

# THE FIELDS

YOU DON'T SEE THAT EVERY DAY





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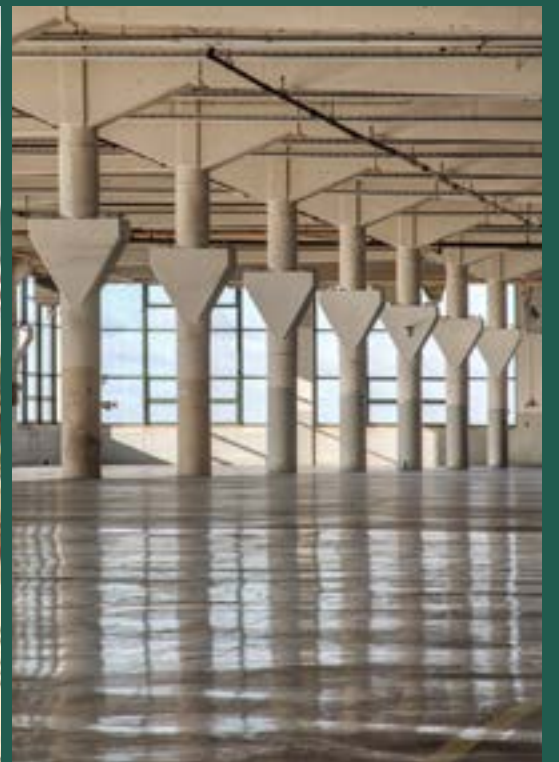


# 1 | HISTORY OF THE FIELDS



# INDUSTRIAL HISTORY, MODERN INNOVATION

The exposed brick, concrete, and steel of The Fields hearken back to an era when titans of industry walked its floors. The 23 acre campus is a place where those who are inspired by authenticity, require flexibility, and want to rub elbows in a commercial melting pot will thrive.



<p><b>1928</b></p> <p>CONSTRUCTED FOR OLSON RUGS</p>	<p><b>1965</b></p> <p>SOLD TO MARSHALL FIELD &amp; CO.</p>	<p><b>2005</b></p> <p>MACY'S ACQUIRED MARSHALL FIELDS</p>	<p><b>2008</b></p> <p>MACY'S SHUTTERED THE PROPERTY</p>	<p><b>2014</b></p> <p>BEGAN REDEVELOPMENT</p>	<p><b>2015</b></p> <p>GROCERY STORE OPENED</p>	<p><b>2018</b></p> <p>80% OCCUPIED</p>	<p><b>2019</b></p> <p>RESIDENTIAL LOFTS OPENED</p>	<p><b>2024</b></p> <p>THE FIELDS STUDIOS SET TO OPEN</p>
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## 2 | THE FIELDS STUDIOS - THE FUTURE

# FOR PRODUCERS

**The Fields Studios is the first purpose built studio campus in Chicago and was meticulously designed “For Producers, By Producers.”**

Our leadership team not only has over 25+ years of experience designing and operating world-class sound stage facilities, but also have been Producers and clients of studio spaces.

At The Fields Studios, we pride ourselves on exceptional service for all Creative, Cast, and Crew members so that they can perform their best work.

# BY PRODUCERS



# THE FIELDS CAMPUS

## THE FUTURE

An integrated, multifunctional creative ecosystem built upon a robust and flexible infrastructure. Energized with engaging neighborhood culture, The Fields Studios is a collaborative, experiential environment.

### OVERALL CAMPUS

- OFFICE SPACE
- THE FIELDS LOFTS (RESIDENTIAL)
- THE LOFTS TERRACE
- THE FIELDS COMMONS TERRACE
- THE FIELDS COMMONS (RETAIL)
- ↔ VEHICULAR PARKING / ENTRANCE
- ↔ BICYCLE PARKING / ENTRANCE
- ↔ PEDESTRIAN ENTRANCE

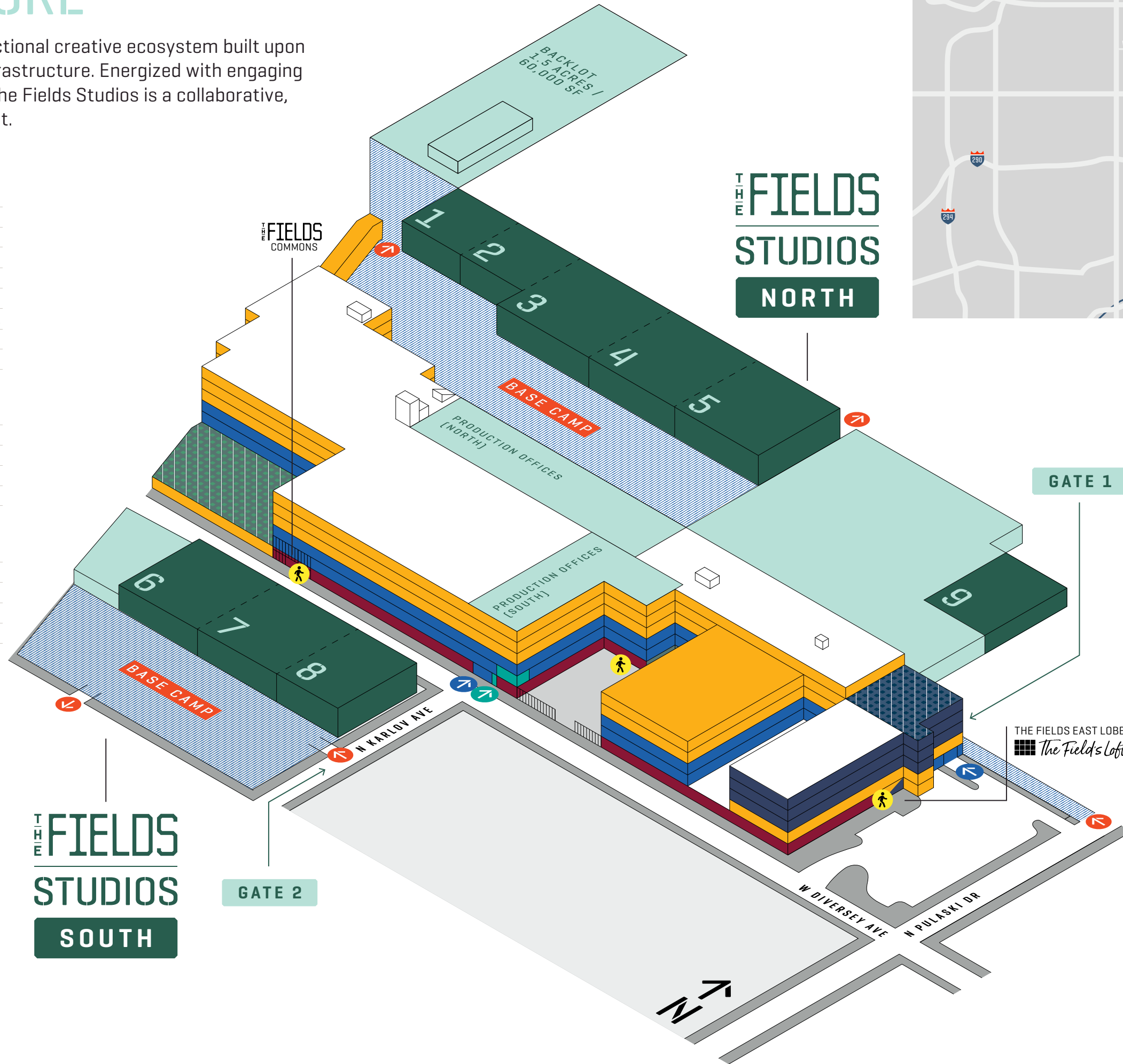
### STUDIO FUNCTIONS

- STAGES
- PRODUCTION SUPPORT SPACES
- BASE CAMP
- ↔ TRUCK ENTRANCE / EXIT

### AMENITIES

- CERMAK FRESH MARKET
- RETAIL @ THE FIELDS\*
- FOOD & BEVERAGE @ THE FIELDS\*
- DRYCLEANER\*

\* TO BE COMPLETED PRIOR TO THE FIELDS STUDIOS OPENING



THE FIELDS  
STUDIOS  
NORTH

THE FIELDS  
STUDIOS  
SOUTH

## STUDIOS AVAILABILITY

SOUND STAGES  
**132,000SF — 9 STAGES**

INSERT STAGE  
**5,000SF + Support Space**

PRODUCTION SUPPORT/OFFICE  
**170,000SF**

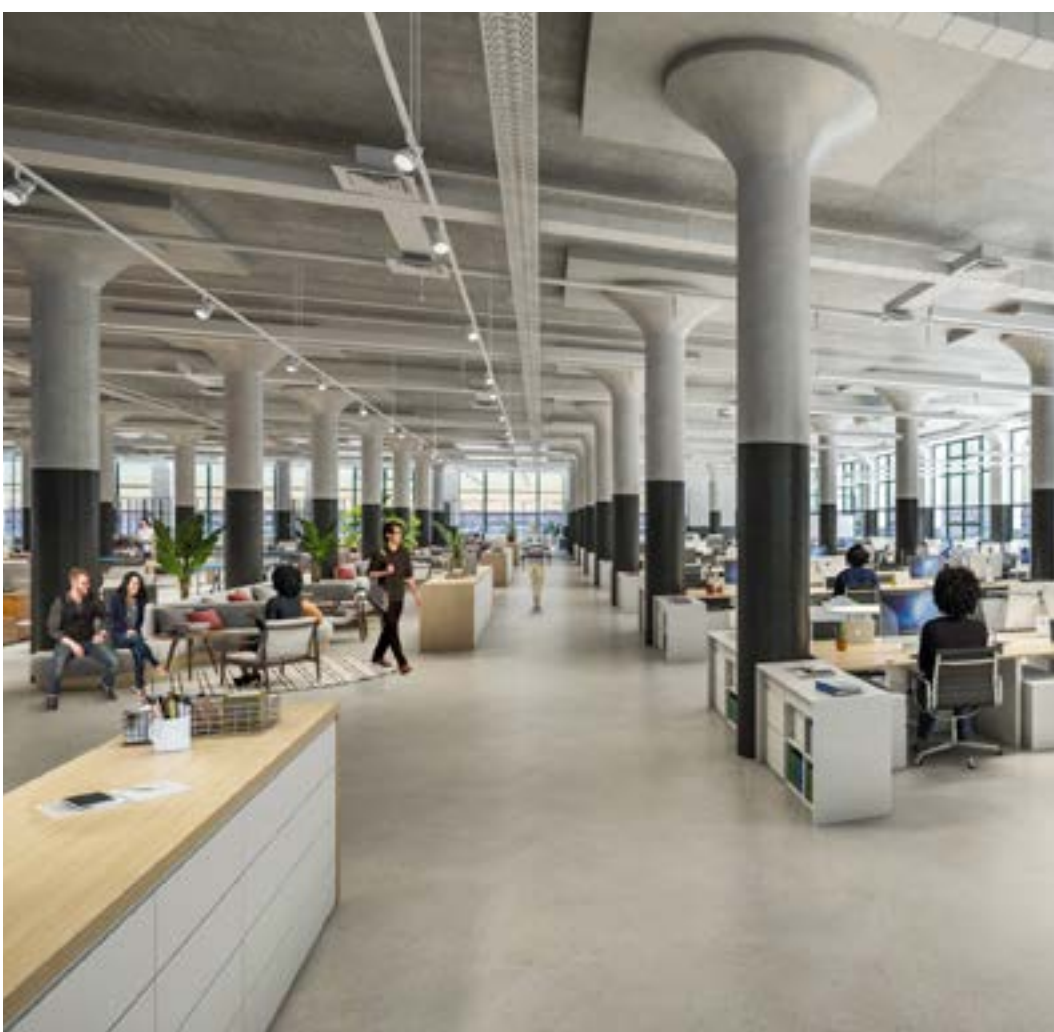
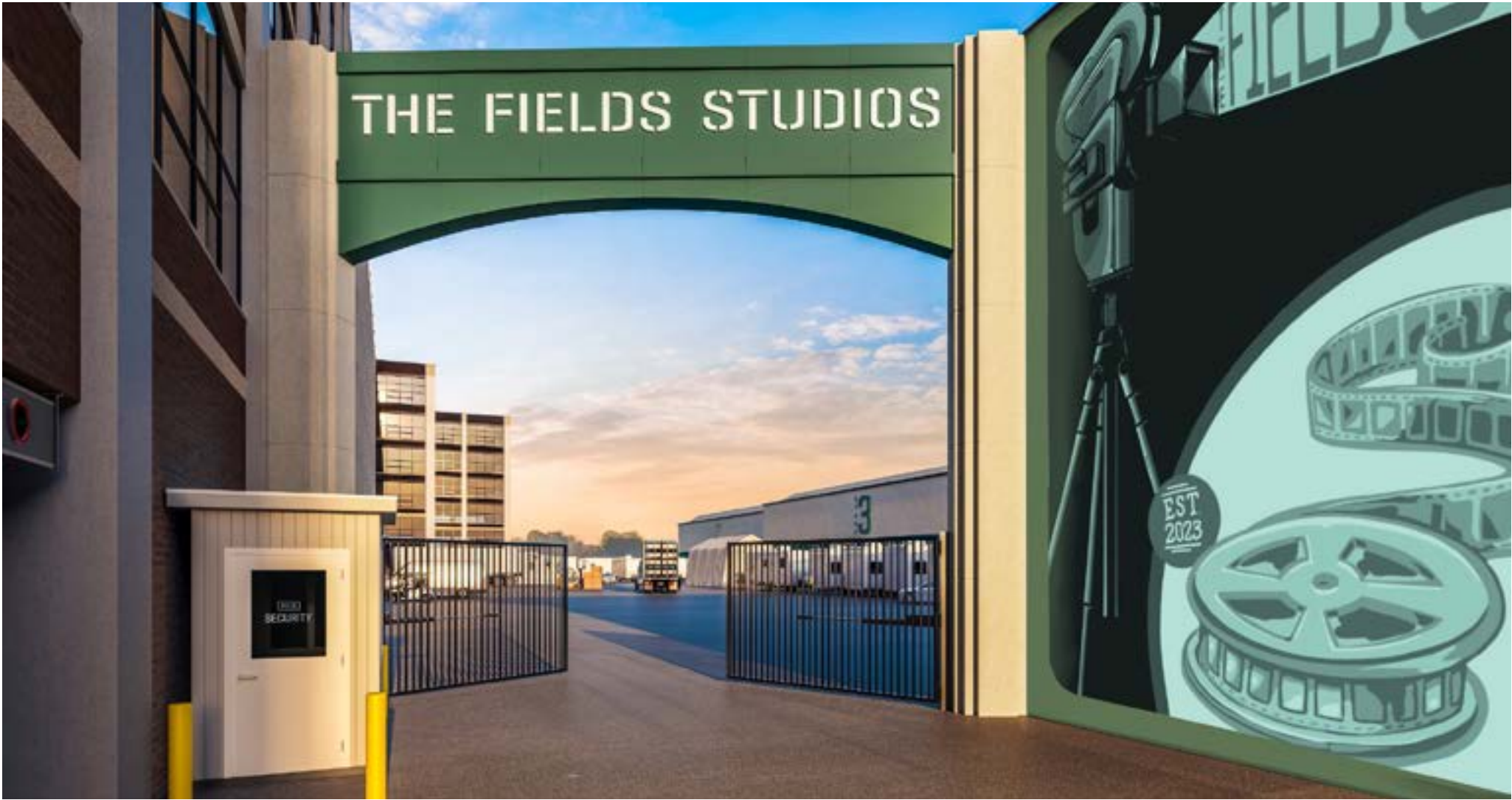
COMMERCIAL  
**150,000SF**

RETAIL  
**45,000SF**

WIREScore  
**Platinum Accreditation**

PARKING  
**600+ Indoor Parking Spaces plus ample exterior surface level parking**







# NORTH CAMPUS





# NORTH CAMPUS PLANS

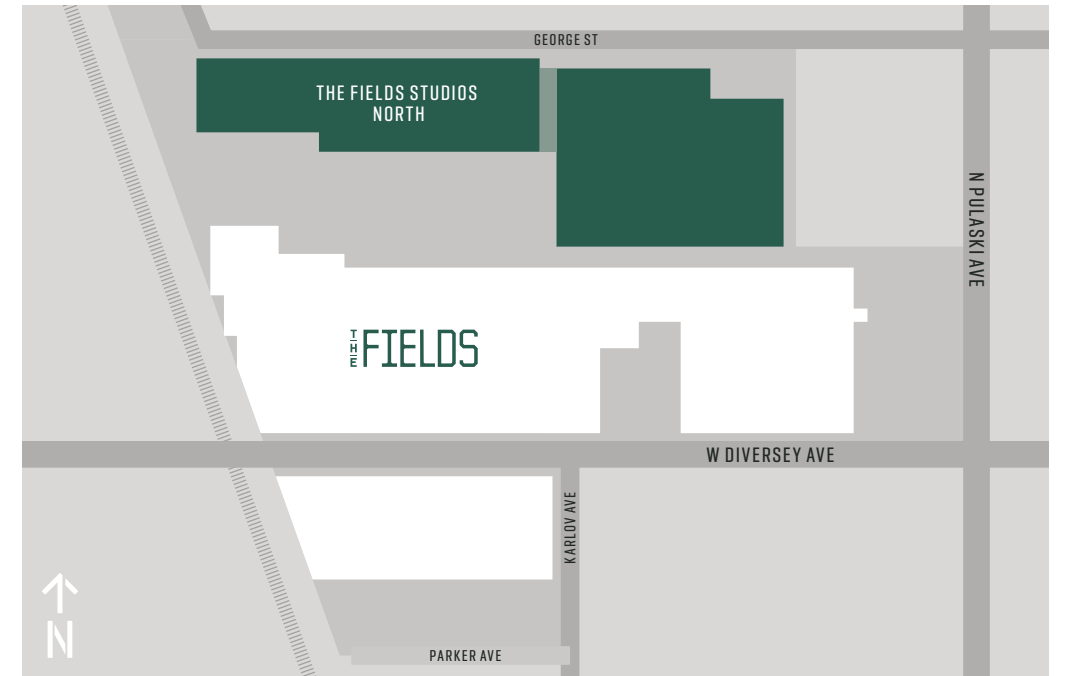
BACKLOT  
60,000 SF

## LEGEND

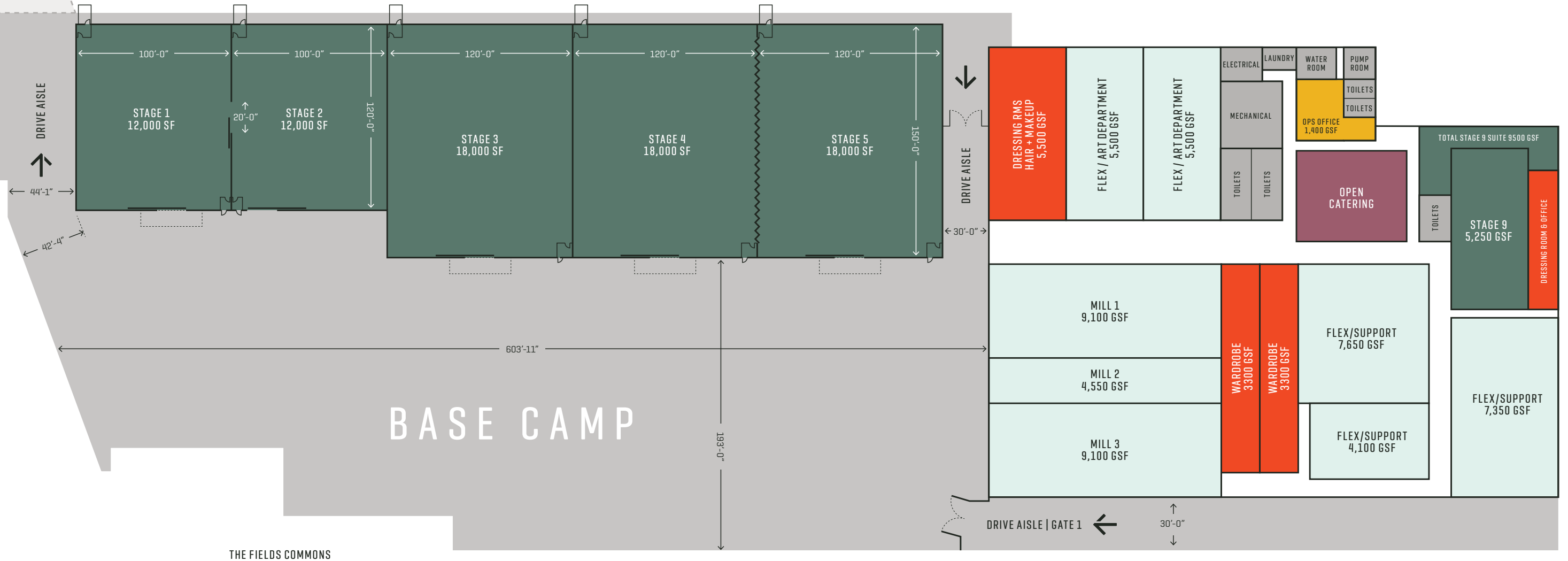
- PRODUCTION
- PRODUCTION SUPPORT
- TALENT SUPPORT
- OFFICE
- CATERING
- CORE + RESTROOMS
- CIRCULATION

## STAGE SPECIFICATIONS

- 35' HT TO GRID
- BUILT-IN 10'X10' GRID
- SEALED CONCRETE FLOOR
- SILENT AIR + HEAT, 80-120 TONS
- NC-30 SOUND RATING
- MAJOR BANDWIDTH
- 1,600-3,000 AMPS 3 PHASE
- WATER CONNECTIONS



THE FIELDS + THE FIELDS STUDIOS



THE FIELDS + THE FIELDS STUDIOS

THE FIELDS COMMONS



# SOUTH CAMPUS





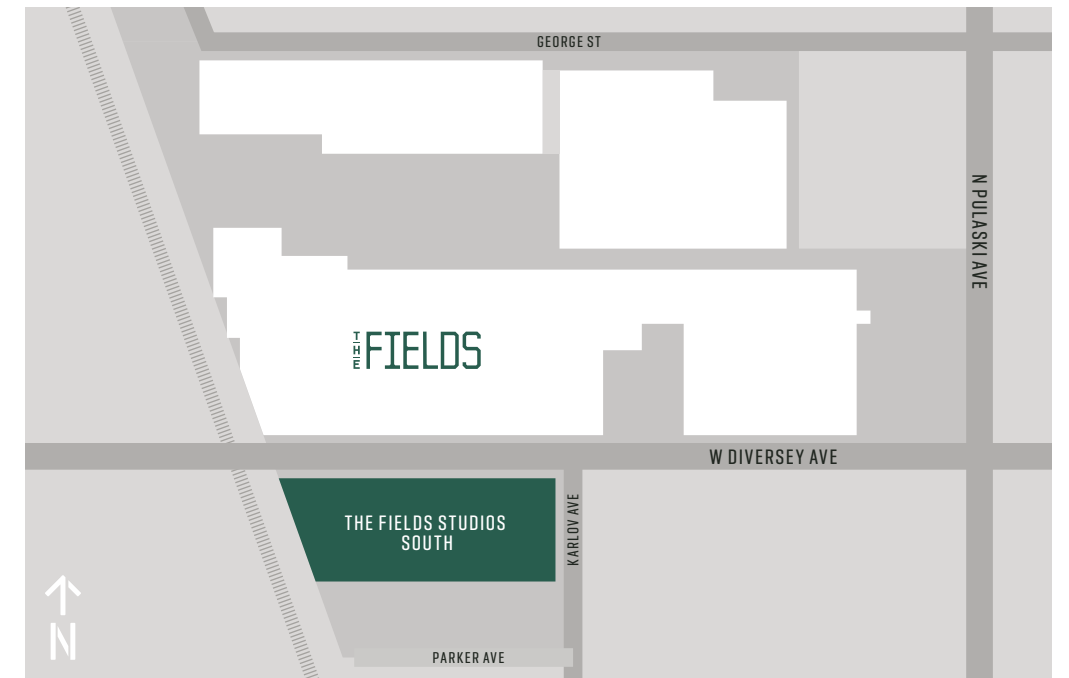
# SOUTH CAMPUS PLANS

## LEGEND

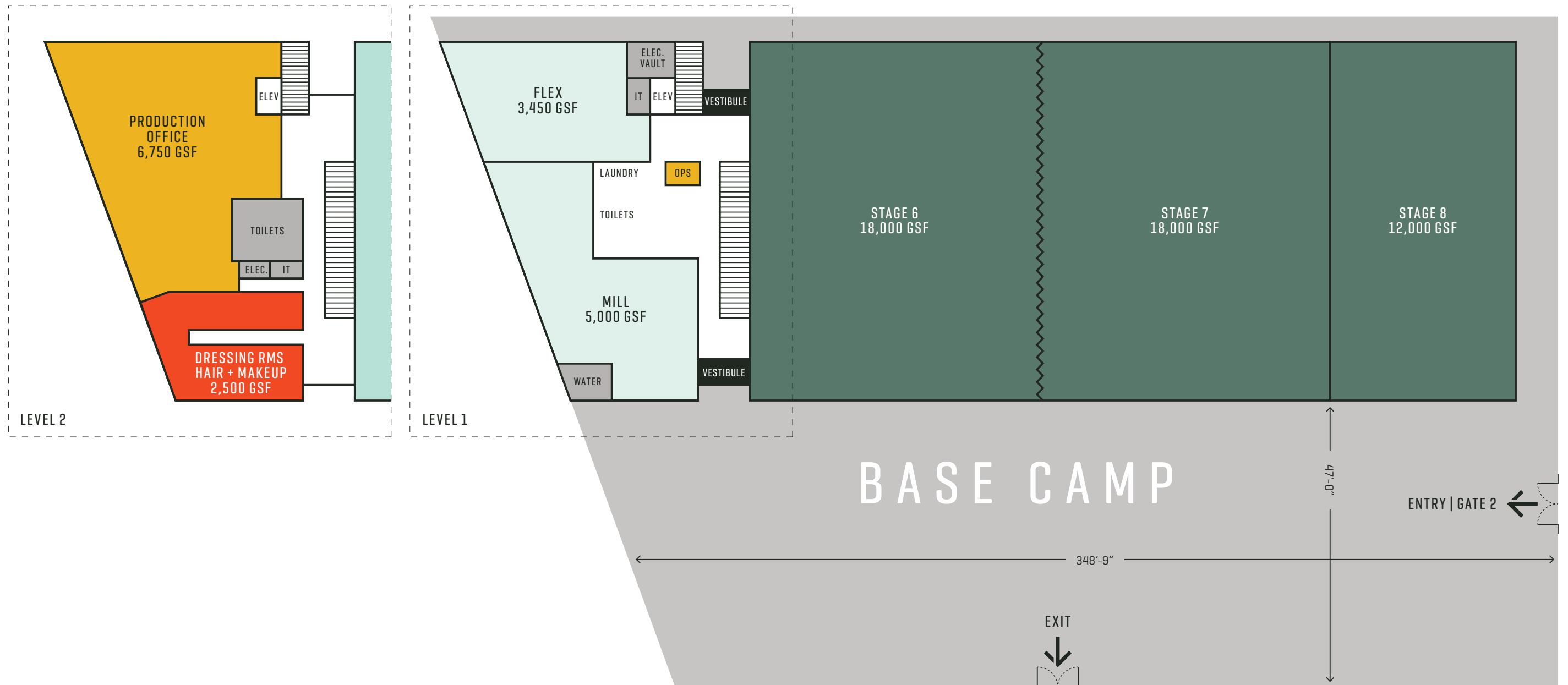
- PRODUCTION
- PRODUCTION SUPPORT
- TALENT SUPPORT
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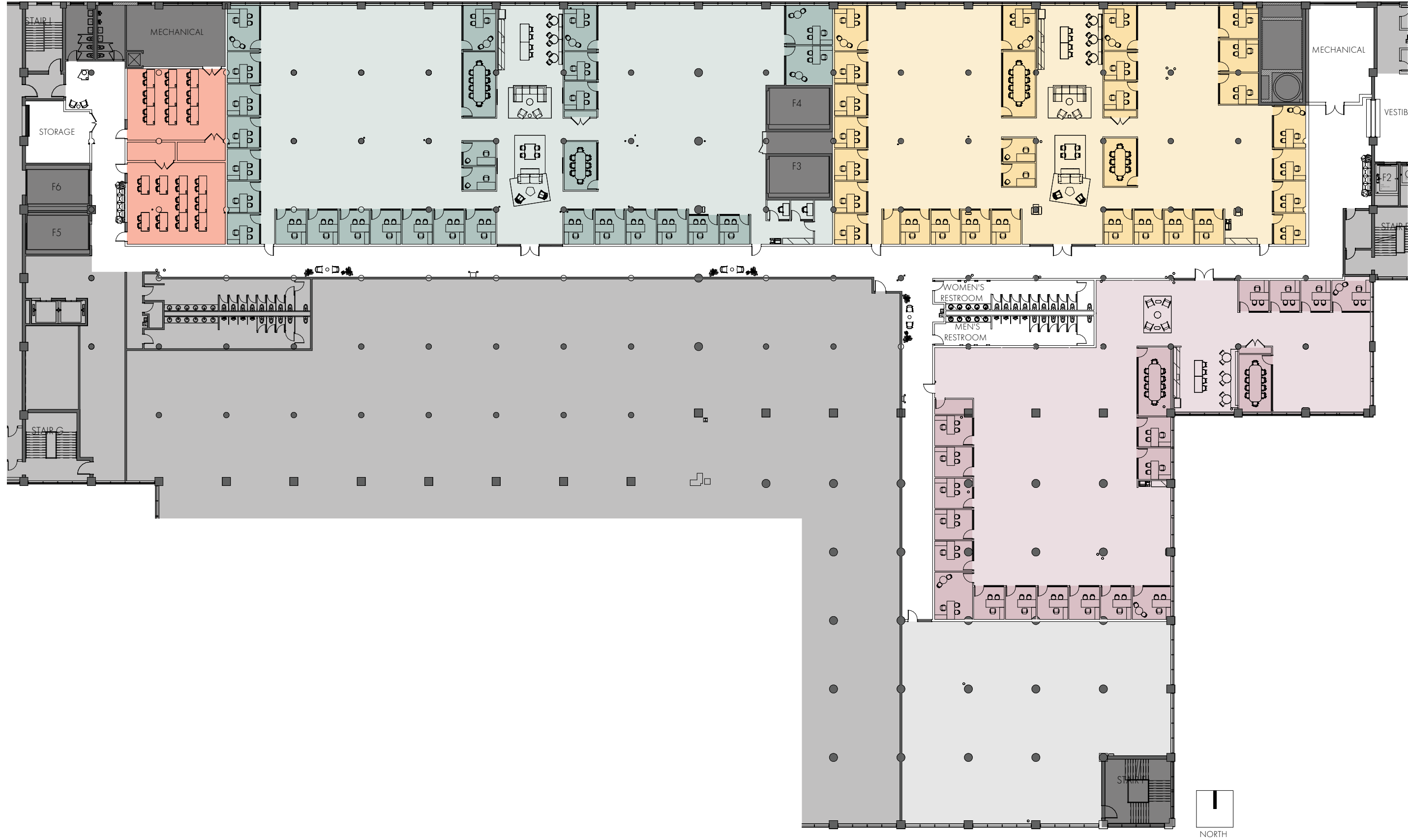
THE FIELDS + THE FIELDS STUDIOS



THE FIELDS + THE FIELDS STUDIOS



# PRODUCTION OFFICES PLANS



- SUITE 01  
14,730 USF  
28 OFFICES  
BULLPEN SPACE
- SUITE 02  
11,590 USF  
28 OFFICES  
BULLPEN SPACE
- SUITE 03  
10,285 USF  
18 OFFICES  
BULLPEN SPACE
- CONFERENCE  
1,853 USF  
SHARED  
CONFERENCE
- VACANT SUITE  
5,379 USF  
EXPANSION SPACE





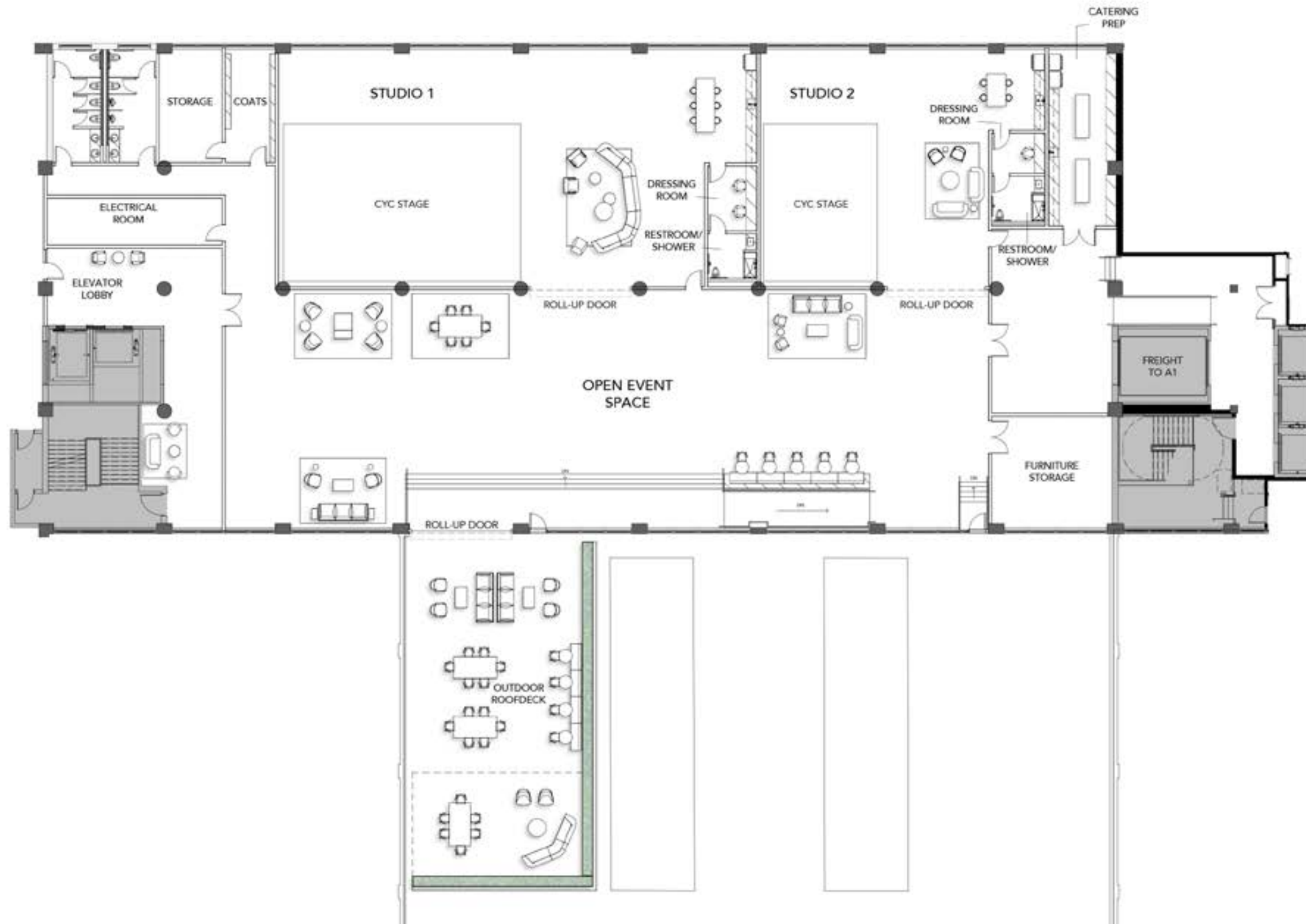
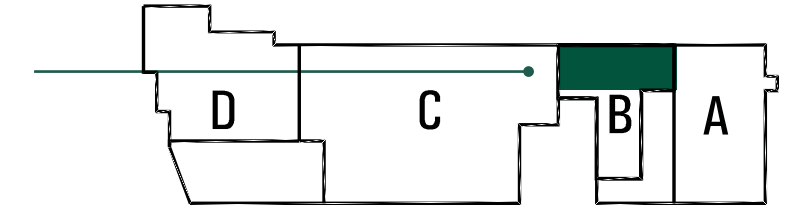
# ADDITIONAL SPACES

## B6 SUITE

### A UNIQUE TOP FLOOR SUITE FLEXIBLE ENOUGH FOR YOUR STUDIO AND/OR EVENT NEEDS.

The B6 Suite is an incredible space on the top floor accessed by both passenger and freight elevators. This space also has access to a private roof deck with amazing views of the Chicago skyline.

B6 SUITE LOCATION





# ADDITIONAL SPACES B6 SUITE





# SCHEDULE

APRIL  
2021

**REZONING  
COMPLETION**

OCTOBER  
2022

**FINANCING  
CLOSED**

NOVEMBER  
2022

**CONSTRUCTION  
BEGINS**

Kick off this exciting development in November 2022 — work for 16 months to deliver this state of the art project.

AUGUST  
2023

**INTERIOR  
CONSTRUCTION  
BEGINS**

Begin work in the ancilliary support spaces as well as the office support spaces in the main warehouse building.

JANUARY  
2024

**NORTH  
CAMPUS  
OPENS**

The entire North Campus open for business at the beginning of the year. This includes Stages 1–5, Stage 9 and all support and office spaces.

FEBRUARY  
2024

**SOUTH  
CAMPUS  
OPENS**

The South Campus and all ancillary support spaces open for business, completing this exciting new development.



## 3 | OFFICE SPACES



# Available Office Space

## AVAILABILITY:

- Suite 200A - 27,238 RSF
- Suite 400B - 33,454 RSF
- Suite 500C - 4,485 RSF
- Suite 500B - 33,448 RSF
- Suite 600B - 19,435 RSF

## RENTABLE OFFICE AREA:

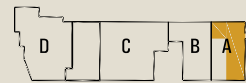
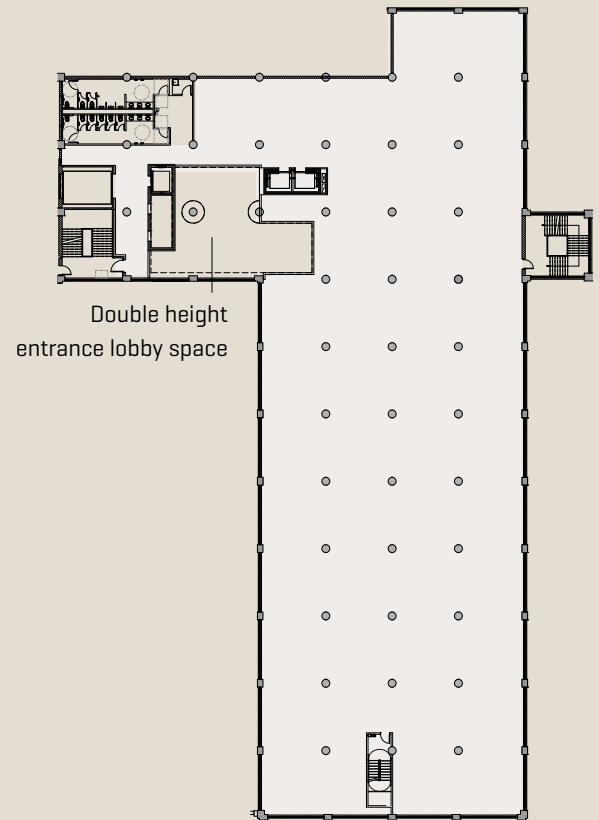
111,875 RSF

## CONTIGUOUS SPACE AVAILABLE:

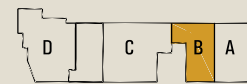
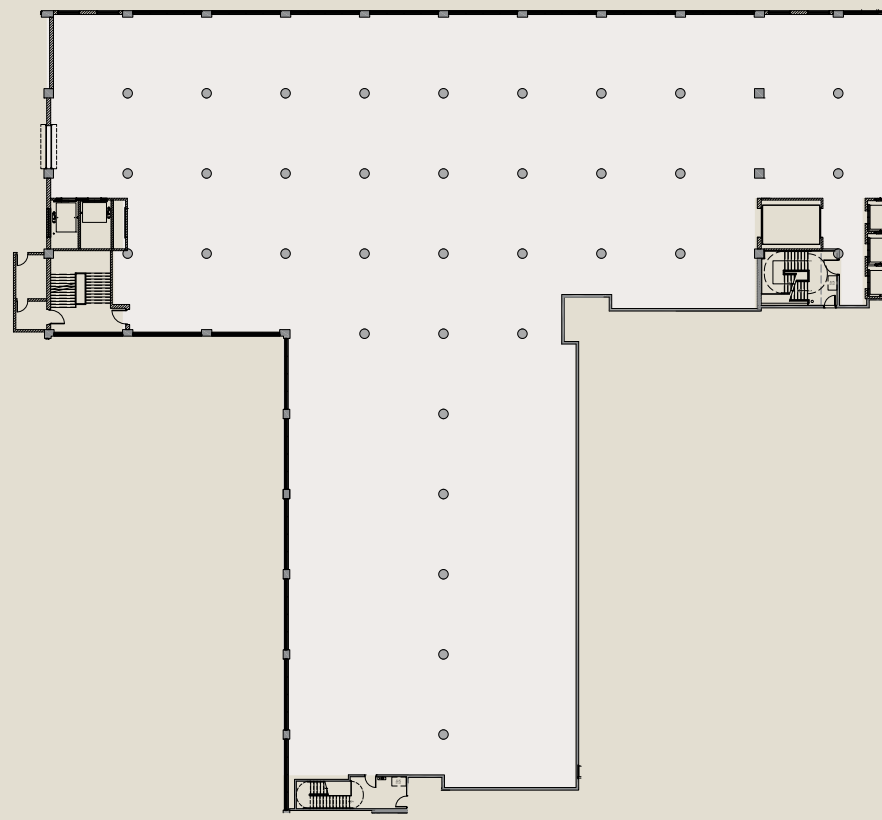
Up to 92,522 RSF

## PRIVATE ENTRANCE OPPORTUNITIES

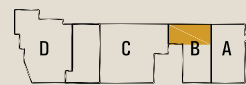
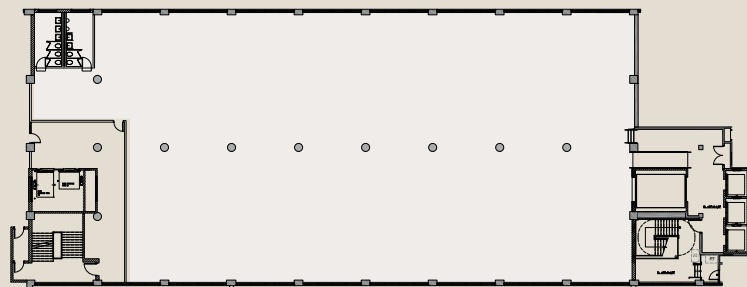
SUITE 200A RSF:27,216 SF



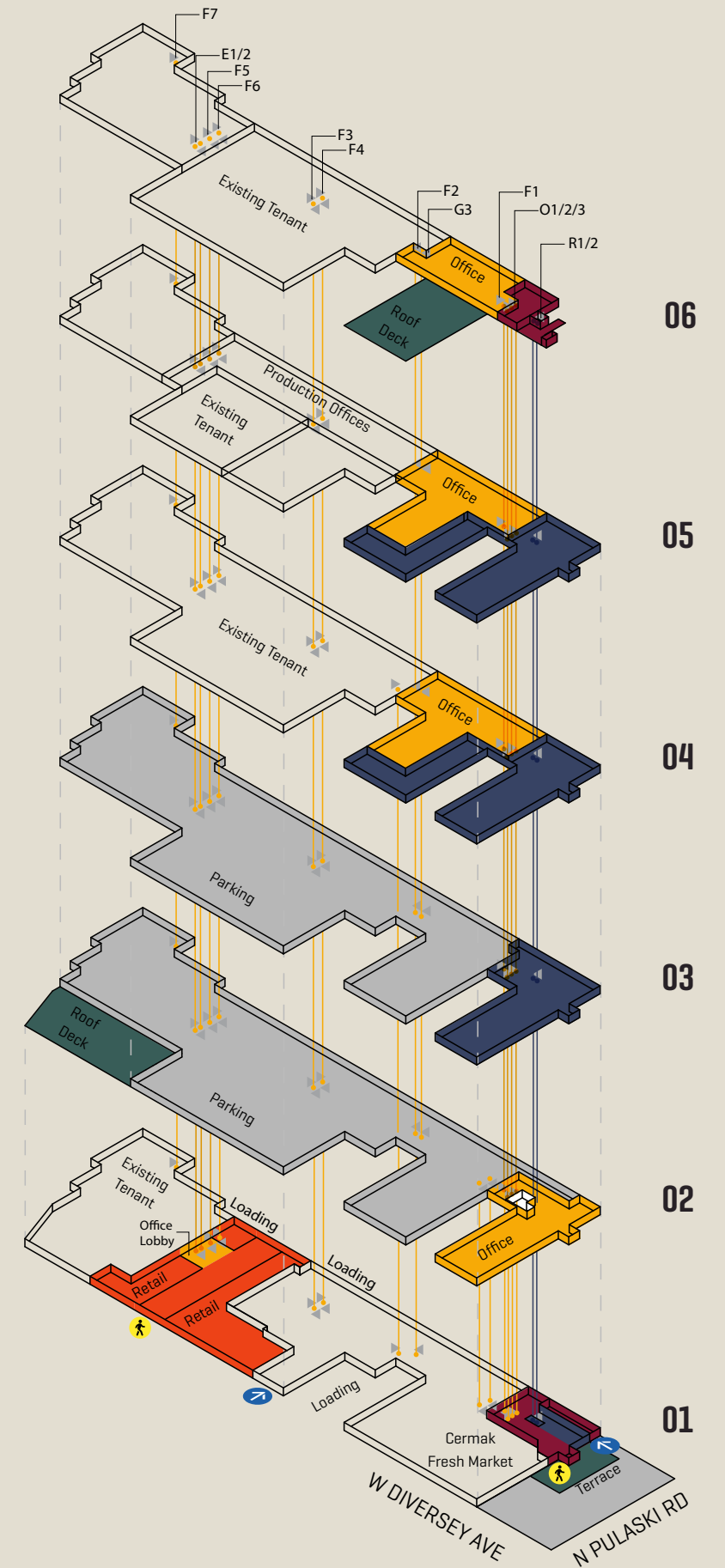
SUITE 500B RSF:32,904 SF



SUITE 600B RSF:27,216 SF



## STACKING PLAN



KEY	
<span style="color: yellow;">■</span>	Office Space
<span style="color: maroon;">■</span>	Office Amenity
<span style="color: green;">■</span>	Terrace/Roof Deck
<span style="color: grey;">■</span>	Parking
<span style="color: blue;">■</span>	Residential
<span style="color: red;">■</span>	Retail
<span style="color: white;">■</span>	Commercial





THE FIELDS + THE FIELDS STUDIOS

THE FIELDS + THE FIELDS STUDIOS













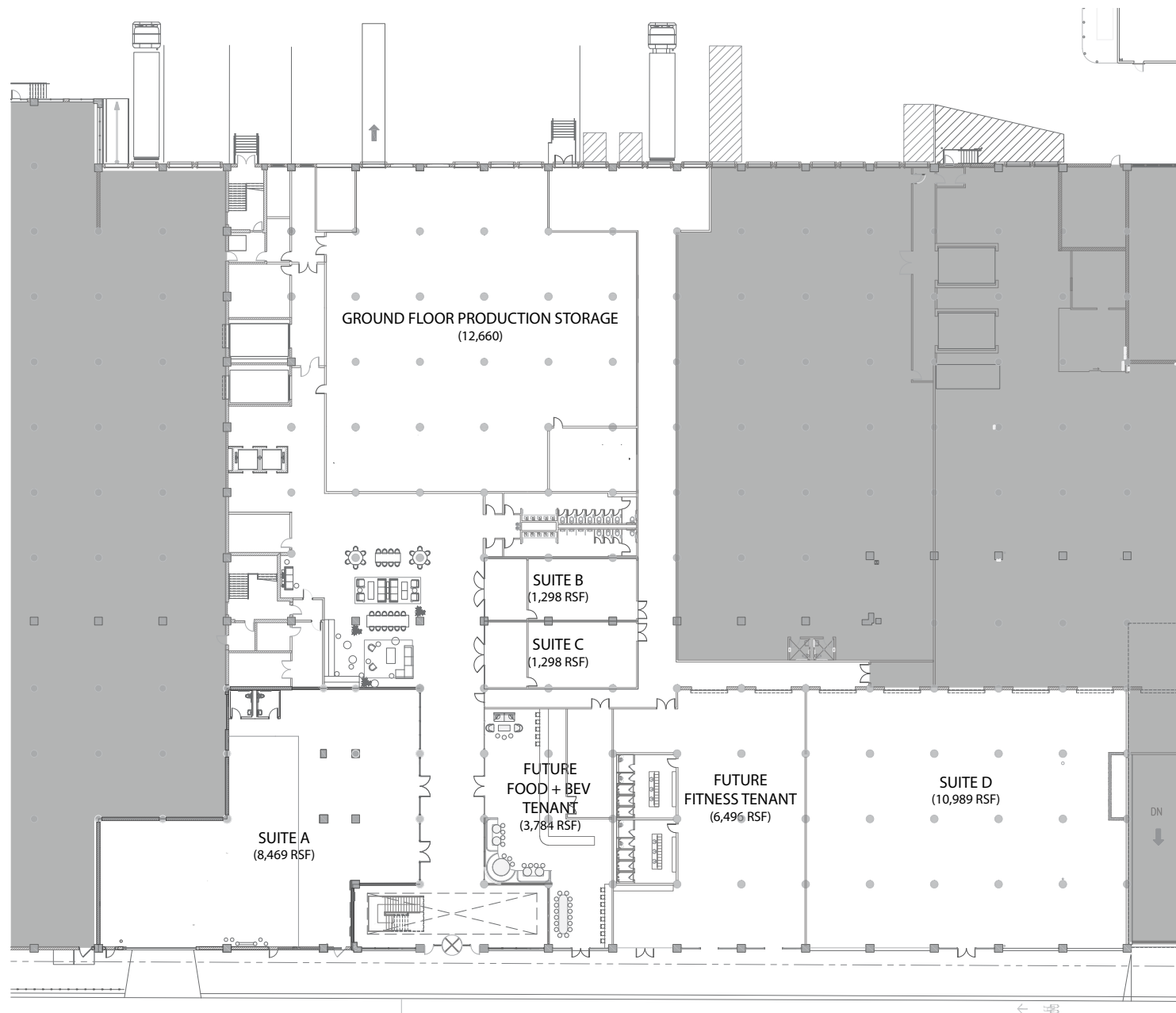


# 4 | MULTIFUNCTIONAL SPACES

RETAIL CORRIDOR

# We Put The Diverse In Diversey

The Fields turns the office lobby into a dynamic, indoor retail street lined with locally sourced food, drink, and more.



Retail Lobby Concept Plan









ALL-ENCOMPASSING AMENITIES

# A Collaborative Lifestyle Ecosystem

- » First-floor grocery store
- » State-of-the-art technology infrastructure
- » Fitness center and yoga studio with locker rooms and showers
- » 50,000 SF rooftop terrace with incredible views
- » Wi-Fi throughout all amenities
- » 120,000 SF of food & beverage, maker spaces, and shops
- » Coworking and conference meeting spaces with client services staff
- » Support and flex space with multiple loading docks
- » 3.5-acre interior truck court with fully operational weigh station for tractor trailers
- » Oversized freight and passenger elevators
- » Shuttle bus to major transit stations
- » Indoor heated parking







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THE FIELDS + THE FIELDS STUDIOS

THE FIELDS + THE FIELDS STUDIOS





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RESIDENTIAL LOFTS

# Your All-In-One Stomping Ground

With 123 modern loft apartments in the building, The Fields is a truly integrated, multi-use destination. Employees will love the unbeatable convenience, soaring ceiling heights, and high-end finishes. Retailers will benefit from a young and diverse community with needs that go way beyond 9 to 5.

- » Soaring 14' - 17' ceiling heights
- » Custom built closets with organizer systems
- » Stainless steel appliances
- » Kohler kitchen & bath fixtures
- » Fobbed entrances
- » Fitness center & yoga studio
- » Party room & roof deck with firepit and grilling area
- » Lounge with chef's grade kitchen
- » Coworking & study
- » Wi-Fi throughout amenities





## 5 | LOCATION



# LOCATION OUR NEIGHBORHOOD



**AVONDALE:  
VOTED WORLD'S 16<sup>TH</sup> COOLEST  
NEIGHBORHOOD**

TIME OUT 2022

**LOGAN SQUARE:  
'MIDWEST HQ  
OF HIP'**

"COOL STREETS  
OF NORTH AMERICA" REPORT,  
CUSHMAN AND WAKEFIELD



**CHICAGO:  
BEST BIG CITY  
IN THE US,  
6 YEARS  
CONSECUTIVELY**

CONDE NAST



**12 MICHELIN RESTAURANTS  
WITHIN 2 MILES**



# LOCATION ACCESS

6 miles from the Loop, 11 miles from Midway, 12 miles from O'Hare, 17 miles from Lake Cook Road, with easy access to highways, train stations and road transportation; this area is a vibrant convergence of neighborhoods.

## THE EASE

### DRIVING FROM THE NORTHERN SUBURBS?

Shave 60 minutes a day off your round-trip commute.

### TAKING THE METRA?

Arrive 20 minutes earlier than Union Station. 4 blocks from the Metra stop.

### TAKING THE CTA? Take the shuttle!

The Fields provides a looping shuttle between the building and the Blue and Brown Lines.

### TAKING THE BUS?

The building is across the street from buses 53 & 76.

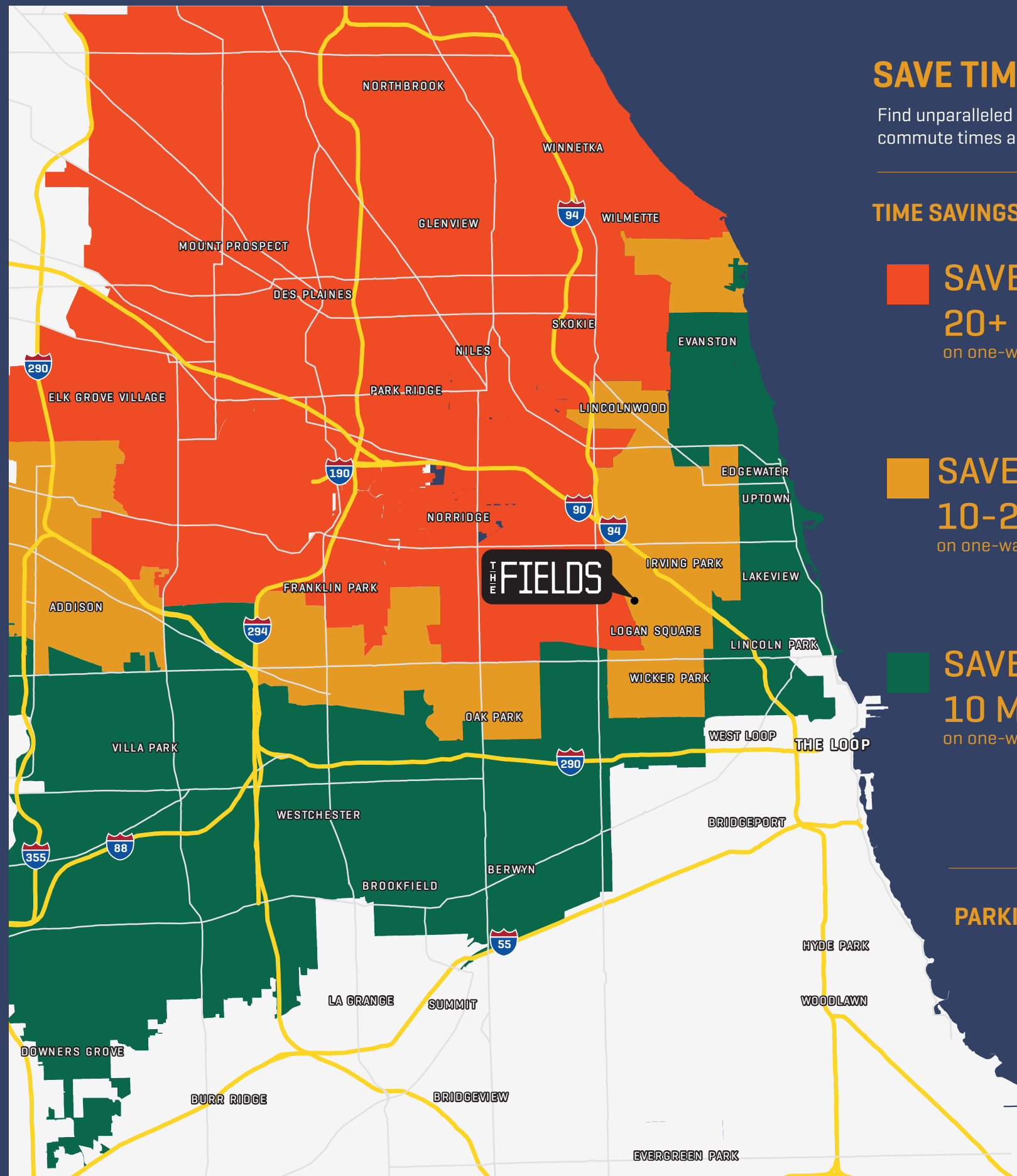


## MAP KEY

- |       |              |              |
|-------|--------------|--------------|
| Metra | Divy Station | I-90/I-94    |
| CTA   | Bike Path    | Hospitals    |
| Bus   | 606 Trail    | Fire Station |



# LOCATION DRIVE TIMES



## SAVE TIME AND COST AT THE FIELDS

Find unparalleled access for everyone in your organization with convenient commute times and ample on-site parking.

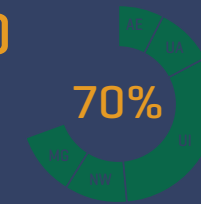
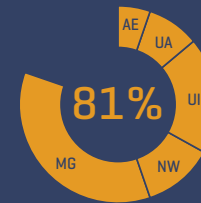
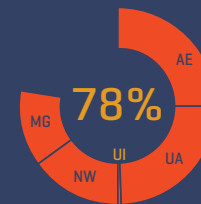
### TIME SAVINGS

**SAVE 20+ MIN**  
on one-way commute

**SAVE 10-20 MIN**  
on one-way commute

**SAVE UP TO 10 MIN**  
on one-way commute

### WORKFORCE MIX



**AE AFFLUENT ESTATES**  
Work: Prof/Mgmt  
Age: 34-52  
Income: \$108-\$180 K  
Housing: Own  
Edu: College Degree  
*Established wealth—educated, well-traveled married couples.*

**UA UPSCALE AVENUES**  
Work: Prof/Mgmt/Svcs  
Age: 36-43  
Income: \$94-\$117 K  
Housing: Own  
Edu: College Degree  
*Prosperous married couples in older suburban enclaves.*

**UI UPTOWN INDIVIDUALS**  
Work: Prof/Mgmt/Svcs  
Age: 33-38  
Income: \$73-\$124 K  
Housing: Own  
Edu: College Degree  
*Young, successful singles in the city.*

**NW NEXT WAVE**  
Work: Svcs  
Age: 29-33  
Income: \$42-\$52 K  
Housing: Rent  
Edu: HS Diploma/GED  
*Urban denizens, creative, young, diverse, hard-working families.*

**MG MIDDLE GROUND**  
Work: Prof/Svcs/Mgmt  
Age: 33-39  
Income: \$58-\$76 K  
Housing: Rent/Own  
Edu: College Degree  
*Thirty-something married/single Millennials in the middle.*

\*Time savings commuting to The Fields vs. The Loop based on average 8 am rush hour traffic conditions.

### PARKING COST SAVINGS

Save approximately  
**\$200 - \$250**

per parking space / month at The Fields vs. The Loop

\*Assumes average parking cost of \$350+ in The Loop



# Culturally Rich Neighborhood



OVER 70 BARS & RESTAURANTS NEARBY | WALKING DISTANCE FROM CONVENIENCE STORES | DOG-FRIENDLY BUILDING & 12 PARKS WITHIN 2 MILES



6 | VIDEOS



[GOVERNOR PRITZKER VIDEO](#)

[TOPPING OFF CEREMONY VIDEO](#)



KNICKPOINT  
VENTURES

# Learn More About The Fields

THEFIELDSCHICAGO.COM

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