



# 1045 ON FULTON

A WELL Certified Building



1045



# Your future is on Fulton.

Within today's changing office landscape, employees are expecting more and more from their workplace. They want control, convenience, and an environment that puts their comfort at the forefront. At 1045 on Fulton, we're going above and beyond to support you with customizable workspaces, advanced building systems, and wellness-driven design. For forward-thinking companies entering the next generation of office space, your future is on Fulton.





## Building Features

### Visibility

- Newest development in Fulton Market
- Tallest building in the Fulton Market Historic District
- 150' of frontage on Fulton
- Signage opportunities available

### Structure

- Low-rise is traditional masonry aesthetic
- High-rise is a floor-to-ceiling glass jewel box
- Building facade is 70% glazing, 30% masonry
- **3,122 SF outdoor terrace on the 9th floor overlooking Fulton Street**

### Availability

- Delivering for tenant construction Summer 2021
- Total building size above grade: 150,000 SF
- Typical floor plate: 14,652 SF low-rise; 10,094 SF high-rise
- Contiguous: 112,000 SF in the low-rise; 40,000 SF in the high-rise
- 35 below-ground parking spaces

### Wellness

- All touchless building systems throughout
- WELL Certified



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# Take your place on Fulton.

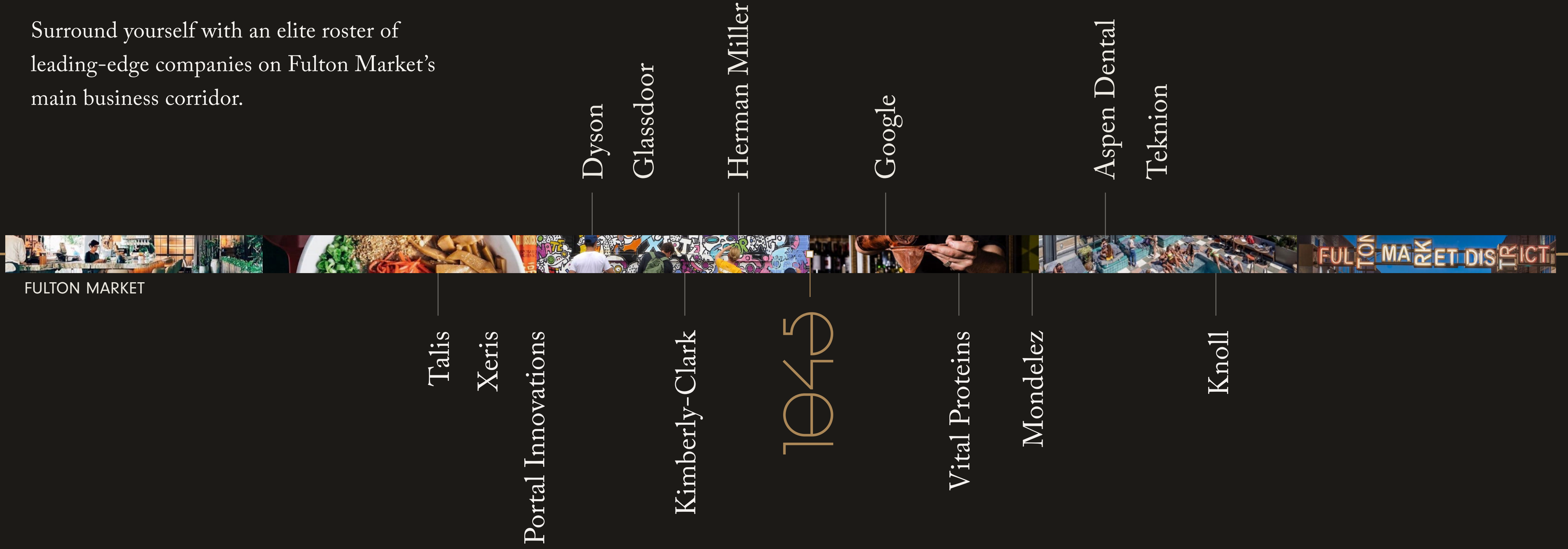
1045 offers a customizable, spec building opportunity  
in the heart of Fulton Market.





In the center of Fulton.

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





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# Make your mark on Fulton.

- Strong street presence
- Incredible branding/signage opportunity
- Large setbacks for grand views
- Design fits architectural integrity of the neighborhood



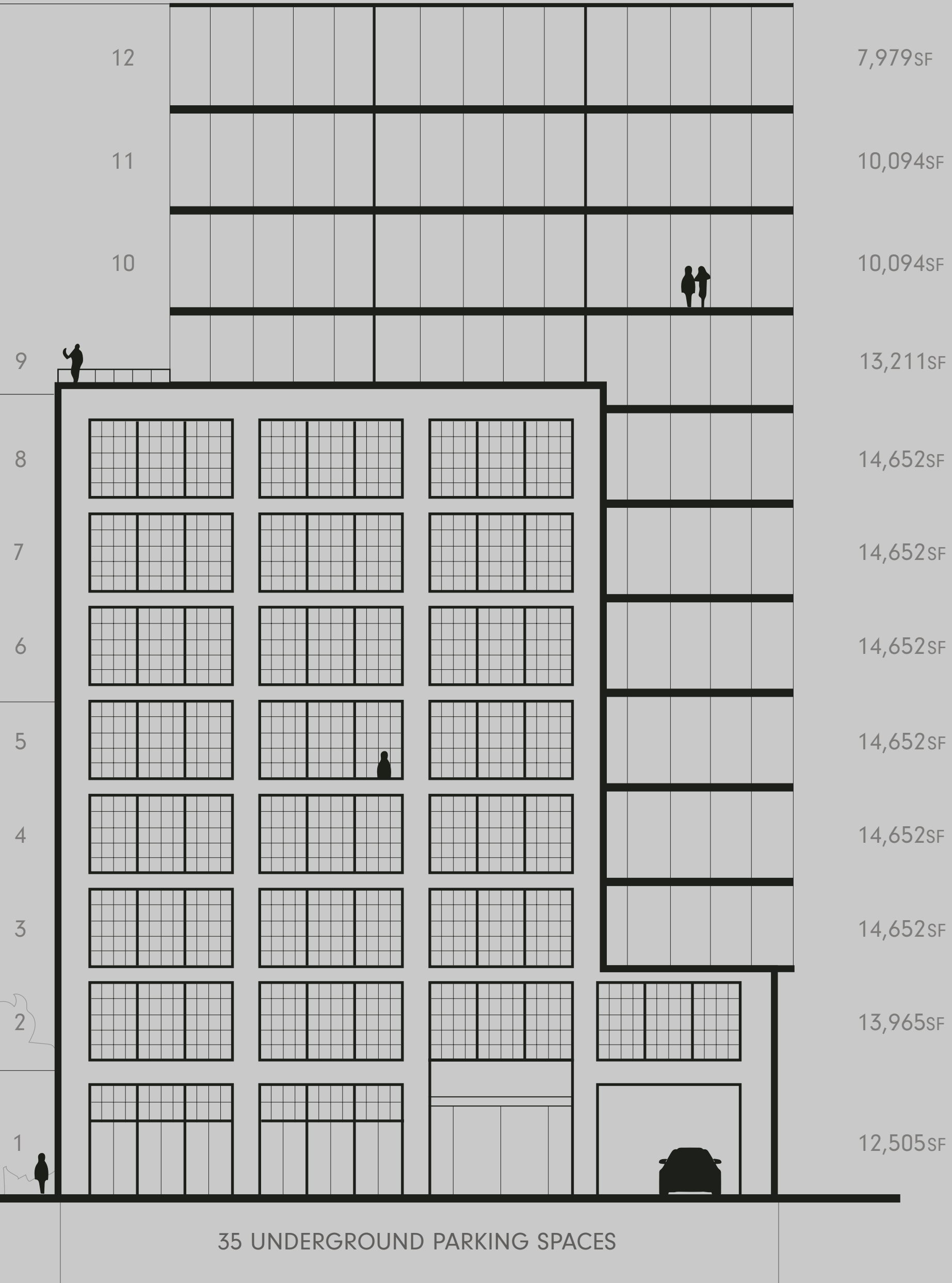


147FT  
tallest building in the  
Fulton Market Historic District

3,122SF  
9th-floor terrace overlooking Fulton  
(½ dedicated for single-tenant use)

14,652SF  
typical low- & mid-rise floors  
featuring authentic masonry  
construction

6,507SF  
first-floor retail with 150'-8"  
frontage on Fulton



10,094SF  
typical high-rise floors  
boasting a floor-to-ceiling  
glass jewel box

70% glazing facade  
30% masonry facade

**150,000SF**  
delivering for tenant  
construction Summer 2021











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# Work well on Fulton.

We've taken great care to weave comfort and wellness into every element of your experience.





## Health & Wellness



**Biophilic design**  
Incorporating plant life and natural light to further improve air cleanliness



**Modern necessities**  
Including green roof and bike storage



**Touchless technology**  
Including light switches, elevators, and restroom fixtures



**Medical grade  
MERV-15 air filtration**  
Providing maximum fresh air without increasing energy usage



**Certifications**





## One of Chicago's only WELL certified buildings

WELL is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being, through:

- Air
- Water
- Nourishment
- Light
- Movement
- Thermal performance
- Sounds
- Materials
- Mind
- Community

### Benefits of WELL

- Improve cognitive performance
- Reduce absenteeism
- Encourage productivity
- Enhance overall wellness





# Unwind on Fulton.

Curate your blank canvas with indoor/outdoor amenity spaces tailored to the needs of your employees.

- 3,122 SF terrace
- Lobby coffee bar overlooking Fulton
- Bar & lounge
- Ground-floor retail
- Private fitness
- 6,507 SF restaurant



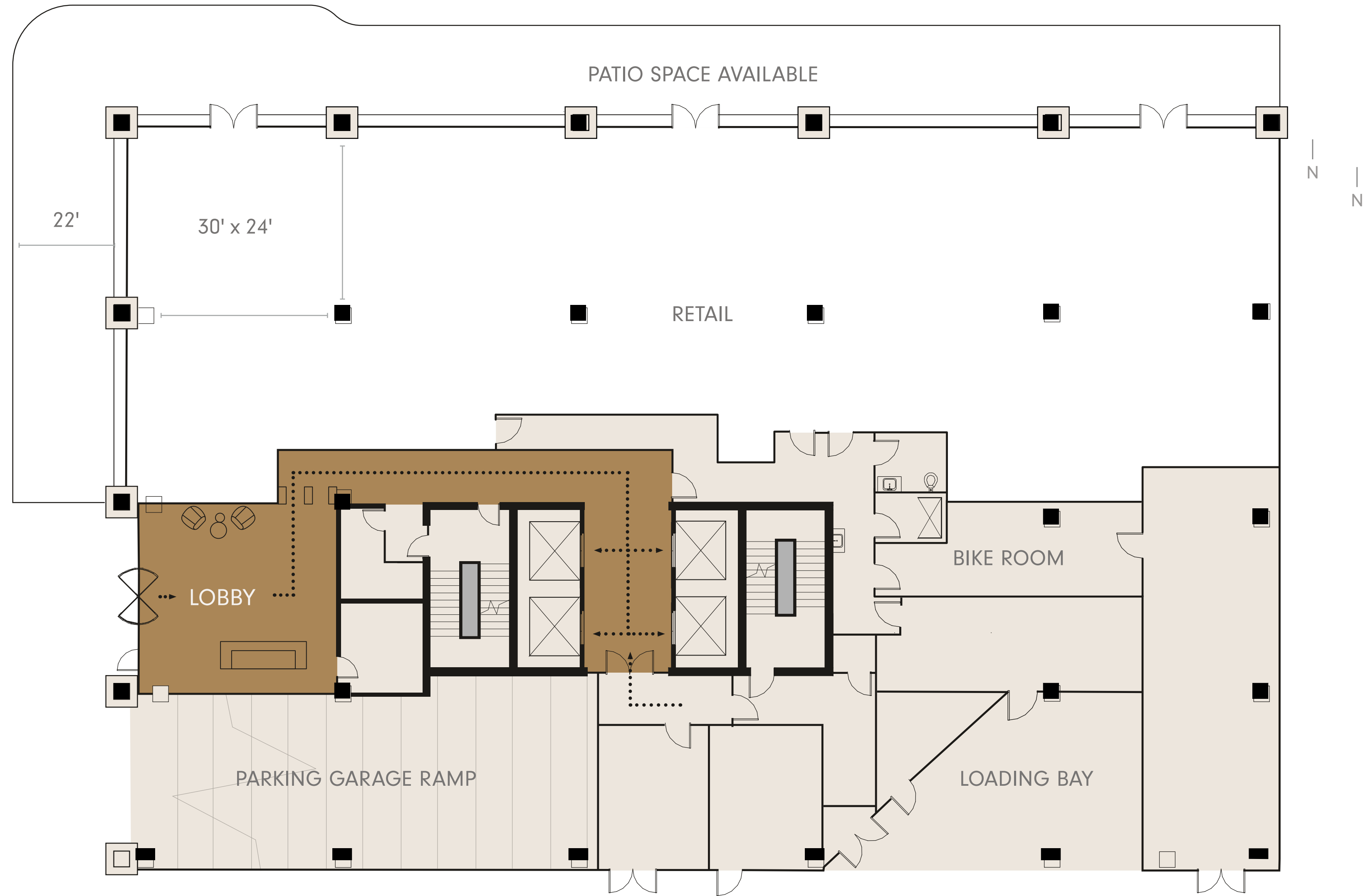












Floor 1

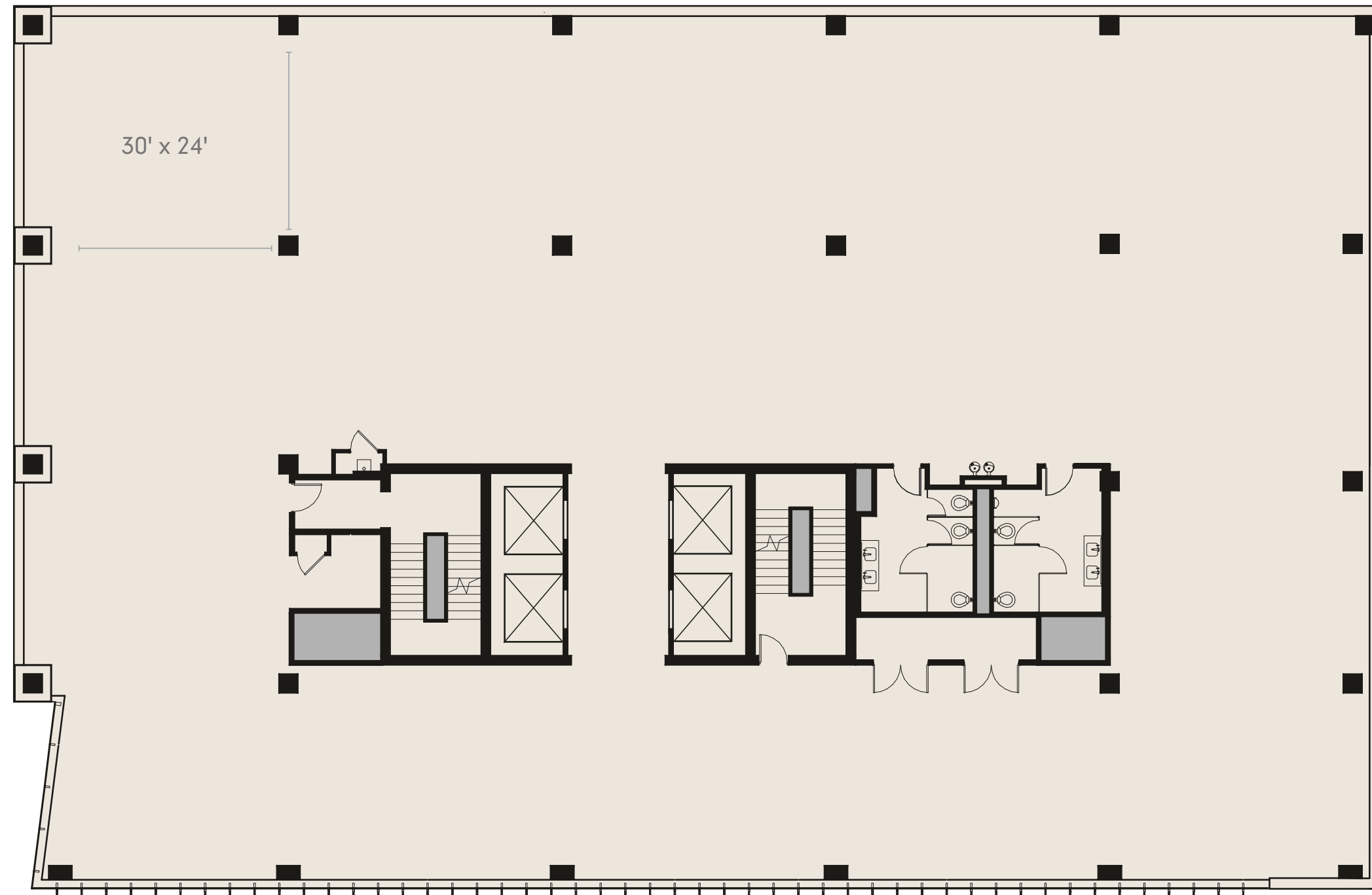
**12,505SF**

1,201SF Lobby

6,507SF Retail

150'-8" Frontage

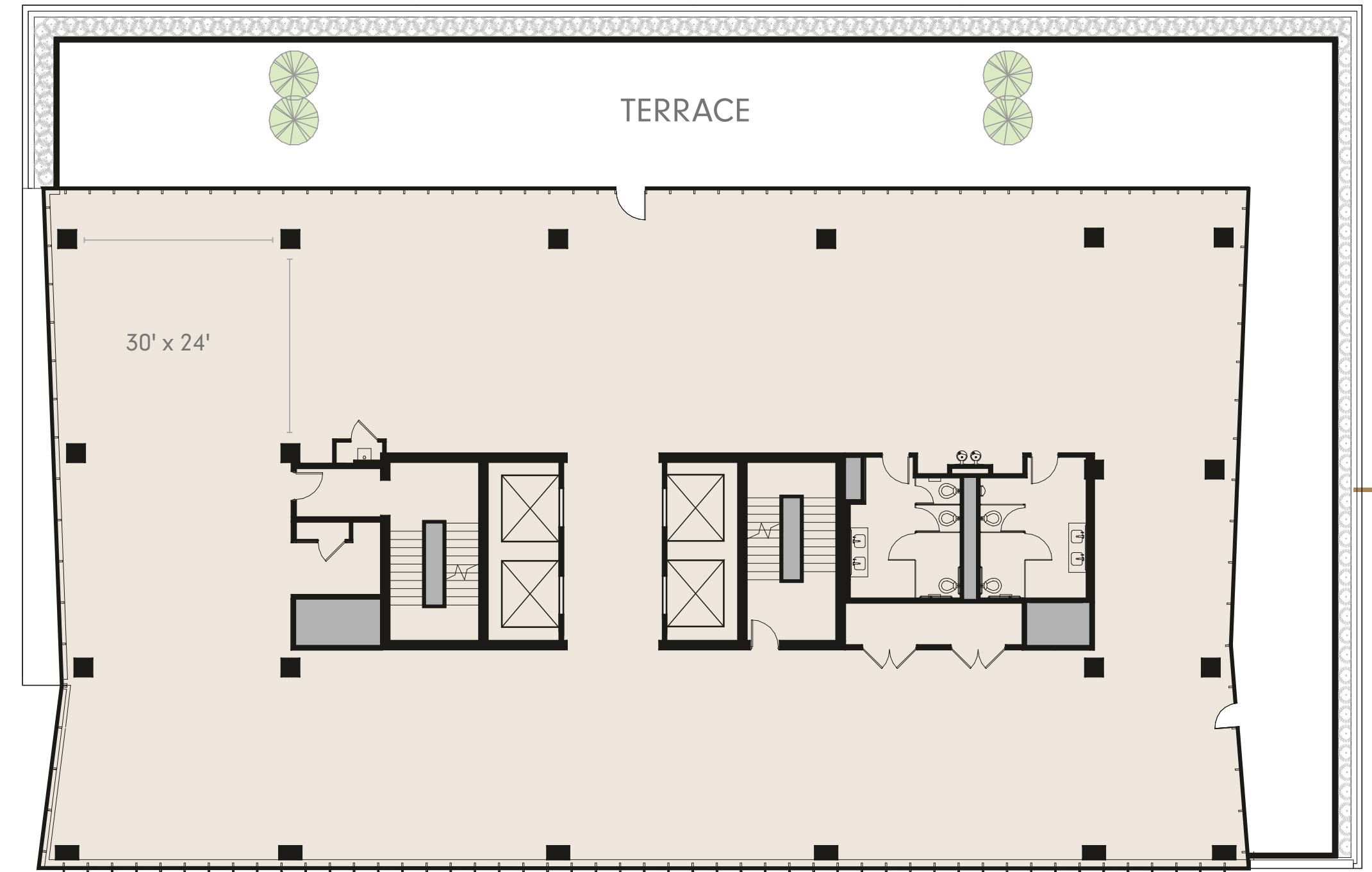




Floor 3-8 | Low-Rise Plan

**14,652SF**

150' Frontage



Floor 9 | High-Rise Plan

**13,211SF**

3,122SF Terrace





AMENITY

Amenity bar/lounge potential



Floor 9 | High-Rise Plan

13,211SF

3,122SF Terrace

- PRIVATE OFFICE
- CONFERENCE ROOM



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Developed By

