

600 WEST
FULTON THE BEST
LOFT OFFICE
IN FULTON MARKET



EVOLVED

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

-
- 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
-



EVO



EXIT

EXIT

LUTION

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



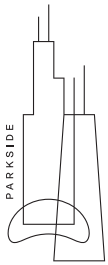
**All new upgraded elevators
with touchless solutions**



SUITE 101

4,809 RSF

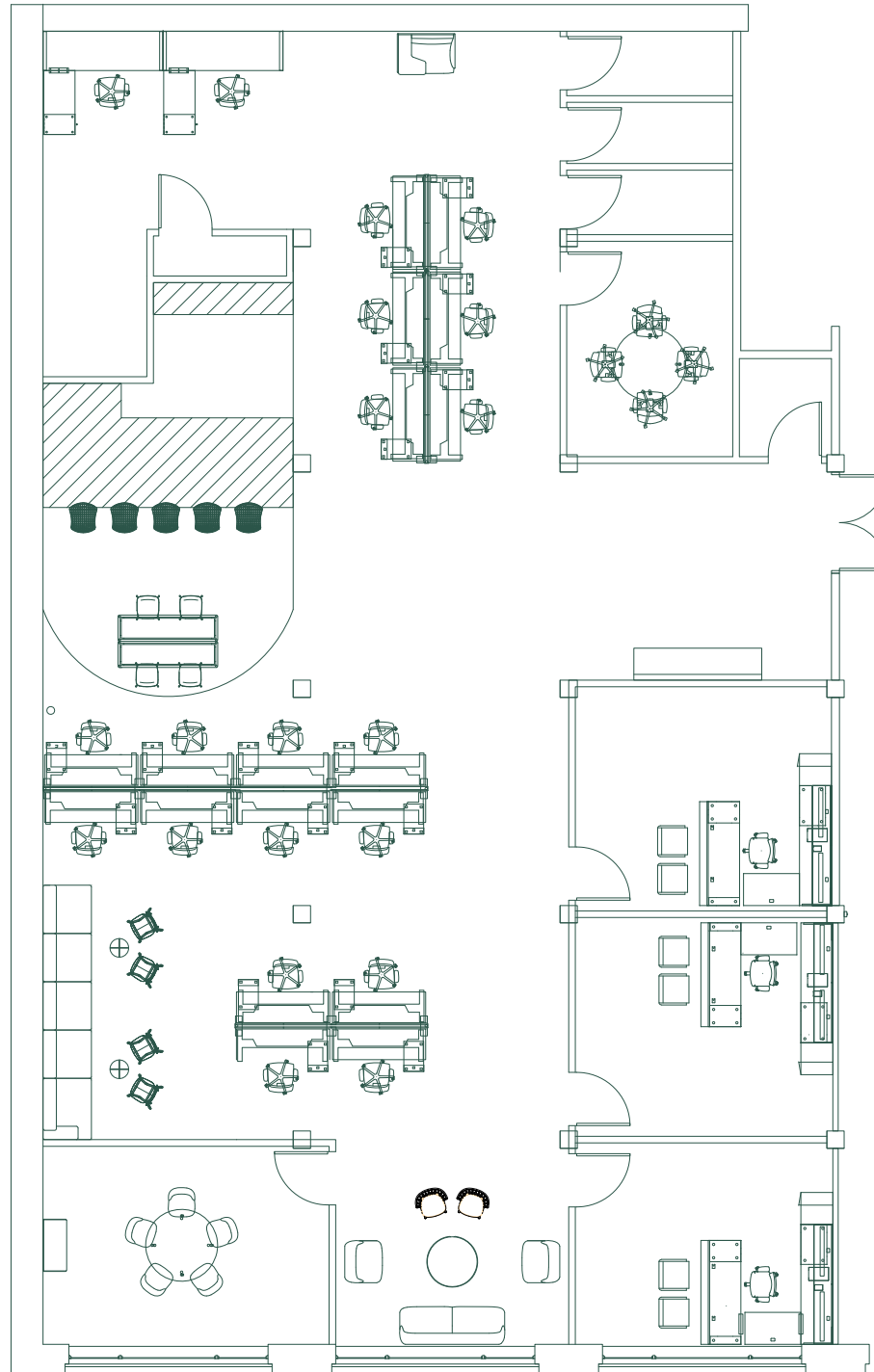
- Direct street-level access
- No elevator required
- Partially furnished spec suite
- 10' ceiling height
- Street level exposure



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600 W FULTON ST.

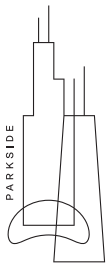


SUITE 400

13,236 RSF



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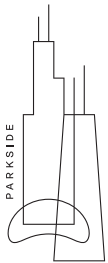


SUITE 420

4,743 RSF

■ Occupied/common space

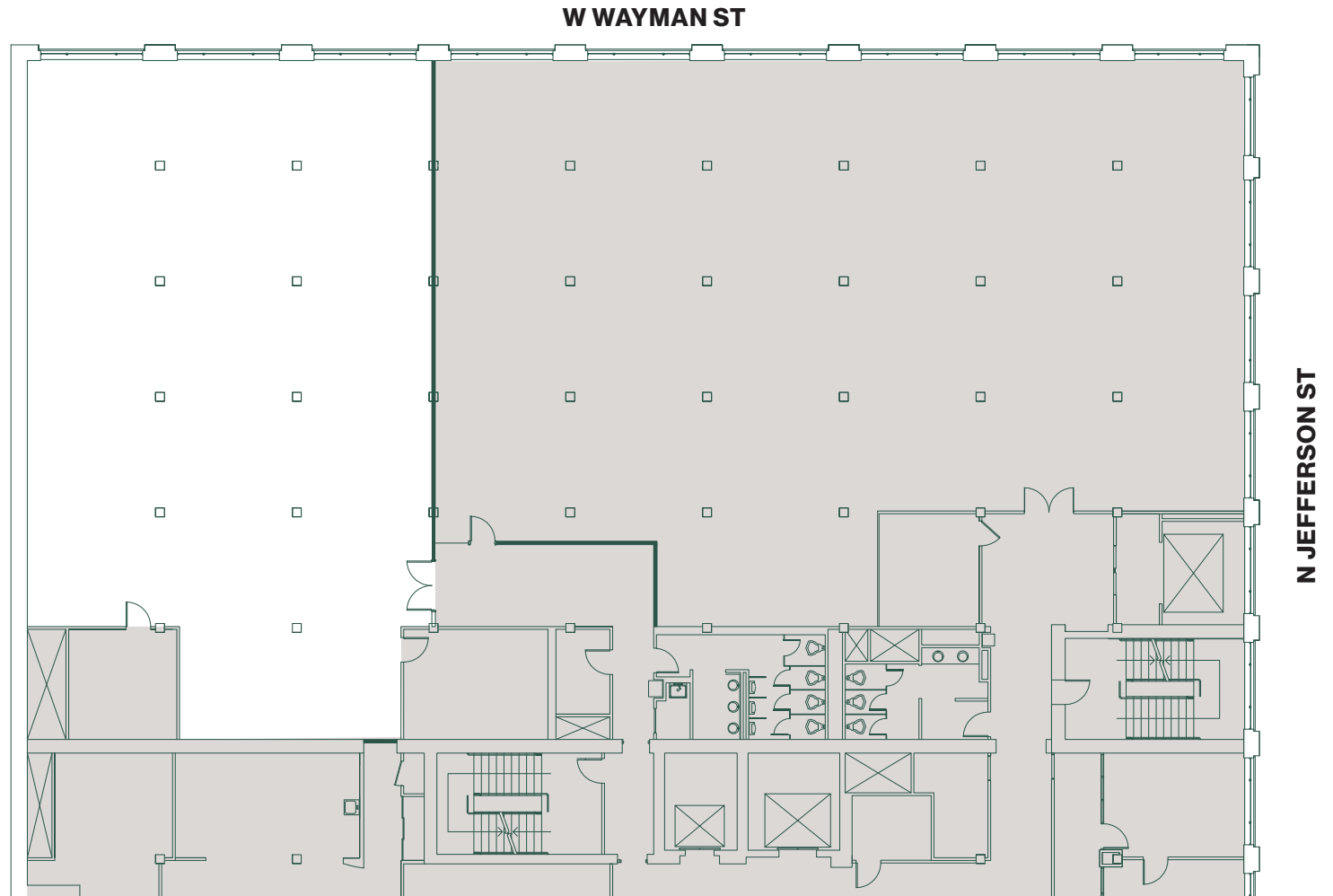
• Existing condition



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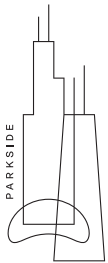


SPEC SUITE 420

4,743 RSF

■ Occupied/common space

• Proposed spec suite

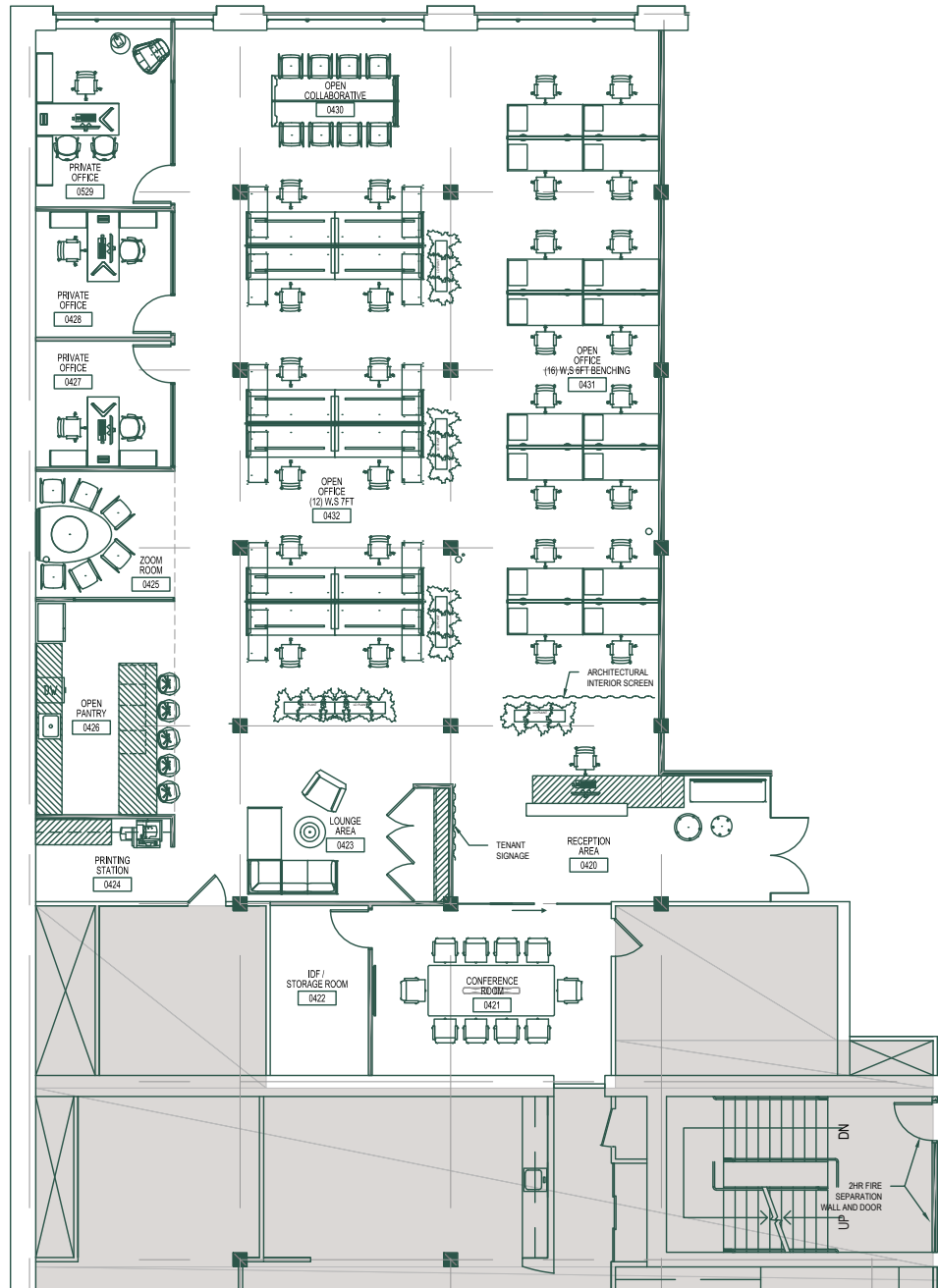


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W WAYMAN ST

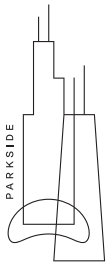


SUITE 400 & 420

17,979 RSF

■ Occupied/common space

• Existing conditions

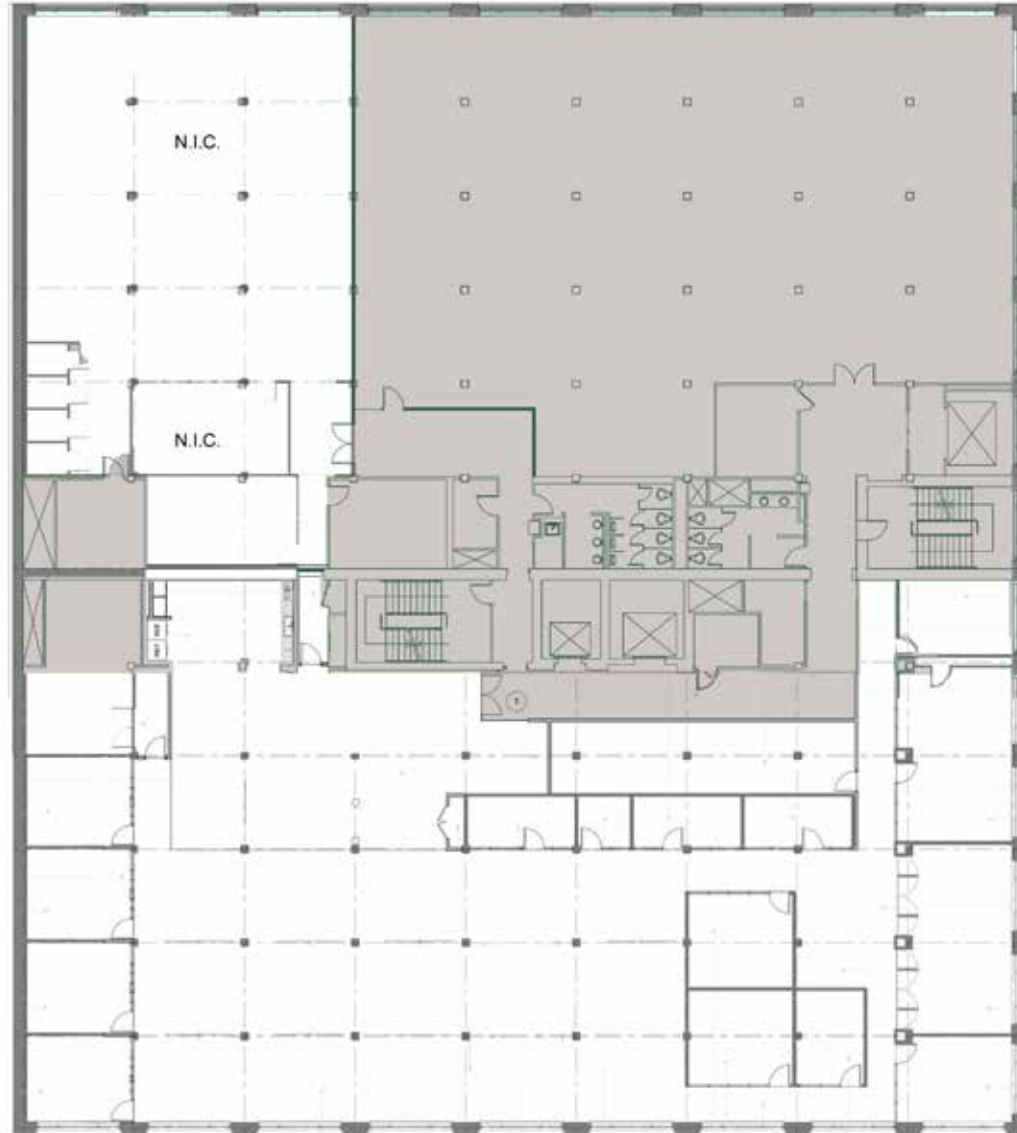


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W WAYMAN ST



N JEFFERSON ST

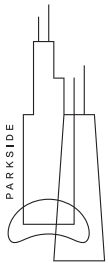


SPEC SUITE FULL FLOOR

SUITE 500

25,721 RSF

- Occupied/common space
- Proposed full floor spec suite
- ±52,000SF contiguous space with Suite 600

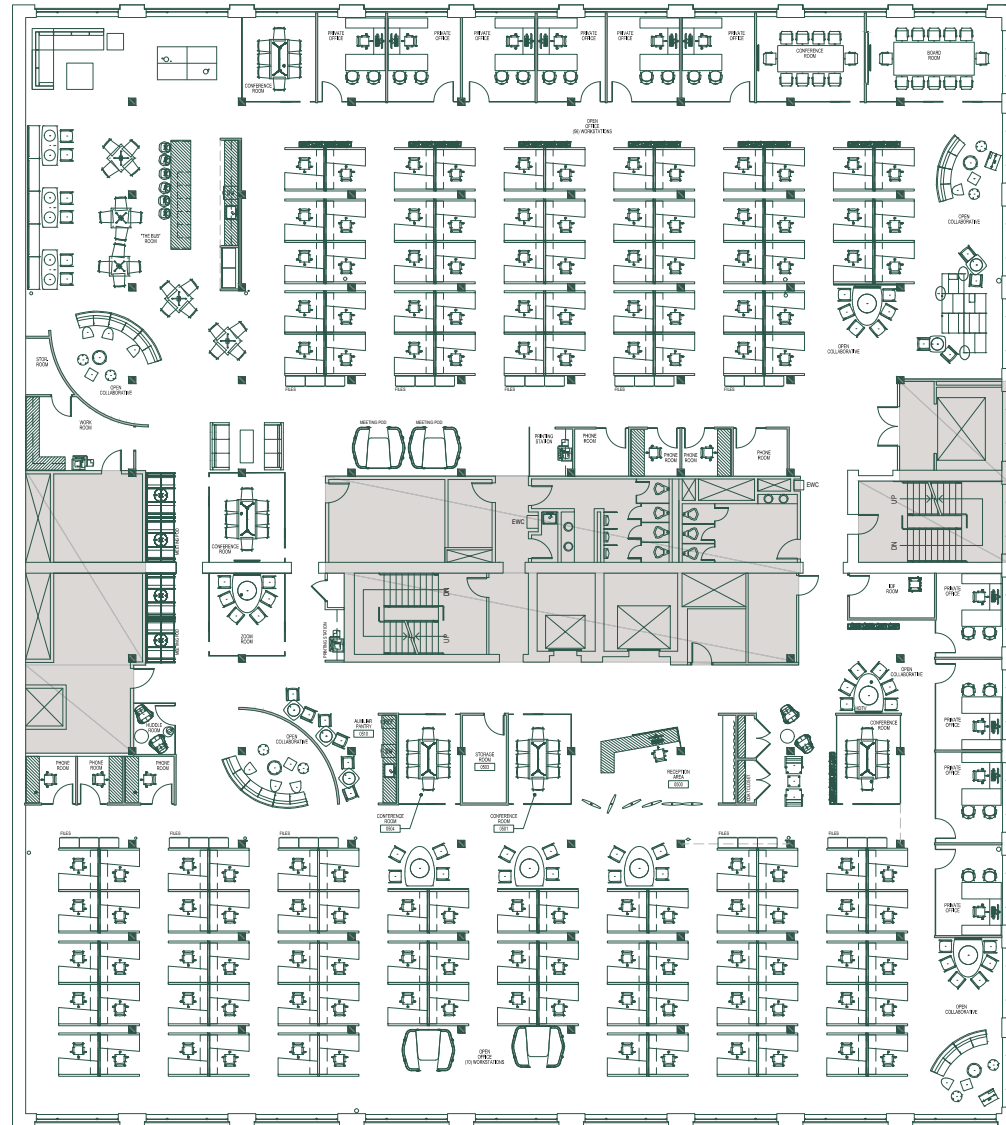


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W. WAYMAN ST.



N JEFFERSON ST

600 W FULTON ST.



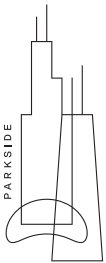
SPEC SUITE PARTIAL

SUITE 500

17,740 RSF

■ Occupied/common space

• Proposed spec suite

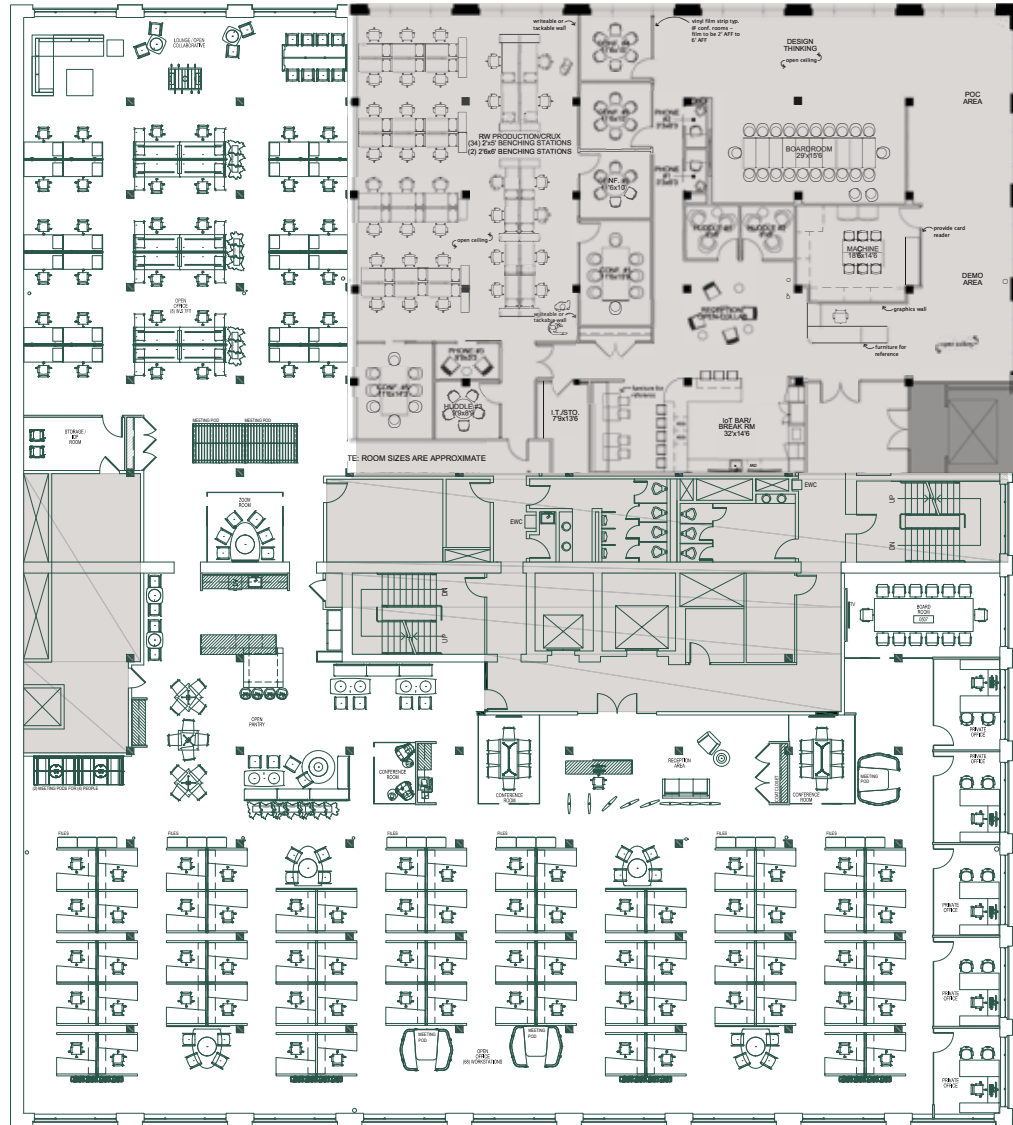


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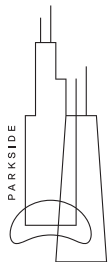
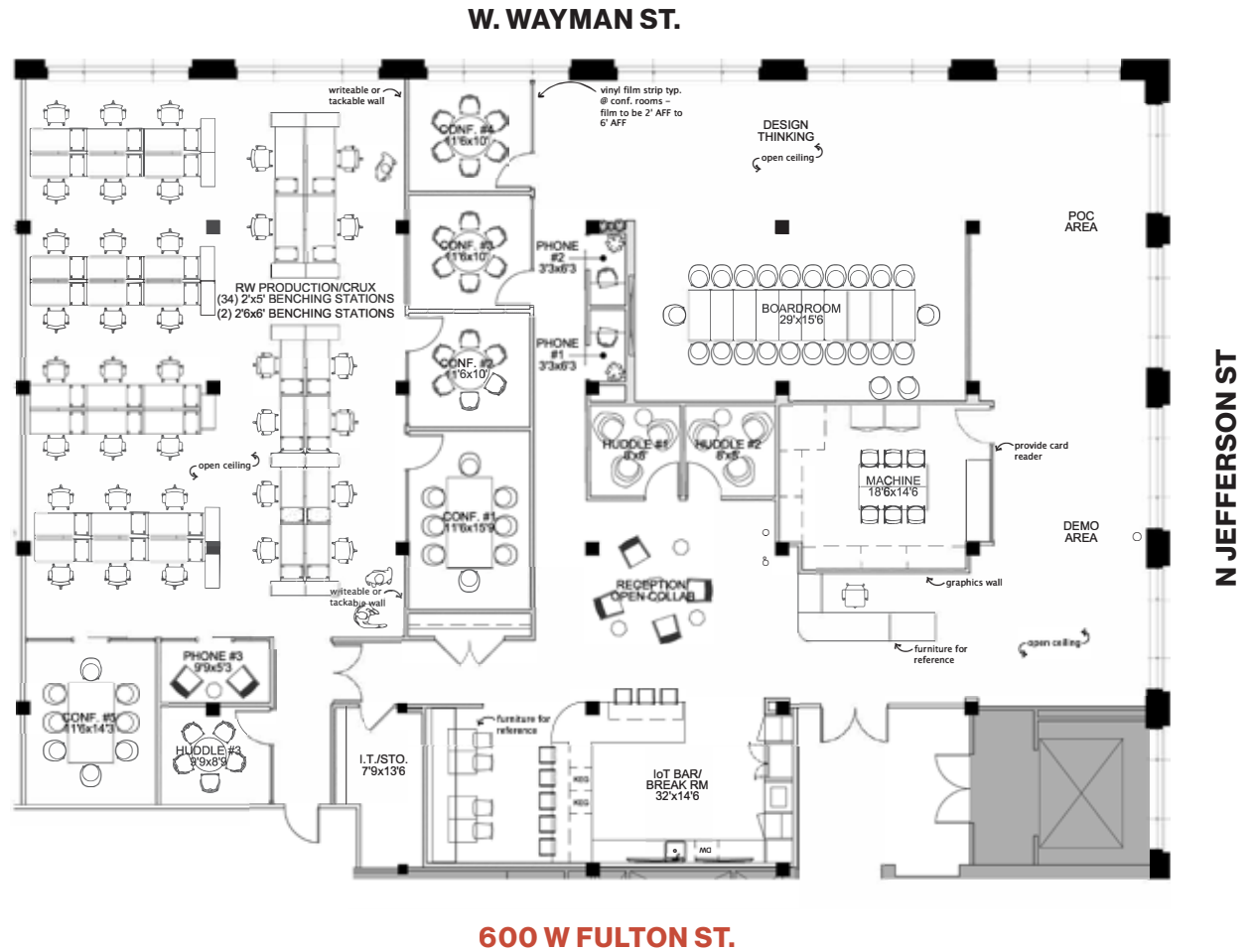


SUITE 510

7,981 RSF

- Existing condition

■ Location on 5th Floor



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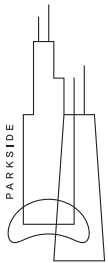
FULL FLOOR

SUITE 600

26,261 RSF

■ Occupied/common space

- ±52,000SF contiguous space with Suite 500

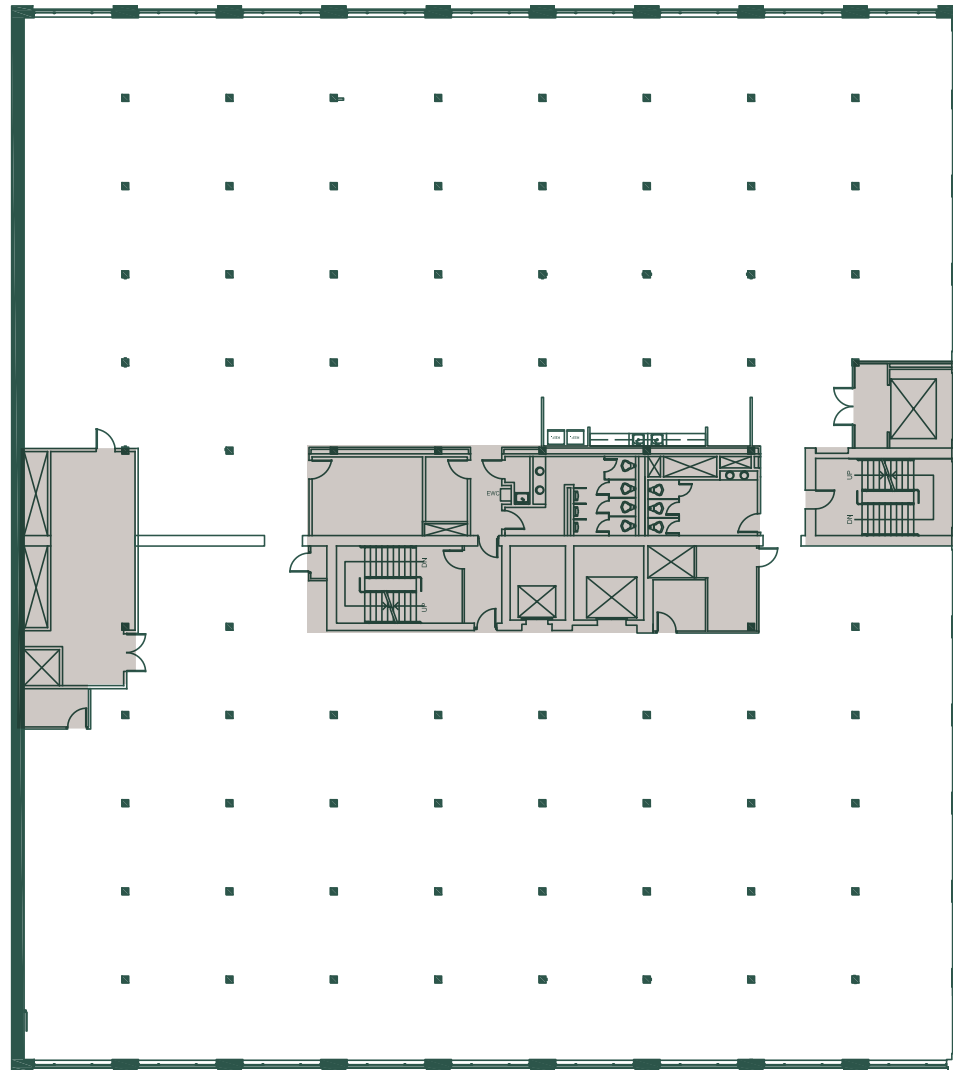


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W. WAYMAN ST.



N JEFFERSON ST

600 W FULTON ST.



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

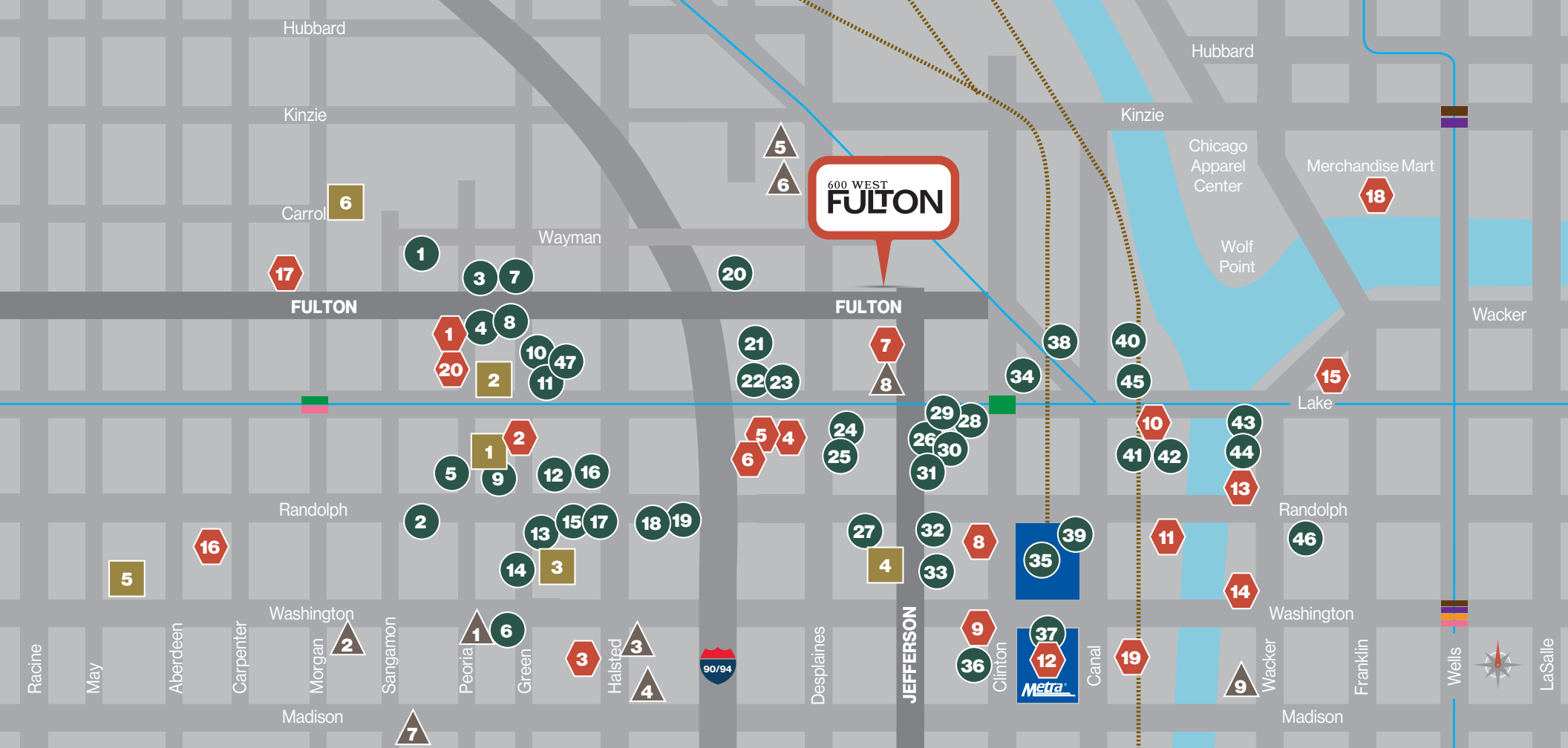
Wilson

Coca-Cola

WPP

CALAMOS
INVESTMENTS

Snapchat



● RESTAURANTS

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

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



Leasing Information

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