



210 NORTH CARPENTER

An Elevated Experience.

Elevated Retail.

210 North Carpenter is a 12-story, 200,000 square foot retail and office building in Fulton Market, Chicago's hottest neighborhood. The new construction building will feature 13,318 square feet of prime retail at Lake and Carpenter Streets. The space is ideal for retailers looking to elevate their brand and attract young, urban consumers who live, work and shop in Fulton Market.







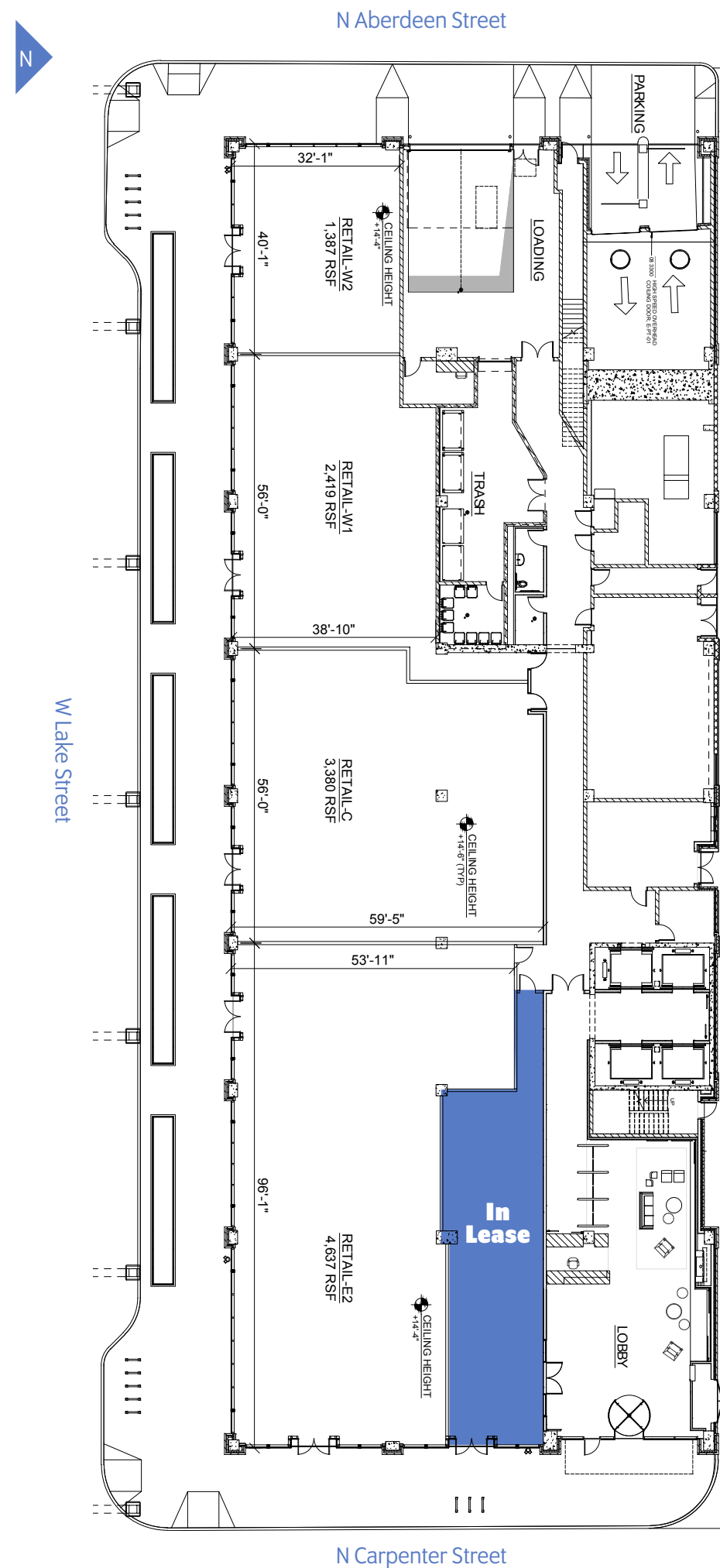
Retail features include:

- 13,318 RSF of retail space
- Clear height: 14'6"
- Column spacing: 28'+
- Black iron capabilities
- Outdoor seating
- Easy access to trash, loading and back of house
- Steps from the Morgan and Lake 'L' station
- 1,000+ daily employees in office above
- Delivering 3Q 2018

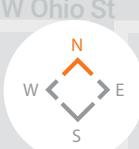


GROUND FLOOR RETAIL

~11,833 SF AVAILABLE

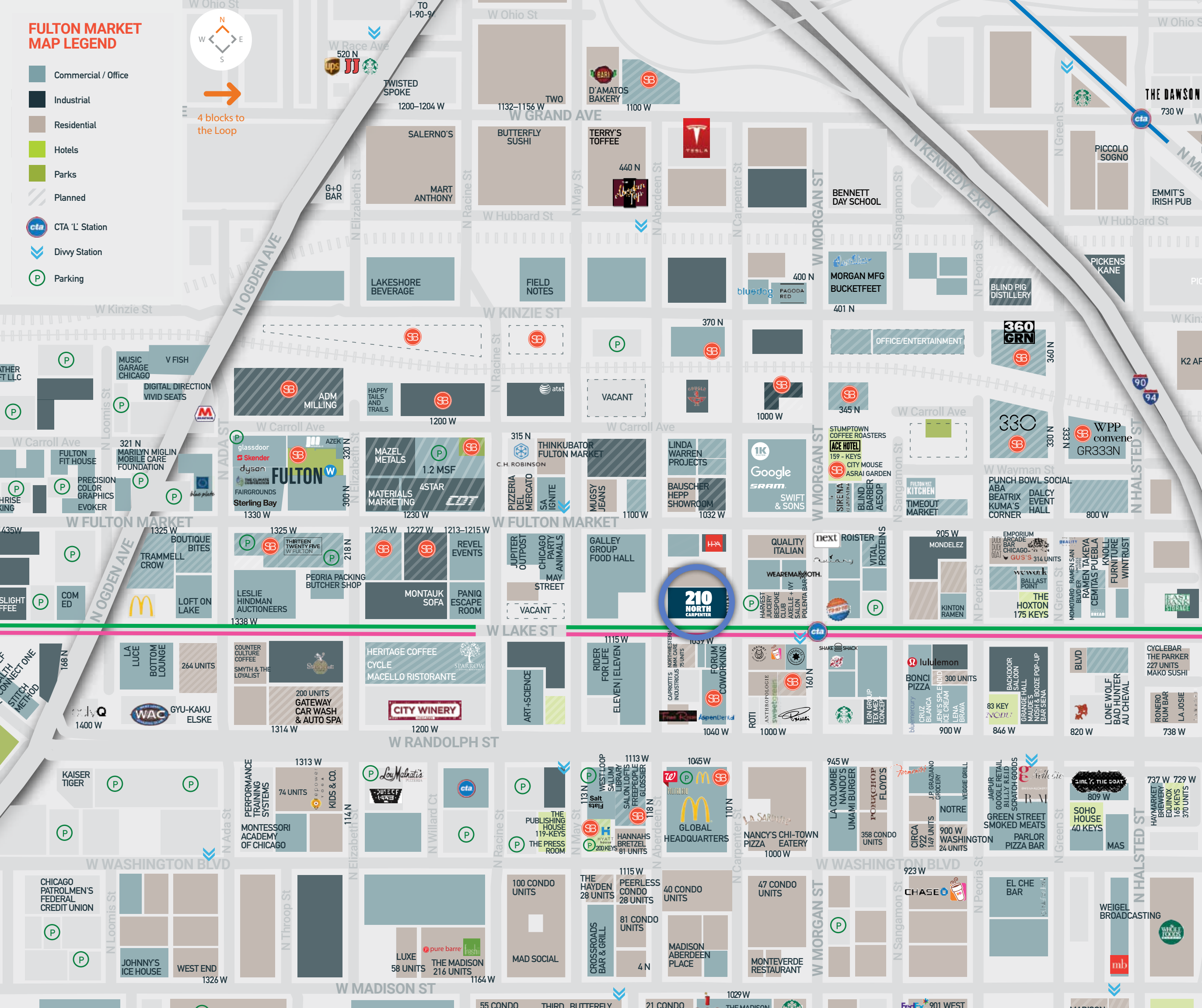


FULTON MARKET MAP LEGEND



4 blocks to the Loop

-  Commercial / Office
-  Industrial
-  Residential
-  Hotels
-  Parks
-  Planned
-  CTA 'L' Station
-  Divy Station
-  Parking

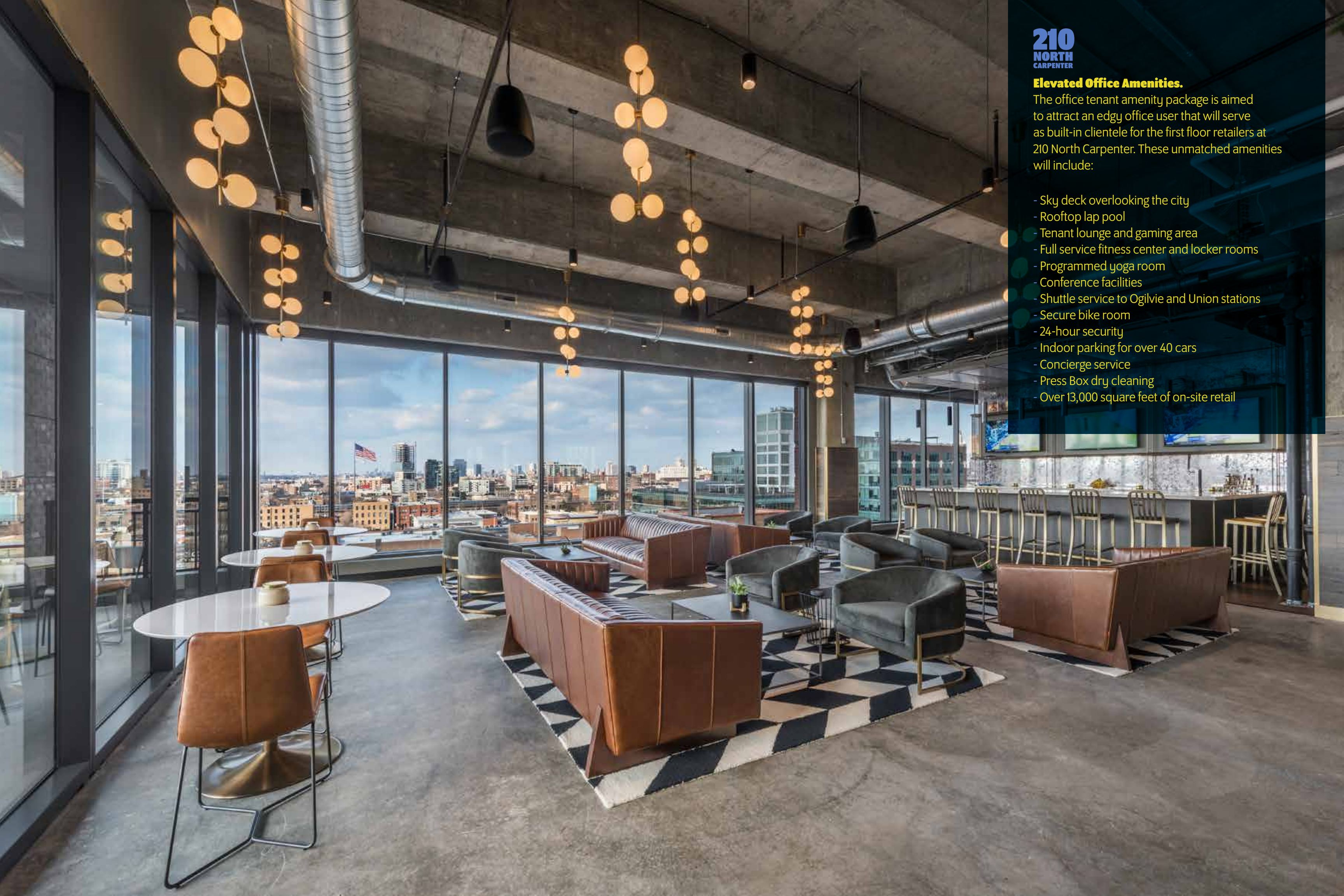


BY THE NUMBERS

-  48% of the Fulton Market population is between ages 25-34
-  122% population growth in the last 5 years
-  \$132,250 average household income in Fulton Market
-  1,131 hotel keys
(under construction or planned)
-  4.9 million SF of office space
(under construction or proposed)
-  4,902 new residential units in 2018
-  800,000+ annual ridership at Lake and Morgan
(70% increase from 2012)

NEIGHBORHOOD RETAILERS



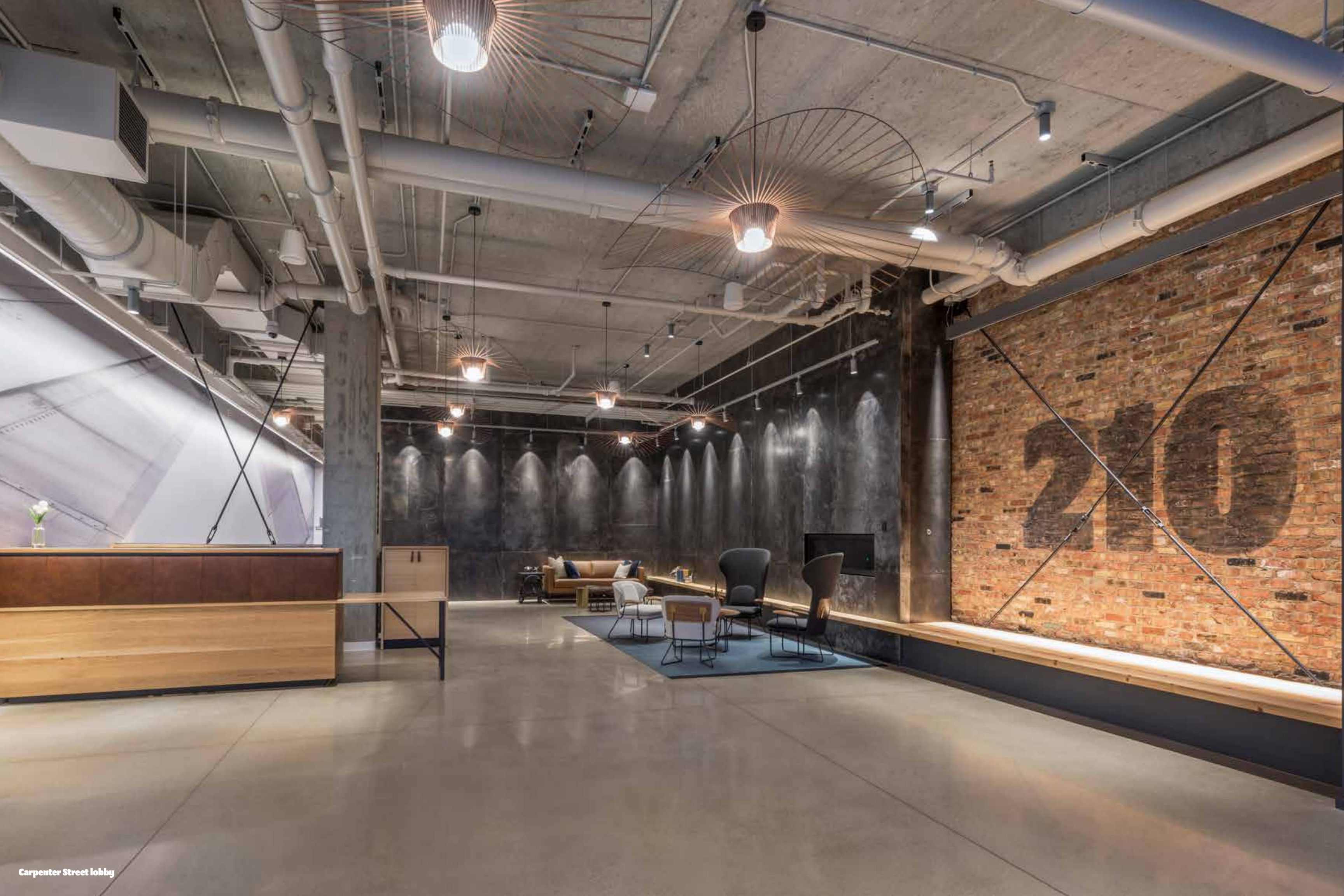


210
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Elevated Office Amenities.

The office tenant amenity package is aimed to attract an edgy office user that will serve as built-in clientele for the first floor retailers at 210 North Carpenter. These unmatched amenities will include:

- Sky deck overlooking the city
- Rooftop lap pool
- Tenant lounge and gaming area
- Full service fitness center and locker rooms
- Programmed yoga room
- Conference facilities
- Shuttle service to Ogilvie and Union stations
- Secure bike room
- 24-hour security
- Indoor parking for over 40 cars
- Concierge service
- Press Box dry cleaning
- Over 13,000 square feet of on-site retail



Carpenter Street lobby

210
NORTH
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Elevated Location.

Just steps from the Morgan and Lake 'L' station, the retail space at 210 North Carpenter is located in one of the hottest neighborhoods in Chicago. 13,318 square feet of space is divisible to 1,632 square feet. Don't miss this unique opportunity to elevate your brand. Join some of today's best retailers and plant your flag in Fulton Market.



Rooftop deck

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