

A photograph of a modern building facade at dusk. The building features a grid of vertical and horizontal dark panels, with warm orange and yellow lights glowing from within the windows and along the edges. The sky is a deep blue.

FULTON EAST

215 NORTH PEORIA

# CHICAGO'S FIRST NEXT GEN OFFICE BUILDING

## OPENING SUMMER 2020

### HEALTH-FOCUSED SOLUTIONS FOR BUSINESS



# BUILDING OVERVIEW

- 12-STORY BUILDING IN THE HEART OF FULTON MARKET DISTRICT
- 90,000 RSF
  - 5,000 SF RETAIL
  - 85,000 SF OFFICE
  - 10,605 SF PER FLOOR
- 3 FLOORS OF INDOOR PARKING
- MULTI-LEVEL OPPORTUNITIES
- FLEXIBLE PLANNING FOR EASY SOCIAL DISTANCING
- LIGHT-FILLED CONNECTING STAIRS ENHANCE COMMUNICATION



# NEXT GEN BUILDING SYSTEMS

## INTRODUCTION OF LEADING-EDGE NEW BUILDING SYSTEMS

- MAD ELEVATOR'S TOE-TO-GO (T2G) HANDS-FREE ELEVATOR SYSTEM
- AIRPHX NON-THERMAL PLASMA DISINFECTION TECHNOLOGY
- ROSSLARE TOUCH-FREE KEY FOB SECURE ACCESS SYSTEM
- BUTTERFLY TOUCH-FREE AFTER-HOURS SECURE ACCESS SYSTEM
- SHERWIN-WILLIAMS PAINT SHIELD
- SLOAN TOUCH-FREE AND SLOANTEC PROTECTION IN WASHROOMS



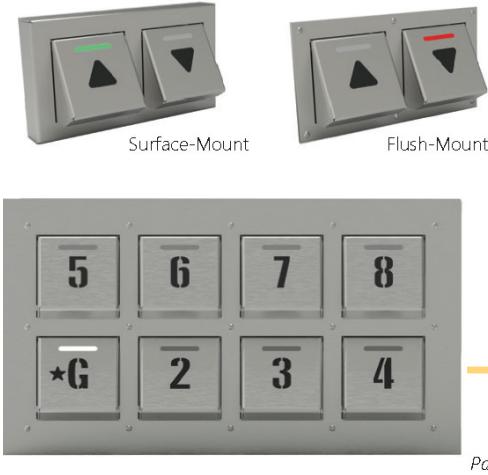
# GERM FREE ELEVATOR SOLUTIONS

## TOE-TO GO FOOT ACTIVATED ELEVATOR CALL BUTTON

The Toe-To-Go (T2G) foot-activated elevator call button allows activation of hall & car station buttons by shoe, reducing the risk of transferring germs by creating a hands-free experience.

### LEED-CS CERTIFICATION

- Hands Free Activation
- Robust Durable Design
- Stainless Steel or PVD Brass finish
- Easy Retrofit for Existing Installation
- Wire in parallel to existing buttons
- Surface Mount Option for Hall Station
- Keypad Option for COP



# CONTINUOUS AIR & SURFACE

## DISINFECTION FOR LARGE ENVIRONMENTS

airPHX® | HEALTH  
Unrelenting Infection Control  
*Purify - Protect - Prevent*

airPHX was formed in 2015 to develop and commercialize non-thermal plasma technology created by the company's chief technology officer. airPHX technology eliminates bacteria, viruses and other harmful organisms and the odors they cause throughout a facility - on surfaces and in the air.

### OVERVIEW

- Kills bacteria, mold, and viruses
- On surfaces and in the air
- Reduces odors
- 24/7 operation
- 100% organic, chemical-free
- Enhances/replaces existing sanitation programs

### KEY BENEFITS

- Reduces risk of contact with germs
- Reduces risk of inhaling airborne contaminants
- Creates a cleaner, more pleasant environment
- Safe use in occupied spaces
- Provides continuous treatment with minimal maintenance, no labor cost and low energy costs
- Able to treat extremely large spaces

### COVERED PATHOGENS INCLUDE

- **Viruses:** Coronavirus (CoV-229E), Influenza, Hepatitis A, Hand C, H1 N1, Norovirus and Rhinovirus
- **Bacteria:** C. diff, MRSA, staph, pseudomonas, E. coli, listeria and salmonella
- **Other:** candida auris, mold and other fungi, protozoa

This energy efficient technology is proprietary to airPHX and protected by issued and pending patents. Independent testing in dozens of commercial settings confirm ongoing reductions of 90-99% of germs on surfaces and in the air throughout the treatment facility (unlike products that are able to produce such results only in small, controlled lab tests).

# CONTINUOUS AIR & SURFACE

## DISINFECTION FOR LARGE ENVIRONMENTS

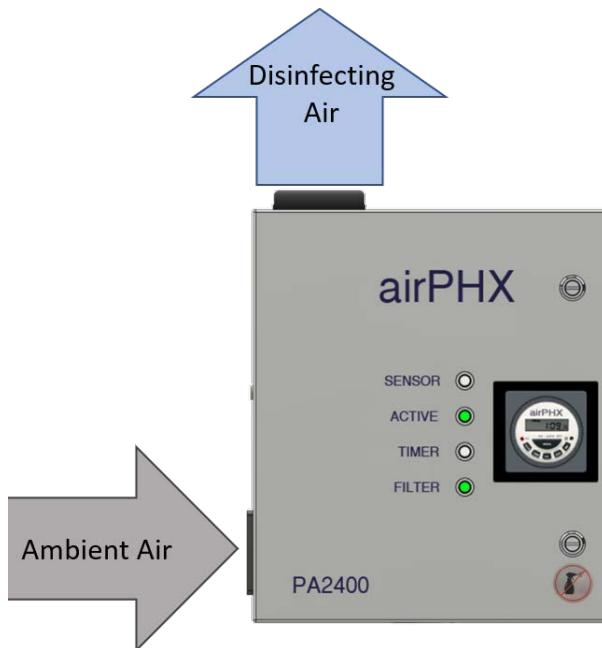
airPHX® | HEALTH  
Unrelenting Infection Control  
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### HOW IT WORKS

At the core of the system is proprietary technology that produces non-thermal plasma, using ambient air at normal atmosphere and at room temperature. airPHX is NOT an ozone generator. By modifying a small percentage of the oxygen molecules from the ambient air, carbon-based compounds including molds, bacteria, and viruses on surfaces and in the air, are oxidized and destroyed at the cellular level rendering them inactive.

#### FIRST STAGE

Airborne pathogens are destroyed as air circulates through the unit.



#### SECOND STAGE

As an extension of the first stage, air diffused from the self-contained unit includes a low level of gas phase hydrogen peroxide, which continues to treat the environment and surfaces.

### AIRPHX VS OTHER HOSPITAL DISINFECTION METHODS\*

| Device                               | airPHX | Manual Cleaning | Filtering | Mist Foggers | UV-C Robots | UV-C Fixtures | PCO Technology | Electrostatic Coating |
|--------------------------------------|--------|-----------------|-----------|--------------|-------------|---------------|----------------|-----------------------|
| Cap Ex                               | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |
| Op Ex                                | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |
| Risk of Human Error                  | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |
| Treats Air                           | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |
| Treats Surfaces                      | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |
| Continuous Treatment/Occupied Spaces | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |
| Scalable                             | ●      | ●               | ●         | ●            | ●           | ●             | ●              | ●                     |

● Superior / Effective      ● Passable / Somewhat Effective      ● Inferior / Ineffective

\*airPHX competes with different products in other markets.

# BUILDING EXTERIOR



- STUNNING 9 FT X 27 FT OUTDOOR BALCONIES PROVIDE ACCESS TO FRESH AIR AND INCREDIBLE DOWNTOWN VIEWS
- STUNNING 360° VIEWS OF CHICAGO
- FLOOR TO CEILING LOW-E GLASS
- 12-FT FLOOR TO FLOOR HEIGHT
- HIGH RATIO OF DAYLIGHT BENEFITS EMPLOYEE HEALTH AND PERFORMANCE

# EXCLUSIVE ROOFTOP

- SPECTACULAR ROOFTOP GARDEN AND PARK
- AVAILABLE EXCLUSIVELY FOR TENANTS



# SPOT-ON LOCATION

CTA BUS LINES, HALSTED #8 0.2 MI

CTA PINK AND GREEN LINES, MORGAN STATION **0.1 MI**

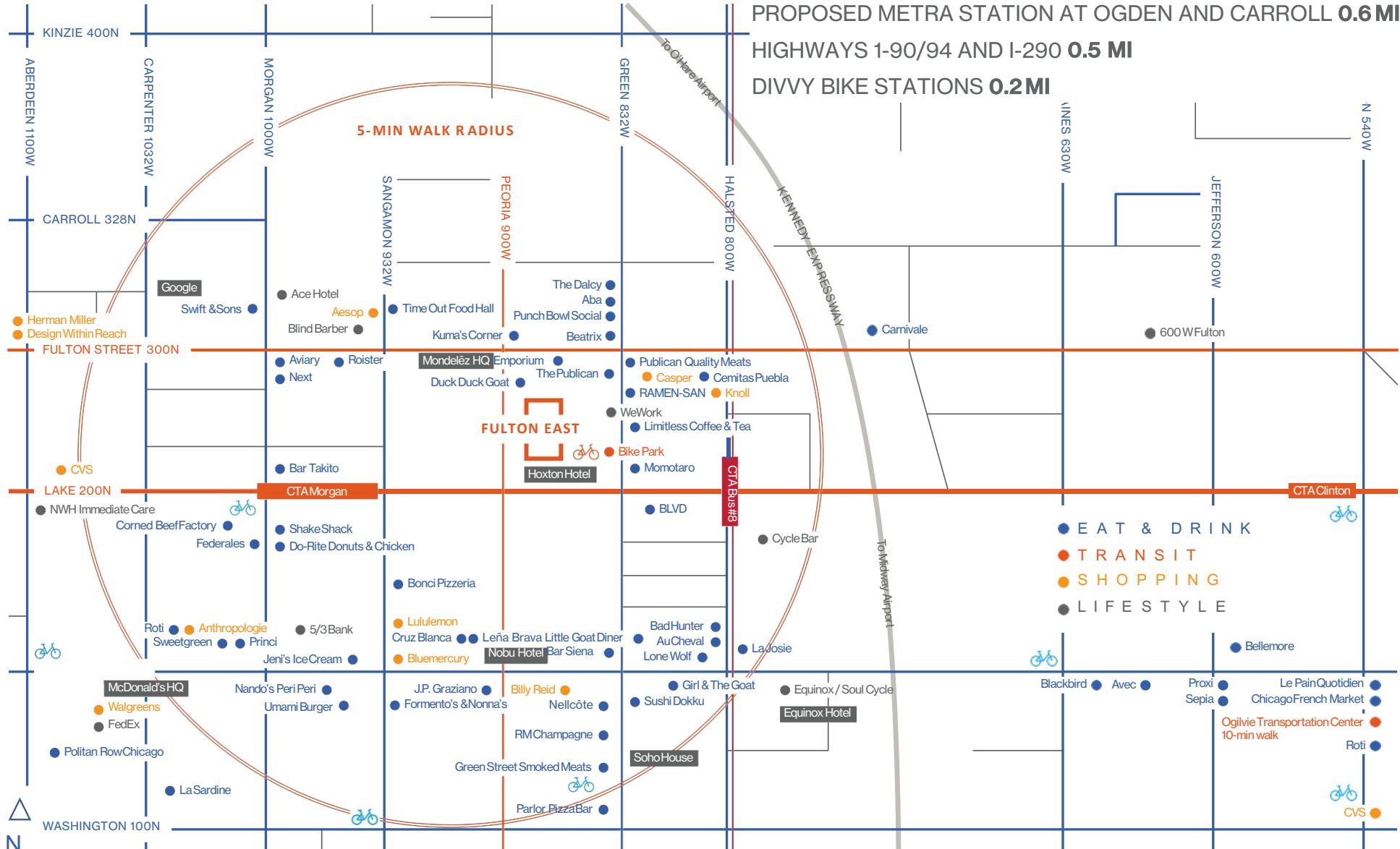
## CTA BLUE LINE, GRAND 0.4 MI

OGILVIE TRANSPORTATION CENTER, METRA 0.7 MI

## CHICAGO UNION STATION, METRA AND AMTRAK 1.0 MI

## PROPOSED METRA STATION AT OGDEN AND CARROLL 0.6 MI

HIGHWAYS 1-90/94 AND I-290 0.5 MI



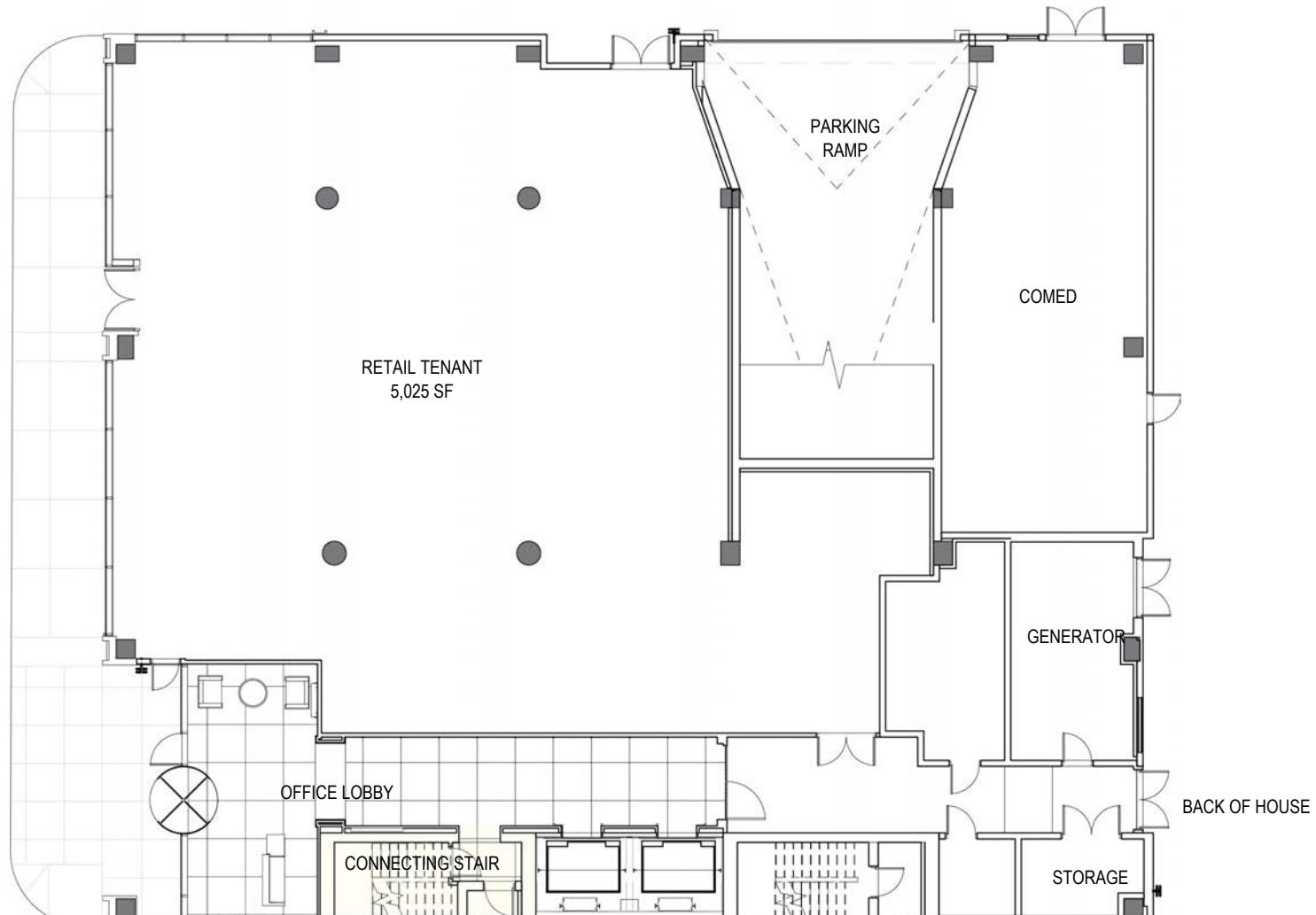
## Highlight north

# STREET LEVEL APPEAL

- APPROACHABLE, PROPORTIONED BUILDING SCALE
- BOUTIQUE RETAIL



# LEVEL ONE FLOORPLAN



1/16" = 1'-0"

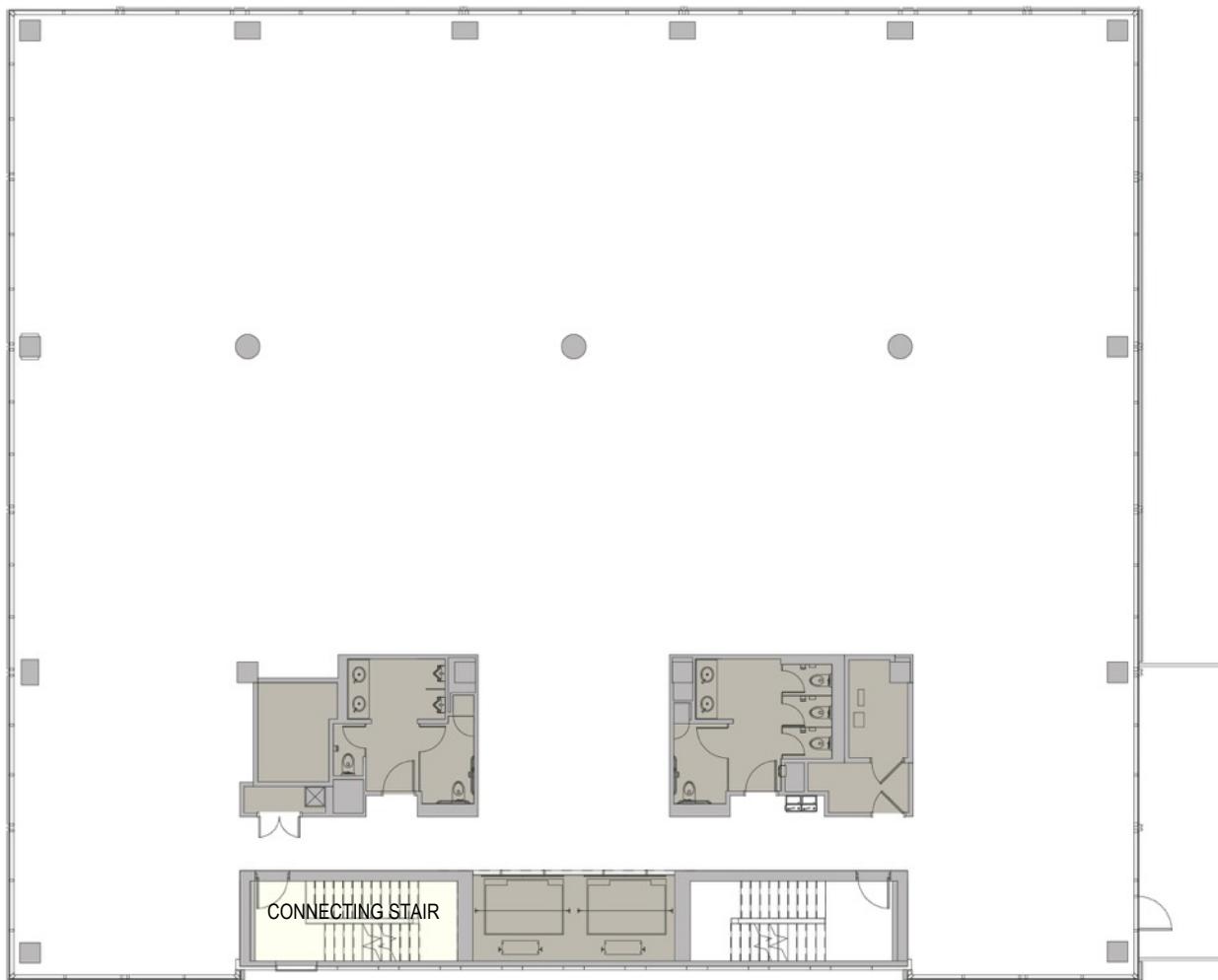
# OFFICE ENTRY

- INTIMATE, PRIVATE LOBBY FOR TENANTS
- LOW RISE BUILDING ALLOWS STAIR ACCESS DIRECTLY FROM LOBBY



# WIDE OPEN PLANNING

- 10,605 RSF FLOORPLATES
- ONLY THREE COLUMNS
- SUPER COMPACT CORE AND WIDE-OPEN FLOORPLATE ALLOWS FOR FLEXIBLE PLANNING OPTIONS
- CONVENIENT LIGHT-FILLED CONNECTING STAIR (WITH SECURITY SYSTEM) FOR TENANT USE



# SPACE PLAN CORNER OFFICE OPTION



## AREA

|                        |                         |
|------------------------|-------------------------|
| RENTABLE SF:           | 10,605                  |
| WORK STATION QUANTITY: | 45 (INCLUDES RECEPTION) |
| PRIVATE OFFICE:        | 08                      |
| TOTAL WORKSPACE:       | 53                      |
| SQUARE FEET/PERSON:    | 200                     |

## PLAN LEGEND

- HAND SANITIZER
- WATER BOTTLE FILLER
- COFFEE
- BOTTLE BEVERAGES
- DOUBLE STACK LOCKERS
- PLANT SCREEN

## AREA LEGEND

|                 |                           |
|-----------------|---------------------------|
| CAFE            | OFFICE 1                  |
| CONFERENCE      | OPEN OFFICE + CIRCULATION |
| CORE            | SUPPORT                   |
| LOBBY/RECEPTION |                           |

# SPACE PLAN 80/20 OPEN/PRIVATE



## AREA

|                        |                         |
|------------------------|-------------------------|
| RENTABLE SF:           | 10 605                  |
| WORK STATION QUANTITY: | 45 (INCLUDES RECEPTION) |
| ALTERNATE WORK SPACE:  | 03                      |
| PRIVATE OFFICE:        | 11                      |
| TOTAL WORKSPACE:       | 59                      |
| SQUARE FEET/PERSON:    | 180                     |

## PLAN LEGEND

- Hand Sanitizer
- Water Bottle Filler
- Coffee
- Bottle Beverages
- Double Stack Lockers
- Plant Screen

## AREA LEGEND

|                 |                           |
|-----------------|---------------------------|
| CAFE            | OFFICE 1                  |
| CONFERENCE      | OPEN OFFICE + CIRCULATION |
| CORE            | SUPPORT                   |
| LOBBY/RECEPTION |                           |

# SPACE PLAN OPEN OFFICE



## AREA

|                        |        |
|------------------------|--------|
| RENTABLE SF:           | 10,605 |
| WORK STATION QUANTITY: | 56     |
| ALTERNATE WORK SPACE:  | 13     |
| PRIVATE OFFICE:        | 02     |
| TOTAL WORKSPACE:       | 71     |
| SQUARE FEET/PERSON:    | 149    |

## PLAN LEGEND



## AREA LEGEND

|               |                           |
|---------------|---------------------------|
| CAFE          | OFFICE 1                  |
| COLLABORATION | OPEN OFFICE + CIRCULATION |
| CONFERENCE    | SUPPORT                   |
| CORE          |                           |

# DRAMATIC TWO-STORY 12TH FLOOR



# DRAMATIC TWO-STORY 12<sup>TH</sup> FLOOR



# BUILDING SPECIFICATIONS

## LEED-CS CERTIFICATION

The project will seek LEED certification by the U.S. Green Building Council's Leadership in Energy & Environmental Design for sustainability, efficiency and innovation.

## CONSTRUCTION TYPE

The office tower is composed of a Type 1-A concrete frame.

## EXTERIOR

The office tower is clad in a high-performance glass window wall system with both structurally silicone glazed facades and expressed aluminum frames.

Floor-to-ceiling vision glass offers spectacular views throughout the city while allowing optimal day lighting to the building's interior tenant spaces. The west wall of the first two levels of parking are clad in a matching panelized system. The north, west and south grade level walls are masonry clad. The retail street facade is full-height glass storefront.

## BUILDING AREA

Ground level: Approximately 5,000 SF of rentable retail along with the office tenant lobby, MEP, service, loading and garage access ramp.

Levels 2 – 4: Parking levels housing 54 cars in total.

Levels 5 – 12: Approximately 10,605 of net rentable square feet per tenant floor.

Rooftop: Approximately 3,200 SF of amenity terrace area, approximately 3,540 SF of green roof, and 1,200 SF of enclosed area for circulation, lobby, single stall bathroom and associated enclosed mechanical spaces.

load of 50 pounds per square foot (psf) and 10 psf miscellaneous superimposed dead load. A typical floor is designed to a reducible load of 50 pounds per square foot (psf), plus 20 psf for partitions, and 15 psf miscellaneous superimposed dead load within the office space, while the core areas allow for reducible 100 psf live load and 15 psf miscellaneous superimposed dead load, and balconies allow for 100 psf reducible live load and 5 psf miscellaneous superimposed dead load. The roof/amenity deck is designed for an unreduceable live load of 100 psf and miscellaneous superimposed dead load of minimum 50 psf to account for green roofing material.

# BUILDING SPECIFICATIONS

## ELEVATORS

Two passenger elevators rated at 4,000 lbs and 500 fpm support the buildings floors. Both elevators can also serve as service cars for deliveries and freight.

## HVAC SYSTEMS

Variable-air-volume rooftop units with pre- and final-filters, natural gas heat, dX cooling coils and VFDs shall provide heating and cooling. VAV and FPB units with and without reheat coils shall provide space conditioning.

Toilet and general exhaust fans shall relieve the building. Exhaust fans tied to a louver with motorized damper and controlled via thermostat shall be provided for water service entrance and electrical service entrance rooms. Electric heaters shall also be provided in the entrance rooms and storage areas. All mechanical equipment shall be connected to and controlled by a central building automation system. Electrical metering, domestic water booster pumps, sump pumps and domestic water heaters shall also be connected.

## PLUMBING SYSTEMS

Plumbing systems include domestic hot- and cold-water systems, sanitary sewer systems, and roof and area drainage systems. Domestic hot water heaters shall be natural gas-fired with a storage tank. Flush valves and faucets shall be automatic. Wet columns will be provided for Tenant kitchen and private washroom needs.

## BUILDING ELECTRICAL SERVICES

- One (1) 480/277V, 3-phase, 4-wire metered electrical service (estimated at 2500A) for Mechanical, Vertical Transportation and base building core/amenity loads.
- One (1) 208/120, 3-phase, 4-wire unmetered electrical service (Estimated at 1200A for commercial tenant unit loads. See Office Tenant Electrical Services next.
- One (1) 480V, 3-phase, 3-wire Fire Pump Service (Normal Feed).
- One (1) 480V, 3-phase, 3-wire electrical service (Estimated at 100A) for emergency lighting loads.

## OFFICE TENANT ELECTRICAL SERVICES

- Office Tenant floors 5 through 12 shall be fed via (1) 1200A, 208V, 3-phase, 4-wire bus-duct riser. Bus-duct risers shall distribute power to a commercial tenant meter center located on each floor.
- Provide (1) 200A, 208/120V, 3-phase, 4-wire commercial meter center on every commercial tenant floor to feed commercial tenant non-HVAC electrical loads.

## EMERGENCY SERVICE

One 200 kW emergency diesel generator shall be provided for emergency loads.

# BUILDING SPECIFICATIONS

## LOADS

- Storage, parking and core areas and corridors shall be provided with a total of 1 W/SF lighting and receptacle loads.
- The tenant floors will be provided with a total of 6 W/SF lighting and receptacle loads.
- Ground floor lobby shall be provided with 6.5 W/SF lighting and receptacle loads.

## SECURITY/CONTROL SYSTEMS

Computer-based expandable card access system using proximity-type access cards and card readers will be provided for building entrances, all elevator cabs and the parking structure. The parking garage is equipped with automated traffic control gates for security.

## FIRE/LIFE SAFETY SYSTEMS

The building will possess an integrated sprinkler system in accordance with code requirements. Life-safety devices will include ADA-approved, fire alarm-audible speakers and visual strobes, smoke detectors, pull stations, waterflow switches, tamper switches, and duct smoke detectors connected to a centralized system.

Two-way fire department communication system will be provided at elevators, lobbies and stairway vestibules where required by code. A fire department central control station will be located on the ground floor.

## HEALTH & WELLNESS FEATURES

For more detailed information about Fulton East's health and wellness features, [click here](#).

## AIRPHX | HEALTH – CLEANER, SAFER FACILITIES

airPHX | HEALTH uses patented clean air technology to continuously eliminate pathogens. Antibiotic-resistant strains like C. diff and mRSA are destroyed without chemicals or UV, in the air and on surfaces.

[Learn more about how airPHX works in the video here.](#)



# FULTON EAST

215 NORTH PEORIA

**Camille Julmy**  
312.259.5663  
[cj@fulton-east.com](mailto:cj@fulton-east.com)

**Katie Scott**  
312.218.6347  
[ks@fulton-east.com](mailto:ks@fulton-east.com)

**FULTON-EAST.COM**