



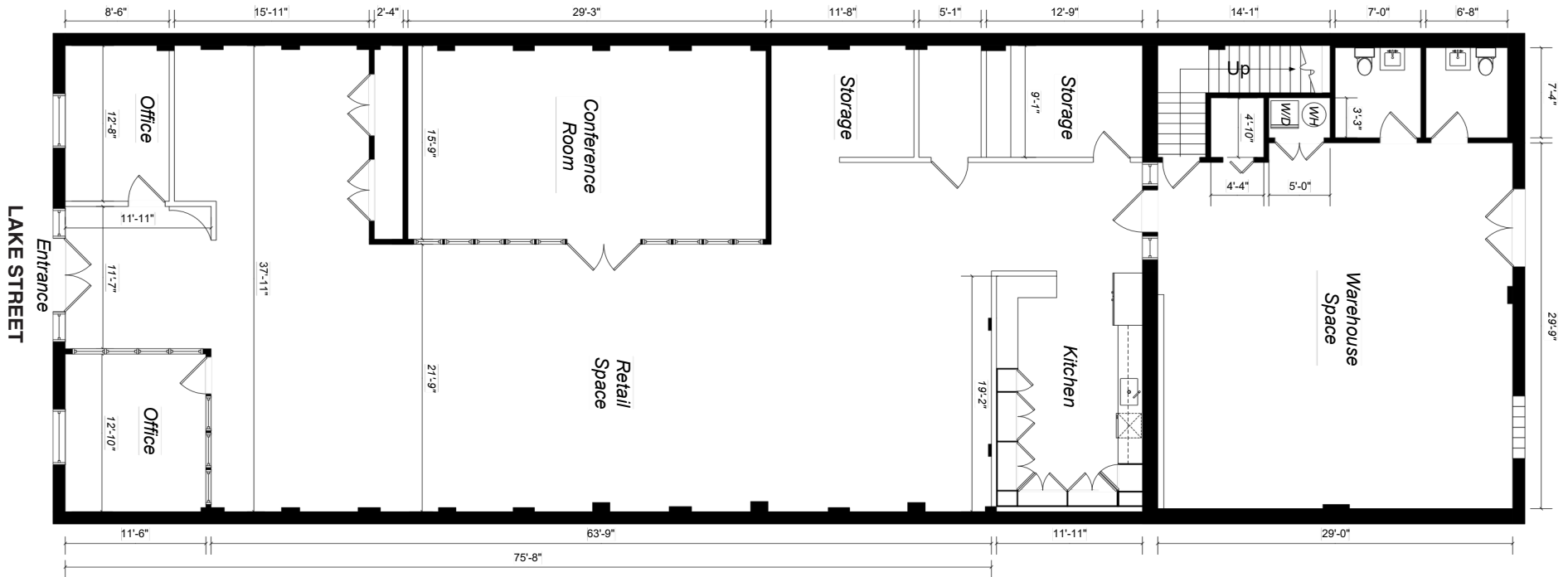
# RARELY AVAILABLE BOW TRUSS BUILDING

6,047 SF Building with Parking | Move-In Ready | For Lease in Fulton Market  
1360 W Lake Street | Chicago, IL 60607

David Goldberg

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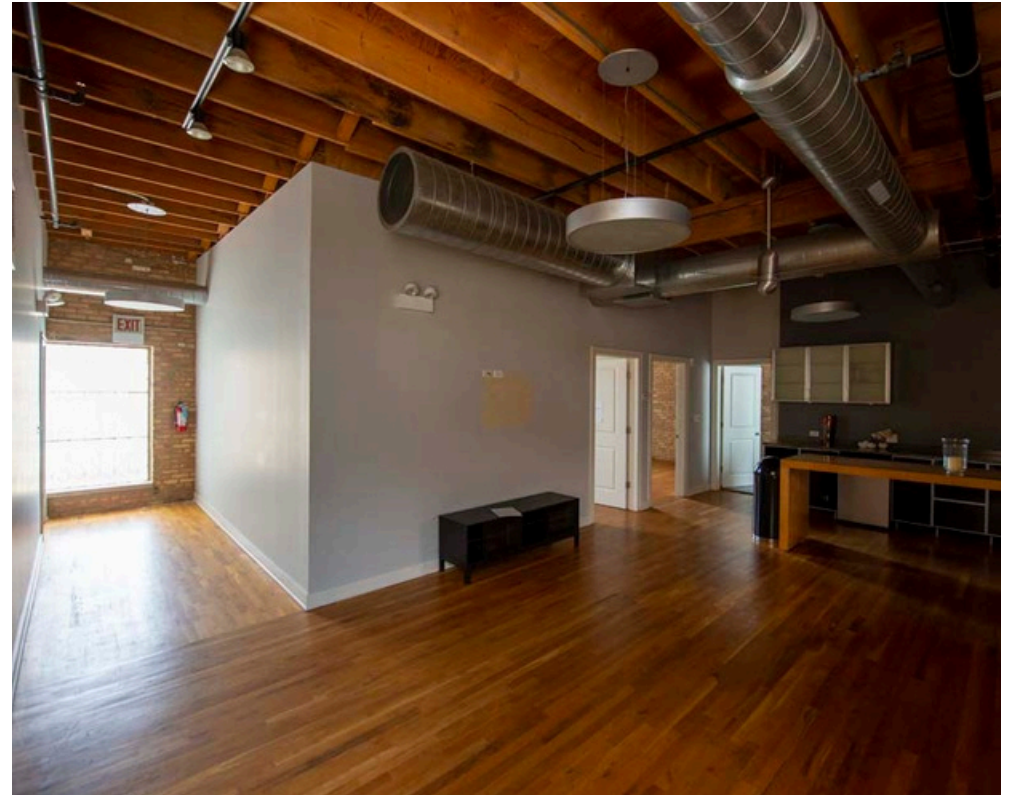
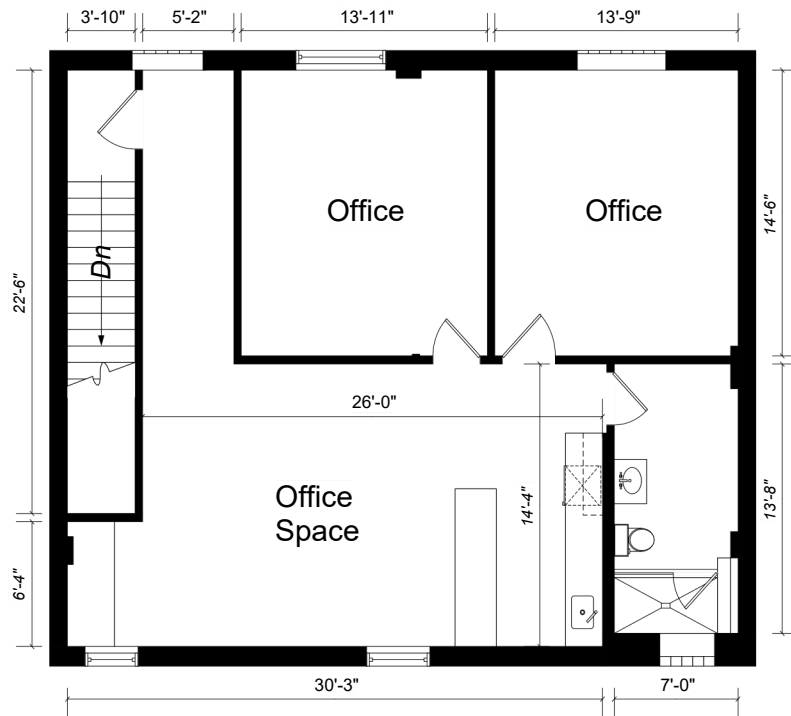




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# INTERIOR BUILDING PHOTOS



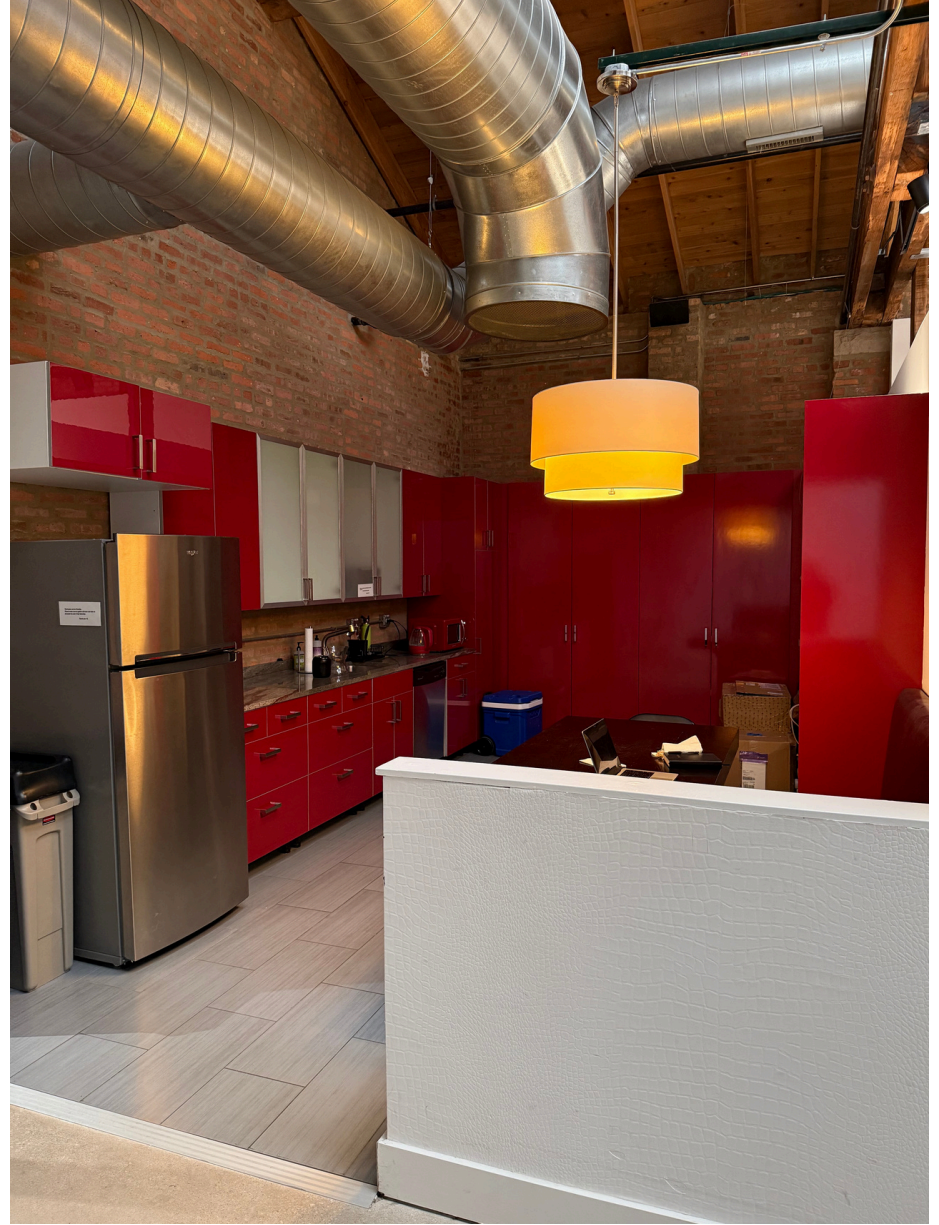
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# DEMOGRAPHICS & BUILDING INFO



120%

Population Growth over the last 10 years.



55%

Of population is 25-44



\$148,926

Average Household Income



2,661

Hotel keys under contract or proposed



3,725

Apartment Units under construction or proposed



OVER  
5.3M SF

Of office existing 3.1M under contract or proposed.



**Address:** 1360 W Lake Chicago, IL 60607

**Building Size:** 6,047 SF

**Asking Price:** \$32.00 PSF NNN + \$13.00 for T&O

**Real Estate Tax PIN:** 17-08-318-038-1002

**Frontage:** 40' on Lake St

**Zoning:** M2-3

**Ceiling Heights:** 11-feet clear, with 22-feet at Apex.

**Parking:** 4 dedicated spaces

**Alderman:** Walter Burnett, Jr. (27th Ward)

# FULTON MARKET OVERVIEW

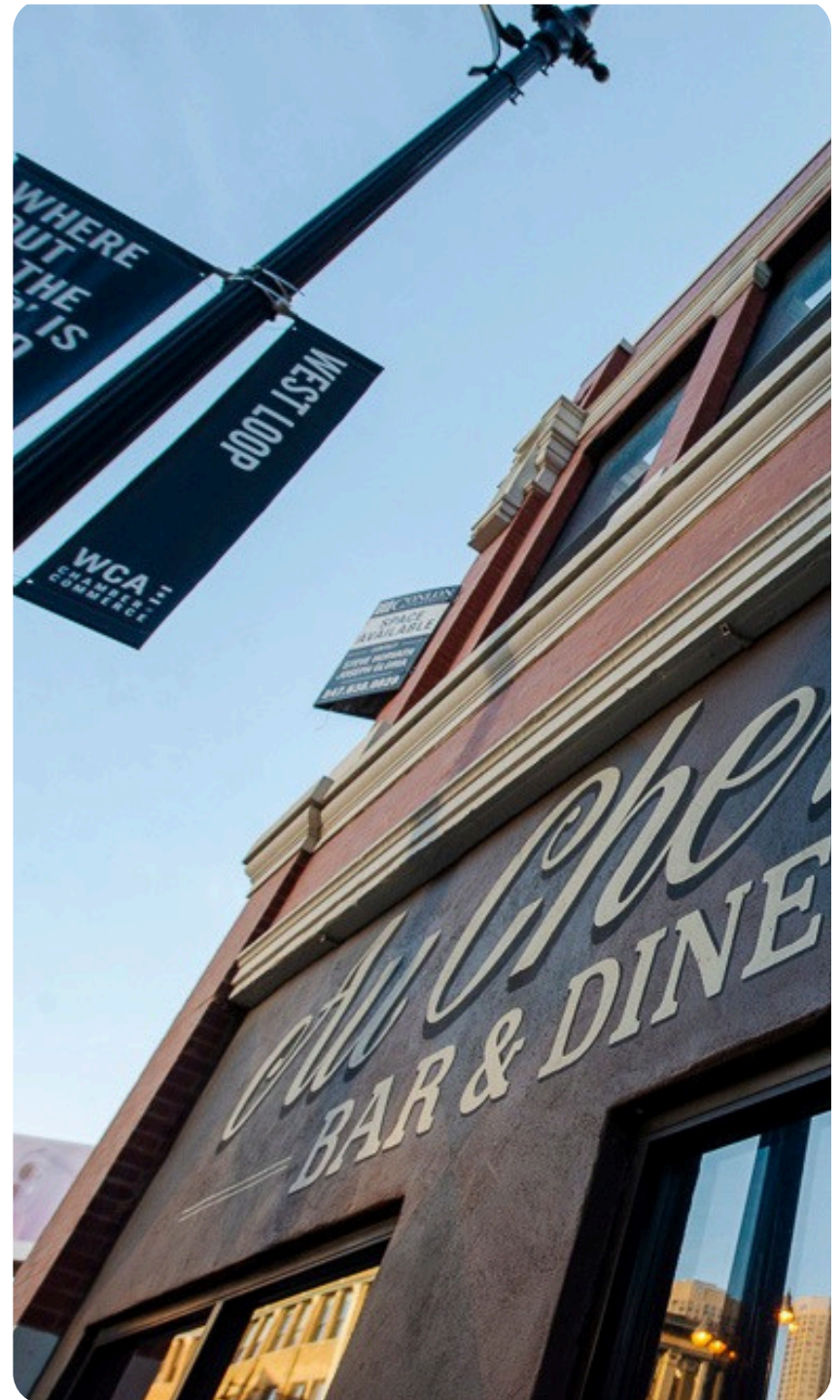
The Fulton Market/Near West Side Submarket has evolved from the city's former meatpacking district into a hotspot for corporate offices, with companies such as Google, Glassdoor, Mondelez International and McDonald's all occupying significant space within the submarket.

For tenants, the area's key draw is access to top-tier talent, as more than 20,000 college educated millennials live within walking distance, while the area is well served by both highways and numerous public transportation options.

Despite all this newfound demand and development growth, the Fulton Market neighborhood has maintained an important focus on preserving the heritage of the area, primarily through the adoption of the City of Chicago's Randolph-Fulton Market Historic District and the Fulton Market Innovation District land use plan.

Each district is designed to coordinate ongoing development in and around the city's remaining market district so that development patterns balance the area's historic role as a center for food production and distribution and today's demand for more residential, entertainment and creative office space.

Fulton Market business landscape is undergoing a paradigm shift underscored by this economic momentum. What was once a meatpacking, industrial hub is now an entrepreneurial and creative industry mecca for companies and industries that want to leverage the district's unique sense of place.



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# THRIVING RETAIL MARKET

The Fulton Market area has evolved into a must-see destination for locals and visitors who want to eat well and shop well. With over 30 plus critically acclaimed restaurants these concepts include, avec, oriole, Roister, SEPIA, elske, Smyth & The Loyalist, next, sushi Doku, Proxi, Girl & The Goat, Aviary, The Publican, Au Cheval and more. In addition, to the fabulous dining scene there are major retailers throughout the neighborhood to see including, Anthropologie, Free People, Uncommon James, Lululemon, Warby Parker, Billy Reid, Aesop, Blue Mercury, Independence, Lovesac, Casper, Notre. In addition, brands including Rivian and Schwinn Bicycles plan to move into the neighborhood this summer. Fulton Market has also seen multiple pop up shops come and go within the past few years. Brands that have tested out the market include Louis Vuitton, Gucci, Katz Deli, Momoufuku, and Flight Club.



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# SOLID PRESENCE OF TODAY'S MOST RECOGNIZED BRANDS

Fulton Market has experienced an unprecedented growth in hospitality, food, culture, technology and business. Ever since the “The Google Effect”, 7-million square feet of office space has been delivered to Fulton Market in the past decade, attracting many notable brands. These brands include, Google, Aspen Dental, McDonald's, Kimberly-Clark, Mondelez International Inc., EY, WPP, WeWork, Convene, Herman Miller, Steelcase, Glassdoor, Knoll, Dyson, SRAM, Skender, Vital Proteins, Flexport, INTERCOM, Uber and Foxtrot.





# BOOMING DEVELOPMENT IN THE IMMEDIATE VICINITY

The property is located in a phenomenal path of growth with an additional 1,200 multi-family units and over 1.8M square feet of office currently under construction. Here are some notable projects:

- Developer Mocer + Roszak will develop a 27-story, mixed-use building at 160 N Elizabeth. The building will include 9,340 square feet of commercial retail space and 375 residential units. In addition, 150 bike parking spaces and 117 vehicle parking spaces.
- 1234 W Randolph, will make way for a new 16-story 259-room Standard Hotel with rooftop pool and bar plus ground floor restaurant space.
- 345 North Morgan is a 200,000 SF ground-up office building located on one of Fulton Market's most dynamic blocks. Directly adjacent to 1K Fulton, home of Google's Midwest Headquarters, the Emily Hotel, Swift and Sons, and Roister.
- 1454 W Randolph by Marquette Companies is currently under construction with 243 transit-served multi-family units with an additional 150 parking spots.
- 1200 W Carroll, developed by Sterling Bay in partnership with AustralianSuper, 1200 West Carroll is a 484,617 RSF new construction, Class A office building on the west end of Fulton Market. Featuring elevated architecture, smart design, and reimagined offices and amenities, 1200W sets a new office standard in one of Chicago's most dynamic submarkets.

360 North Green is a premier mixed-use development designed by Gensler, located in the heart of Fulton Market, one of Chicago's fastest growing neighborhoods. Sterling Bay recently secured Boston Consulting Group as the anchor office tenant.

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**FOR ADDITIONAL INFORMATION:**

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