



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.



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 fully equipped fitness center and 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.



FITNESS CENTER

Offering a variety of weights, equipment and a dedicated pilates & yoga studio in a light and open flexible space.



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

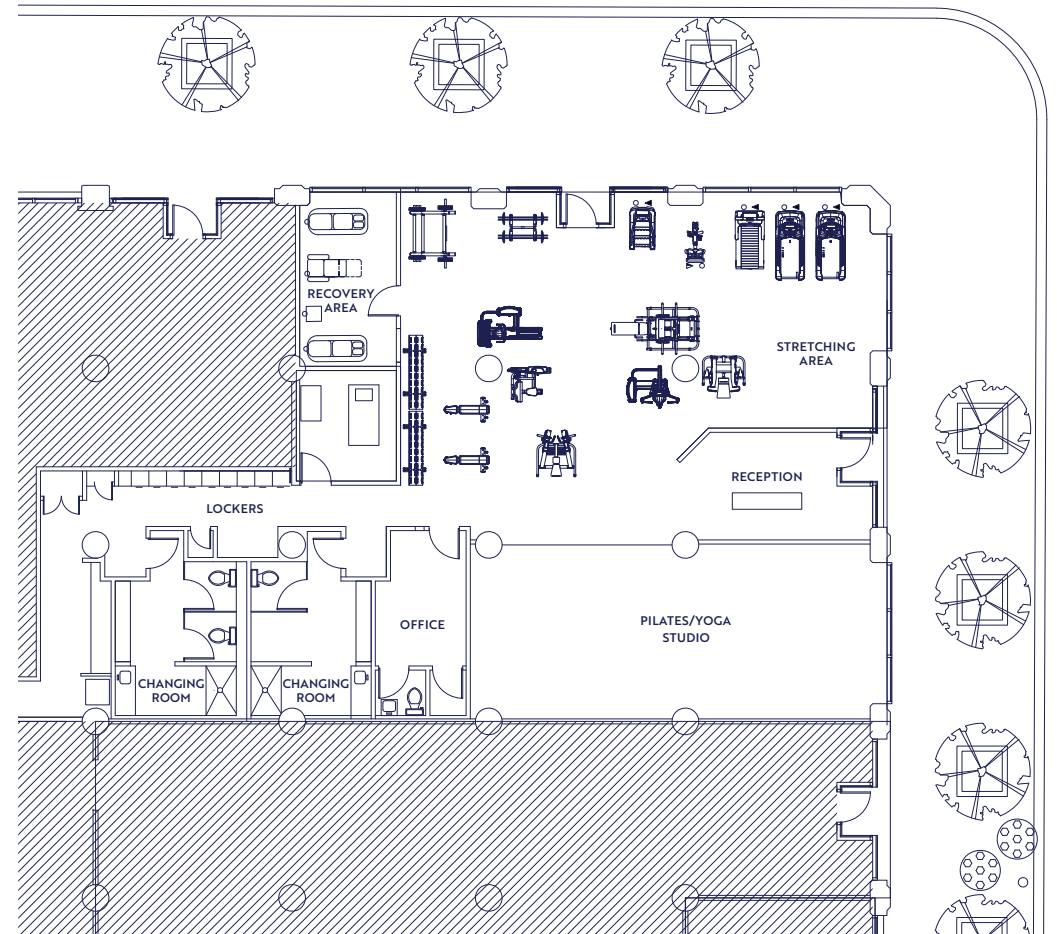


PILATES/YOGA STUDIO



FITNESS CENTER

JEFFERSON





JEFFERSON ST LOBBY



TENANT LOUNGE



FITNESS CENTER

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



OGILVIE
TRANSPORTATION CENTER



UNION
STATION



WILLIS TOWER



THE OLD POST OFFICE

CLINTON
BLUE LINE STOP



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.

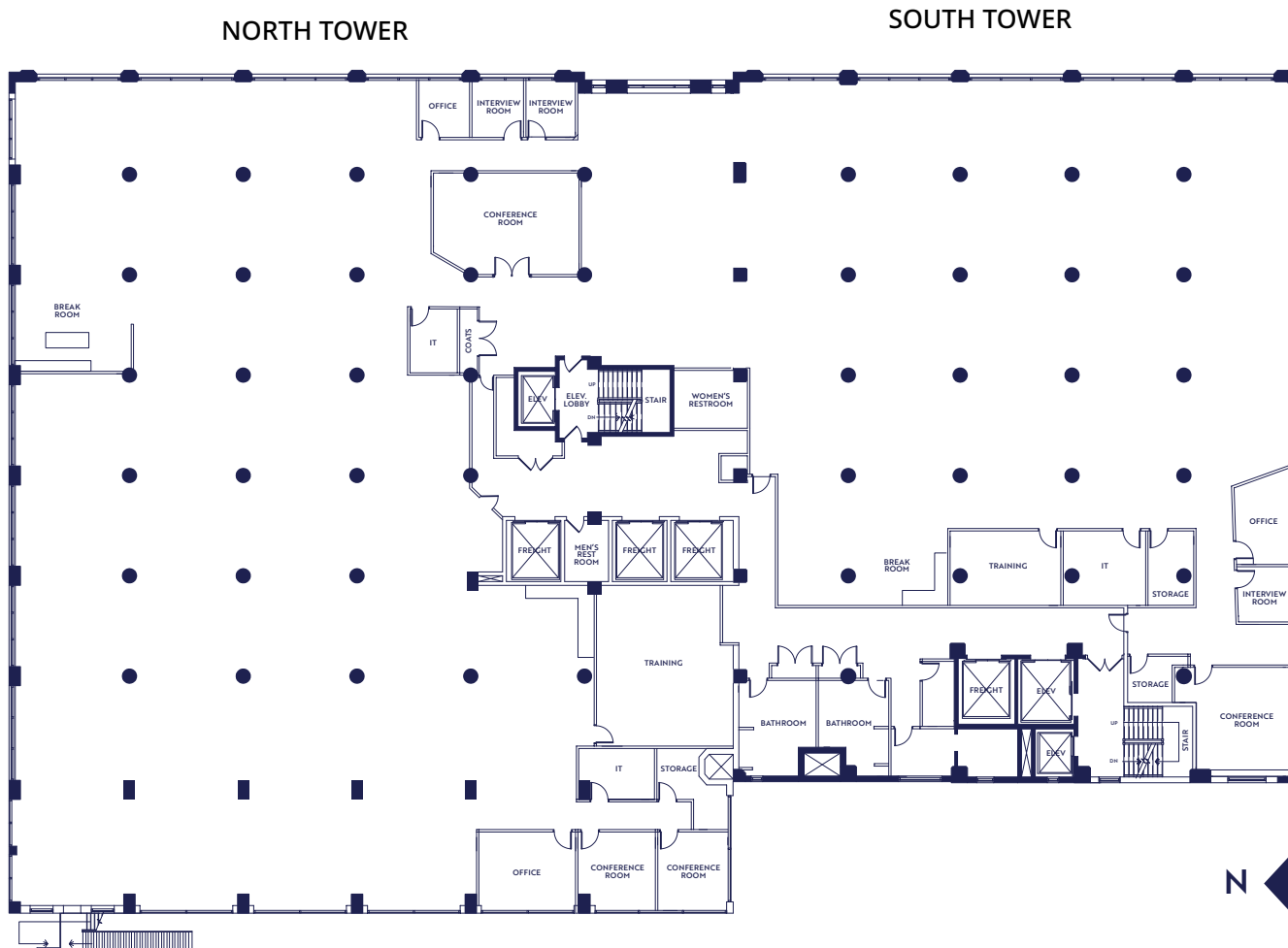
FLEXIBLE SPACE



FULL & PARTIAL-FLOOR AVAILABILITIES

TYPICAL FLOOR PLAN

32,220 RSF



CUSTOMIZABLE
BUILDOUTS



NATURAL LIGHT



WINDOWS
ON ALL SIDES

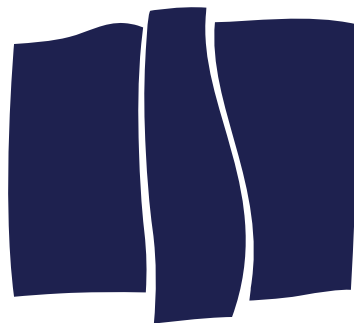


EXPOSED
CONCRETE
COLUMNS WITH
18' SPACING



TENANT SPACES





INK

OLD-SOUL LOFT OFFICES

328



JEFFERSON

MIKE LOMBARDO
312.855.2233
mike@bluestarproperties.net

BLUE STAR
CHI. IL.  EST. 2008
PROPERTIES

AMY SKALLA
312.758.5168
askalla@bluestarproperties.net