



800 FULTON

800 FULTON IS poised to become not just one of Fulton Market's **MOST SIGNIFICANT** office projects, but one of Chicago's. Here, we're reinventing the **CLASS A OFFICE** with a convention-bucking, architecturally **DARING DESIGN** that offers tenants a next generation work environment in the city's **BEST LOCATION**. 800 Fulton is a building as unique as its neighborhood, and it's about to **RISE**.

PROJECT SUMMARY

BUILDING SIZE

- 466,500 RSF
- 431,500 Office RSF
- 35,000 Retail RSF
- 18 Stories
- Below grade parking

STRUCTURE

- Offset core and lateral x-bracing for large column-free lease spans
- 13'-1" slab to underside of slab
- 60' core-to-column depths on all floors

BUILDING INTELLIGENCE

- Smart Building Platform unlike any other in Chicago

SUSTAINABILITY, WELLNESS + CONNECTIVITY

- Designed for LEED Platinum Certification
- WELL Silver Certification optimizes health and productivity for all tenants
- Wired Score Platinum
- Bike amenities - 150 spaces



A VIBRANT NEIGHBORHOOD

With a pioneering spirit



BEST LOCATION IN FULTON MARKET

Fulton Market is one of the most vital and bustling neighborhoods in all of Chicago, a melting pot of artisanal spirit, social sensibility, and artistic flair. 800 Fulton doesn't just place you in the center of this cultural richness - it embodies it. From its unconventional stair-step design to the way it infuses the workplace with a spirit of hospitality.



VIEW EAST FROM FULTON
MARKET AND PEORIA STREETS



VIEW EAST FROM GREEN AND
FULTON MARKET STREETS



VIEW FROM FULTON
MARKET GATEWAY

THE SMARTEST BUILDING IN CHICAGO

SUSTAINABILITY AND WELLNESS



Designed for LEED Platinum Core and Shell Certification

Over 50% Green Roof Space



Highest designation for HVAC, water use and energy efficiency



WELL Silver Certification optimizes health and productivity for all tenants

CONNECTIVITY



Wired Score Platinum Pre-Certification



All-building Wifi service provides secure connectivity in lounges, on terraces, in the lobby – anywhere tenants choose to work



Carrier neutral data systems offer choice and flexibility for tenant tech needs



Redundant data connections from multiple providers optimizes tenants' business continuity and productivity

BUILDING INTELLIGENCE



Mobile application will provide a seamless tenant experience to schedule meetings, control space conditions, request work orders, schedule fitness classes, utilize wayfinding, receive notifications on deals at local restaurants and receive critical information during emergencies



Increased comfort and temperature control

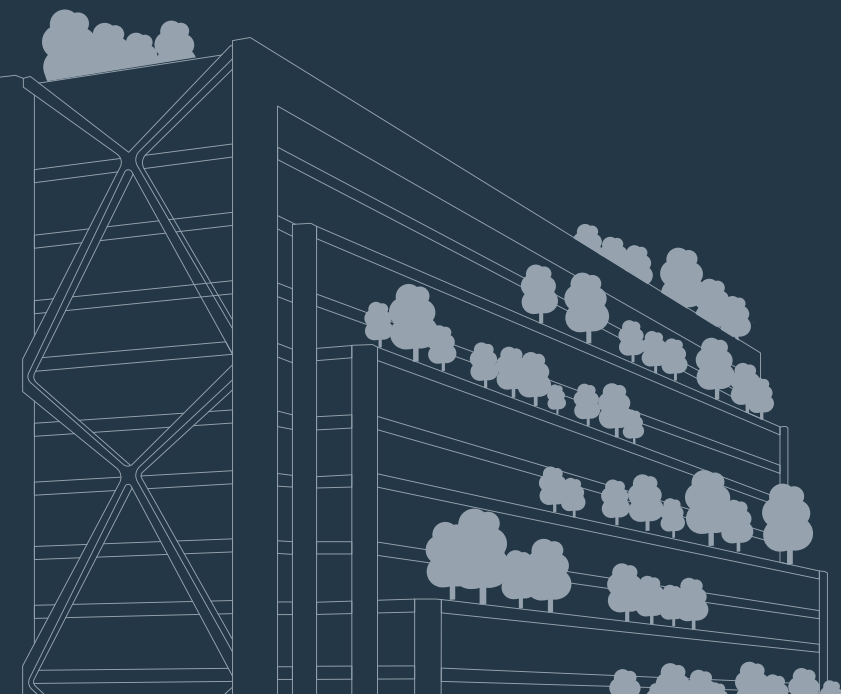


Occupancy sensors provide tenants a better understanding of how they use their space



Benefits of the platform:

- Increased employee productivity
- Improved retention and attraction of talent
- Improved health and wellness
- Energy and utility savings
- Maintenance savings





OPEN, AIRY MEZZANINE OFFERS INFORMAL GATHERING AND WORKSPACES

AMENITIES THROUGHOUT





COFFEE AND COWORKING BY DAY,
COCKTAILS AND GOOD COMPANY BY NIGHT

18'

OPTIMAL SUPPORT FOR WELLNESS,
FITNESS AND WORK/LIFE BALANCE






**INSPIRED MEETING SPACES DESIGNED
FOR LARGE AND SMALL GROUPS**

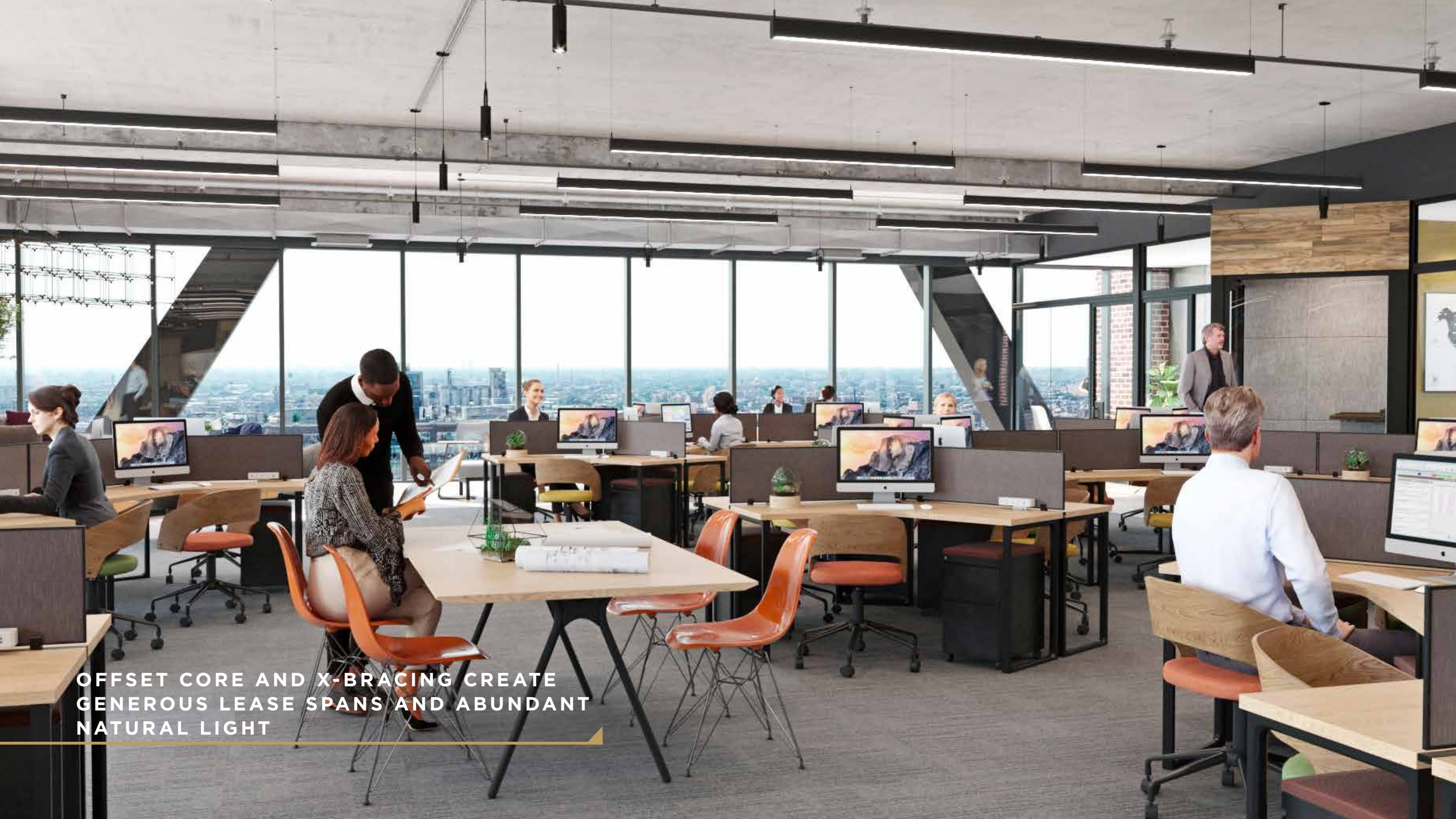


COMMUNAL DECKS WITH
BEAUTIFUL DOWNTOWN VIEWS



13'-1"

OPEN FLOOR PLATES CREATE
OPTIMAL PLANNING EFFICIENCY



OFFSET CORE AND X-BRACING CREATE
GENEROUS LEASE SPANS AND ABUNDANT
NATURAL LIGHT

STACKING PLAN

466K Rentable Office SF

18 Stories

Below Grade Parking

LEVEL 19 MECHANICAL

LEVEL 18 18,711 RSF

LEVEL 17 20,331 RSF

LEVEL 16 20,733 RSF

LEVEL 15 22,102 RSF

LEVEL 14 22,500 RSF

LEVEL 13 23,819 RSF

LEVEL 12 24,196 RSF

LEVEL 11 25,111 RSF

LEVEL 10 25,556 RSF

LEVEL 9 26,815 RSF

LEVEL 8 27,192 RSF

LEVEL 7 28,622 RSF

LEVEL 6 29,045 RSF

LEVEL 5 29,045 RSF

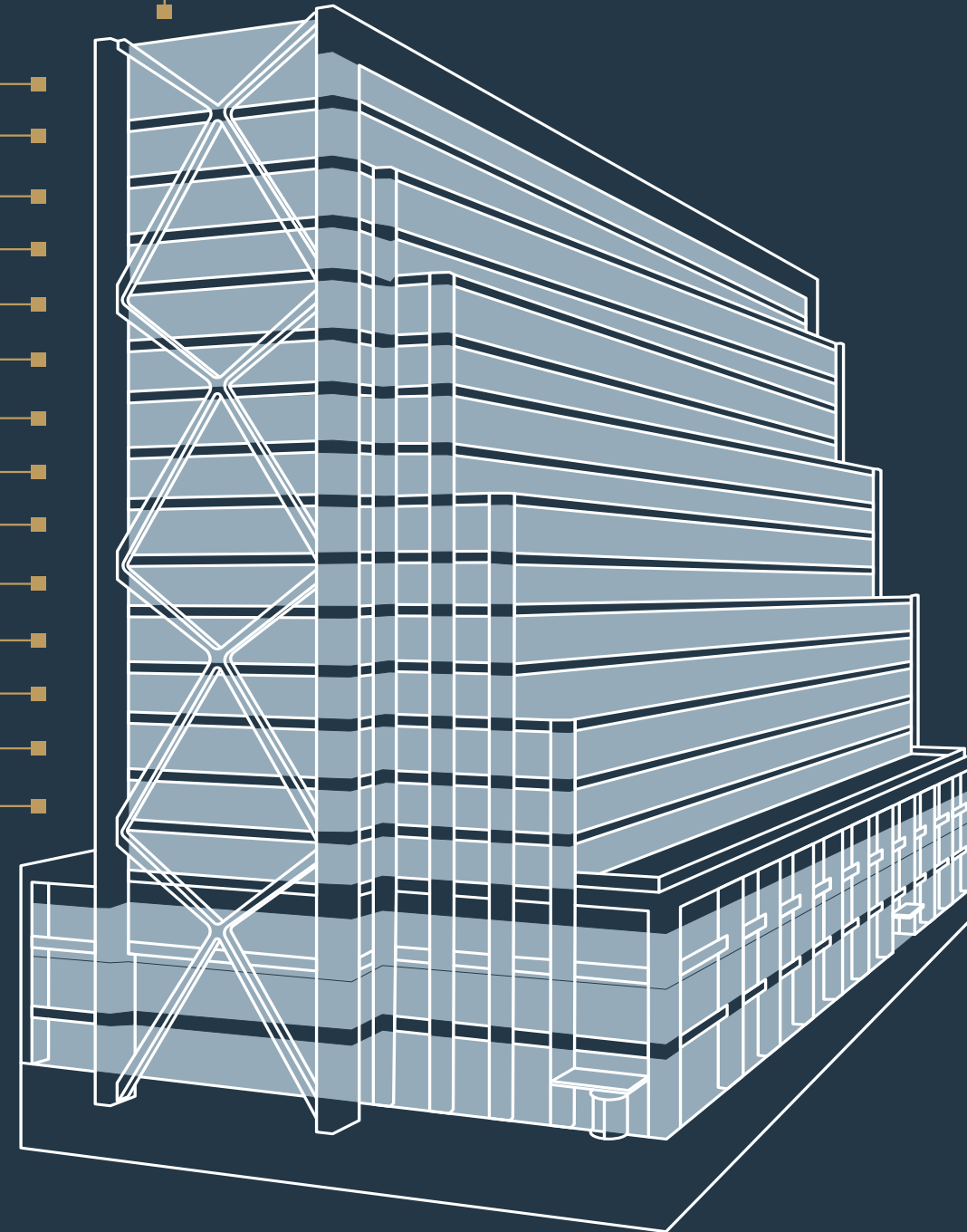
LEVEL 4 36,077 RSF

LEVEL 3 36,616 RSF

LEVEL 2

GROUND

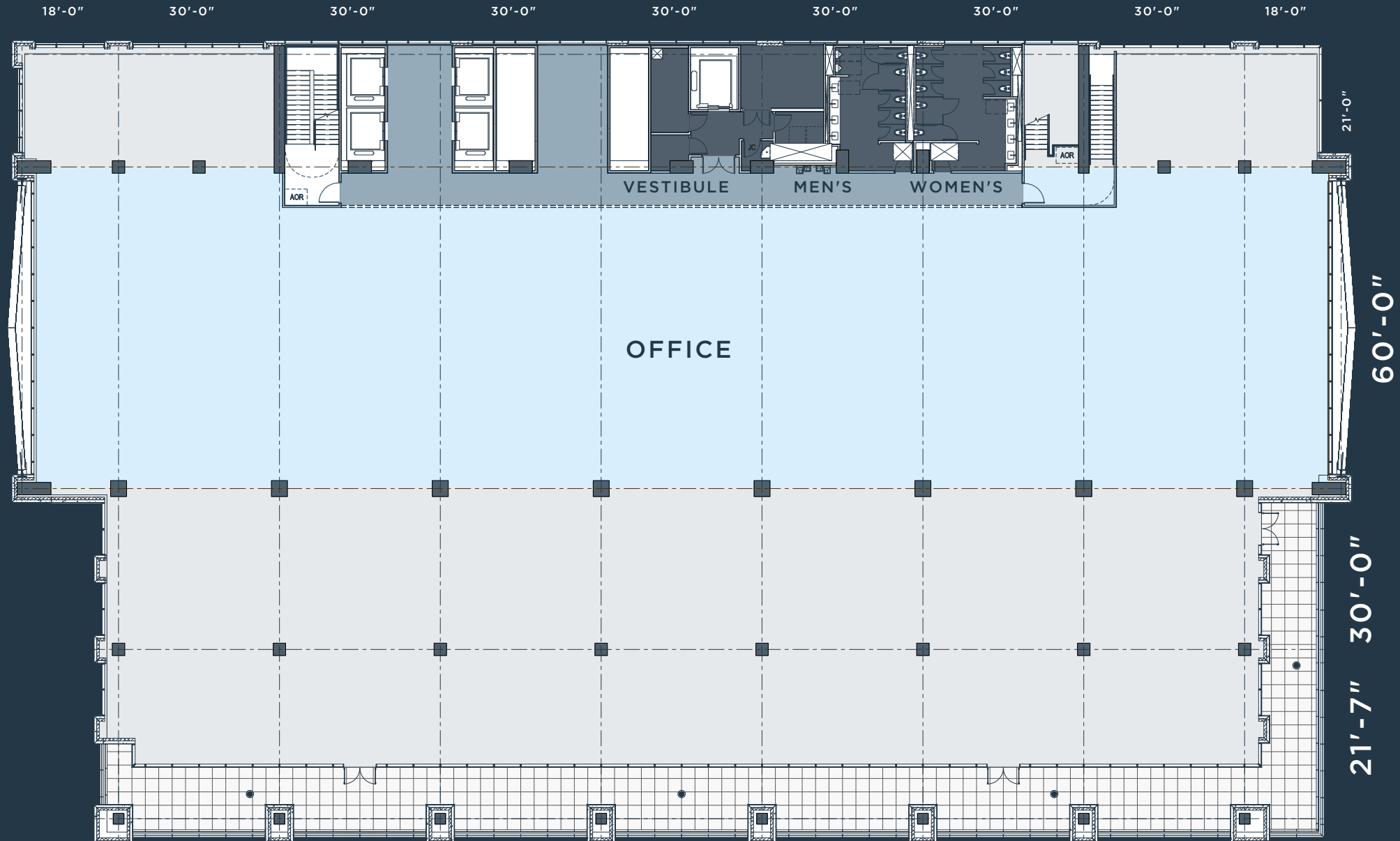
BASEMENT



TYPICAL LOW-RISE FLOOR

Floors 3-4

Approx 36,000 RSF



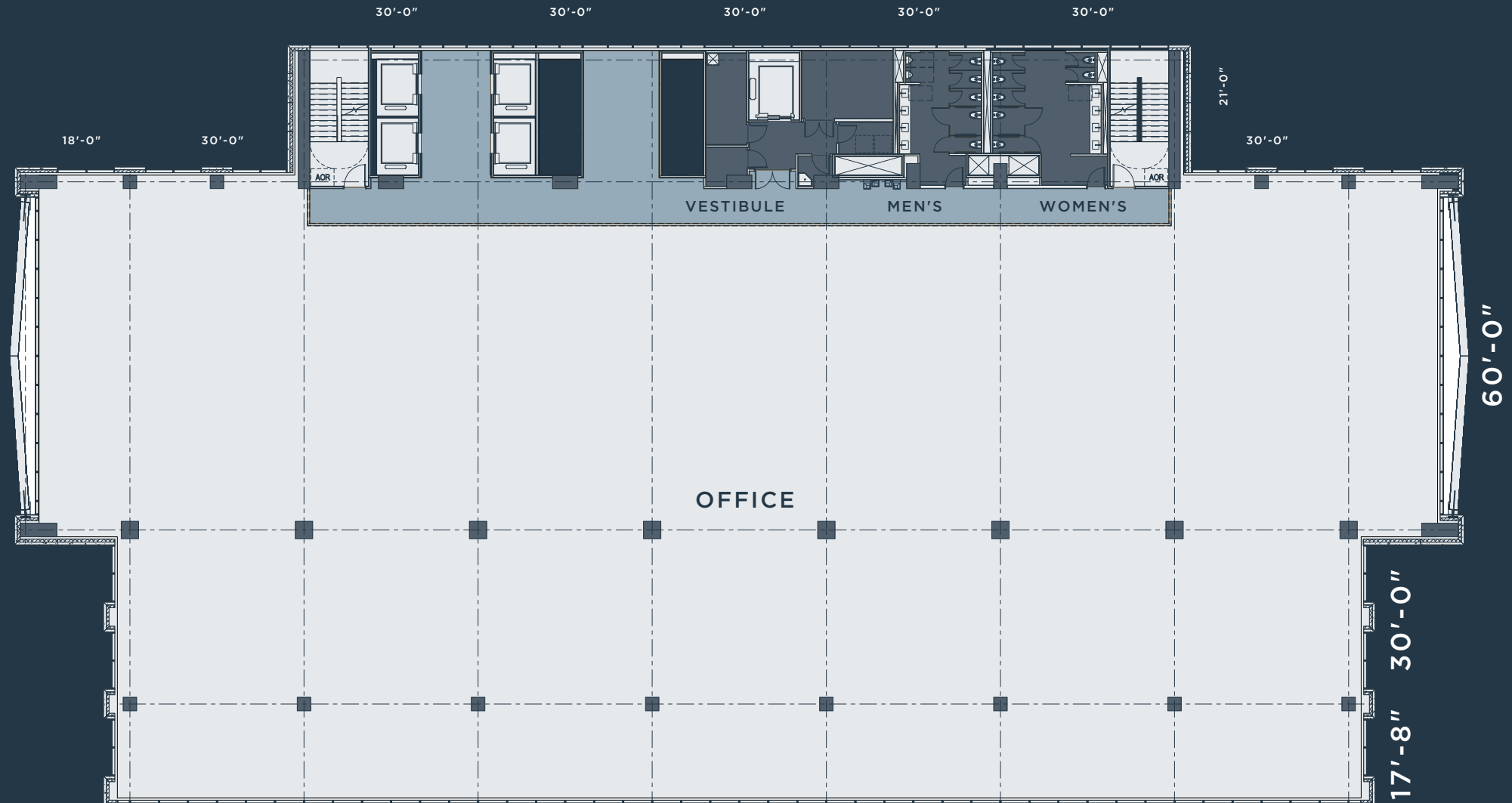
**Maximum
Office Density**

~100 SF/person
achievable on each floor

TYPICAL MID-RISE FLOOR

Floors 5-13

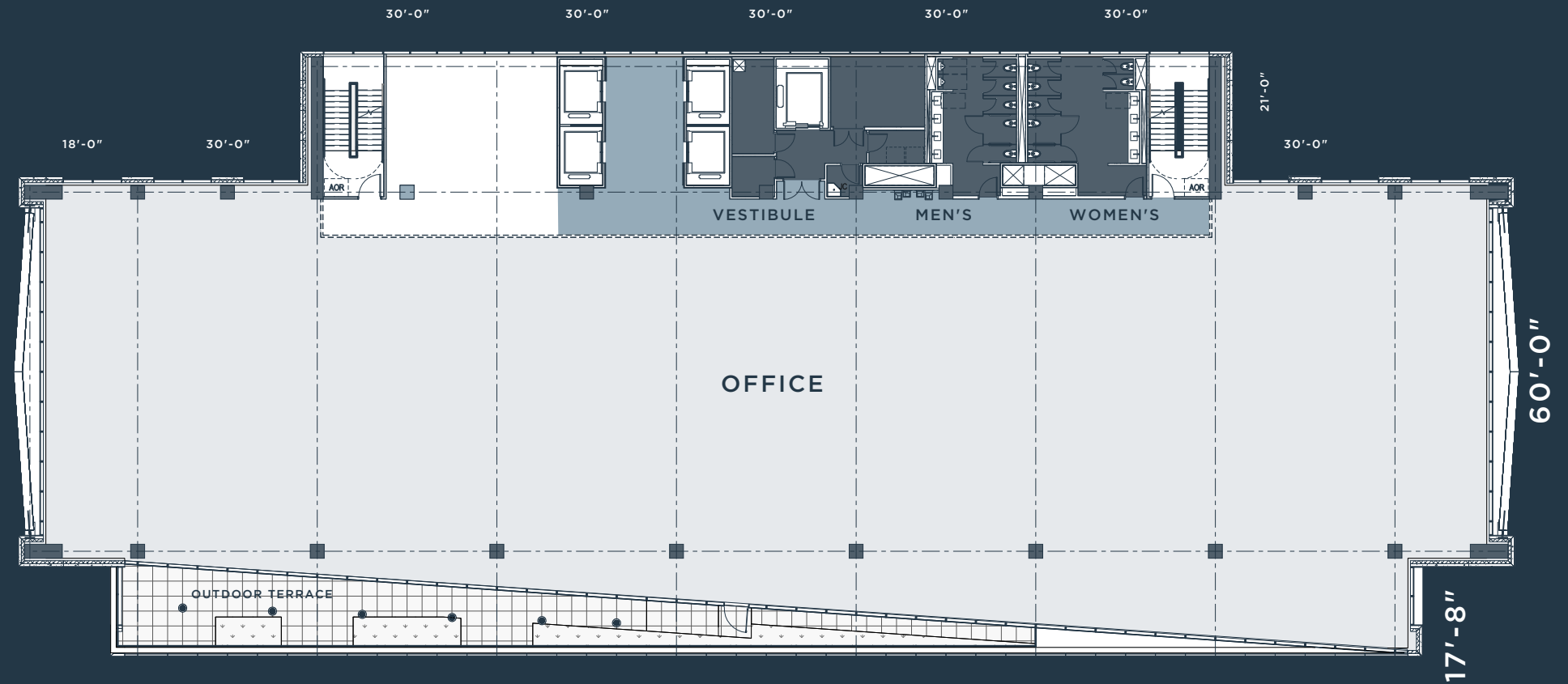
Approx 24,000 - 29,000 RSF



TYPICAL HIGH-RISE FLOOR

Floors 14-17

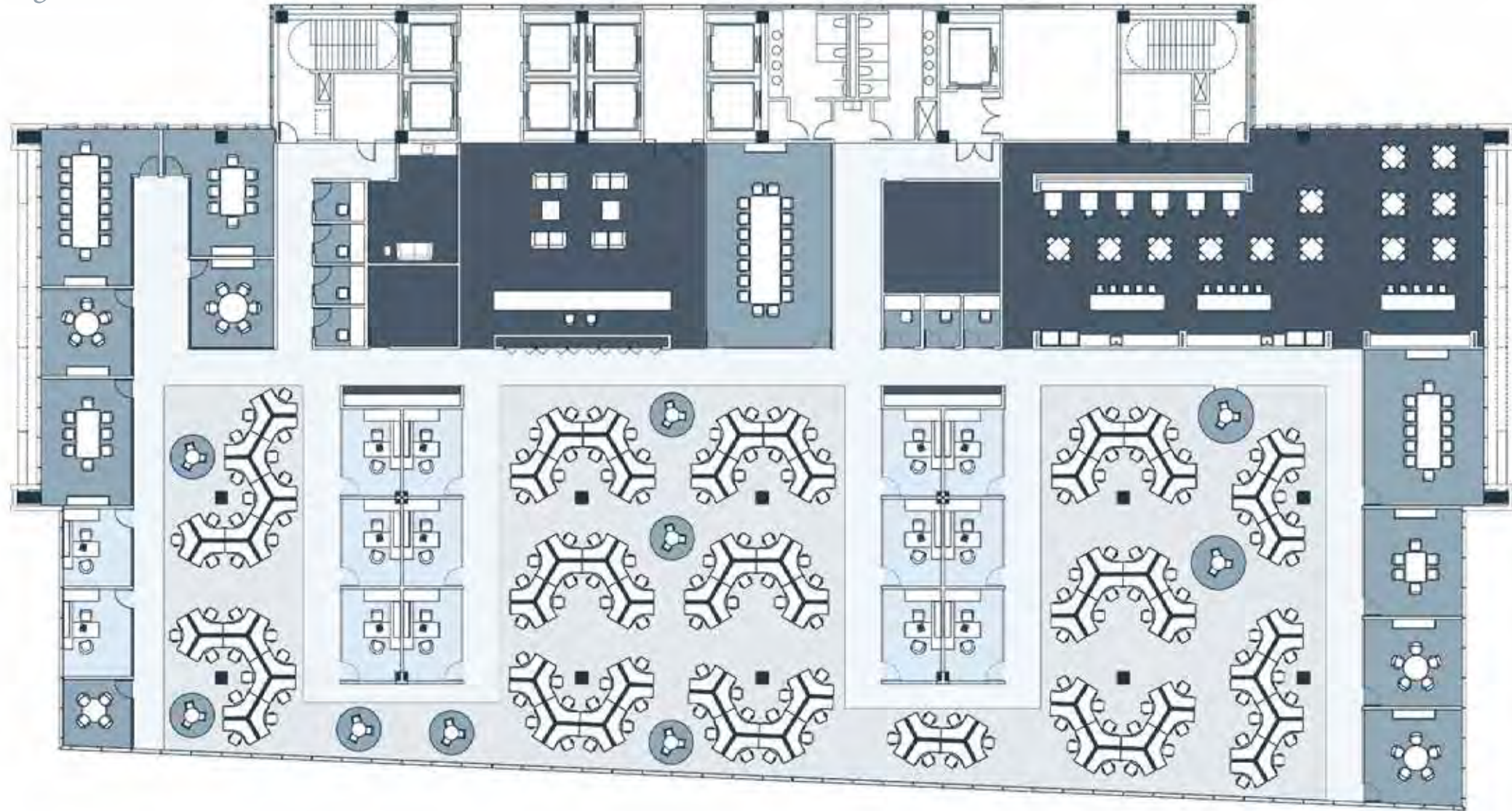
Approx 22,000 - 22,500 RSF



SINGLE TENANT

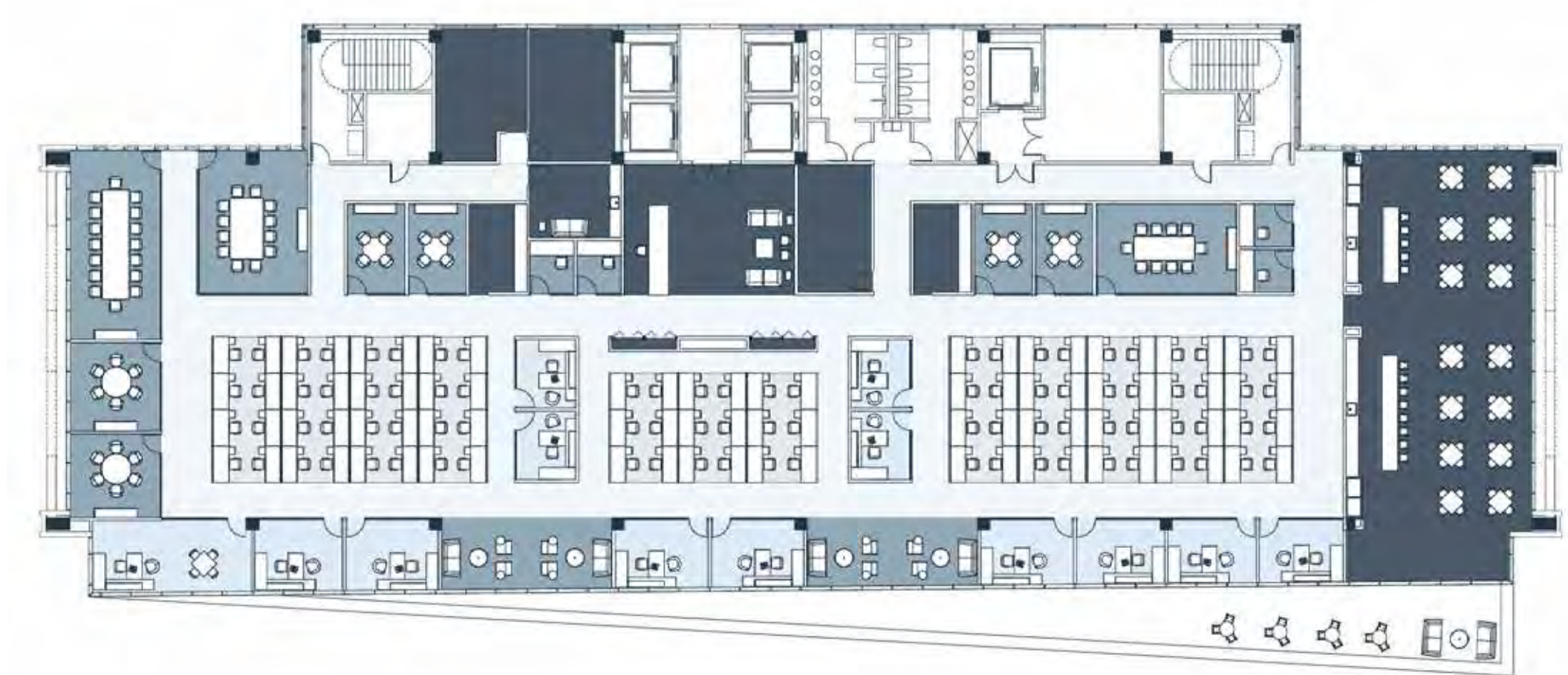
Low Rise

Density of 112 SF/EE or higher
achievable on each floor



SINGLE TENANT

High Rise



BUILDING SPECS

CONNECTIVITY & WELLNESS

- Platinum WiredScore targeted
- Two (2) separate telecom points of entry
- Carrier neutral Distributed Antenna System for (4) DAS carriers
- Wi-Fi service to public, back office, and retail areas
- WELL Silver Certification

STRUCTURE

- Offset core featuring large column-free lease spans
- 13'-1" to underside of slab
- 60' column width
- 5" slab thickness

ACCESSIBILITY

The building is fully ADA compliant

CONTROLS

- DDC-type, central automated building management system (BMS)
- Tenant directed environmental controls include HVAC and lighting



BUILDING SIZE

- 499,150 Gross Square Feet
- 18 Stories
- 1 Underground Level
- 466,500 RSF

LEED

Core and shell LEED Platinum

OFFICE SPACE

Floors 3-18

RETAIL SPACE

- Ground Level:** Fulton Market Street, Green Street, and Wayman Street
- 2nd Floor:** Retail / Restaurant Space with Entrance off Fulton/Green Street
- Lower Level:** Retail / Restaurant Space with Entrance on Wayman/Halsted Street

LOWER LEVEL

34 parking spaces, bike storage and tenant showers