



# 212 NORTH PEORIA STREET

Fulton Market's  
Next Premier  
Class L Office  
Development.





*Original Schwinn Factory  
Late 1890s*



## MISSION STATEMENT

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 and institutions as well as works with best-in-class general contractors, architects, and law firms to bring our vision to fruition.



1100 W Fulton - 45,000 SF Office/Retail



1201 W Fulton - 433 Unit Residential



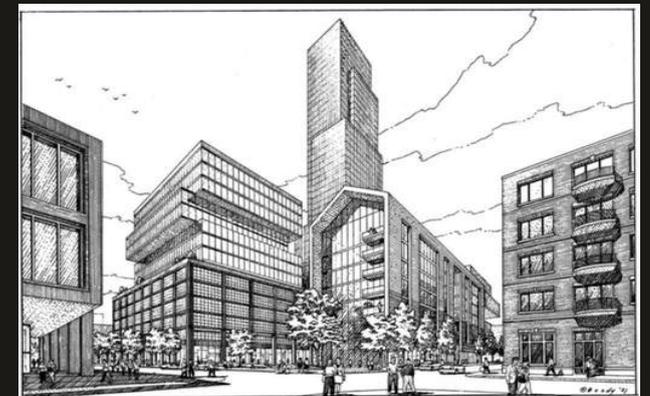
1045 W Fulton - 150,000 SF Office



919 W Fulton - 369,008 SF Office



1010 W Madison - 17,000 SF Retail



1200 + 1212 W Fulton & 1221 W Carroll  
1.1 Million SF Mixed Use Development

LEASED

LEASED

55,810 RSF  
OFFICE AVAILABLE

11,000 RSF  
RETAIL AVAILABLE



*Direct Access to —*

**GIBSONS**  
BAR • STEAKHOUSE

**EQUINOX**

## BUILDING FEATURES

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- 100,000+ RSF of Office
- Class L Tax Designation
- Private Ground Floor Lobby & Multiple Entrances
- Fulton Market Access via Atrium
- On-Site Private Parking
- 14' Ceilings
- Building Naming Rights
- Newly Renovated Building Systems
- Access to Best in Class Building Amenities
- Original Schwinn Bicycle Headquarters



OFFICE LOBBY



OFFICE CONCEPT RENDERING



OFFICE CONCEPT RENDERING

# 212 NORTH PEORIA

- Lake St - On South
- Randolph St - On/Off North + South
- Randolph St - On North Off North + South
- Madison St - On/Off North + South
- Ogden - On North Off South

MORGAN STATION  
1-2 MINUTE WALK

90  
94  
8-10 MINUTE WALK

OGILVIE STATION  
UNION STATION  
10 - 12 MINUTE WALK



**ONSITE PARKING  
AT 212 N PEORIA**

## NEARBY PARKING DAILY OPTIONS AT:

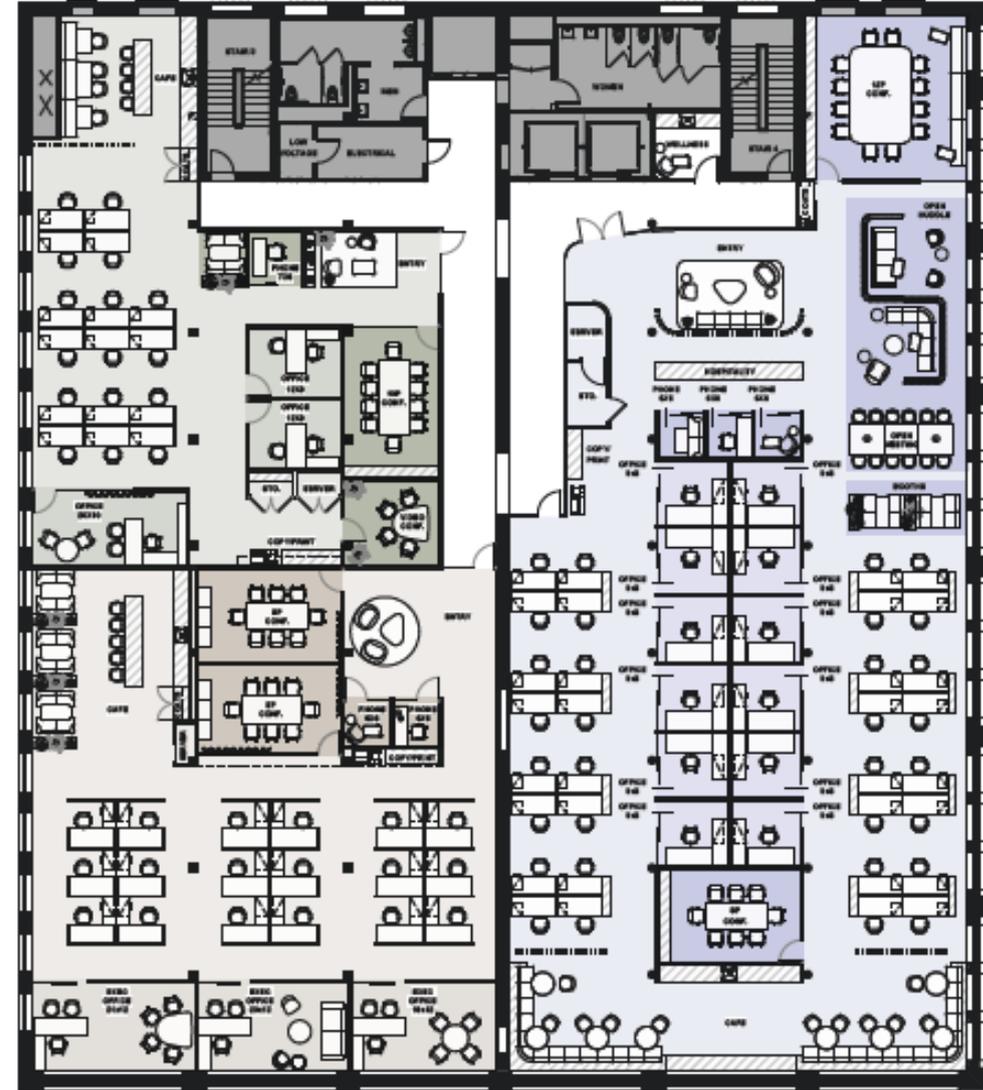
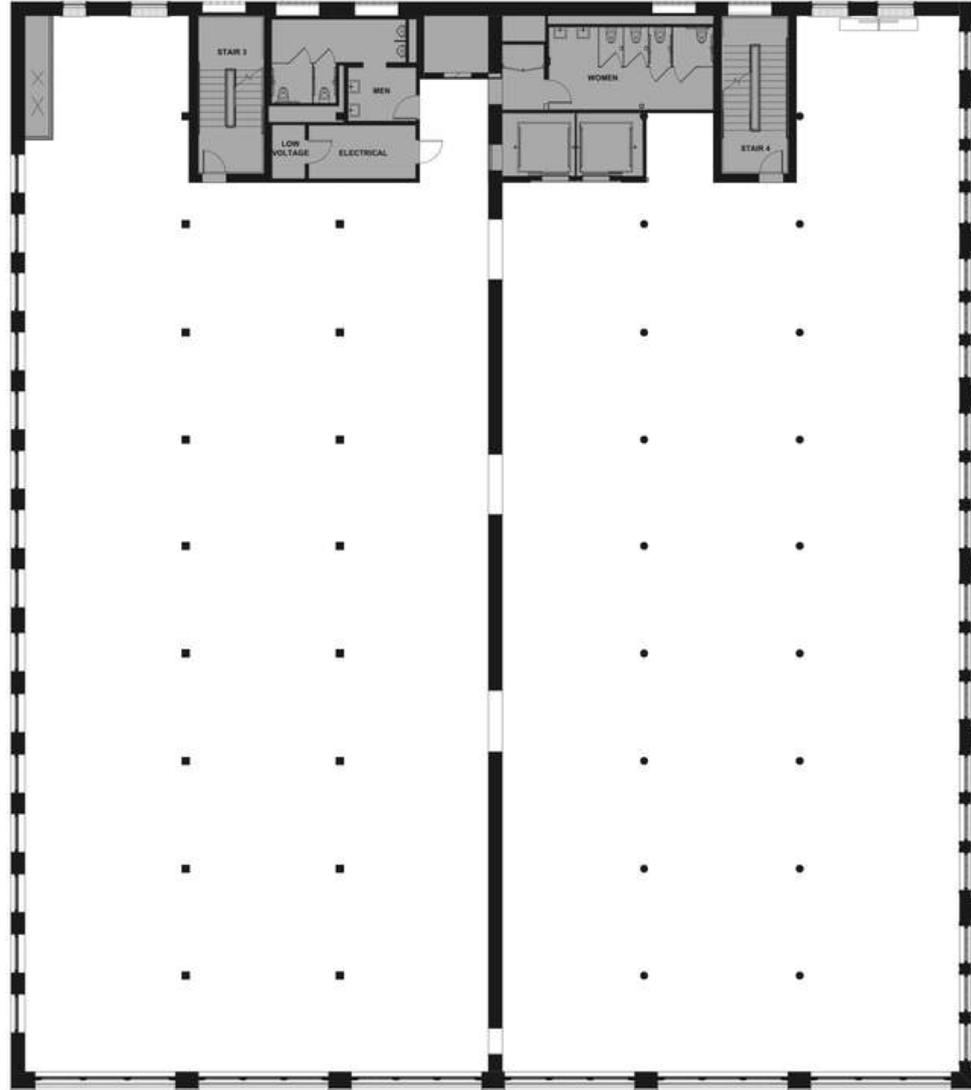
- 1K Fulton - 300 spots total
- 315 N Peoria - 117 spots total
- 333 N Green - 326 spots total
- 1330 W Fulton - 796 spots total
- 900 W Randolph - 75 spots

- 225 N Elizabeth - 95 spots
- 160 N Morgan - 89 spots
- 166 N Aberdeen - 70 spots
- 210 N Aberdeen - 102 spots
- 1114 W Carroll - 95 spots

# Floorplates

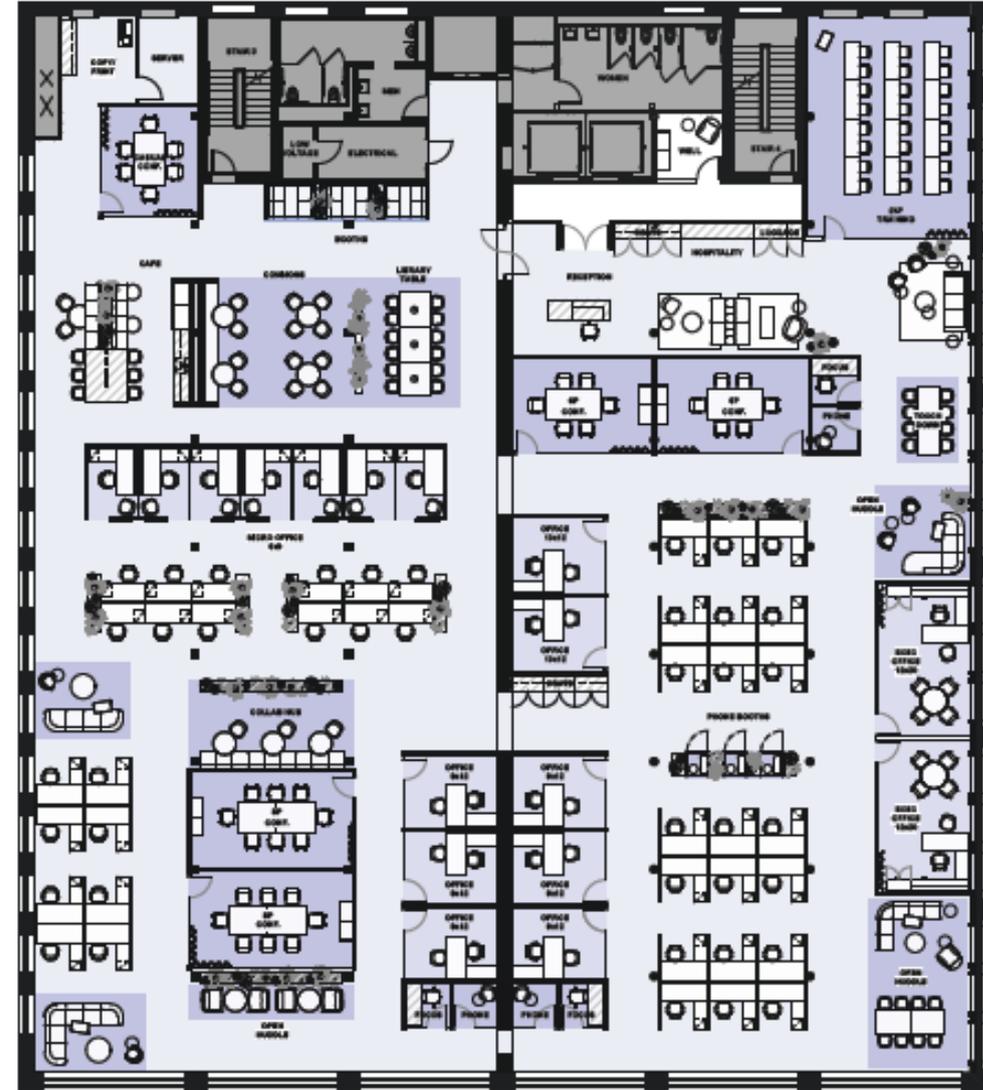
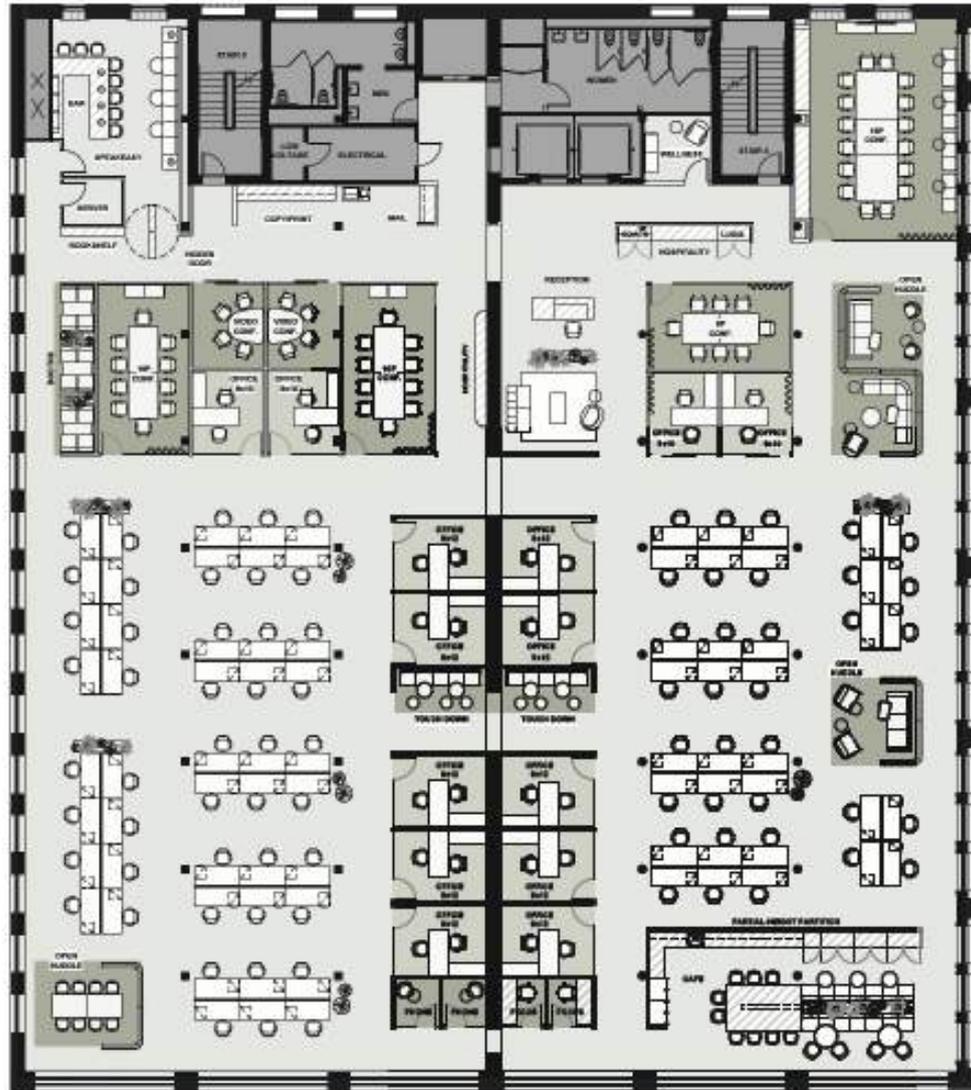
Sample Office Floorplan

18,500 RSF per Floor



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18,500 RSF per Floor





A revolutionary world of wellness and hospitality focused amenities

Interior Designer:



Conferencing: Up to 100 People  
Fitness Center: ~4,000 SF  
Outdoor Space: 3 Terraces = 6,000 SF



Level 11 - Amenity Floor

16,000 SF Indoor  
6,000 SF Outdoor









212 North Peoria Street



**Matt Pistorio**  
President & Founder  
847.924.3952

**Adam Pines**  
Senior Vice President  
847.814.1049

Office Inquiries

