

# THE \* FULTON

FULTON ST. *jdl.*



919 WEST FULTON STREET CHICAGO IL 60607

# Experienced Team



Fulton St. Companies is a Chicago-based real estate development and investment company specializing in the Fulton Market District. We acquire and develop commercial and residential properties that add to the unique qualities of the neighborhood. FSC partners with family offices, institutions, and collaborates with best-in-class general contractors, architects, and law firms to bring our vision to fruition.



Founded in 1993, JDL has become Chicago's premier residential developer. For over three decades, JDL has earned a reputation for developing dynamic residential developments that exceed expectations in the discerning luxury market, resulting in some of the most significant real estate sales in Chicago. By focusing on residential, mixed-use development, JDL creates living environments of the highest quality that complement the existing urban landscape. The company's legacy properties stand tall among the crowded skyline.



1010 West Madison



1045 West Fulton



One Chicago



9 West Walton



1000 South Clark



Welcome to the newest  
and most amenitized office  
in *Fulton Market*

# Nearby in Fulton Market

## RESTAURANTS

- 1 Aba
- 2 Au Cheval
- 3 Aviary
- 4 Bar Siena
- 5 Blind Barber
- 6 Boqueria
- 7 Cabra
- 8 Cira
- 9 City Winery
- 10 Duck Duck Goat
- 11 Elske
- 12 Fioretta
- 13 Girl & the Goat
- 14 Green Street Smoked Meats
- 15 Haymarket Pub & Brewery
- 16 Jeni's
- 17 La Colombe
- 18 La Sirena Clandestina
- 19 Leña Brava
- 20 Levain Bakery
- 21 Lyra
- 22 Momotaro
- 23 Nando's
- 24 Publican Quality Meats
- 25 Punch Bowl Social
- 26 Ramen-San
- 27 Roister
- 28 Rose Mary
- 29 Sushi Dokku

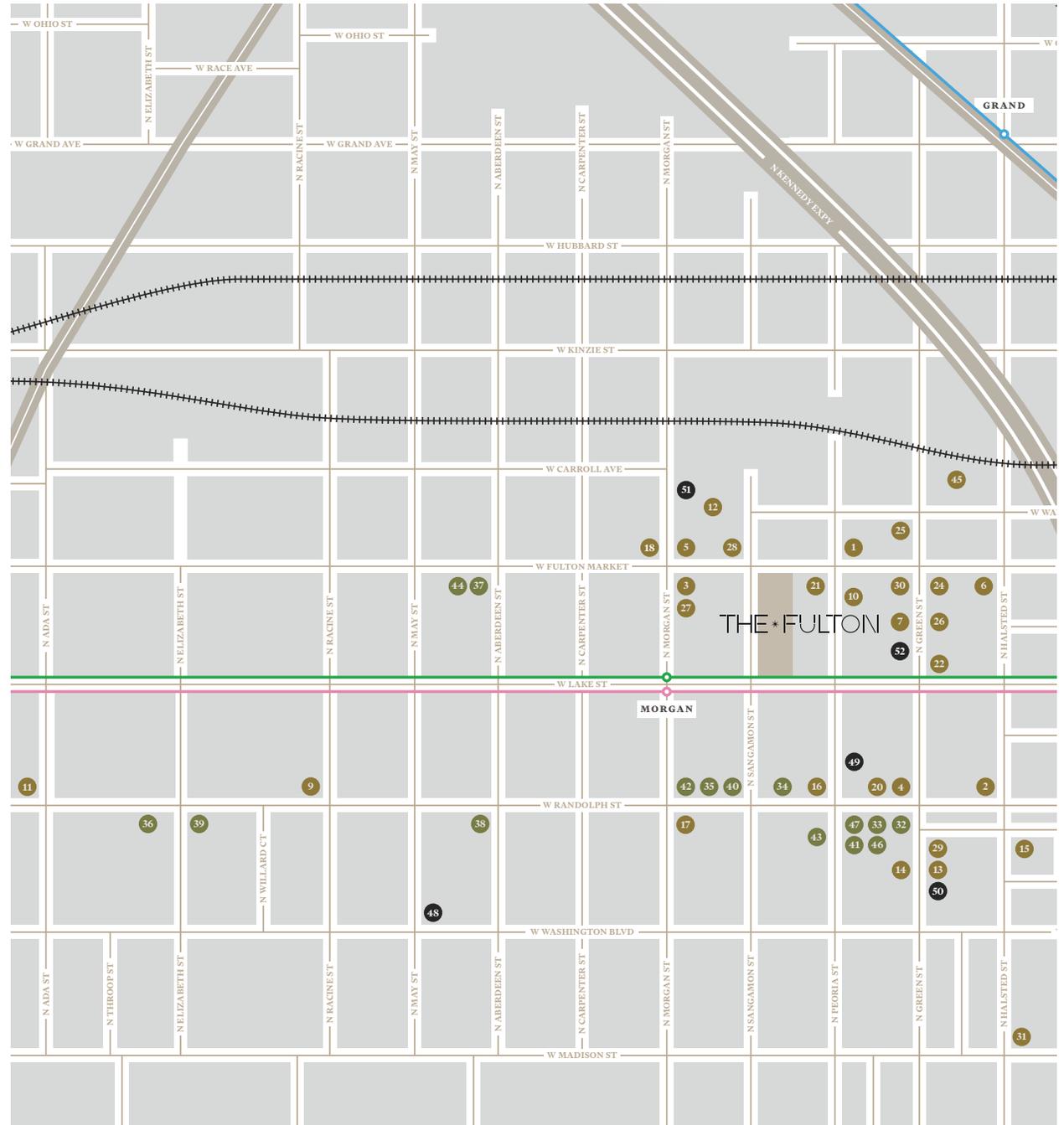
- 30 The Publican
- 31 Whole Foods

## RETAIL

- 32 Allbirds
- 33 Billy Reid
- 34 Bluemercury
- 35 Brookline
- 36 Corepower Yoga
- 37 Fjall Raven
- 38 Free People
- 39 House of Vans
- 40 Lululemon
- 41 Madewell
- 42 Mejuri
- 43 Notre
- 44 Patagonia
- 45 Studio Three
- 46 Uncommon James
- 47 Warby Parker

## HOSPITALITY

- 48 Hyatt House
- 49 Nobu
- 50 Soho House
- 51 The Emily Hotel
- 52 The Hoxton





Don't take our word for it...



The firm's Chicago office leader, said the "vibrant neighborhood will be a magnet for our recruits, and the state-of-the-art office will enable new forms of collaboration between our teams and our clients."



"Our new location enables us to better listen, learn and engage with our customers whilst providing a modern, worker-friendly headquarters that fosters collaboration and re-energizes employees. We are thrilled to join the West Loop and add to the vitality of this community."



"The Fulton Market neighborhood and the office building itself reflect the innovative, entrepreneurial culture of Greenberg Traurig. We were ready for a change that fosters fresh collaboration and a sense of community."



"EY targeted Fulton Market precisely because it is attracting so many companies, said EY Partner David Nichols. "You can hit a pitching wedge and hit about 10 of our clients," he said of the new wavespace location, which will be the firm's largest in the nation.



"Our employees and clients can take advantage of some of the city's best restaurants, hospitality and cultural establishments right outside our doorstep," says Jennifer Petersen, Allsteel's vice president marketing."



"Fulton Market is an exciting part of the City of Chicago that has acquired a well-deserved reputation for world-class food. We're privileged to be part of this rapidly-developing scene."

# The Building



# Building Features

In an era where your employees can work from anywhere, cultivate culture & loyalty in the most sought after location in Chicago.

Customize your office of the future in a health + wellness, and amenity focused, core/shell WELL Certified asset with premium branding and signage opportunities.

346,293 RSF of office

65 on-site parking spaces

10'-11' Window line

Hospitality grade amenities

22,714 RSF of retail

Large efficient floor plates/40-44k SF

~3,500 Sf of private outdoor space

New building systems & technology

Multiple private outdoor terraces

High Ceilings/13-14'

Ground Floor Retail (Gibsons & Equinox)



# Stacking Plan

**FLOOR 11: AMENITY FLOOR**

**FLOOR 10**  
 Total RSF 30,616 SF  
 Outdoor RSF 2,074 SF

**FLOOR 7-9**  
 Unavailable

**FLOOR 2: PARTIAL AVAILABILITY**  
 Available RSF 8,041 SF  
 Outdoor RSF 0 SF

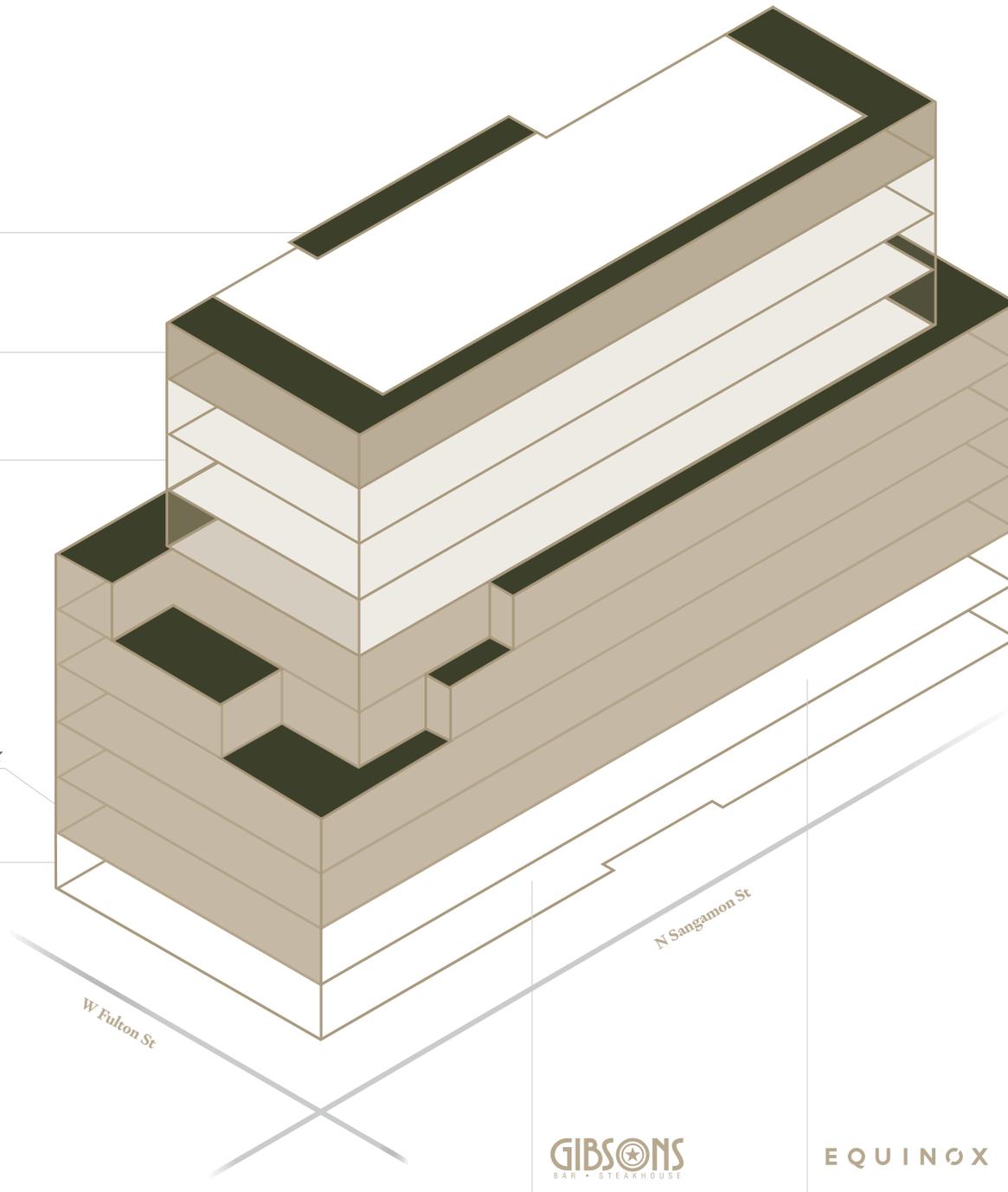
**FLOOR 1: UNAVAILABLE**

**FLOOR 6**  
 Total RSF 43,012 SF  
 Outdoor RSF 3,248 SF

**FLOOR 5**  
 Total RSF 45,294 SF  
 Outdoor RSF 3,248 SF

**FLOOR 4**  
 Total RSF 45,385 SF  
 Outdoor RSF 0 SF

**FLOOR 3**  
 Total RSF 45,015 SF  
 Outdoor RSF 0 SF



EQUINOX

- Vacant
- Leased
- Retail

PRIVATE TENANT OUTDOOR TERRACES



GIBSON'S ON FULTON



ATRIUM





# Floor Plans

## Floor 2 — 8,041 RSF



---

# Floor Plans

## Floor 3 — 45,015 RSF

---



---

# Floor Plans

Floor 4 — 45,386 RSF

---



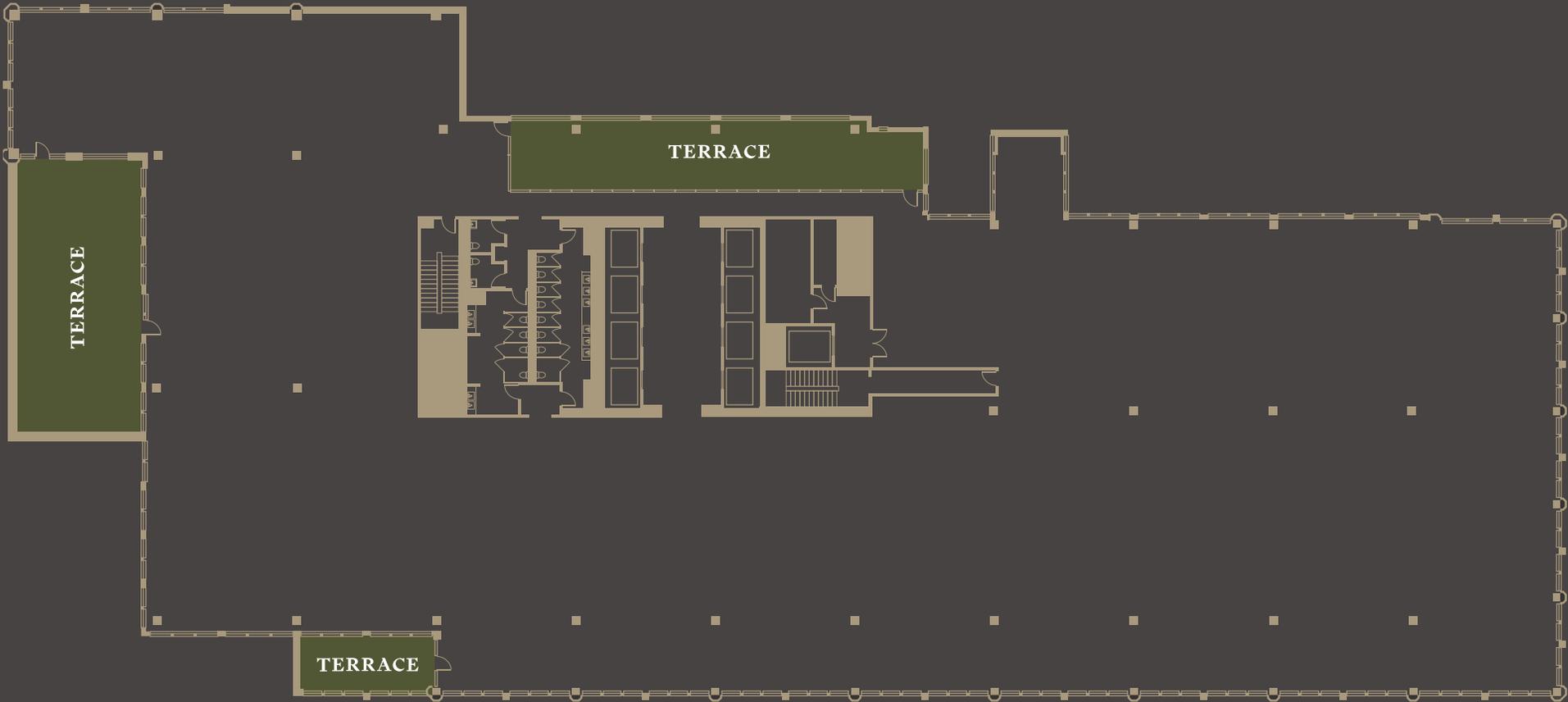
# Floor Plans

## Floor 5 — 45,294 RSF



# Floor Plans

Floor 6 — 43,013 RSF

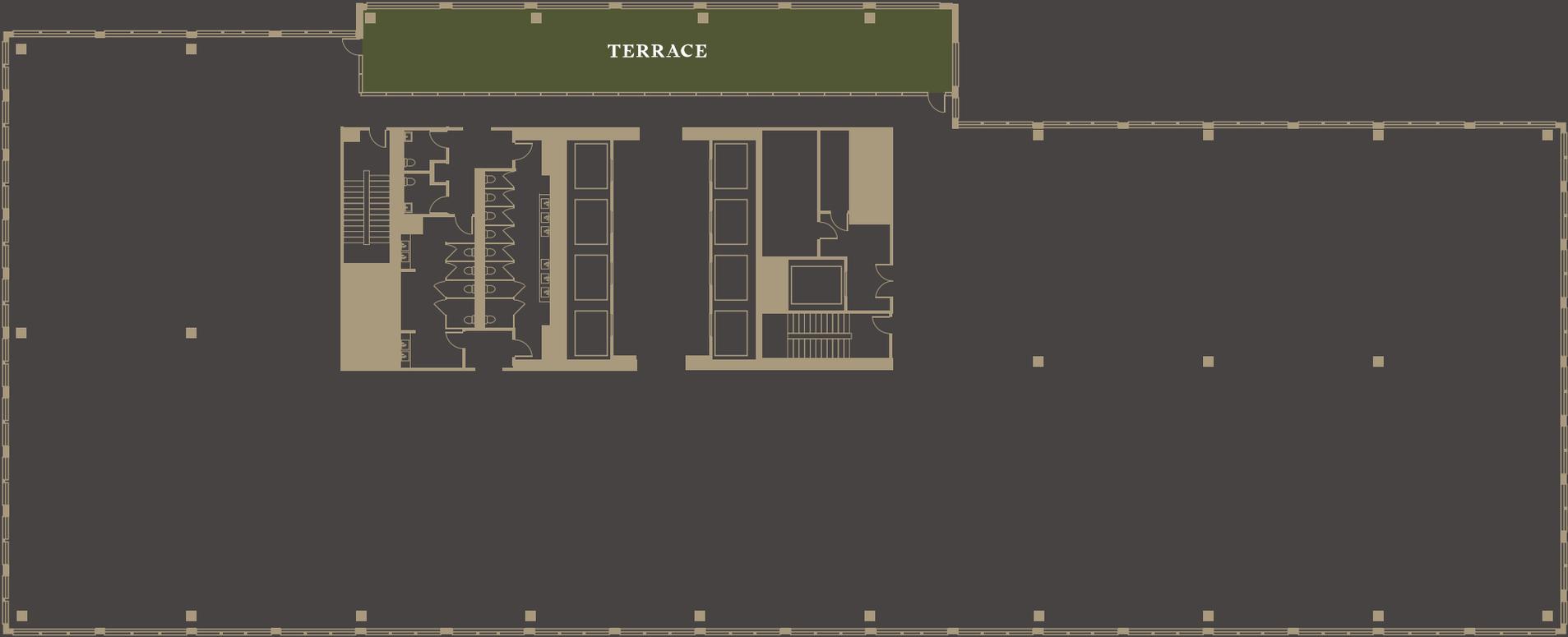


---

# Floor Plans

Floor 10 — 30,616 RSF

---



Amenity Floor 11  
16,000 SF indoor  
6,000 SF outdoor

**CONFERENCE CENTER**

Up to 100 people

**FITNESS CENTER**

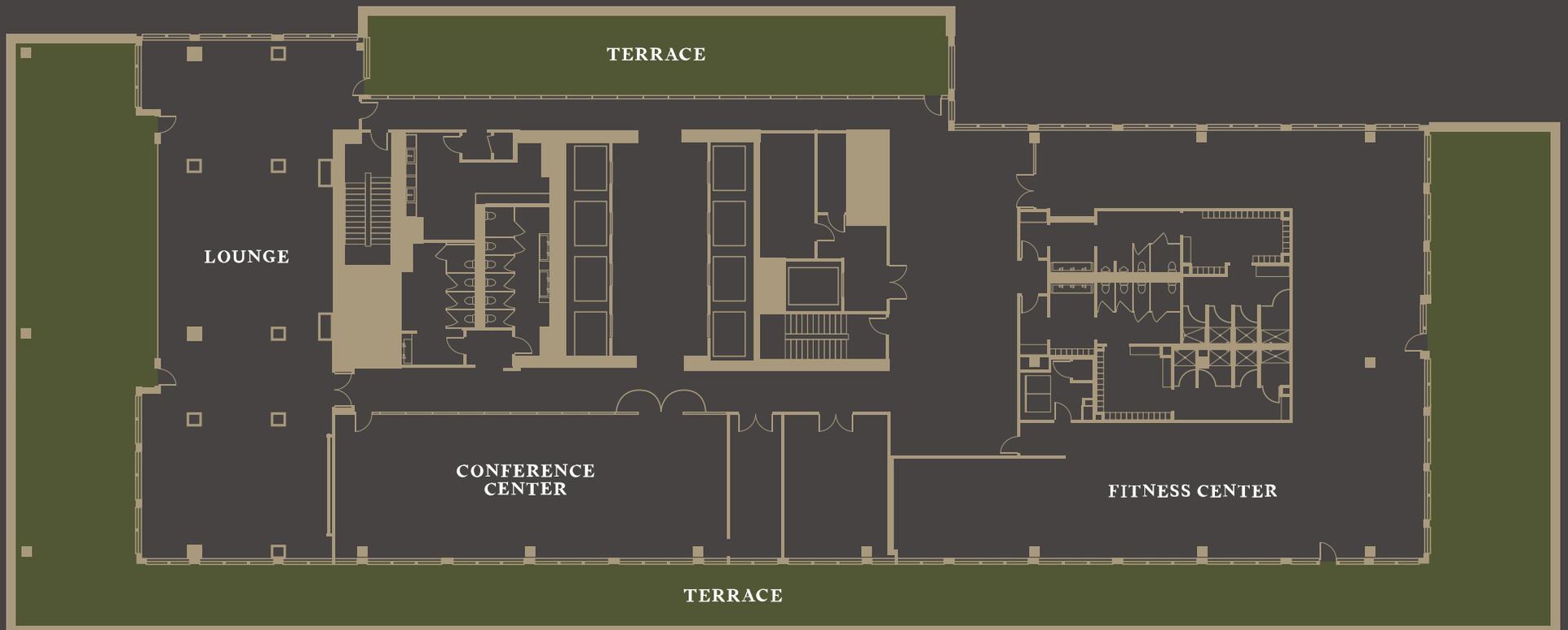
~4,000 SF.

**OUTDOOR SPACES**

6,000 SF.

**TENANT LOUNGE**

9,000 SF



A revolutionary world of wellness and hospitality focused amenities.

INTERIOR DESIGNER

AVENTIR

AMENITIES CONSULTANT

lulafit



CONFERENCE CENTER



AMENITY LOUNGE



Matt Pistorio  
matt@mad-rose.com  
847-924-3952

Adam Pines  
adam@mad-rose.com  
847-814-1049



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.