

Q1Q FULTON

FULTON

jdl.

JLL



Experienced Team



Fulton St. Companies is a Chicago-based real estate development and investment company specializing in the Fulton Market District. We acquire and develop commercial and residential properties that add to the unique qualities of the neighborhood. FSC partners with family offices, institutions, and collaborates with best-in-class general contractors, architects, and law firms to bring our vision to fruition.



1010 West Madison



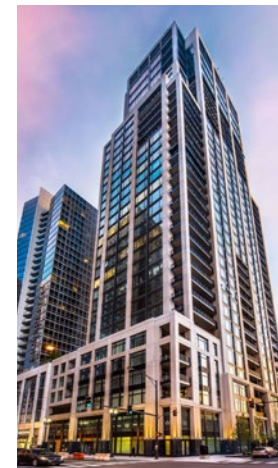
1045 West Fulton



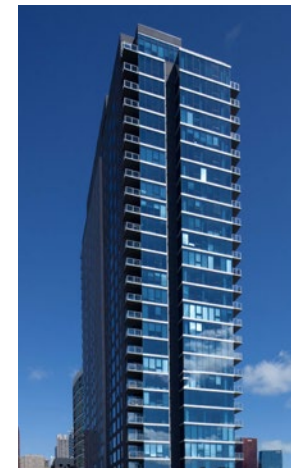
Founded in 1993, JDL has become Chicago's premier residential developer. For over three decades, JDL has earned a reputation for developing dynamic residential developments that exceed expectations in the discerning luxury market, resulting in some of the most significant real estate sales in Chicago. By focusing on residential, mixed-use development, JDL creates living environments of the highest quality that complement the existing urban landscape. The company's legacy properties stand tall among the crowded skyline.



One Chicago



9 West Walton



1000 South Clark



Welcome to the newest
and most amenitized office
in Fulton Market

Nearby in Fulton Market

RESTAURANTS

- 1 Aba
- 2 Au Cheval
- 3 Aviary
- 4 Bar Siena
- 5 Blind Barber
- 6 Boqueria
- 7 Cabra
- 8 Cira
- 9 City Winery
- 10 Duck Duck Goat
- 11 Elske
- 12 Fioretta
- 13 Girl & the Goat
- 14 Green Street Smoked Meats
- 15 Haymarket Pub & Brewery
- 16 Jeni's
- 17 La Colombe
- 18 La Sirena Clandestina
- 19 Leña Brava
- 20 Levain Bakery
- 21 Lyra
- 22 Momotaro
- 23 Nando's
- 24 Publican Quality Meats
- 25 Punch Bowl Social
- 26 Ramen-San
- 27 Roister
- 28 Rose Mary
- 29 Sushi Dokku

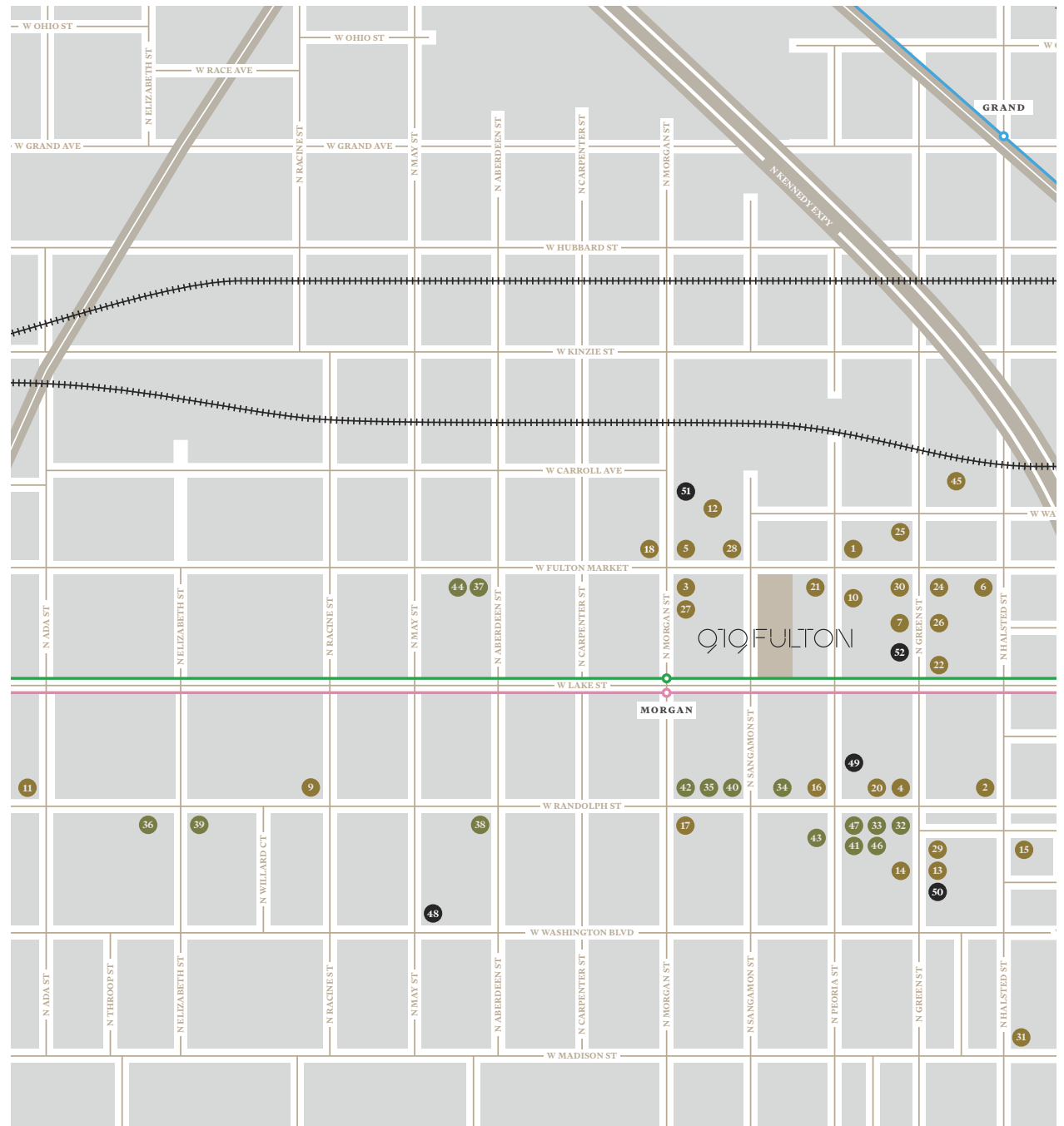
- 30 The Publican
- 31 Whole Foods

RETAIL

- 32 Allbirds
- 33 Billy Reid
- 34 Bluemercury
- 35 Brooklinen
- 36 Corepower Yoga
- 37 Fjall Raven
- 38 Free People
- 39 House of Vans
- 40 Lululemon
- 41 Madewell
- 42 Mejuri
- 43 Notre
- 44 Patagonia
- 45 Studio Three
- 46 Uncommon James
- 47 Warby Parker

HOSPITALITY

- 48 Hyatt House
- 49 Nobu
- 50 Soho House
- 51 The Emily Hotel
- 52 The Hoxton



Transportation & Access

ON-SITE PARKING

65

NEARBY PARKING

1995

TO UNION STATION

15 MIN

TO OGILVIE

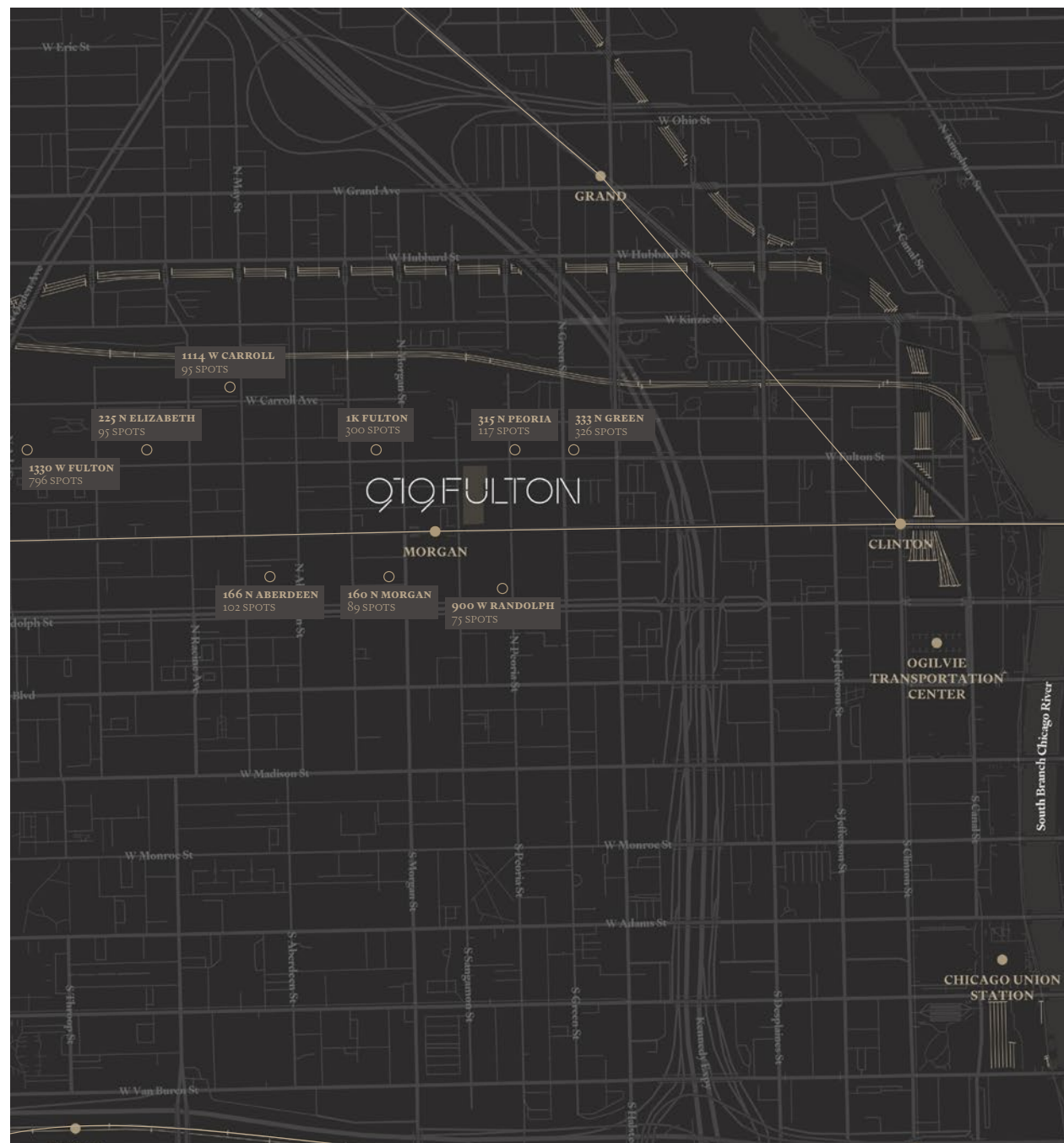
8 MINI

TO PINK AND GREEN LINE

3 MIINI

TO BLUE LINE

10 MIN



Don't take our
word for it...



The firm's Chicago office leader, said the "vibrant neighborhood will be a magnet for our recruits, and the state of-the-art office will enable new forms of collaboration between our teams and our clients."



"Our new location enables us to better listen, learn and engage with our customers whilst providing a modern, worker-friendly headquarters that fosters collaboration and re-energizes employees. We are thrilled to join the West Loop and add to the vitality of this community."



"The Fulton Market neighborhood and the office building itself reflect the innovative, entrepreneurial culture of Greenberg Traurig. We were ready for a change that fosters fresh collaboration and a sense of community."



"EY targeted Fulton Market precisely because it is attracting so many companies, said EY Partner David Nichols. "You can hit a pitching wedge and hit about 10 of our clients," he said of the new wavespace location, which will be the firm's largest in the nation."



"Our employees and clients can take advantage of some of the city's best restaurants, hospitality and cultural establishments right outside our doorstep," says Jennifer Petersen, Allsteel's vice president marketing."



"Fulton Market is an exciting part of the City of Chicago that has acquired a well-deserved reputation for world-class food. We're privileged to be part of this rapidly-developing scene."

The Building



Building Features

In an era where your employees can work from anywhere, cultivate culture & loyalty in the most sought after location in Chicago.

Customize your office of the future in a health + wellness, and amenity focused, core/shell WELL Certified asset with premium branding and signage opportunities.

346,293 RSF of office

65 on-site parking spaces

10'-11' Window line

Hospitality grade amenities

22,714 RSF of retail

Large efficient floor plates/40-44k SF

~3,500 Sf of private outdoor space

New building systems & technology

Multiple private outdoor terraces

High Ceilings/13-14'

Ground Floor Retail (Gibsons & Equinox)



Stacking Plan

FLOOR 11: AMENITY FLOOR

FLOOR 10
Total RSF 30,616 SF
Outdoor RSF 2,074 SF

FLOOR 7-9
Unavailable

FLOOR 2: PARTIAL AVAILABILITY
Available RSF 8,041 SF
Outdoor RSF 0 SF

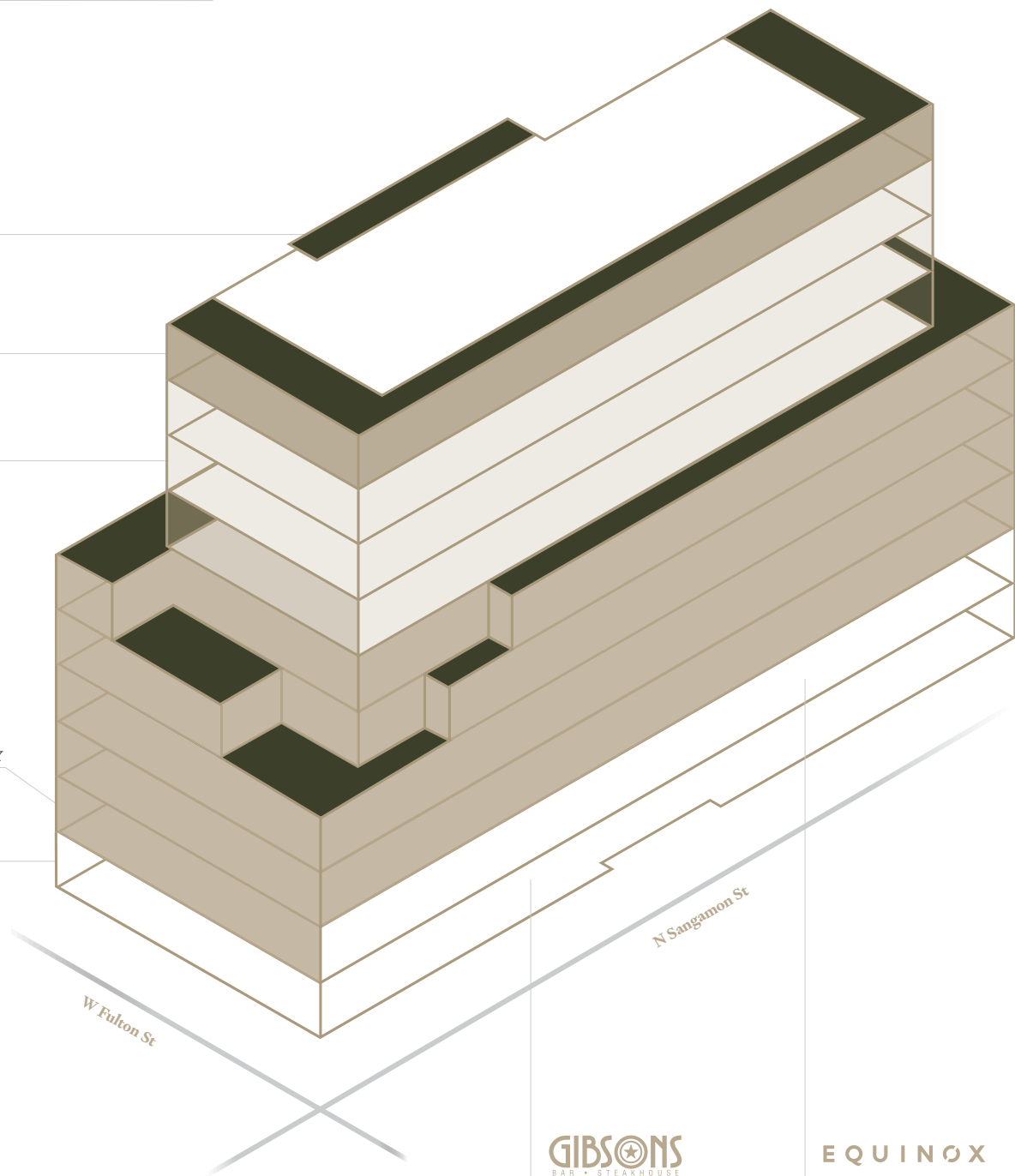
FLOOR 1: UNAVAILABLE

FLOOR 6
Total RSF 43,012 SF
Outdoor RSF 3,248 SF

FLOOR 5
Total RSF 45,294 SF
Outdoor RSF 3,248 SF

FLOOR 4
Total RSF 45,385 SF
Outdoor RSF 0 SF

FLOOR 3
Total RSF 45,015 SF
Outdoor RSF 0 SF



EQUINOX

- Vacant
- Leased
- Retail

PRIVATE TENANT OUT DOOR TERRACES.



GIBSON'S ON FULTON



ATRIUM



BUILDING LOBBY



Floor Plans

Floor 2 — 8,041 RSF



Floor Plans

Floor 3 — 45,015 RSF



Floor Plans

Floor 4 — 45,386 RSF



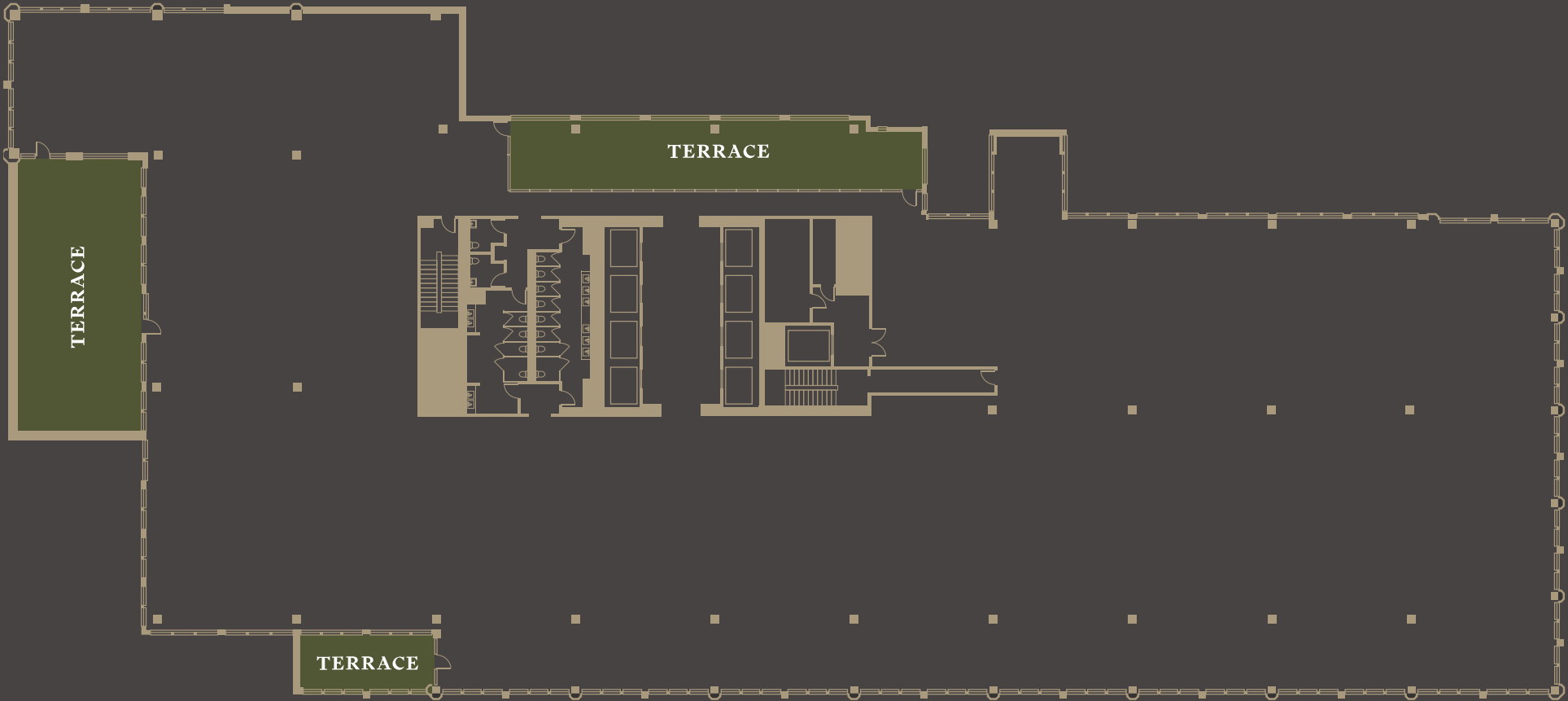
Floor Plans

Floor 5 — 45,294 RSF



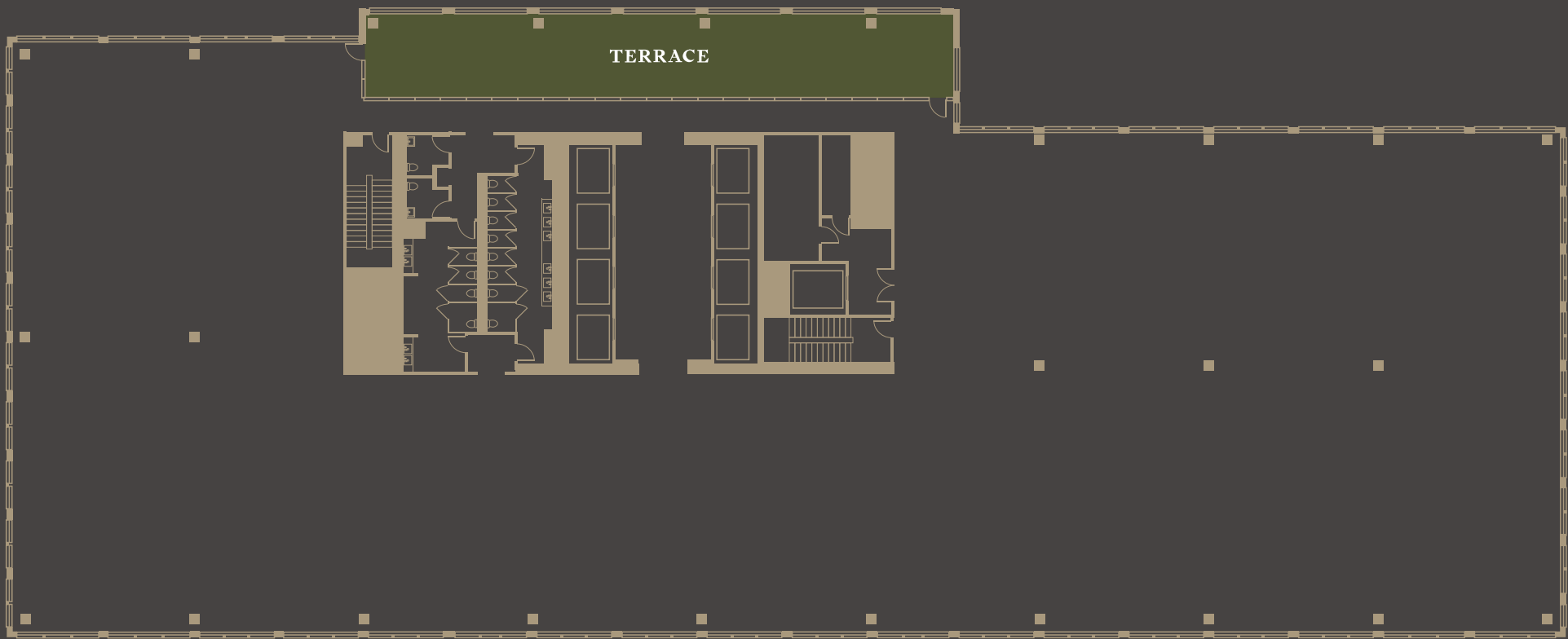
Floor Plans

Floor 6 — 43,013 RSF



Floor Plans

Floor 10 — 30,616 RSF



Amenity Floor 11

16,000 SF indoor
6,000 SF outdoor

CONFERENCE CENTER

Up to 100 people

FITNESS CENTER

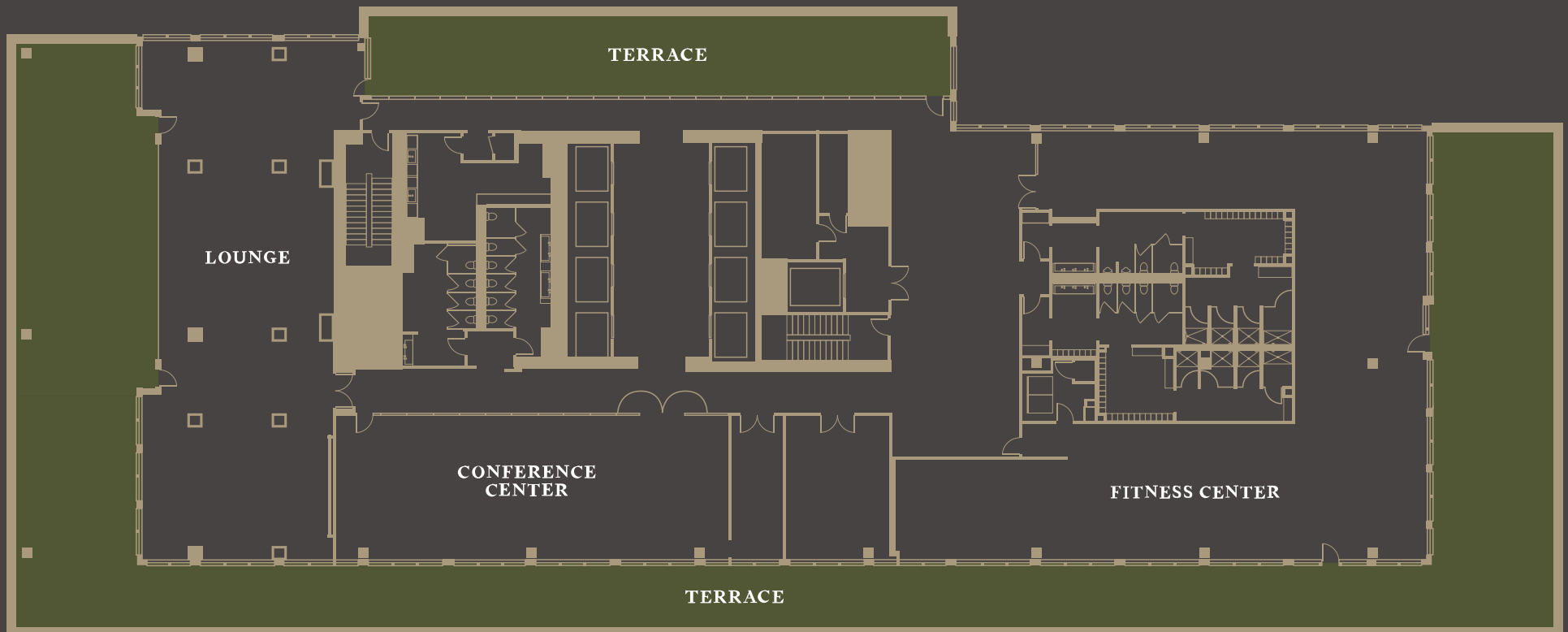
~4,000 SF.

OUTDOOR SPACES

6,000 SF.

TENANT LOUNGE

9,000 SF



A revolutionary world of
wellness and hospitality
focused amenities.

INTERIOR DESIGNER

AVENIR

AMENITIES CONSULTANT

lulafit



CONFERENCE CENTER



AMENITY LOUNGE





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