

600 WEST  
**FULTON** THE BEST  
LOFT OFFICE  
IN FULTON MARKET



People try to recreate brick and timber. They chase after the texture, the character, the feel. They want the big, open spaces, and the interesting neighborhoods they call home. We get it.

600 West Fulton led the loft office movement in the Fulton Market area in the last century. And we're still leading today, with creative workspaces, great amenities, and an experienced ownership team that moves ahead of change. It's all here where the Fulton boom started. Just two blocks from Fulton Market's Restaurant Row and 3 blocks from Ogilvie and the El.

Leading the way. Sound familiar? It should, because it's just like you. You don't follow the leader. You are the leader. You'll be right at home in the Best Loft Office, Evolved.

# 600 WEST FULTON

LEAD THE WAY HERE

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• 25,000–75,000 RSF contiguous space in addition to multiple spec suites varying in sizes from 4,500+ RSF

• Newly renovated lobby and building exterior inclusive of outdoor seating

• Modernized and upgraded elevators with touchless elevator calling solutions

• Best value in Fulton Market

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# TENANT AMENITIES



Fulton 600 west provides an array of premier amenities for our tenants. This is home to both a fitness center and a yoga studio. It offers a spacious and inviting tenant lounge, and a wellness room as well as an abundance of bike and building storage and exclusive mail center.



TENANT LOUNGE & WELLNESS ROOM



FITNESS CENTER AND YOGA STUDIO



BIKE ROOM



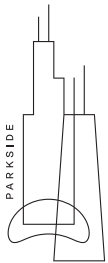
BUILDING STORAGE



## SUITE 101

# 4,809 RSF

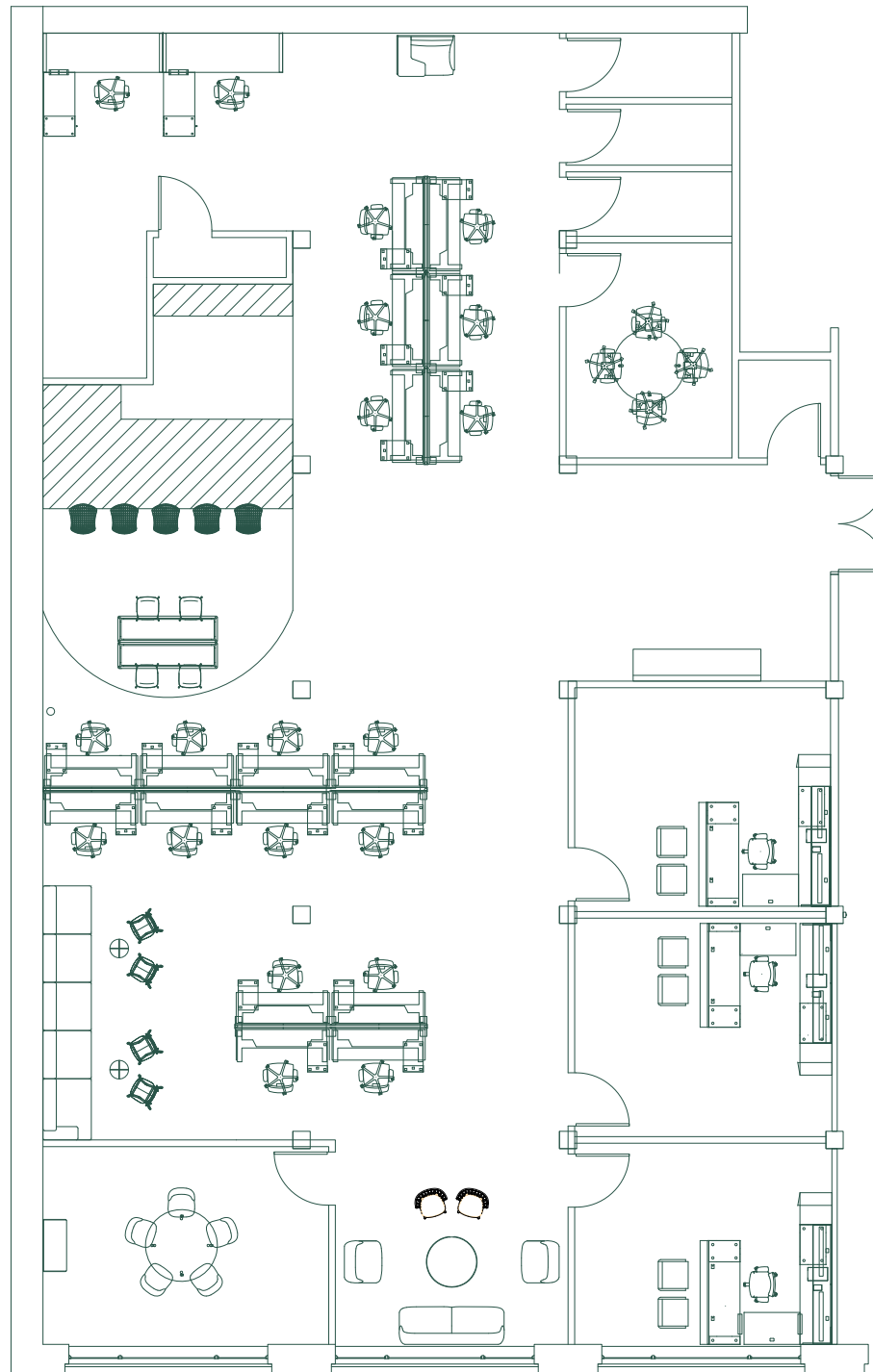
- Direct street-level access
- No elevator required
- Partially furnished spec suite
- 10' ceiling height
- Street level exposure



**Barb Schenberg**

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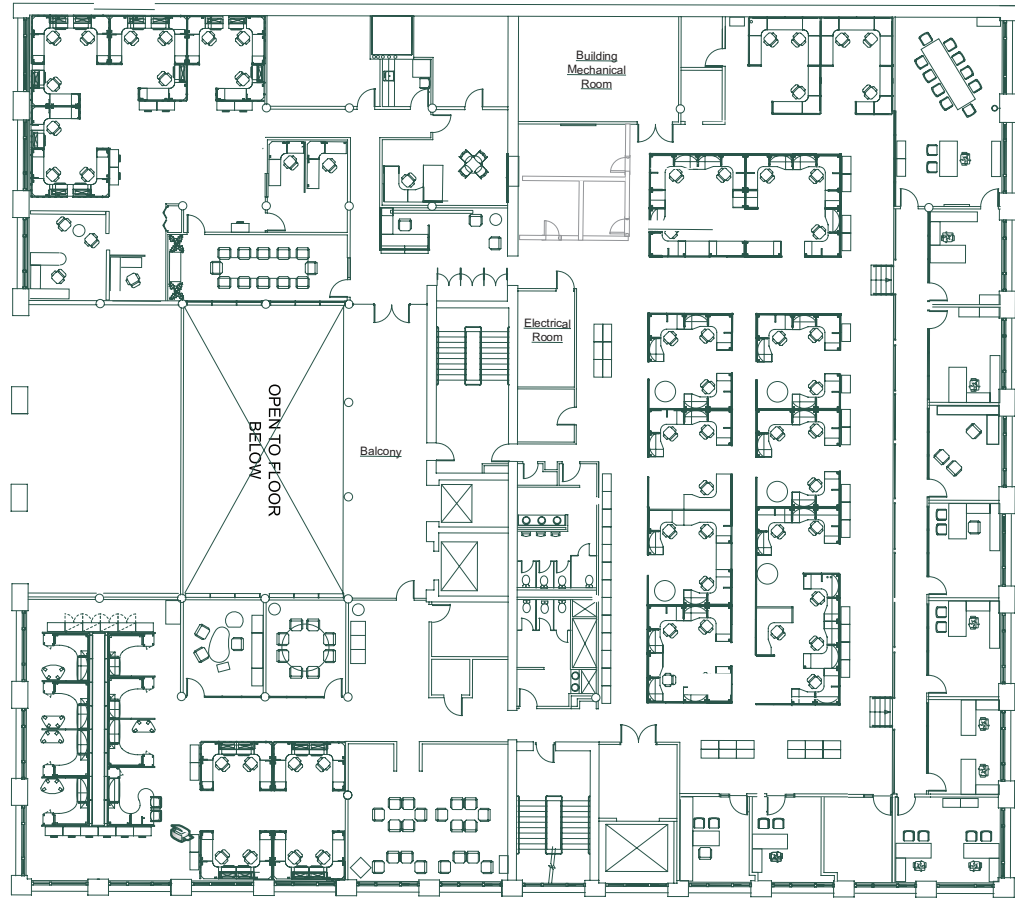
**600 W FULTON ST.**



**SUITE 200**

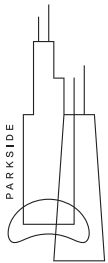
**23,264 RSF**

- Fantastic ceiling heights of 13 ft



**600 W FULTON ST.**

**N JEFFERSON ST**



**Barb Schenberg**

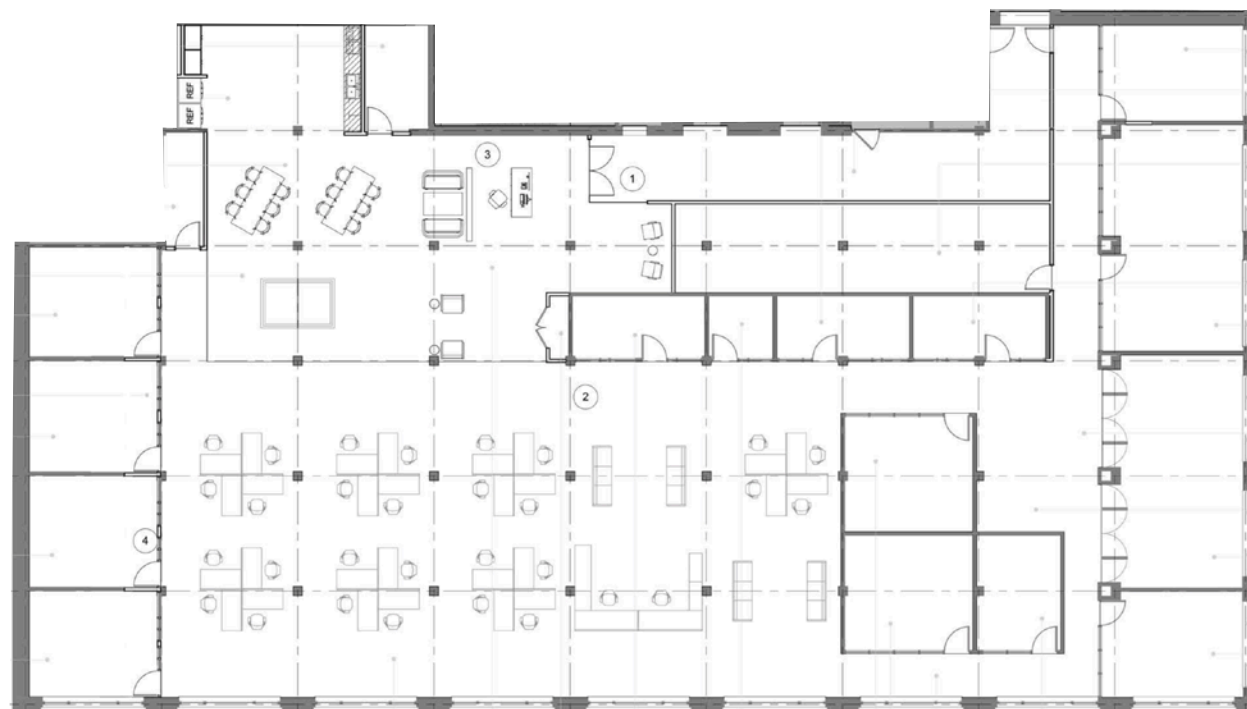
312 481 8421

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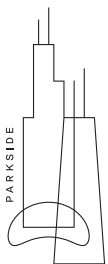


SUITE 400

**13,236 RSF**



**600 W FULTON ST.**



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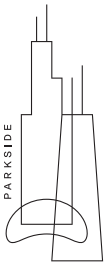


SUITE 420

4,743 RSF

■ Occupied/common space

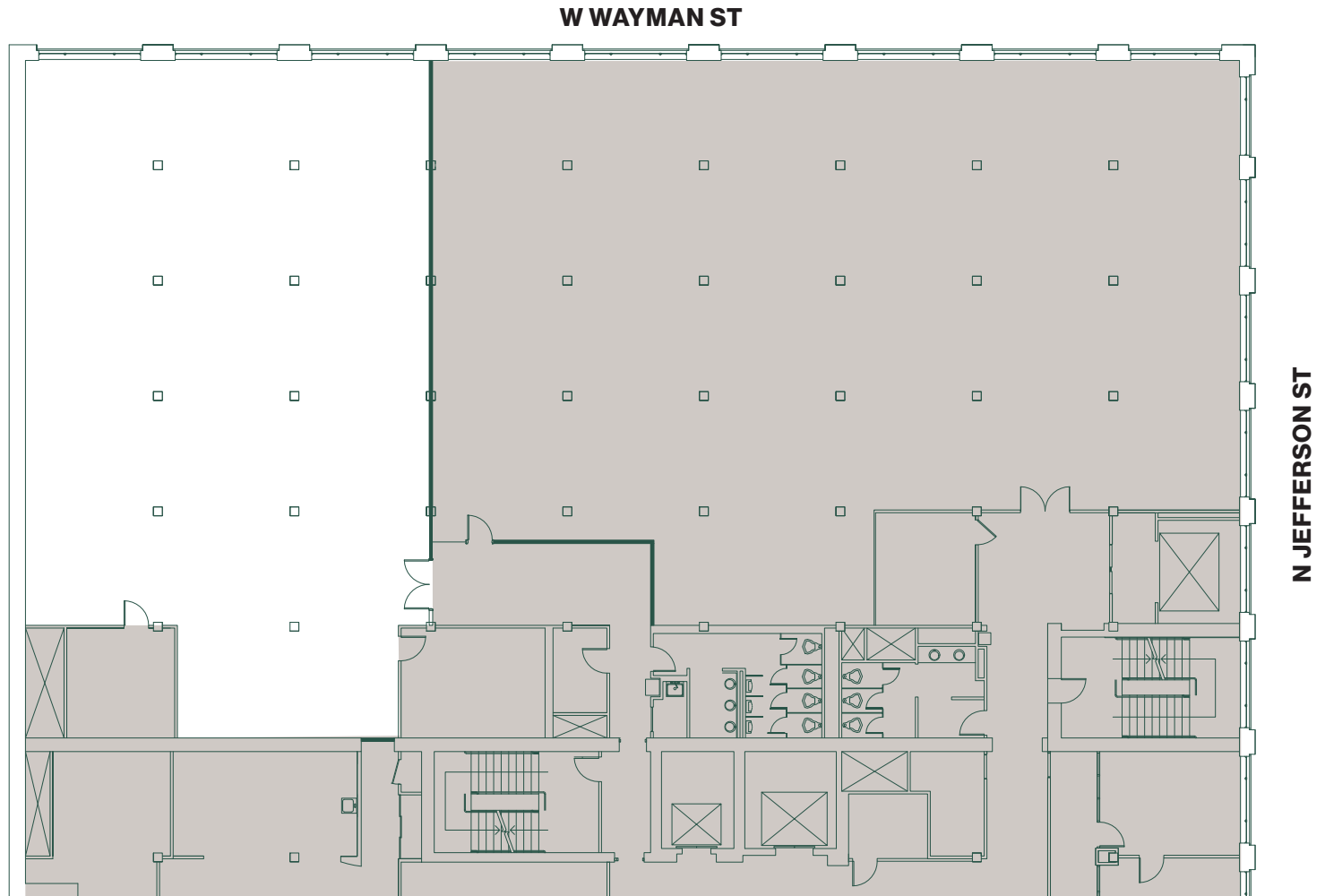
• Existing condition



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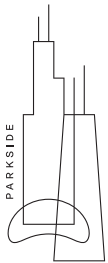


**SPEC SUITE 420**

**4,743 RSF**

■ Occupied/common space

• Proposed spec suite

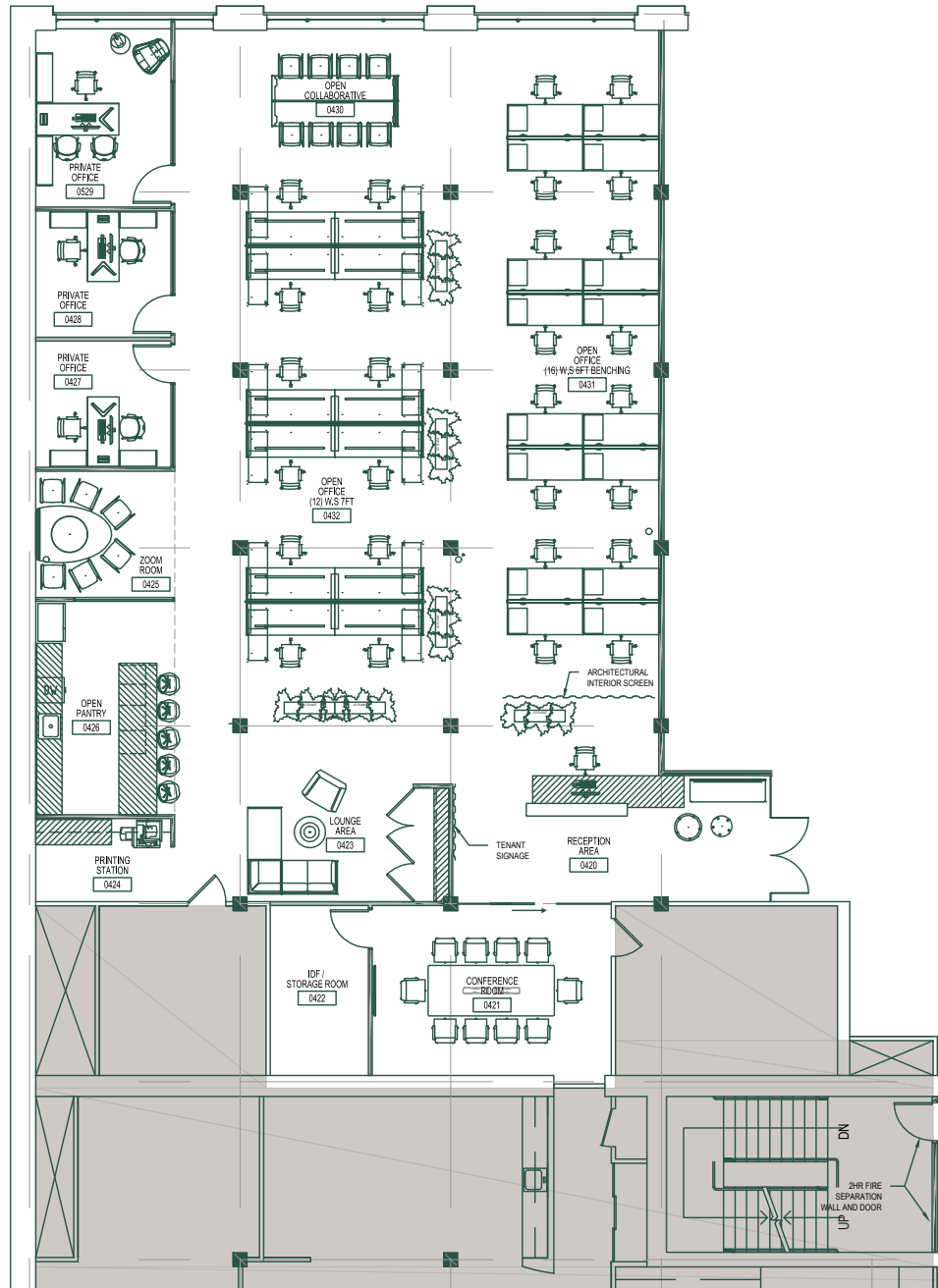


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**W WAYMAN ST**

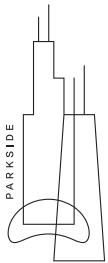


**SUITE 400 & 420**

**17,979 RSF**

■ Occupied/common space

• Existing conditions

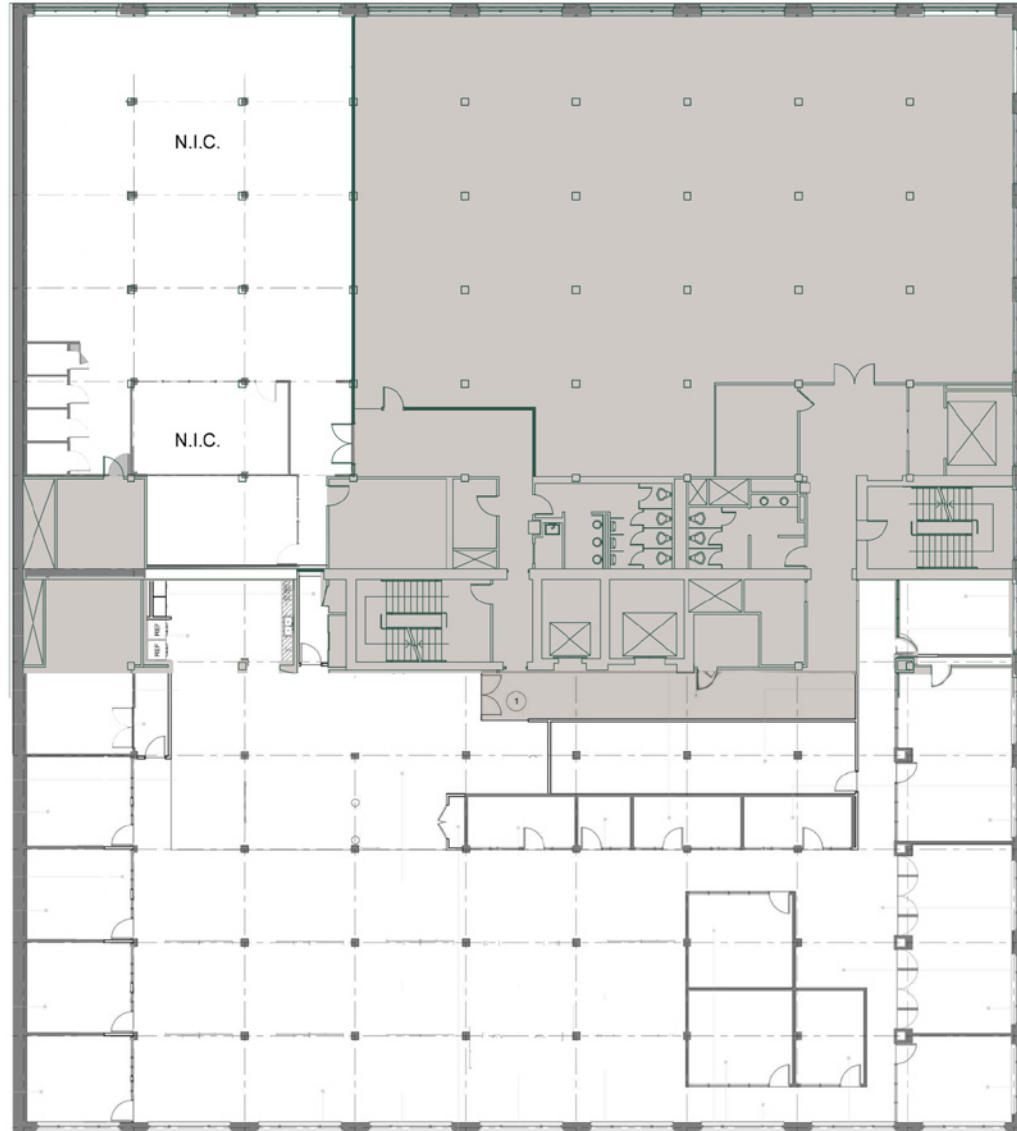


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**W WAYMAN ST**



**N JEFFERSON ST**



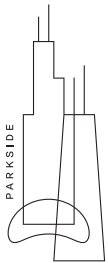
**SPEC SUITE PARTIAL**

**SUITE 500**

**17,740 RSF**

■ Occupied/common space

• Proposed spec suite

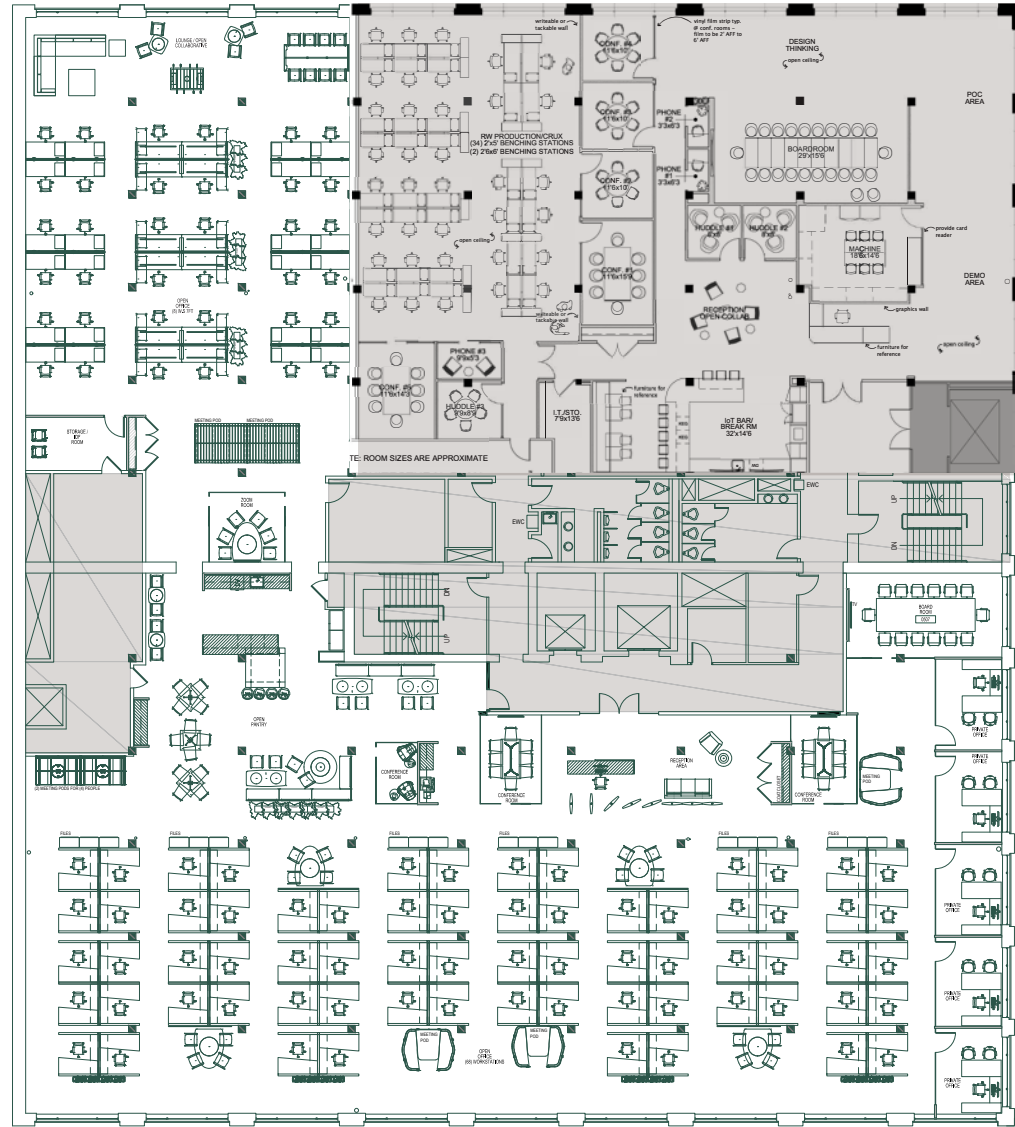


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**W. WAYMAN ST.**



**N JEFFERSON ST**

**600 W FULTON ST.**

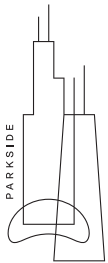


SUITE 500

17,740 RSF

■ Occupied/common space

• Raw Space

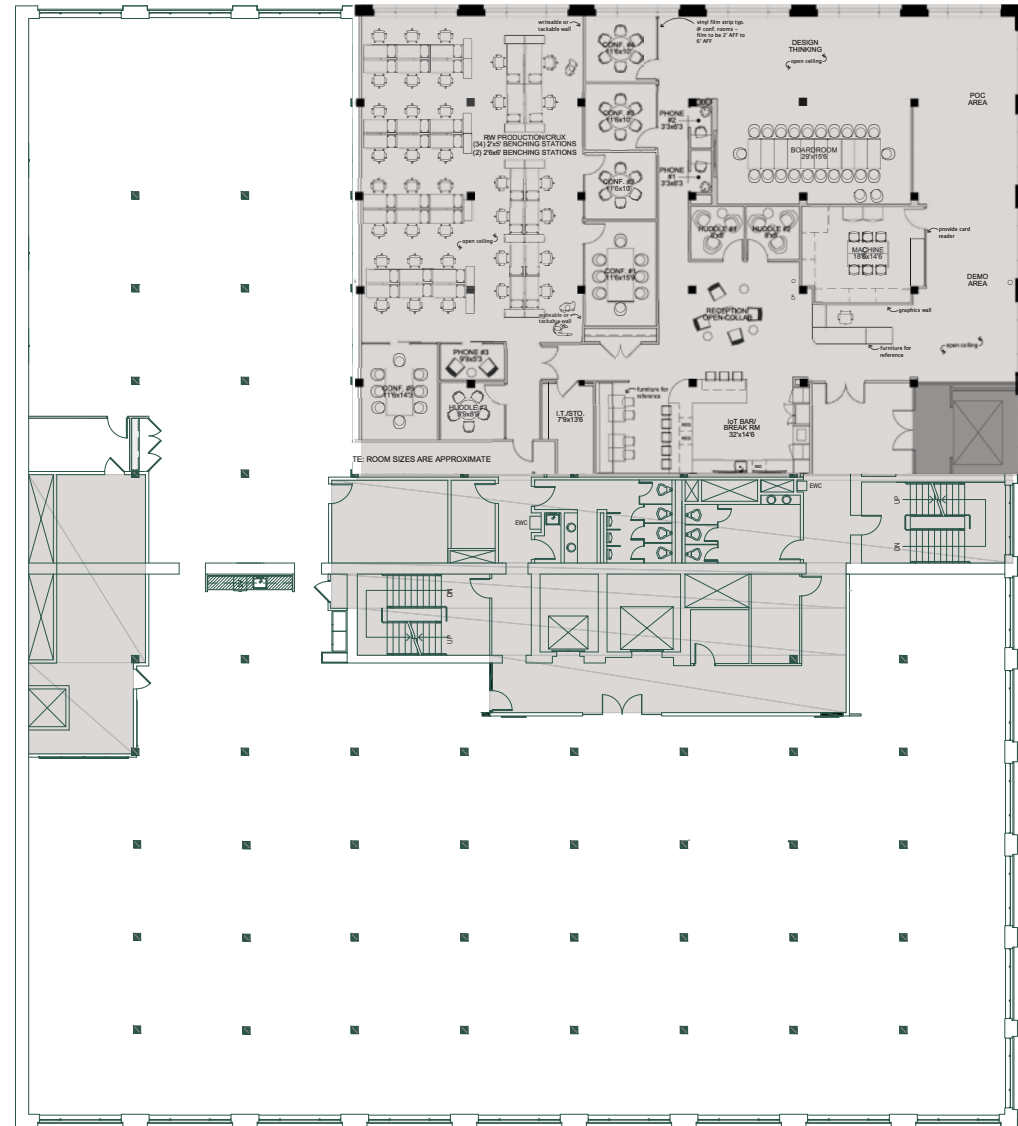


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W. WAYMAN ST.



N JEFFERSON ST

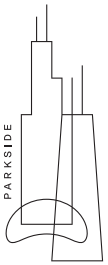
600 W FULTON ST.



FULL FLOOR

SUITE 600

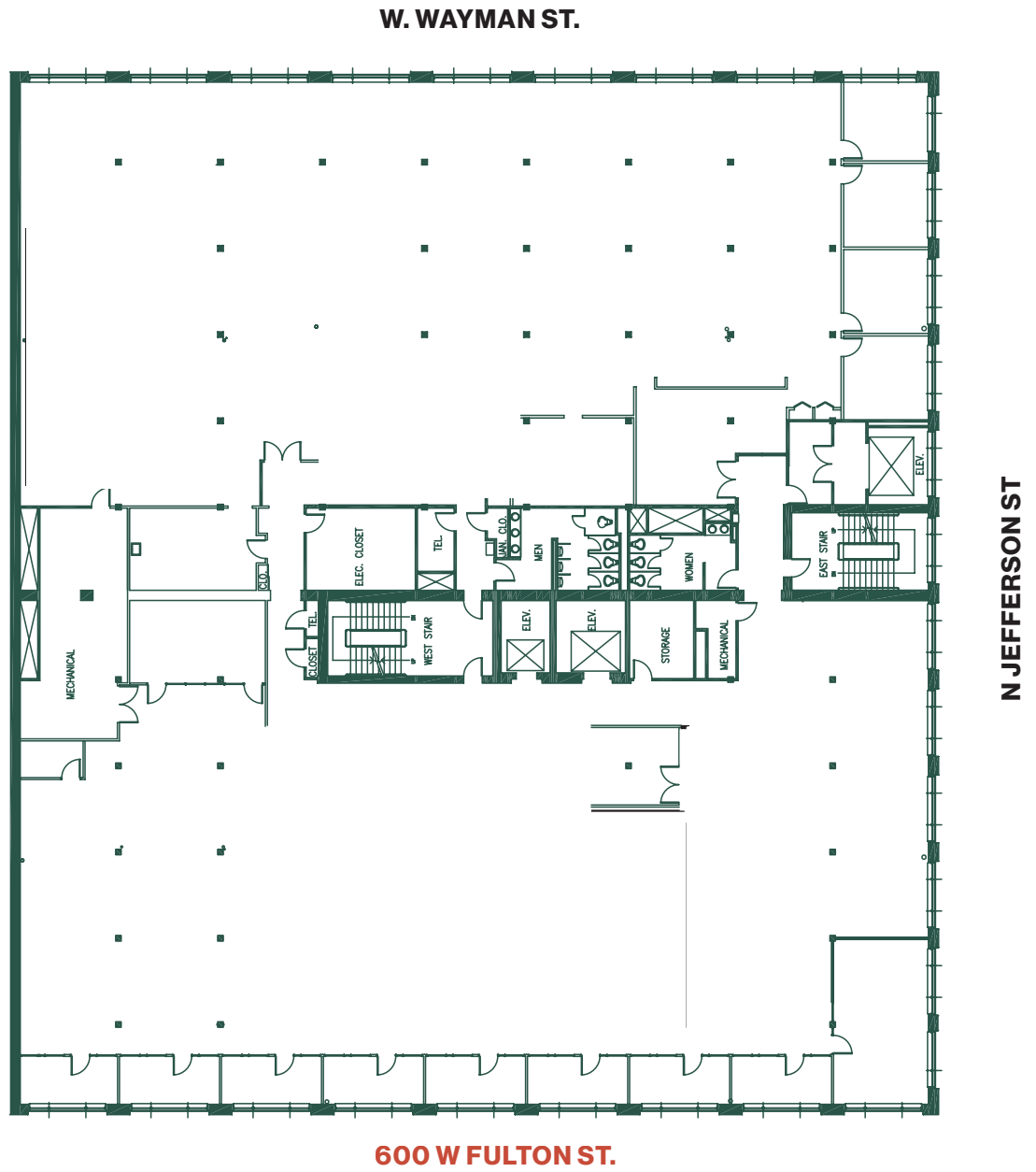
26,261 RSF



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# BUILDING OVERVIEW



## Physical Attributes

- 10' – 12' ceilings
- Two-story atrium lobby
- ADA accessible
- 20,000 – 25,000 sf floor plates
- Tinted double thermopane windows
- Brand new elevator modifications

## Building Personnel

- Professional on-site manager
- Full-time engineer
- Manned security
- Lobby attendant

## Tenant Services

- VAV HVAC
- Chilled water for supplemental tenant cooling
- Emergency electrical generator
- T-1 and fiber optic accessibility
- Electronic card key security system
- Fully sprinklered with strobes

## Commuter Access / Parking

- Covered & adjacent parking
- Close proximity to Metra and CTA  
Green and Pink lines



# HEALTH AND WELLNESS INITIATIVES

Hands-on building ownership that manages and leases the property is dedicated to creating a safe and comfortable environment for its tenants, their employees and their guests.



Proactive workplace hygiene practices that include touchless activation cleaning systems and the state-of-the-art AirPHX surface disinfectant system



Strict adherence to the guidelines established by the CDC in regards to proper face coverings and capacity in common areas when applicable

The Fulton Market district provides a unique opportunity to explore the intersecting elements of history, culture and industry in one of the city's most dynamic mixed-use areas. The area's distinctive character has made it a magnet for a multiplying number of restaurants, bars, event venues, residential units, office buildings, hotels and retail.



**The nation's most exciting  
live, work, play neighborhoods**



# FULTON MARKET HIGHLIGHTS

- A variety of upscale restaurants, hotels, bars, nightclubs and fitness centers
- The Clinton stop (CTA Green and Pink Lines) is just one block away with easy connection to the entire “L” system
- Short walking distance to both Ogilvie (Northwestern) and Union Train stations
- A CTA bus line “56 Milwaukee” stop directly in front of the building entrance
- Direct connection to bike routes
- Easy access to all major expressways via both north and south exit and entrance ramps to Interstate 90/94 at Randolph Street
- Several surface parking lots nearby, which together contain several hundred parking spaces

## 23MSF+ NEW LEASES

Noteworthy tenants in Fulton Market

Alma  
Lasers™

wework

MeadJohnson  
Nutrition

Mondelēz  
International

AspenDental

CONAGRA  
BRANDS

dyson

Knoll

FOXTROT

gogo

Google

HermanMiller

Kimberly-Clark

CCC  
powering Forward

McDonald's

MOTOROLA  
SOLUTIONS

nuveen

Tarkett

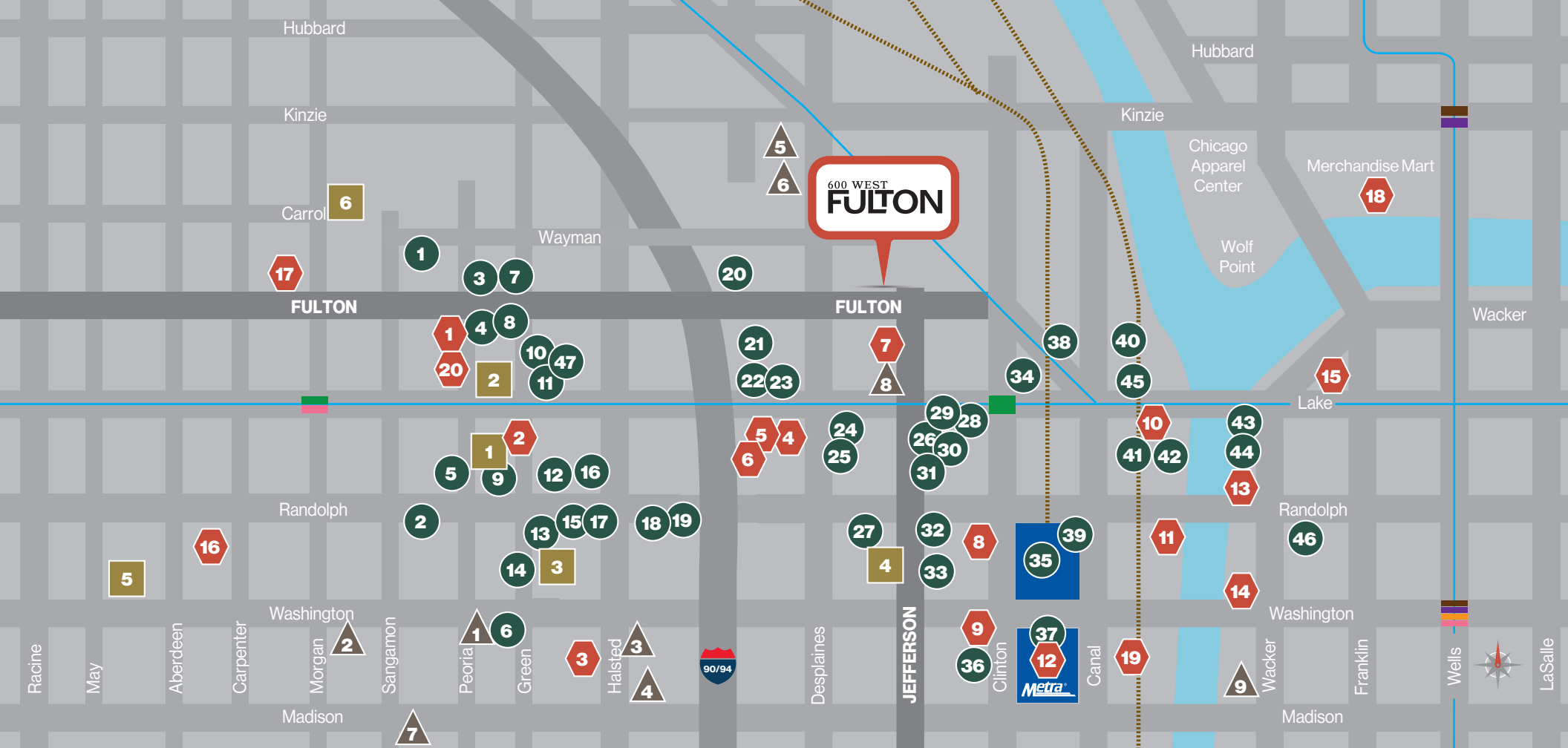
Wilson

Coca-Cola

WPP

CALAMOS  
INVESTMENTS

Snapchat



### ● RESTAURANTS

- |                            |                        |                           |
|----------------------------|------------------------|---------------------------|
| 1. Fulton Market Kitchen   | 18. Haymarket Pub      | 35. Chicago French Market |
| 2. Formento's              | 19. Tanoshii           | 36. Slightly Toasted      |
| 3. Kuma's Corner           | 20. Canivale           | 37. Olgilvie Food Court   |
| 4. Duck Duck Goat          | 21. Oriole             | 38. Taste 222             |
| 5. Cruz Blanca             | 22. St. Lou's Assembly | 39. Station               |
| 6. El Che                  | 23. Moneygun           | 40. Gibson's Italia       |
| 7. Beatrix                 | 24. Fast Track         | 41. Small Cheval          |
| 8. The Publican            | 25. Sarpino's Pizzeria | 42. Porter's Kitchen      |
| 9. Bar Siena               | 26. Subway             | 43. Cafe Bonhomme         |
| 10. Ramen-San              | 27. Avec               | 44. Beatnik on the River  |
| 11. Momotaro               | 28. Saigon Sisters     | 45. Market Creations      |
| 12. Little Goat            | 29. Dunkin             | 46. Sushi Sai             |
| 13. Sushi Doku             | 30. Wishbone           | 47. Fulton East           |
| 14. Green St. Smoked Meats | 31. CH Distillery      |                           |
| 15. Girl & the Goat        | 32. Proxi              |                           |
| 16. Au Cheval              | 33. Sepia              |                           |
| 17. Nia                    | 34. New Line Tavern    |                           |

### ■ HOTELS

1. Nobu Hotel
2. Hoxton Hotel
3. SoHo House
4. Hampton Inn
5. Hyatt House
6. Ace Hotel

### ▲ AMENITIES

1. UPS Store
2. Chase Bank
3. Bank of America
4. Whole Foods
5. Jewel-Osco
6. Bentley's Pet Store
7. FedEx Office
8. Starbucks
9. Civic Opera

### ◆ NOTABLE COMPANIES AND OFFICE BUILDINGS

- |  |  |
|--|--|
| 1. Mondelez  | 11. Boeing Corporate                                       |
| 2. Bridgford Foods   | 12. Accenture Tower  |
| 3. WCIU-TV   | 13. 150 N Wacker   |
| 4. Rocketmiles   | 14. Bank of America Tower Nuveen                           |
| 5. The Connell Group   | 15. 333 W Wacker Drive                                     |
| 6. Belicon USA   | 16. McDonalds HQ   |
| 7. Sherwood Law Group  | 17. Google HQ  |
| 8. Pangea Real Estate  | 18. Merchandise Mart<br>Conagra HQ<br>Motorola Mobility HQ |
| 9. iManage   | 19. Edelman  |
| 10. 150 N Riverside<br>William Blair<br>Holland & Knight<br>Polsinelli | 20. WeWork   |



## Leasing Information

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