



INK

328
JEFFERSON

BLUE STAR
CHI. IL EST. 2008
PROPERTIES

INK

AN OLD-SOUL LOFT OFFICE BUILDING

Once home to printing presses, photographers, and a fencing studio, creativity has always lived here — in the makers who came before, the companies here now, and the deals we shape for what's next.

Downstairs, a Michelin-starred chef's café, a secret golf club and a barbershop keep that creative spirit alive.



OWNER / MANAGER:
Blue Star Properties

HEIGHT:
10 Stories

RENTABLE SQUARE FEET:
293,037 RSF

TYPICAL FLOOR PLATE:
North Building: 17,000 RSF
South Building: 15,000 RSF

BUILT:
1928

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WHERE LOFTY MEETS AMBITION

With a passion for industrial loft-style design, Blue Star Properties has been investing in the West Loop for decades. We love the eclectic style of INK so much that we call it home.



CAPITAL IMPROVEMENTS

The building has been recapitalized and updates are coming to the lobby, common areas, and workspaces.



LOCATION & TRANSIT PROXIMITY

One block away from Union Station, the CTA Blue Line Clinton Stop, numerous CTA bus routes, and just a five-minute walk to Ogilvie Transportation Center.



UNIQUE TENANT SPACES

Creative concrete loft spaces including multiple spec suites and customizable buildout opportunities.

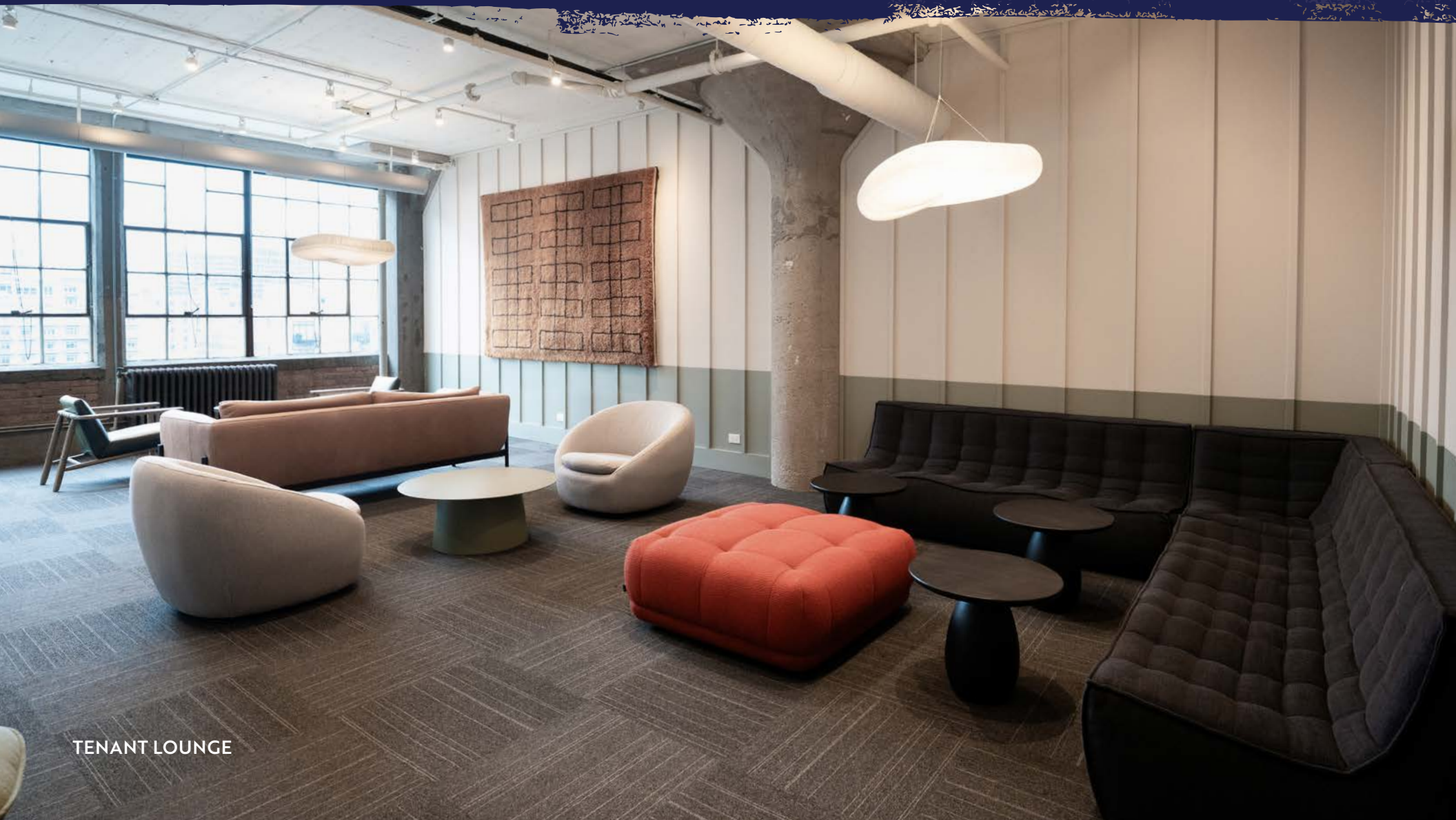


AMENITIES

Expansive rooftop patio, tenant lounge, fitness center, secure bike room, and manned security with 24/7 keycard access.

BLUE STAR VIBE

From an expansive rooftop patio and tenant-exclusive lounge to a secure bike room, every amenity is designed for real use, convenience, and productivity.



TENANT LOUNGE



ROOFTOP PATIO

The newly renovated rooftop features sweeping downtown views, two separate lounge areas, and a shaded grill area.



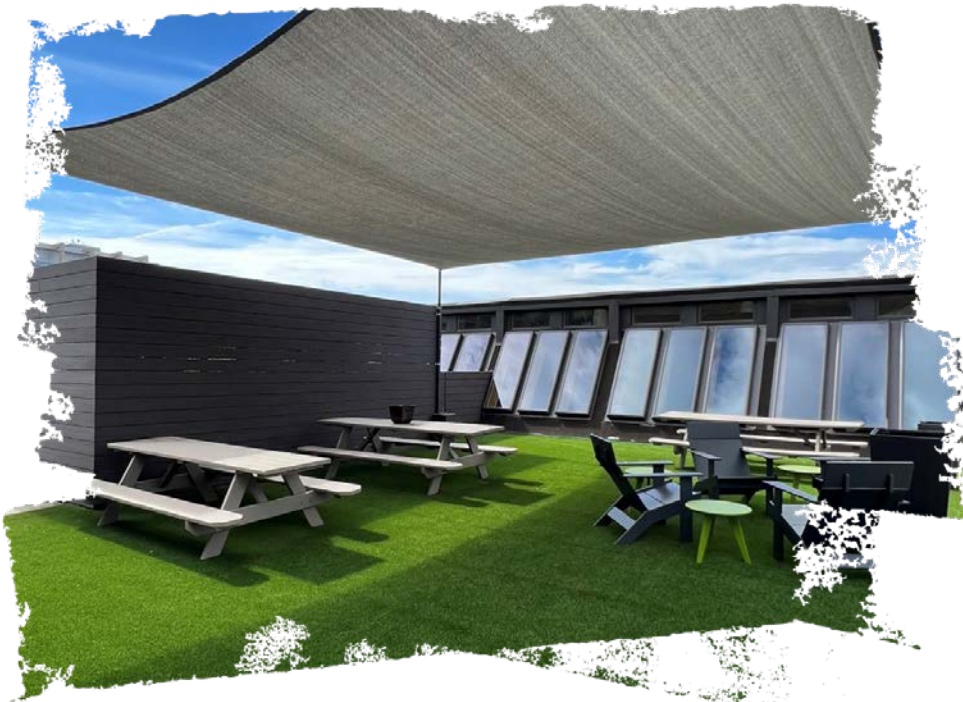
TENANT LOUNGE

The 7th-floor amenity space offers phone booths, a conference room, lunchroom, and lounge area.

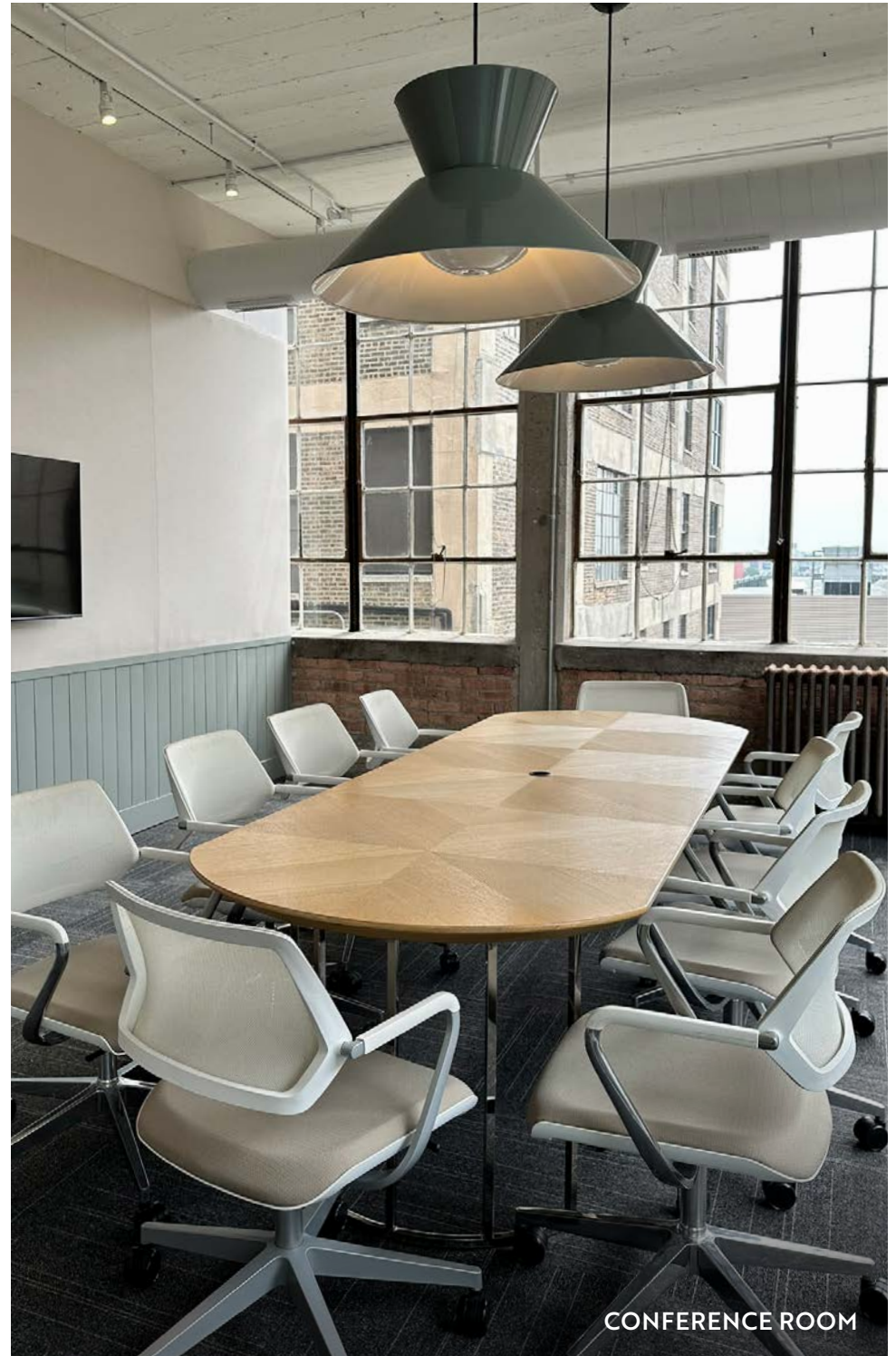


BIKE ROOM

A secure, on-site bike room offers a safe place to store your wheels, with a convenient bike pump for quick tune-ups and a shower to freshen up after your commute.



ROOFTOP PATIO



CONFERENCE ROOM



ROOFTOP PATIO




JEFFERSON ST LOBBY




TENANT LOUNGE


THE INK IS NEVER DRY



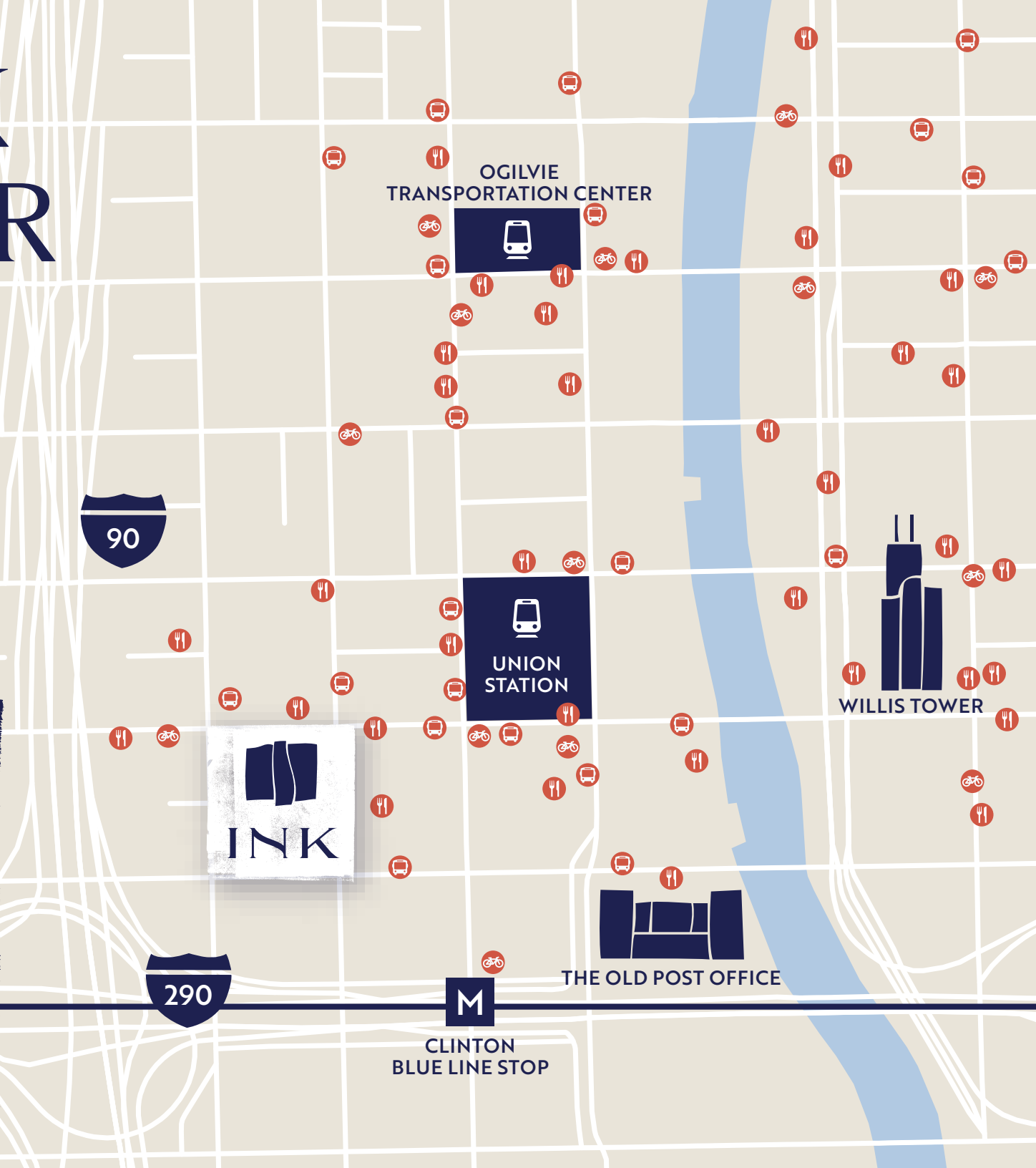
Blocks away from Union Station, the CTA Blue Line Clinton Stop, and Ogilvie Transportation Center



Walk Score of 95 and Transit score of 100



Secure bike room, plus Divvy Bike share located on Jackson Blvd





CATALOG



THE OLD POST OFFICE



CANAL ST MARKET



SWADESI

JUST STEPS FROM TOP LUNCH SPOTS

Not only is the renowned Swadesi Cafe located right in the building, but it's also just steps from an incredible variety of lunch destinations, including The Old Post Office, Canal Street Market, H Mart's food court, Taco Lulu, and Catalog at Willis Tower.

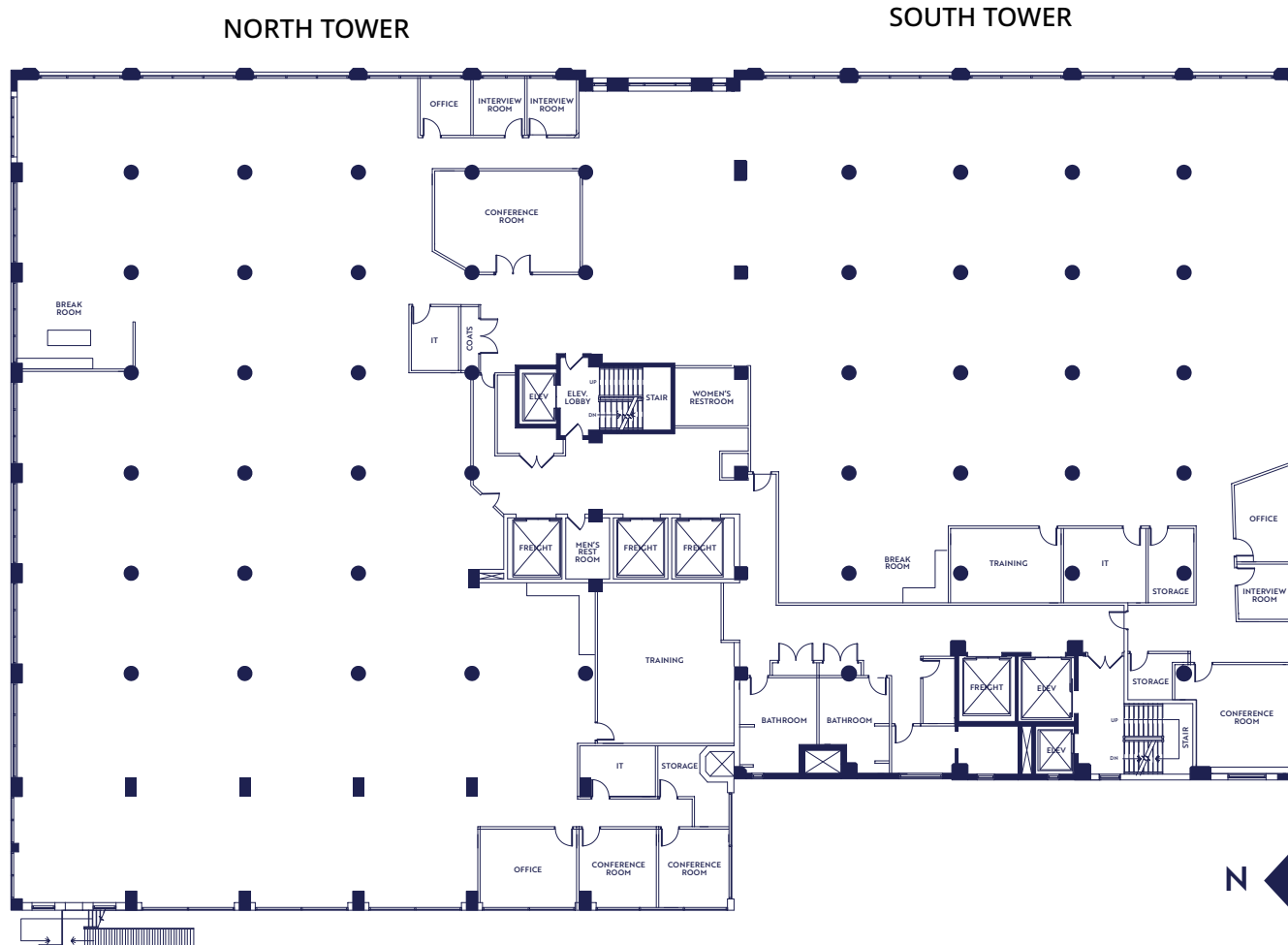
FLEXIBLE SPACE



FULL & PARTIAL-FLOOR AVAILABILITIES

TYPICAL FLOOR PLAN

32,220 RSF



CUSTOMIZABLE
BUILDOUTS



NATURAL LIGHT



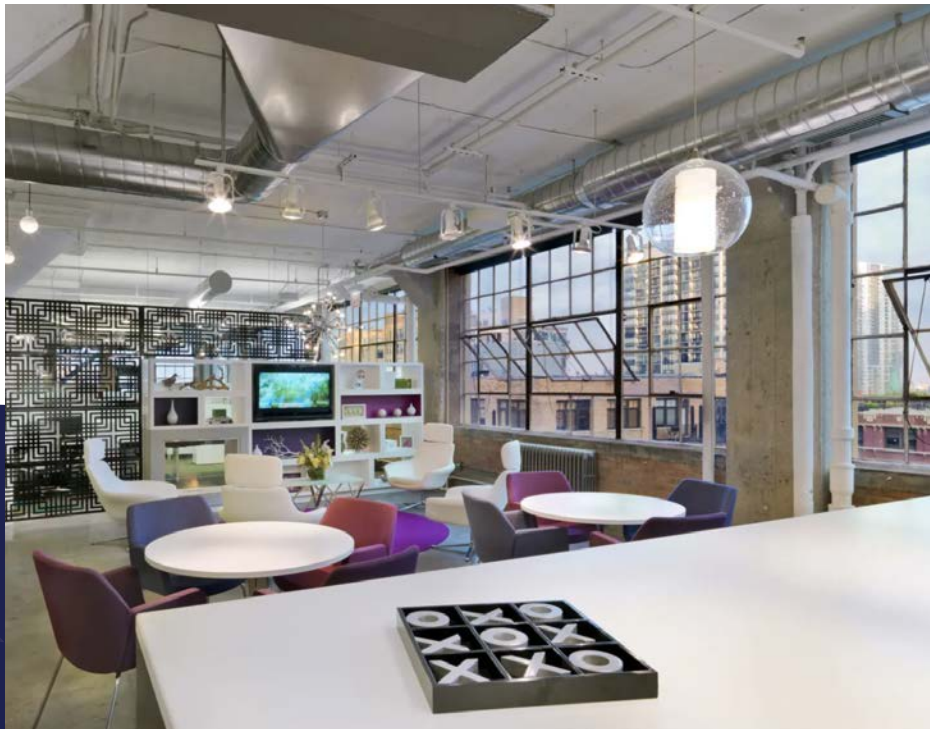
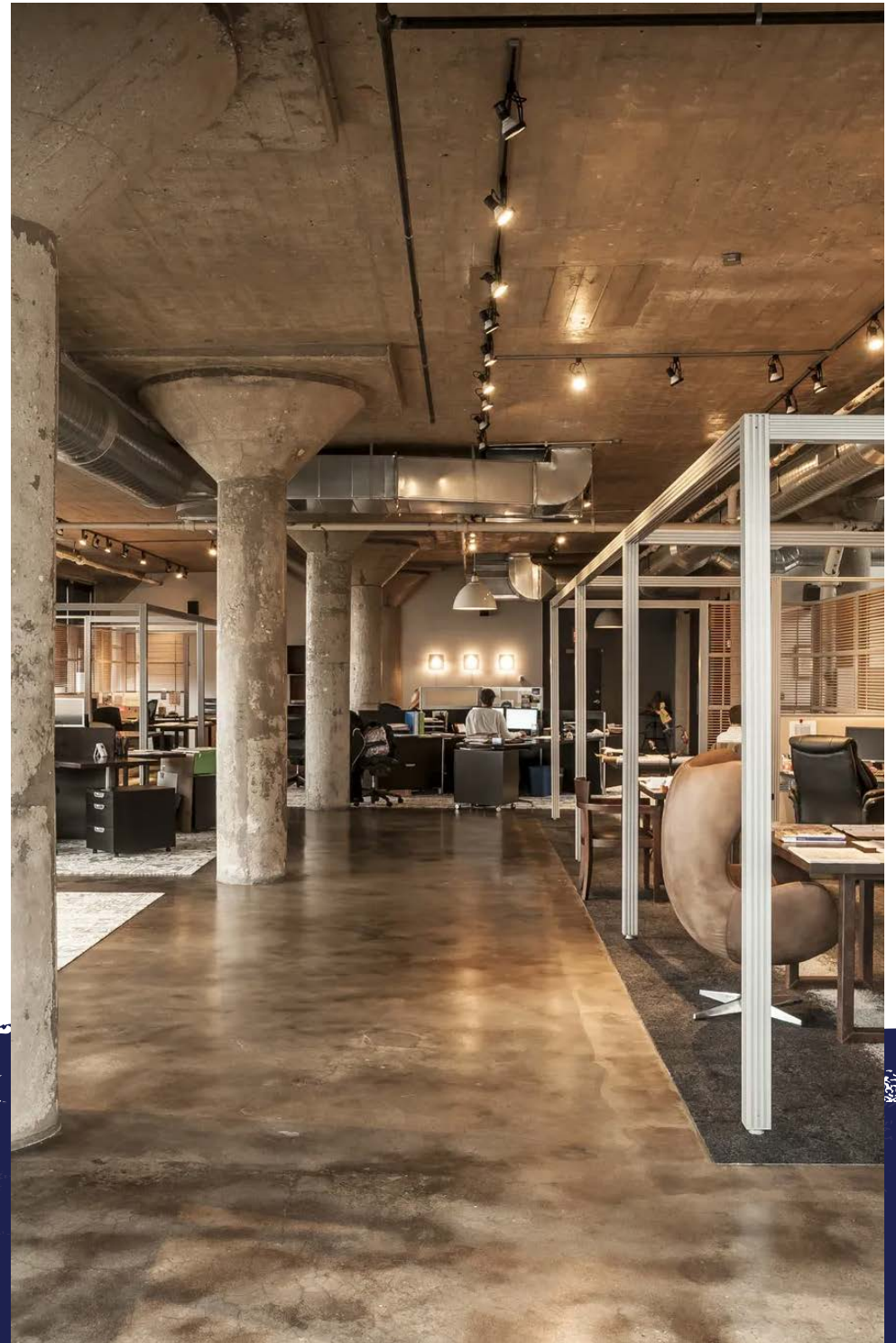
WINDOWS
ON ALL SIDES

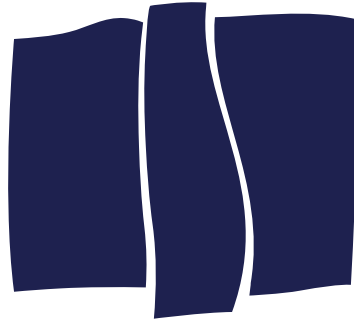


EXPOSED
CONCRETE
COLUMNS WITH
18' SPACING

TENANT SPACES







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OLD-SOUL LOFT OFFICES

328



JEFFERSON

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