

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



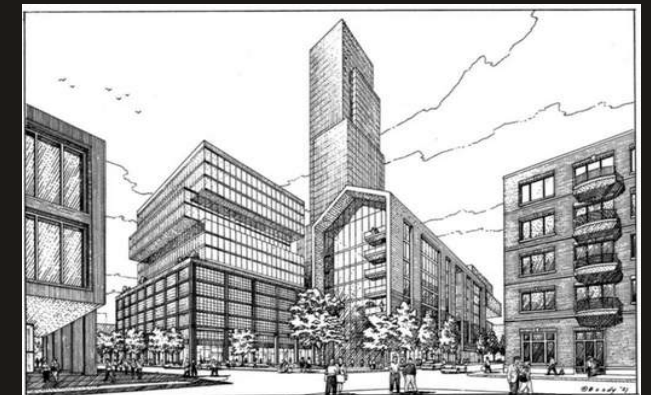
1045 W Fulton - 150,000 SF Office



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

13,968 RSF
RETAIL AVAILABLE



Direct Access to —

GIBSON'S
BAR • STEAKHOUSE

EQUINOX

BUILDING FEATURES

- 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



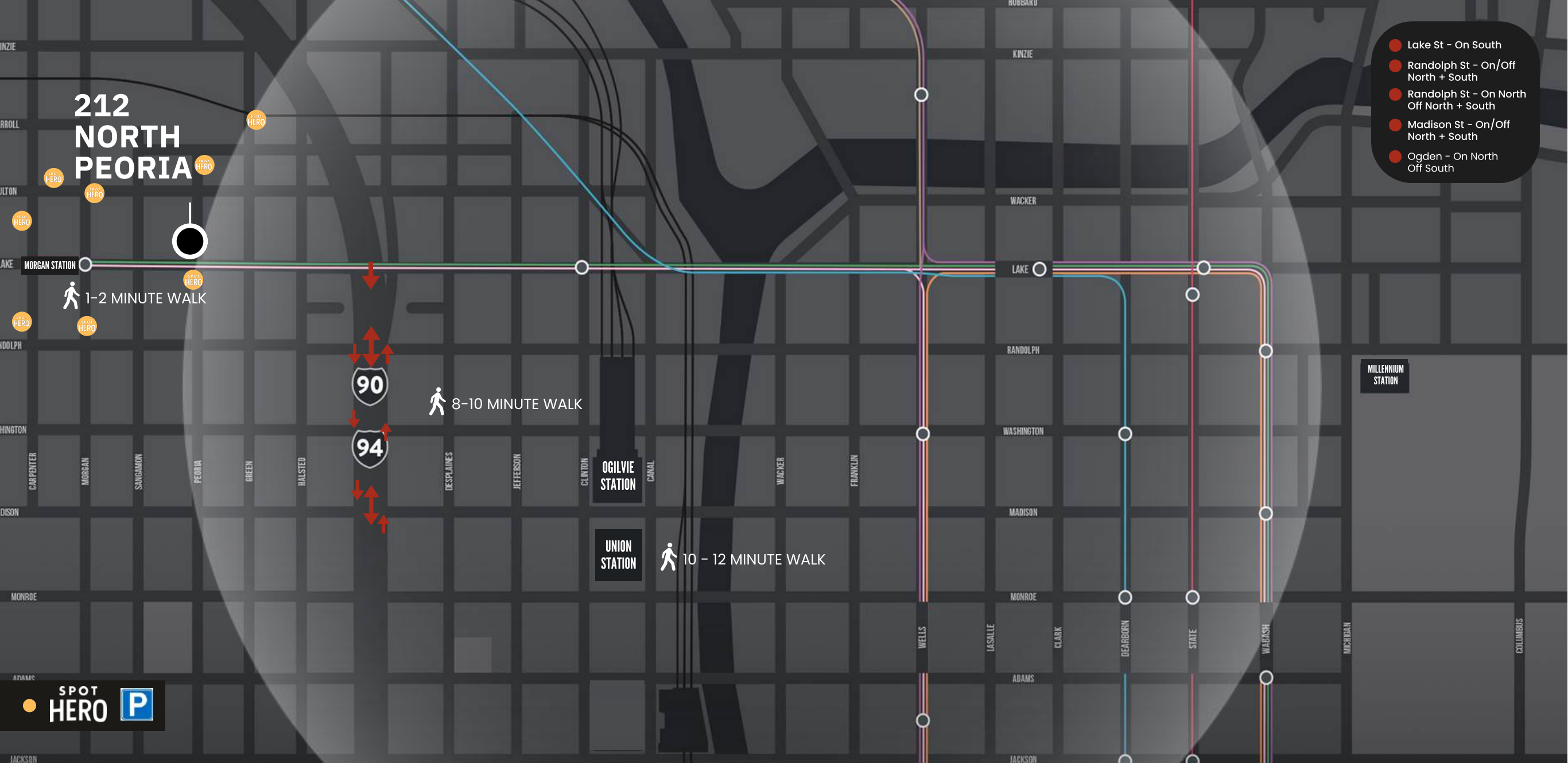
Office Lobby



Office Concept Rendering



Office Concept Rendering



- 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

ONSITE PARKING
AT 212 N PEORIA

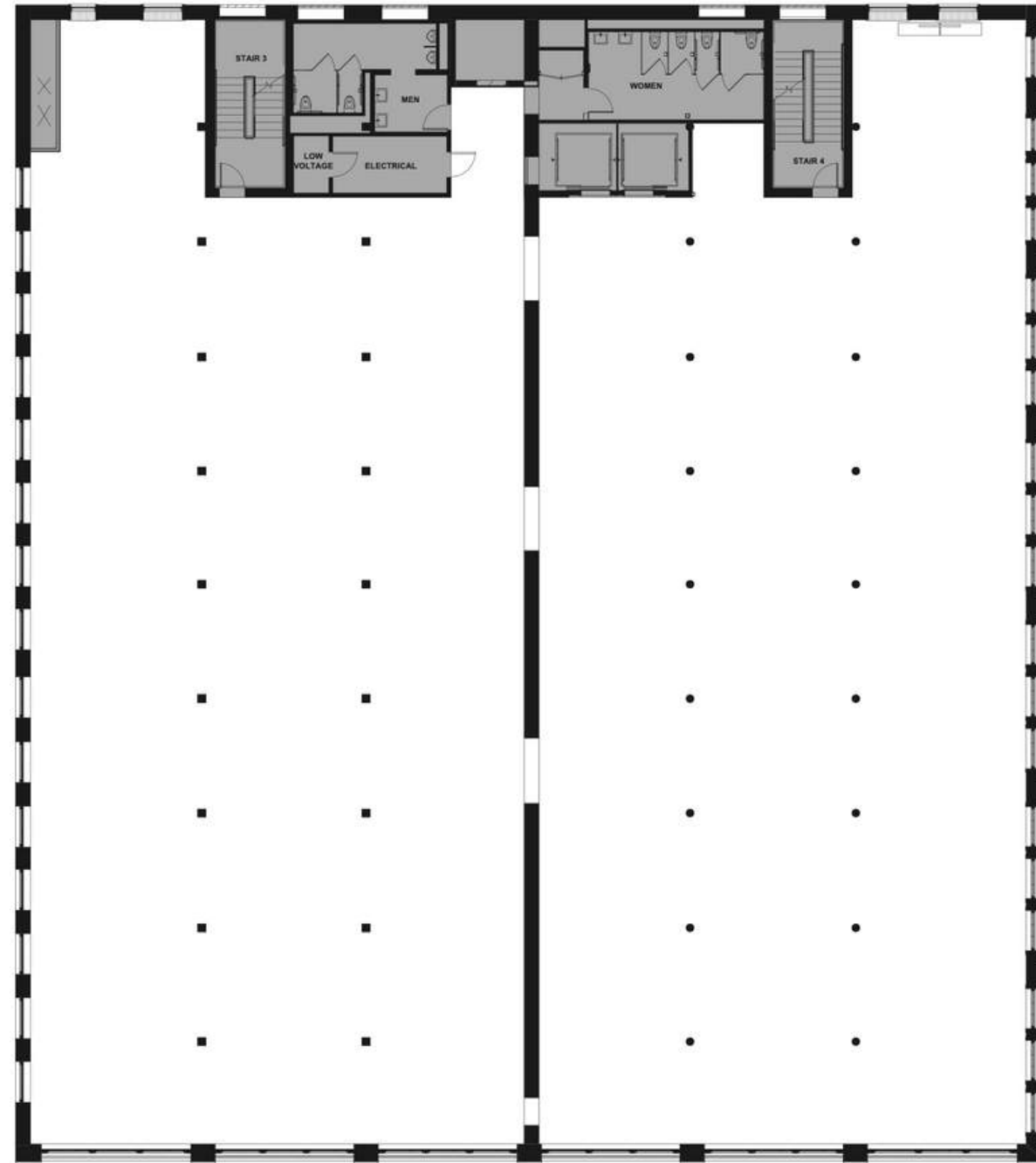
NEARBY PARKING
DAILY OPTIONS AT:

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



An architectural rendering of a modern multi-story building with a grid-like facade of dark frames and large glass windows. The building is set in an urban environment, with other city buildings visible in the background. A prominent rooftop garden is visible, featuring several small trees, white patio umbrellas, and people sitting on the lawn. The foreground shows a brick wall and more of the building's facade.

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



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Office Inquiries

