

**TWELVE
01
WEST**

LAKE STREET

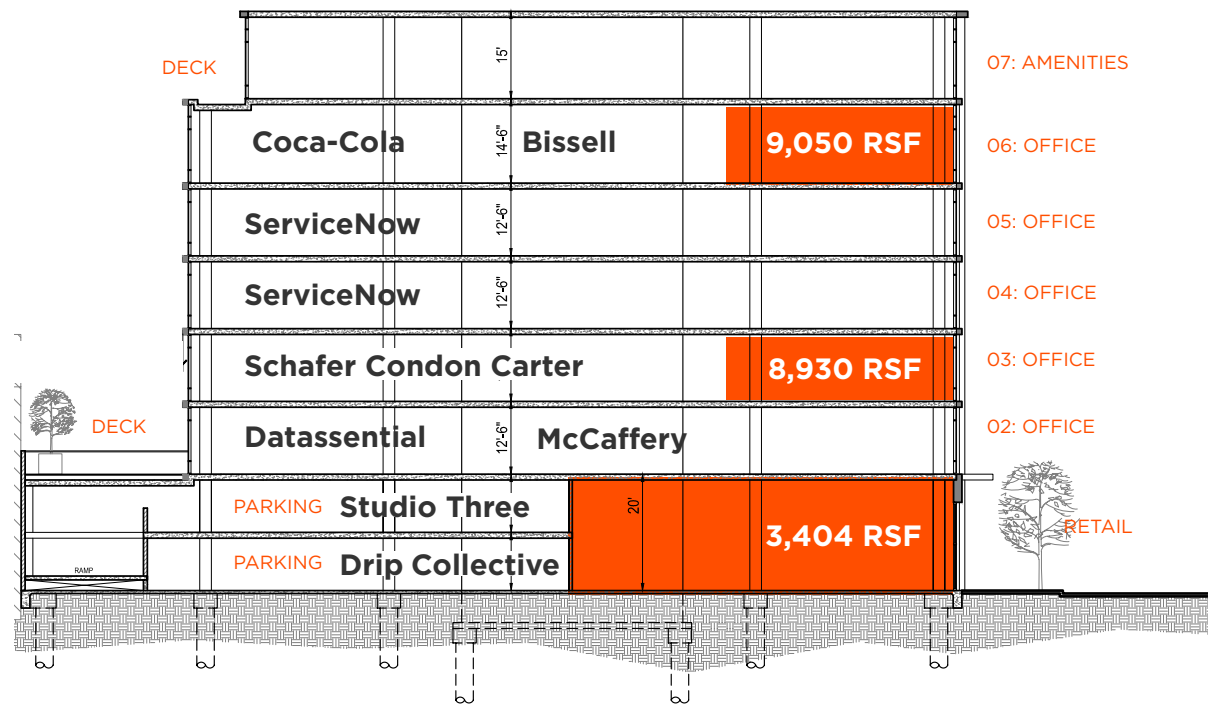


**Boutique building.
Beaucoup benefits.**

**Twelve01
WEST**

LAKE STREET

Twelve01West is positioned to provide tenants with everything they need: the energy and culture of a constantly changing, highly desirable neighborhood; a beautifully finished, dynamic glass and concrete package usually reserved for downtown; an abundance of amenities for every tenant.



The configuration of **Twelve01West**'s core and columns allow for an efficient layout of the interior tenant spaces. Tenants can expect comfortable workplace conditions, without sacrificing views or natural light.

With a new, high-end design, floor-to-ceiling glass and large 24,000 SF floor plates, Twelve01West is uniquely positioned to offer:

01 Over 12,000 RSF of ground level retail space:

- > Located in Fulton Market at the corner of Lake and Racine just one block north of Randolph Street.

02 Only two remaining suites-join our prestigious tenant roster:

- > 9,050 RSF available at the top of the building - ready for build-out!
- > 8,930 RSF spec suite available on the 3rd floor.

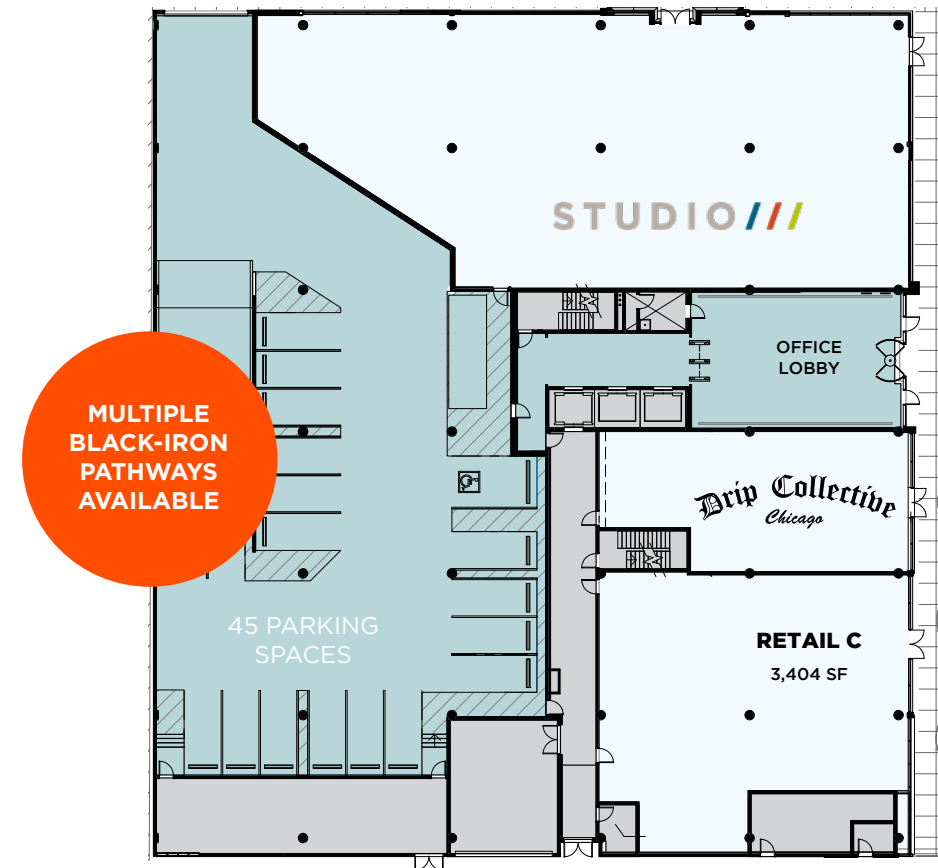
03 Best-in-class amenities on the penthouse floor:

- > A full tenant lounge, two additional communal outdoor spaces and wellness center on the penthouse level of the building along with private indoor parking.



Floors are polished concrete, walls are walnut with brass inlay - it's not so much of a luxury play but being a unique style, bespoke, thoughtfully considered interior design.

Retail Opportunity



Exceptional frontage along Lake and Racine

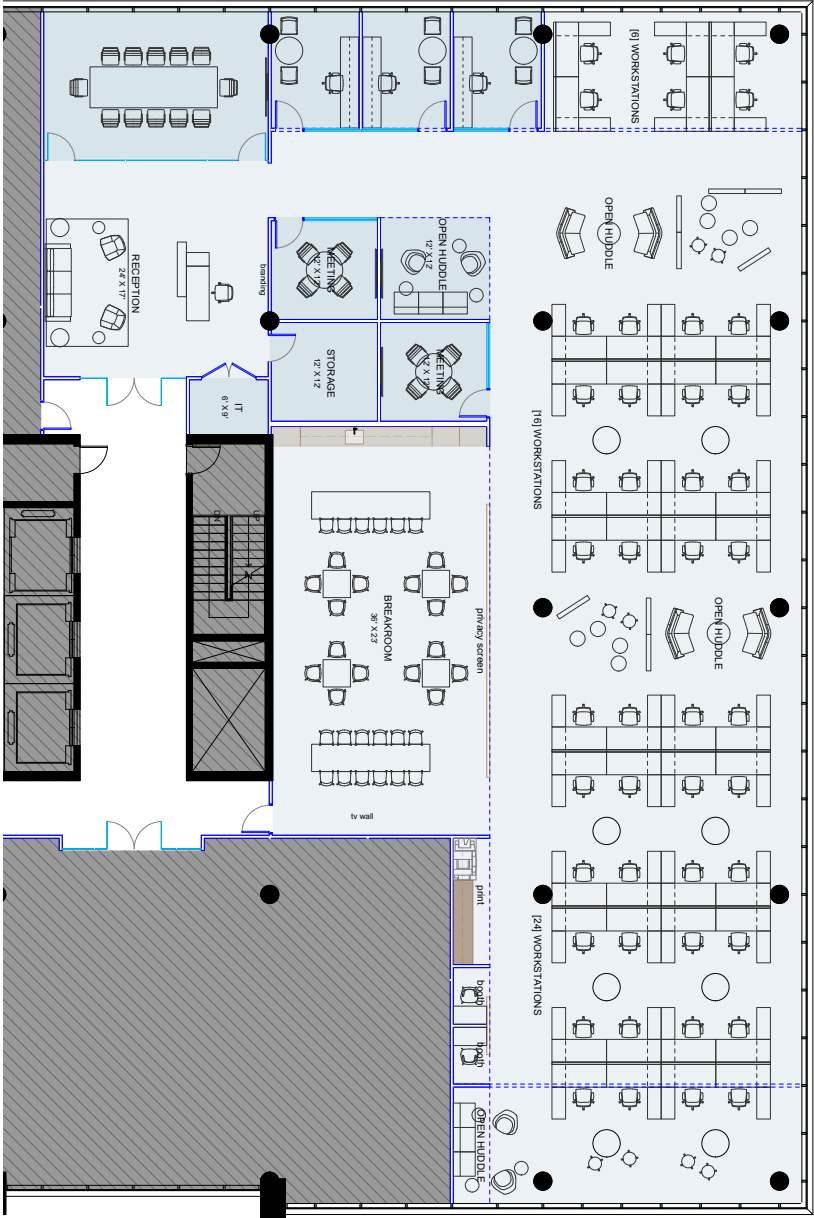
- 20-foot ceilings and floor-to-ceiling glass storefronts
- Dedicated loading
- Outdoor seating potential
- Available Immediately

03

Level 3 Spec Suite

8,930 RSF

- Reception area with custom desk, lounge furniture and TV
- Boardroom for 14
- Expansive breakroom
- 2 private offices; 2 small conference rooms; 1 unfurnished private room
- Kitchen with bar seating and appliances
- Open-air floor plan ready for tenant-customized cubicle layout
- Wired-certified digital infrastructure ensures a fast, stable, and secure connection for your business
- Floor-to-ceiling windows with 270-degree views of Fulton Market and the Downtown skyline

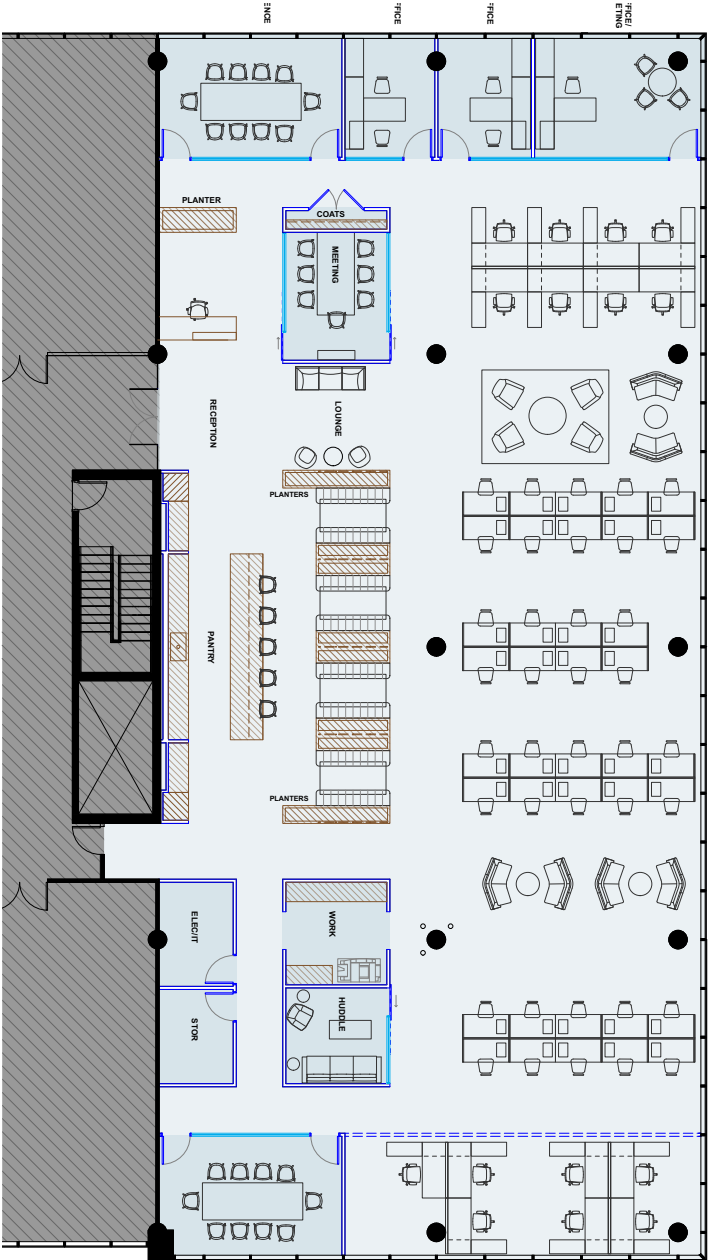


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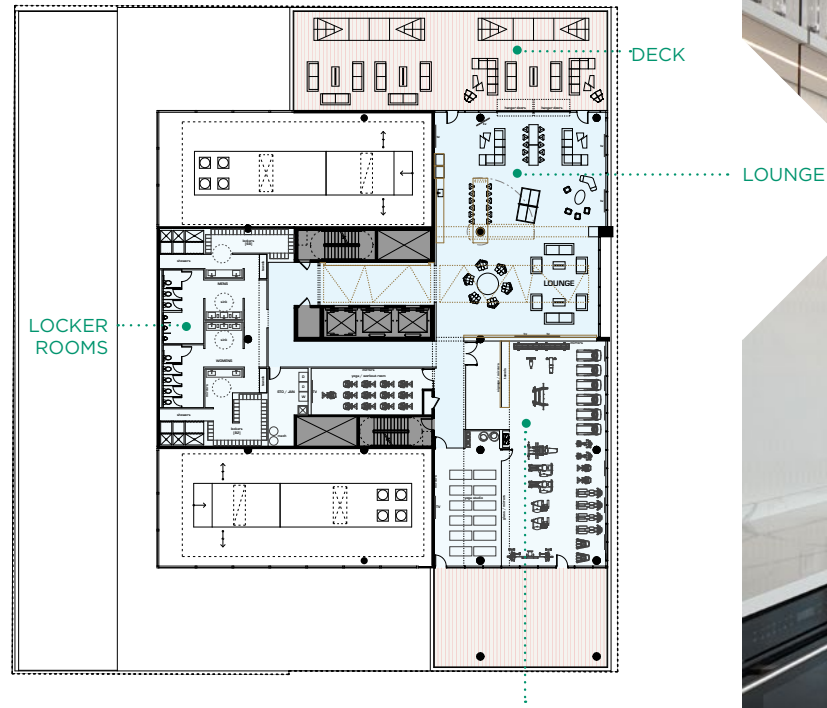
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Level 6 Potential Layout

9,482 RSF

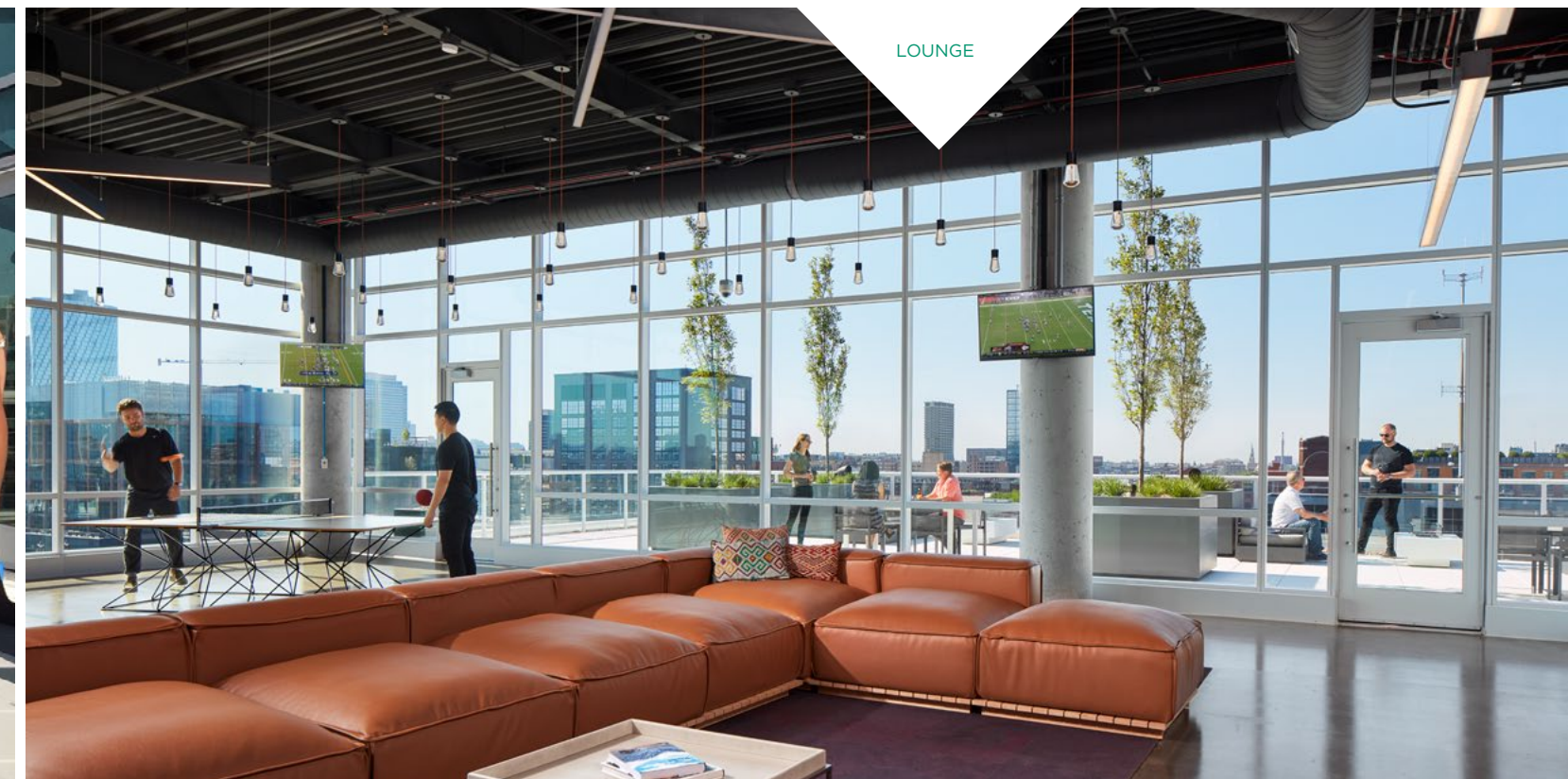
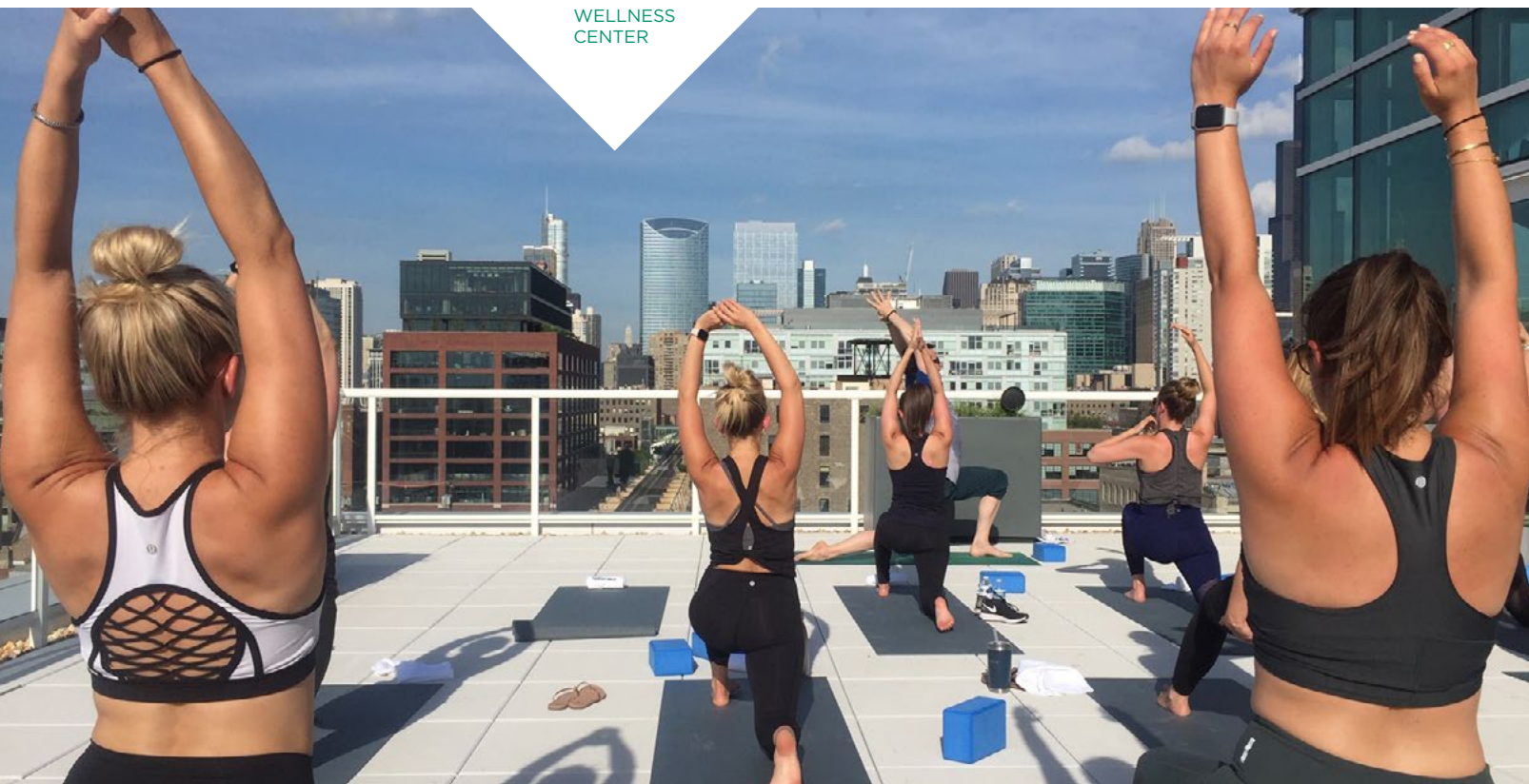






Amenities for today's tenants

Twelve01West has a robust amenity offering, including penthouse lounge, rooftop deck, bicycle storage, free WiFi and a 24/7 fitness center with locker room and showers.





Amenities for today's tenants

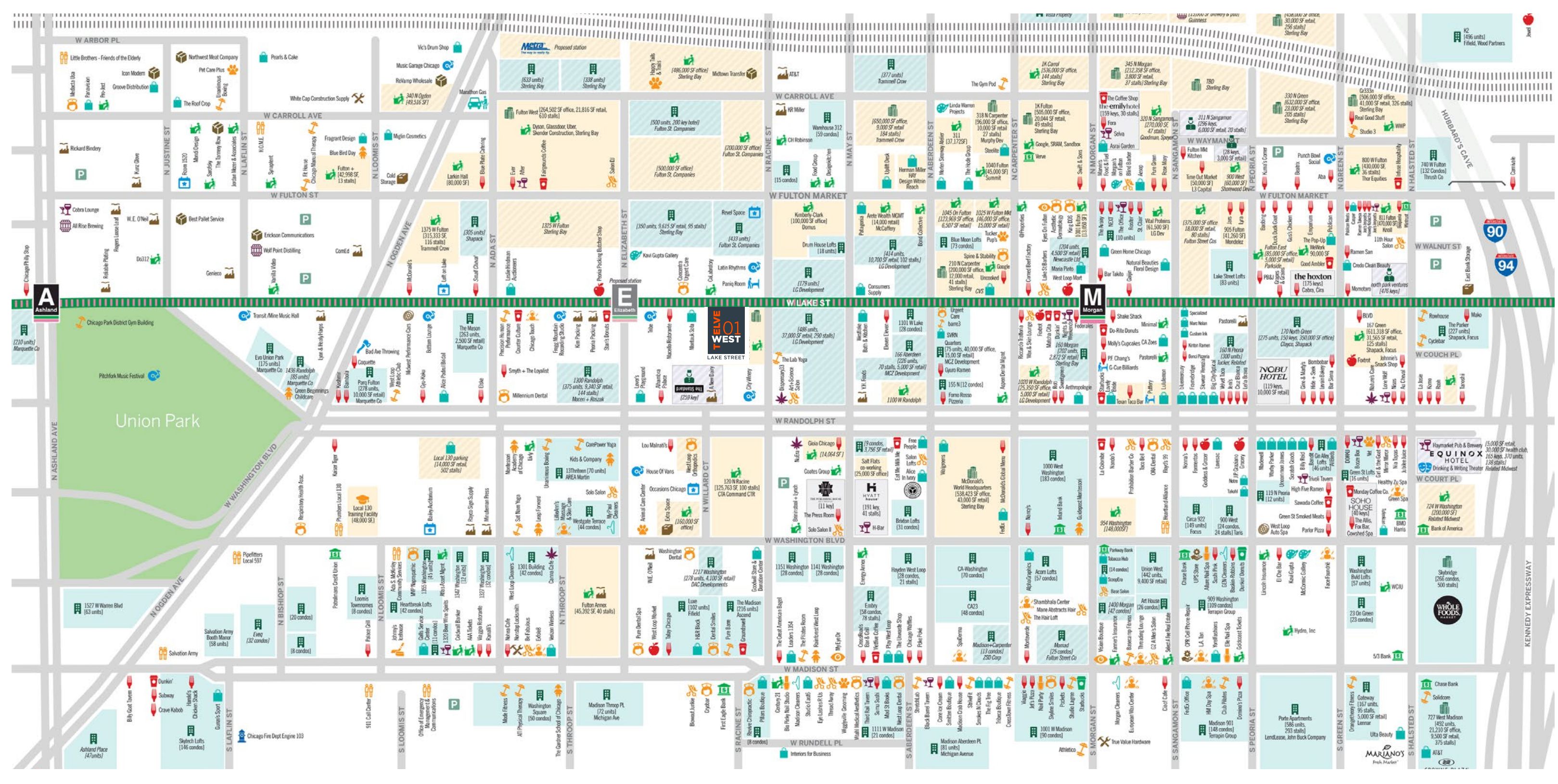
The fitness center is on par with the most premium commercial gyms: a robust equipment selection, app-enabled fitness tracking, spin studio, outdoor yoga terrace, and more.



Level 7 Roofdeck

The roofdeck is unlike anything Fulton Market has to offer. Furnished with fire pits, comfy lounge seating, dining areas and grills, it's perfect for working al fresco, large company events and intimate employee gatherings.







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