



MADISON  
ROSE

1320 W Fulton Market



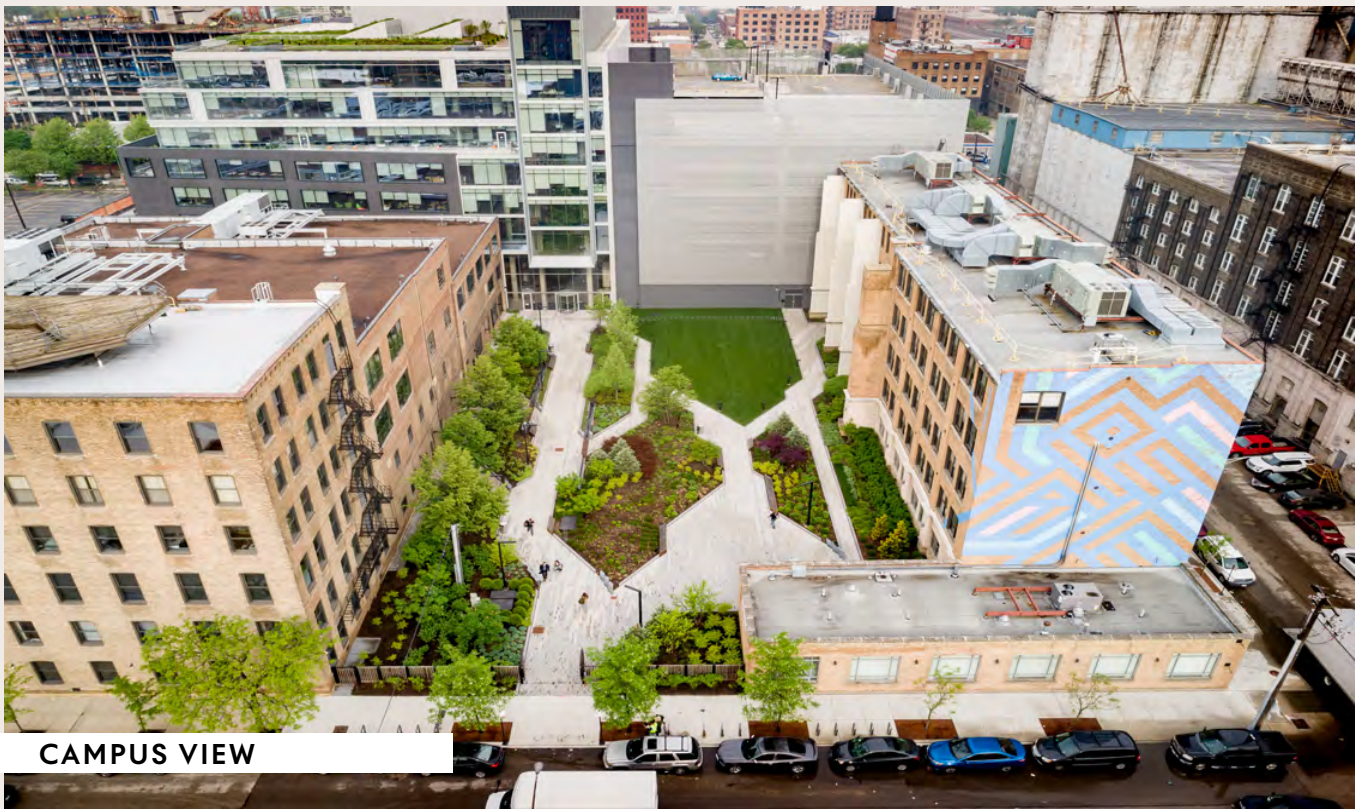
# 1320 W Fulton Market



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Ownership:	Alvarez & Marsal
Building Size:	121,000 SF
Year Built:	1916
Ceiling Height:	12 Feet
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Contiguous:	65,000 SF available Q1 2021
Parking:	166 on-site parking spaces





CAMPUS VIEW



POTENTIAL OFFICE LAYOUT

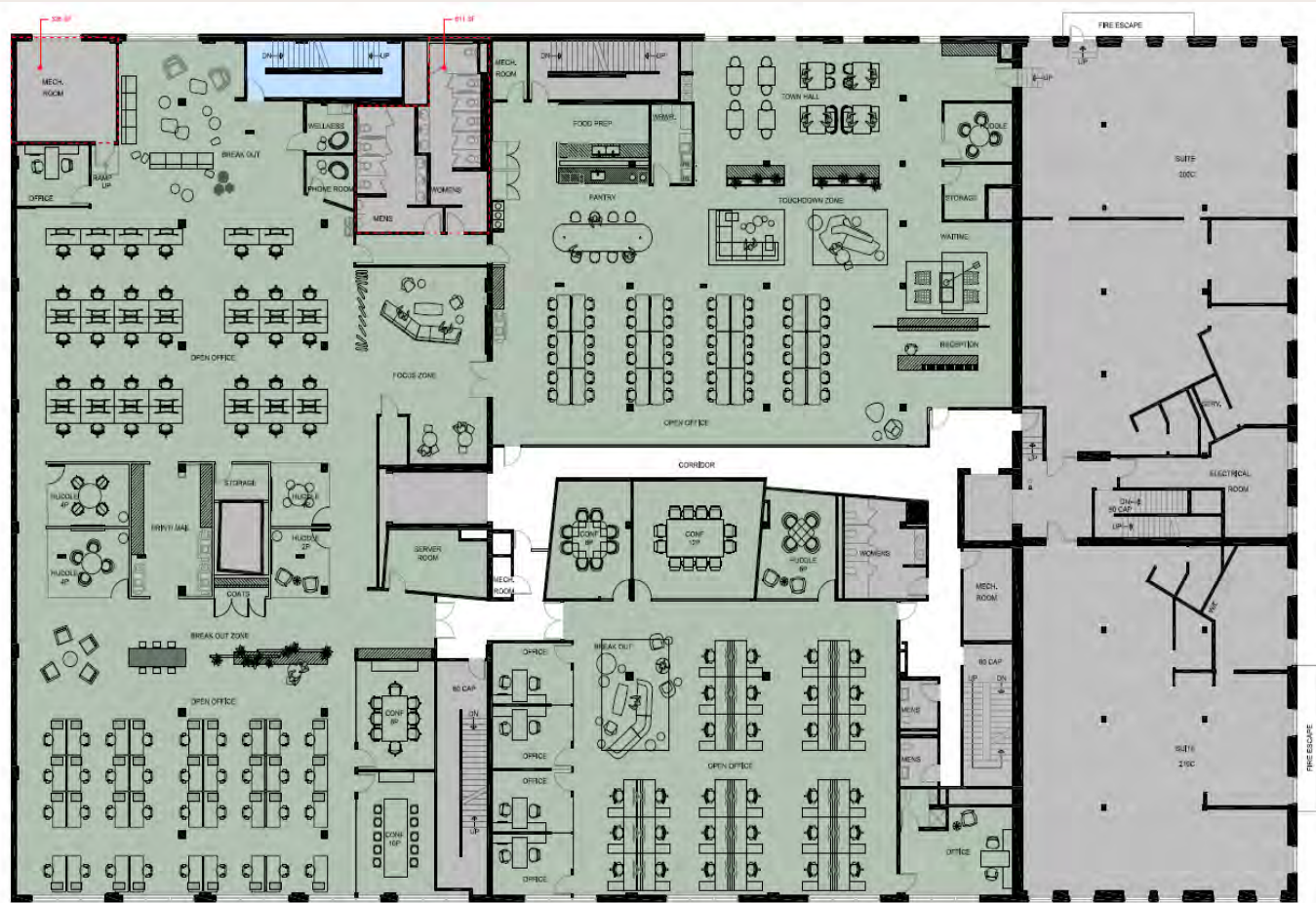
# OUR MISSION

The Fulton Market District has quickly become the most prestigious neighborhood in Chicago for restaurants, hotels, and now office tenants. Originally built in 1916 to house a Chicago Fire station, 1320 W Fulton Street features the authentic character and grit that today's office tenants have grown to love. As the Fulton Market District continues to redevelop, this building is a unique and timeless office opportunity at an unmatched price point.



## Suite 200B, 220B – 25,196 SF

Mock-up floor plan



## The Structure

- Original brick and timber construction
- Building top signage with unparalleled visibility
- Facade mural opportunity facing east to the city
- Warehouse style windows creating a genuine loft environment
- Available first floor industrial space with 18' ceilings







## Amenities

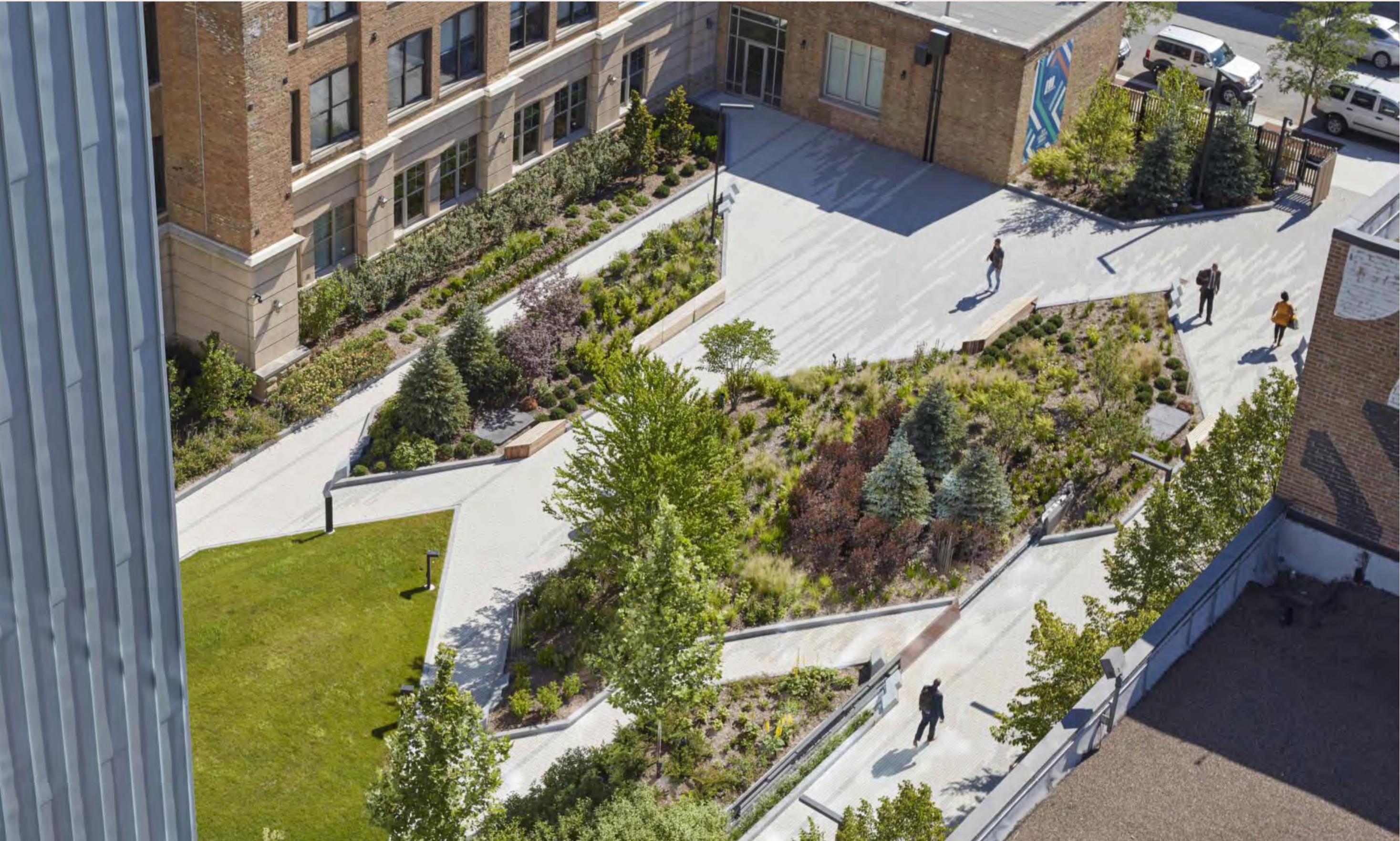
- Private outdoor courtyard space north of the building
- Full access to LifeStart fitness and amenity center at 1330 W Fulton, which was developed by Sterling Bay and delivered in 2018
- 4th floor tenant - exclusive patio opportunity
- Main indoor staircase available via direct entrance on Fulton Street to decrease elevator traffic
- Currently no office co-tenants, therefore minimizing contact exposure
- Shuttle service to Ogilvie Transportation Center



# Potential Signage Opportunities











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1 E Wacker Drive  
Suite 2010  
Chicago IL 60601

CONTACT

[info@mad-rose.com](mailto:info@mad-rose.com)  
847.924.3952