
and office spaces.

423,454 RSF

16 Floors

100 lb/SF

Live Load

Two Bay Loading Docks

1 Oversized

Robust Mechanical & Electrical

Systems Designed for Up to 12
Air Changes Per Hour

Emergency Generators

Dedicated Tenant Generator
with Expansion

Column-Free

Long-Span Layout (56')

15' Floor-to-Floor Height

On Floors 4-14

Dedicated Chemical Distribution

And Storage System

In-Building Vivarium Access

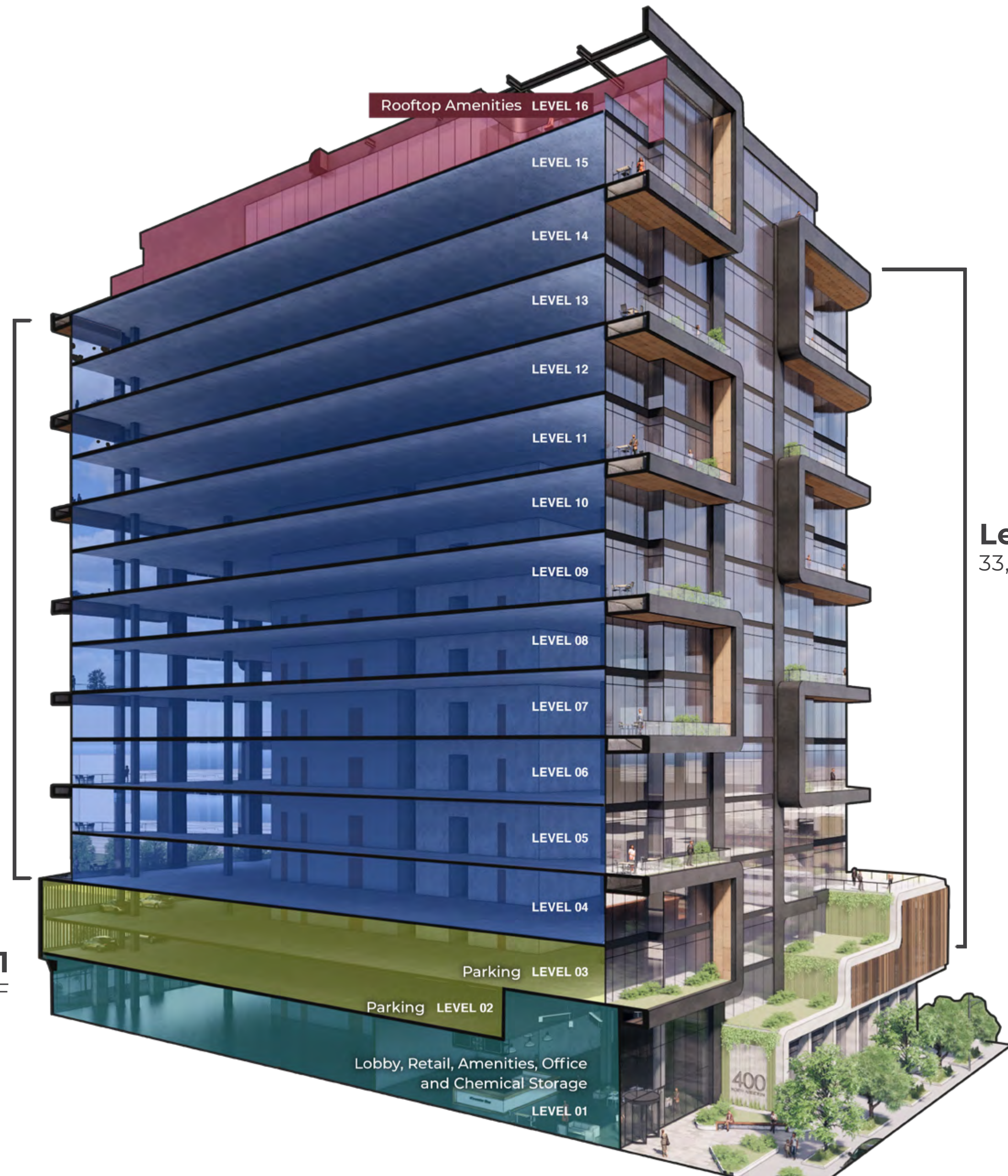
STACKING PLAN

Total Building Space:
423,454 RSF



15' floor-to-floor height on floors 4-14

Level 1
15,935 RSF



Levels 4-15
33,914 RSF

FLOOR PLAN

Single-Tenant

33,914 RSF

-  Amenity
-  Balcony
-  Laboratory
-  Laboratory Support
-  Office
-  Office Support
-  Chemical Storage
-  Core



Zoom in for more floor plan details

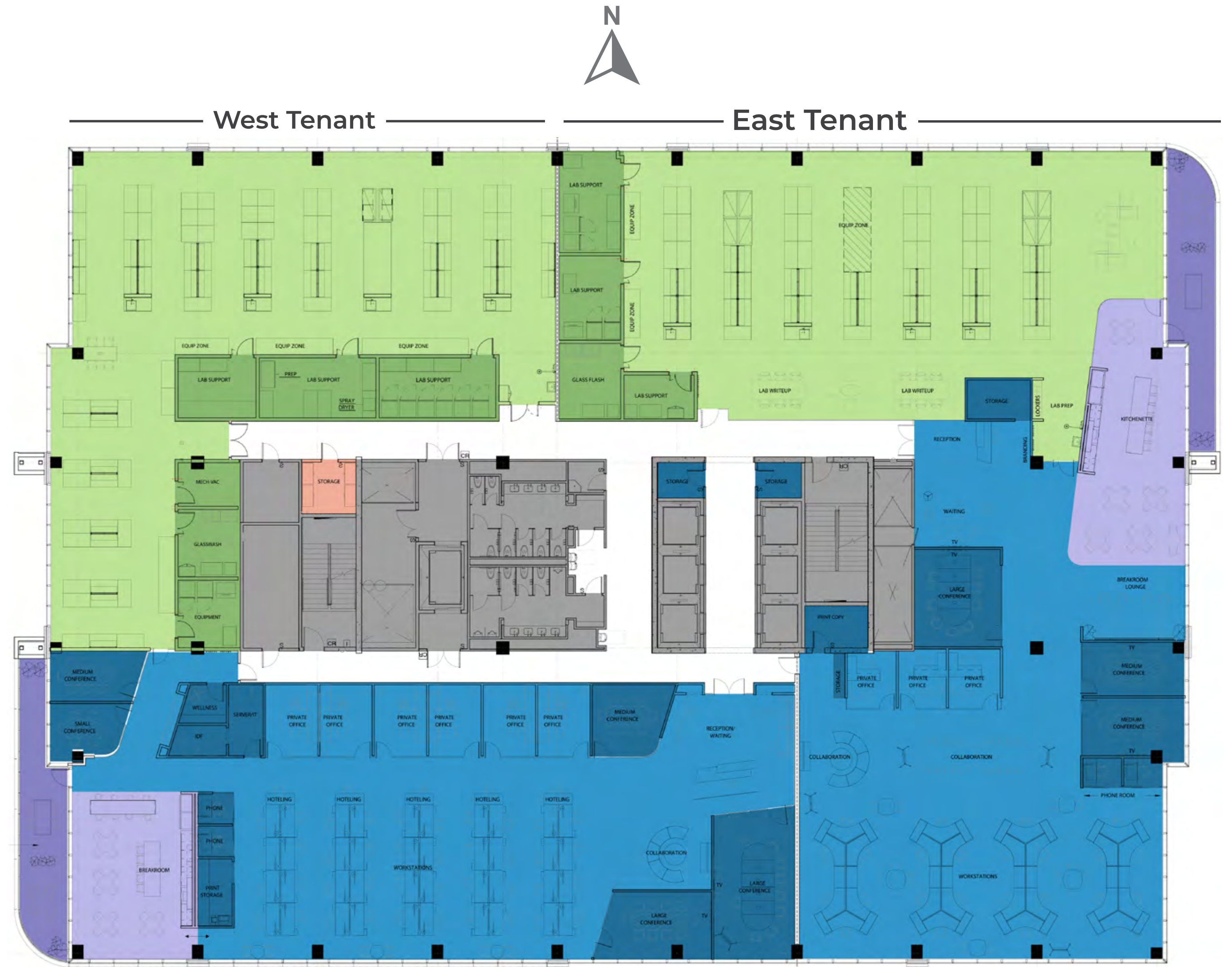
FLOOR PLAN

Multi-Tenant

West Tenant: 17,804 RSF

East Tenant: 16,110 RSF

- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Chemical Storage
- Core



Zoom in for more floor plan details





AMENITIES & WELLNESS

35,000+ SF of hospitality amenities,
and first Chicago lab space to offer:

- **Modern workplace experience for occupants**
- **2 private balconies per floor**
- **Dramatic city views**
- **Multiple outdoor spaces including rooftop fire lounge**
- **VIEW Dynamic Glass, revolutionary technology, maximizing natural light**
- **190-person collaboration center**
- **Health and wellness center to support wellbeing**





AT 1375 WEST
FULTON MARKET

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AT 400 NORTH
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Trammell Crow Company



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