



# 919 WEST FULTON MARKET

A WELL Certified Building

**FULTON** ST.  
COMPANIES

jdl.

  
MADISON  
ROSE







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The hottest market in the nation.

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Health & Wellness.

A revolutionary world of wellness and curated amenities

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919 On Fulton Market  
10.2023 Presentation



## 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



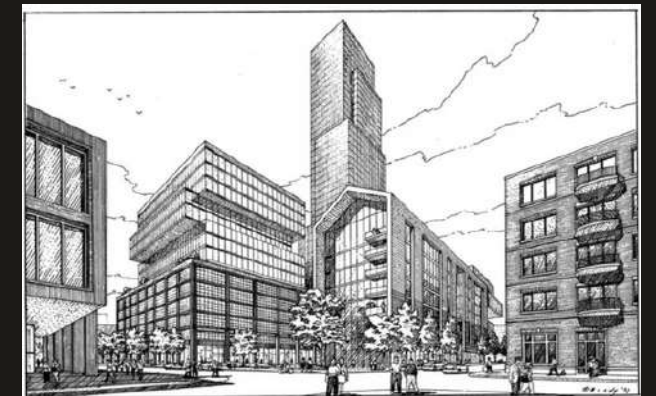
1045 W Fulton - 150,000 SF Office



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





## MISSION STATEMENT

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.



One Chicago - 2.2 Million SF Luxury Mixed Use Development



1000 S Clark - 469 Unit Residential



9 W Walton - Luxury Condos - Record Sale Price in Illinois



640 N Wells - 250 Unit Residential



1225 Old Town - 250 Unit Residential + 33,000 SF Retail



Halsted Flats - 270 Unit Residential



WE CREATE BUILDINGS THAT STAND OUT BY FITTING IN.

**Morris Adjmi** has earned a reputation for creating contemporary architecture and environments inspired by art, history, and context using sustainable technologies and innovative materials. Each design decision is guided by a deep appreciation for and understanding of the integral architectural, artistic, cultural, civic, environmental, and economic forces that shape a project. This rigorous, research-based approach has helped to establish MA as a leader in the revitalization of post-industrial neighborhoods and historic districts with projects that are imbued with a distinct sense of place and purpose.

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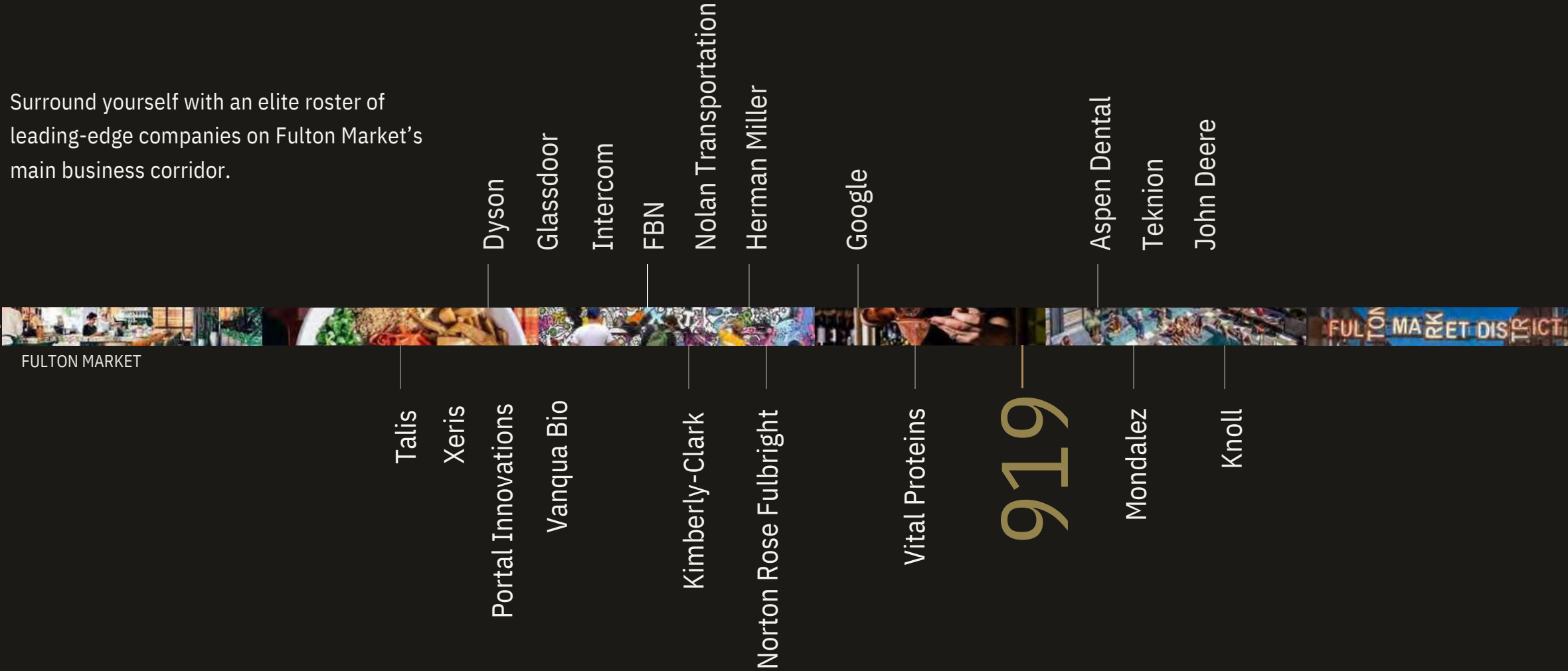
An aerial view of a modern city street, likely in New York City, showing a mix of glass-fronted buildings and a rooftop terrace with people. The scene is dimly lit, suggesting dusk or dawn. The text is overlaid on the lower half of the image.

WPP

The Best Remaining Site in the  
Nation's Hottest Market,  
Fulton Market

# Plant your Flag ON FULTON.

Surround yourself with an elite roster of leading-edge companies on Fulton Market's main business corridor.





# 919 WEST FULTON



- 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

**65 ONSITE PARKING SPACES  
AT 919 W FULTON**

**NEARBY PARKING  
DAILY & MONTHLY  
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



# JUST AROUND THE CORNER...

## HOSPITALITY

the  
emily  
hotel

the hoxton



SOHO HOUSE

NOBU

HYATT  
house®

## RESTAURANTS

rose mary

BAR ★ SIENA

aba

Au Cheval

拉麵さん  
(RAMEN-SAN)

Nando's  
PERI-PERI CHICKEN

ROISTER



BOQUERIA

CIRA

LYRA

FIORETTA

Aviary



BLIND BARBER

elske

duck duck goat

PUNCH BOWL  
SOCIAL

jemis

cabra  
cevicheria

GIRL & THE GOAT

LEÑA  
BRAVA

sushi DOKKU

La COLOMBE  
COFFEE ROASTERS

CITY WINERY

SUNLIFE  
Signature

la  
SIRENA  
CLANDESTINA



PUBLICAN  
QUALITY  
M·E·A·T·S

HAYMARKET  
PUB & BREWERY

GREEN STREET  
SMOKED MEATS

STUMPTOWN  
COFFEE ROASTERS

WHOLE  
FOODS

thePUBLICAN

patagonia® lululemon MEJURI bluemercury Madswell brooklinen

## RETAIL



UNCOMMON JAMES

Madhappy™

free people

BILLY REID

alibirds



MACK WELDON

WARBY PARKER

corepower  
YOGA

ANTHROPOLOGIE

STUDIO III

BLVDier  
MADE TO MEASURE ATELIER

NOTRE



# RESIDENTIAL

**376**  
RESIDENTIAL UNITS

**4,200+**  
RESIDENTIAL UNITS

**4,000+**  
RESIDENTIAL UNITS



**PRE 2017**

**2022 - 2023**  
DELIVERED OR UNDER  
CONSTRUCTION

**PROPOSED**





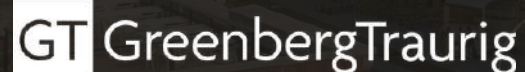
# Don't Take Our Word For It ...



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."



An architectural rendering of a modern multi-story building with a glass facade and brick accents. The building features a prominent rooftop garden with various plants, trees, and seating areas. The scene is set in an urban environment with other buildings visible in the background. The text '919 On Fulton Market' is overlaid on the image in a gold, serif font.

# 919 On Fulton Market





*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.*

## **Building Features**

- 346,293 RSF of Office
- 22,714 RSF of Retail
- Multiple Private Outdoor Terraces
- 65 On-Site Parking Spaces
- Large Efficient Floorplates/ 40- 44K SF
- High Ceilings/13-14'
- 10'-11' Window line
- ~3,500 sf of Private Outdoor Space
- Ground Floor Retail (Gibsons)
- Hospitality Grade Amenities
- New Building Systems + Technology



172'  
Tallest building in the  
Fulton Market Historic District

13' to 14'  
Typical slab to slab height

10' to 11'  
Windows

- BULKHEAD  
172' - 4"
- ROOF  
165' - 4"
- MECH. PENT  
153' - 4"
- LEVEL 11  
140' - 4"
- LEVEL 10  
127' - 0"
- LEVEL 09  
114' - 0"
- LEVEL 08  
101' - 0"
- LEVEL 07  
87' - 0"
- LEVEL 06  
73' - 0"
- LEVEL 05  
59' - 0"
- LEVEL 04  
45' - 0"
- LEVEL 03  
31' - 0"
- LEVEL 02  
17' - 0"
- LEVEL 01  
0' - 0"



Amenities

30,323 RSF Available

 **HARRISON STREET**  
*Making an Impact.*

217,719 RSF Available

 **GIBSONS**  
BAR • STEAKHOUSE





WPP

Fulton View

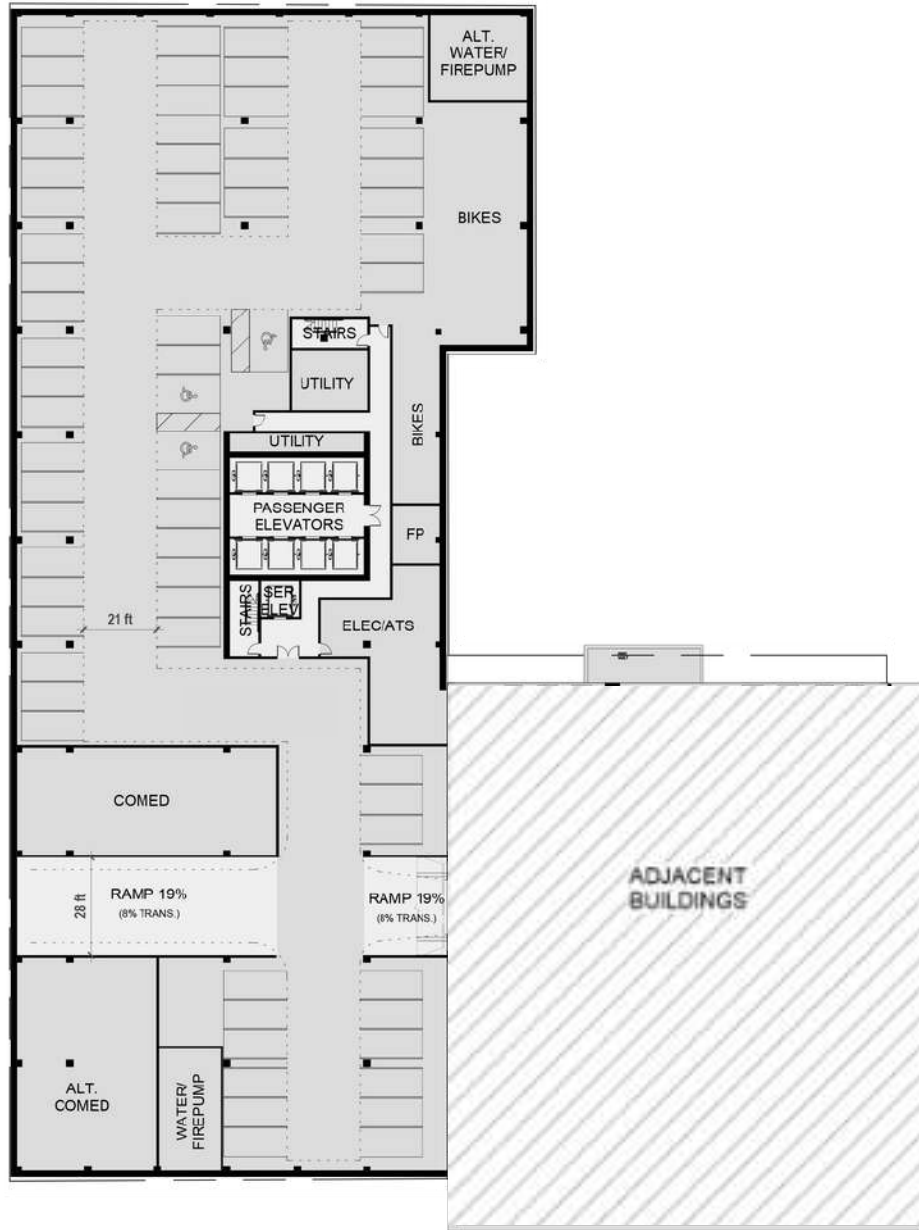


# Floorplates









Lower Level  
Parking



Level 1  
22,714 RSF Retail









Building Atrium



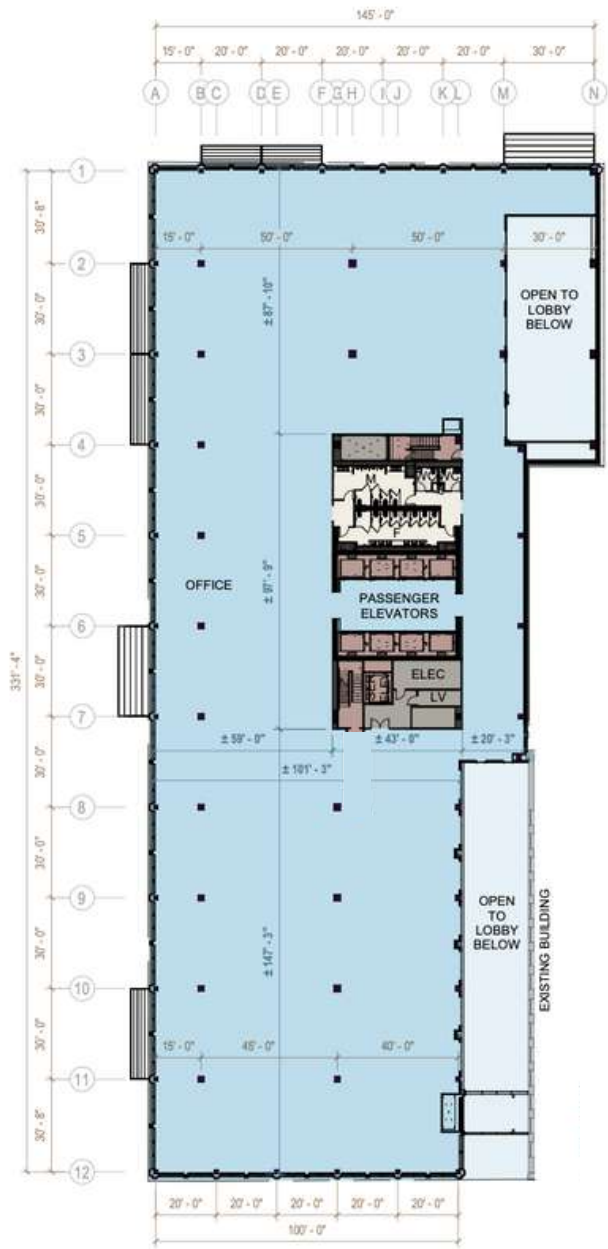




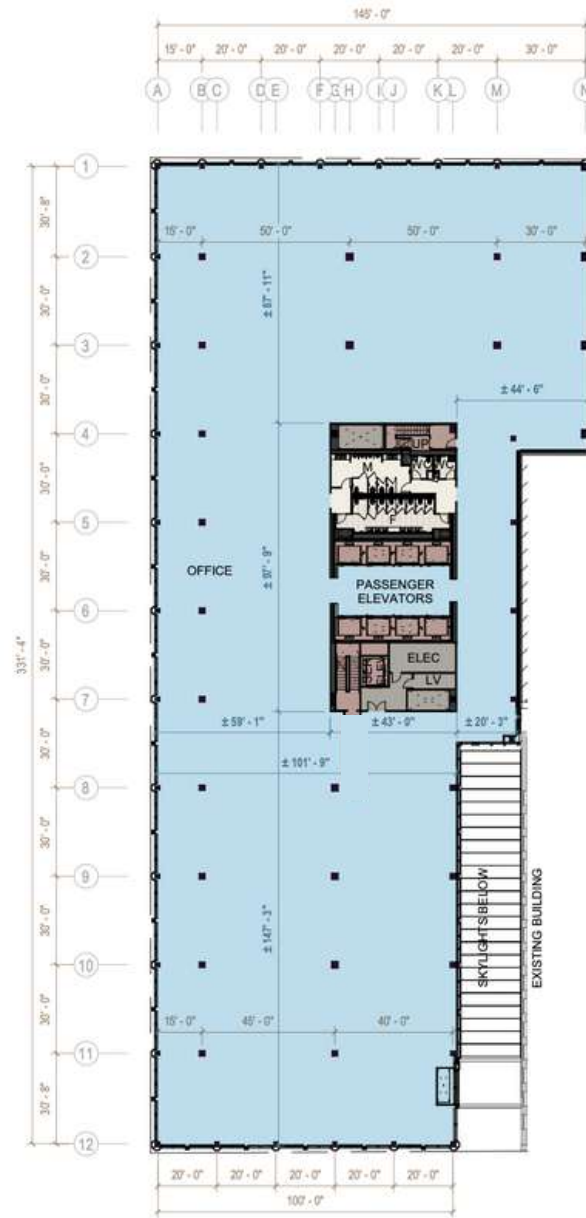
Building Lobby







Level 2  
41,554 RSF

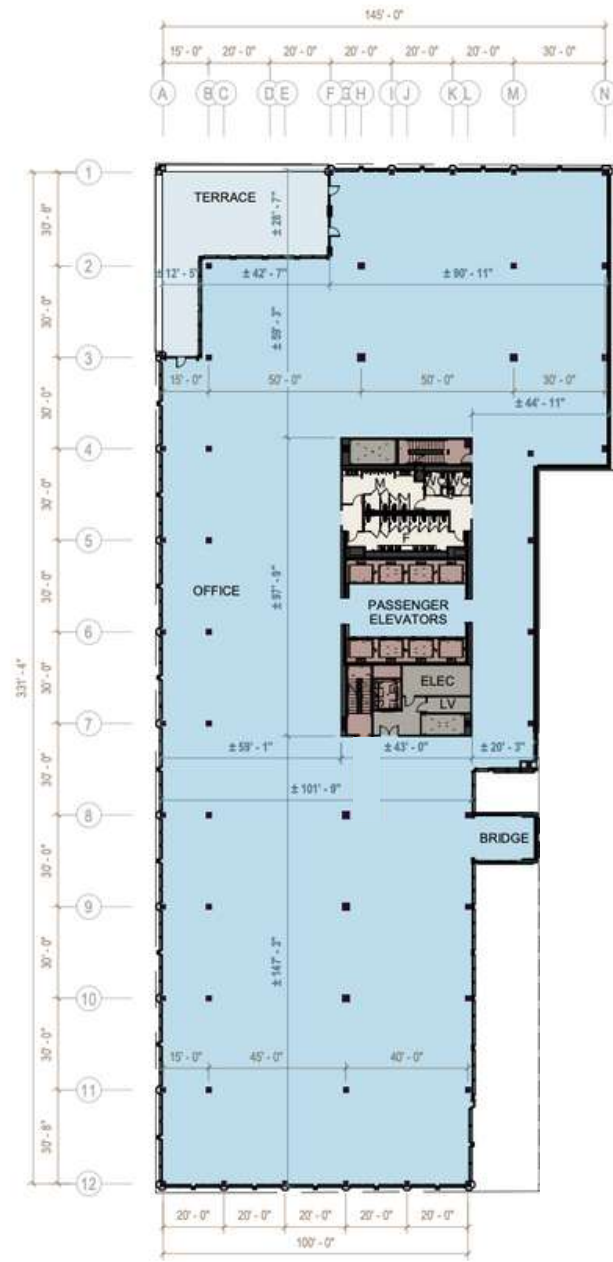


Level 3  
44,504 RSF



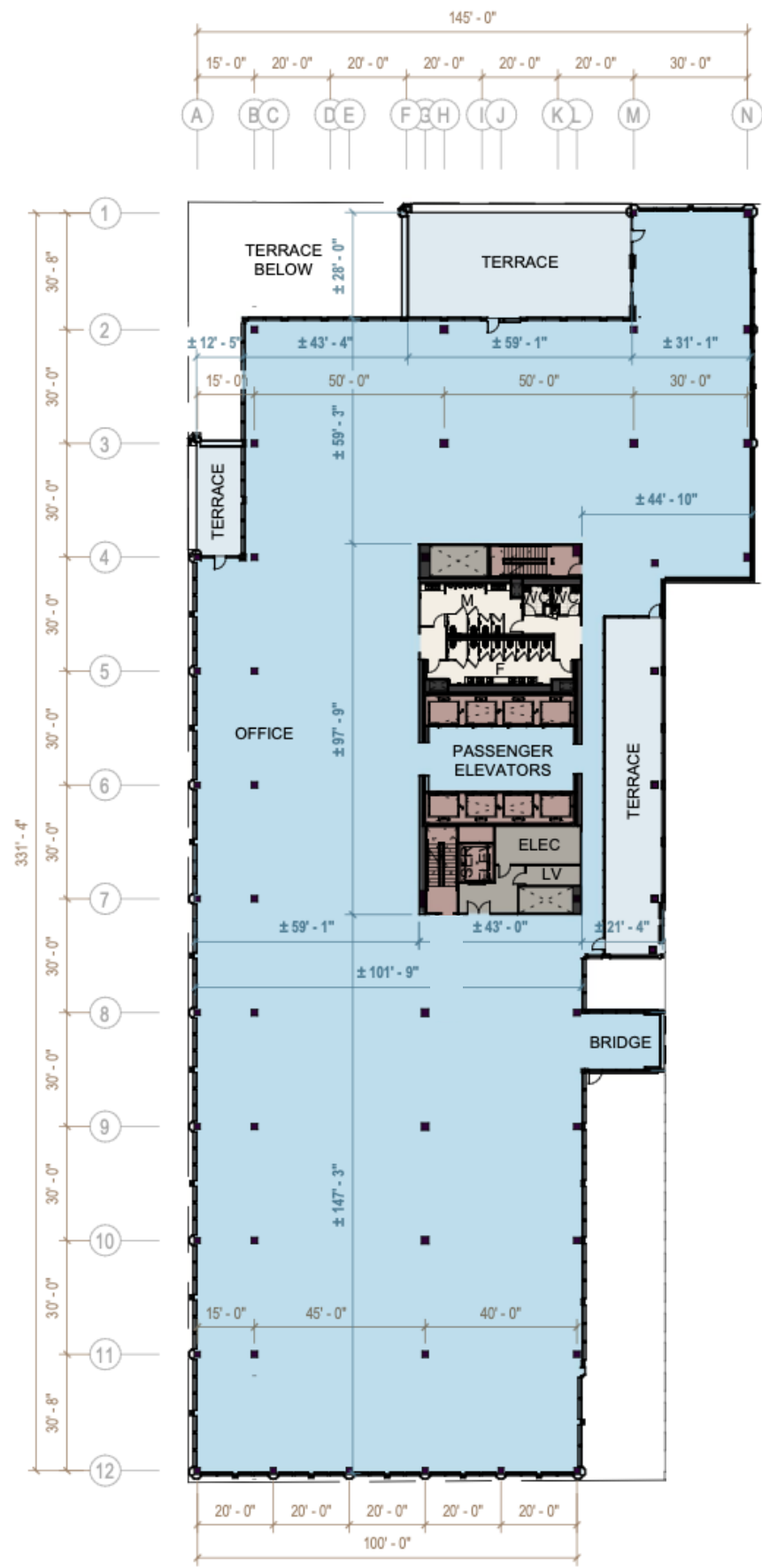


Level 4  
44,713 RSF

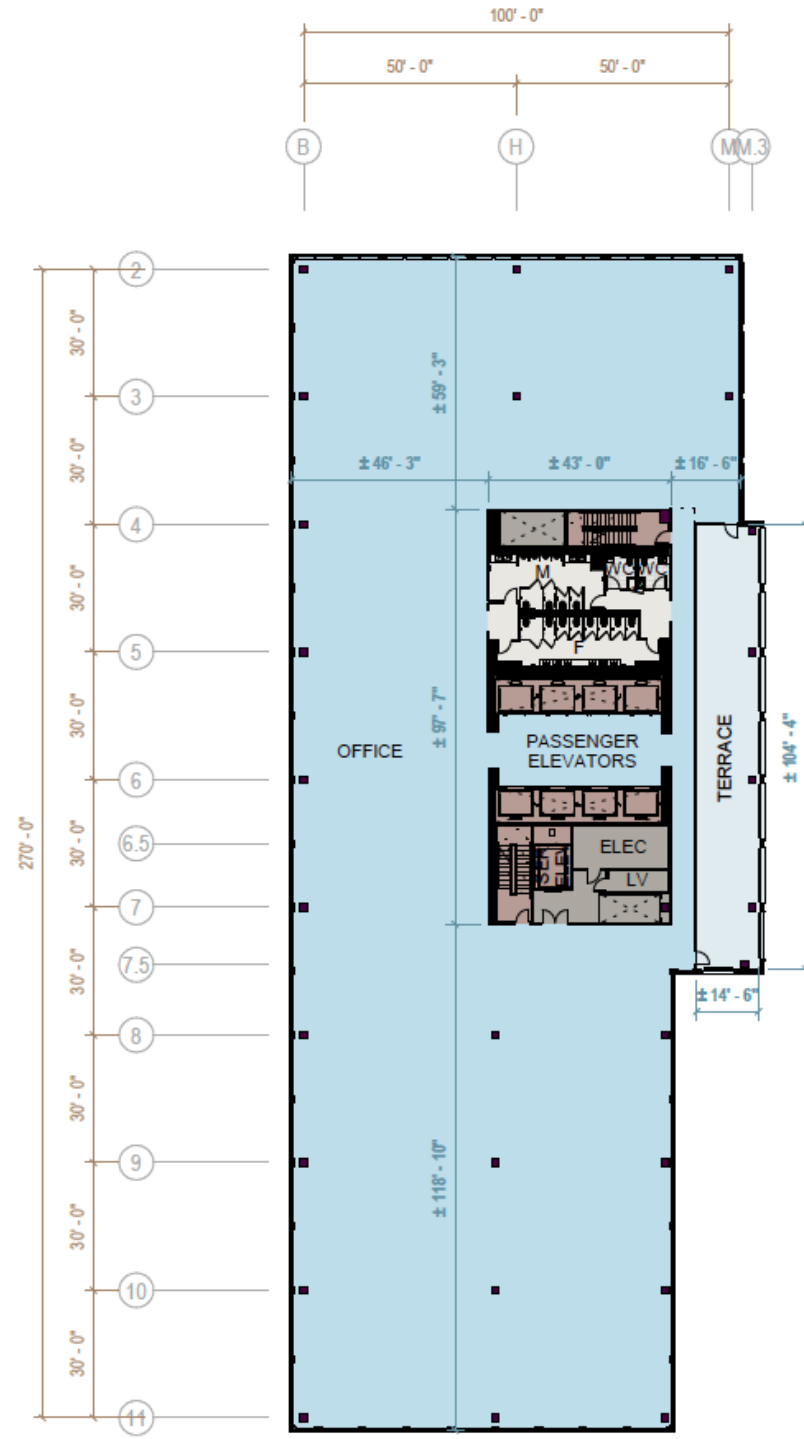


Level 5  
44,646 RSF





Level 6  
42,302 RSF



Level 10  
30,323 RSF



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







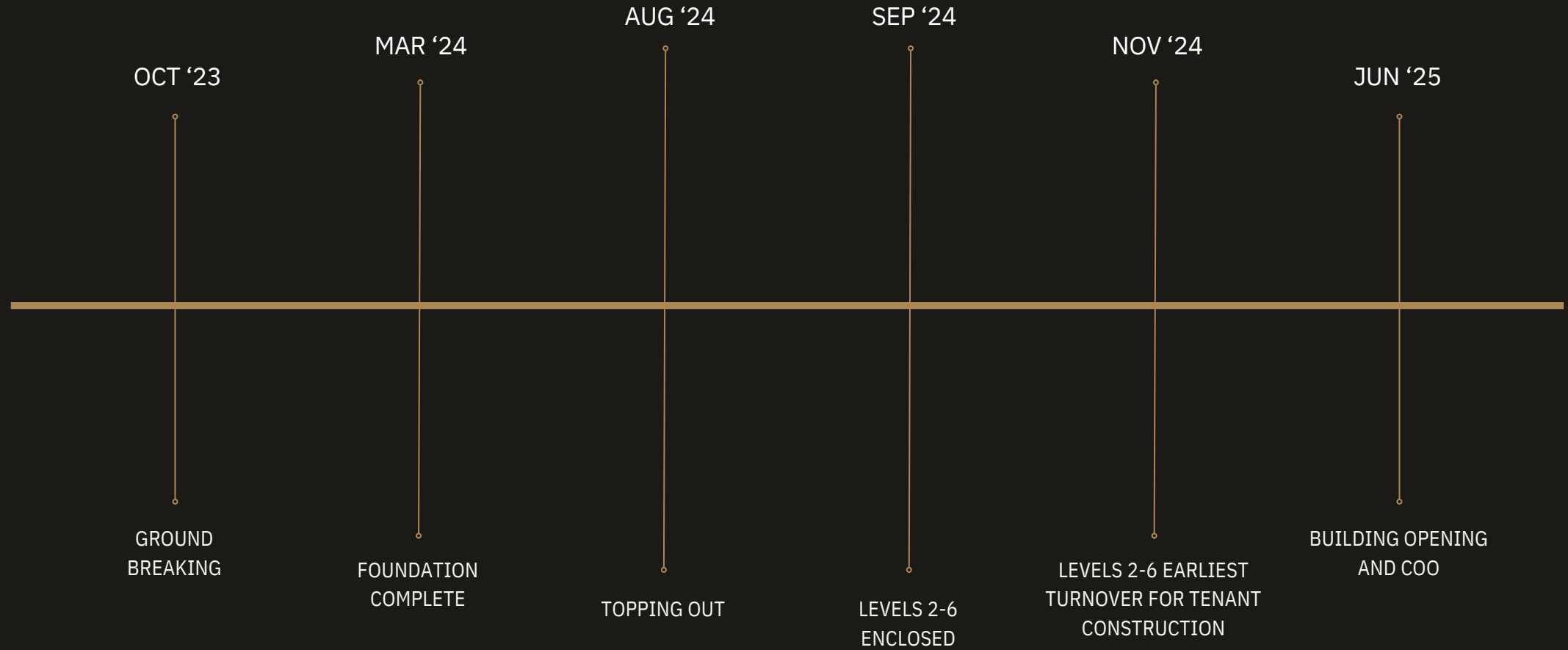








# PROJECT SCHEDULE





# 919 On Fulton Market



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