

GET CREATIVE
WITH THIS UNIQUE OPPORTUNITY

THE
FULTON
ANNEX



*1260 W MADISON
CHICAGO, IL*



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EXECUTIVE SUMMARY



Over the past decade, Chicago's vibrant West Loop/Fulton Market submarket has experienced explosive growth and a shift in its residential and commercial base. Much like the Meatpacking District in Manhattan, SoMa in San Francisco or the Seaport District in Boston, Fulton Market district, once inundated with meatpackers, produce markets and industrial users, has been dramatically transformed. Never has a single market demonstrated such palpable momentum in Chicago. Uncontested in its popularity and importance, Fulton Market is heralded as Chicago's intersection of food, design, hospitality, art, culture, technology and business. The area's distinctive character has made it a magnet for a multiplying number of restaurants, bars, event venues, residential units, office buildings, hotels and retail. And, despite insatiable demand, the district has had an important focus on maintaining the heritage of the area, primarily dictated by the City of Chicago's

implementation of both the Fulton-Randolph Market Historic District and Fulton-Market Innovation District land use plan for the neighborhood.

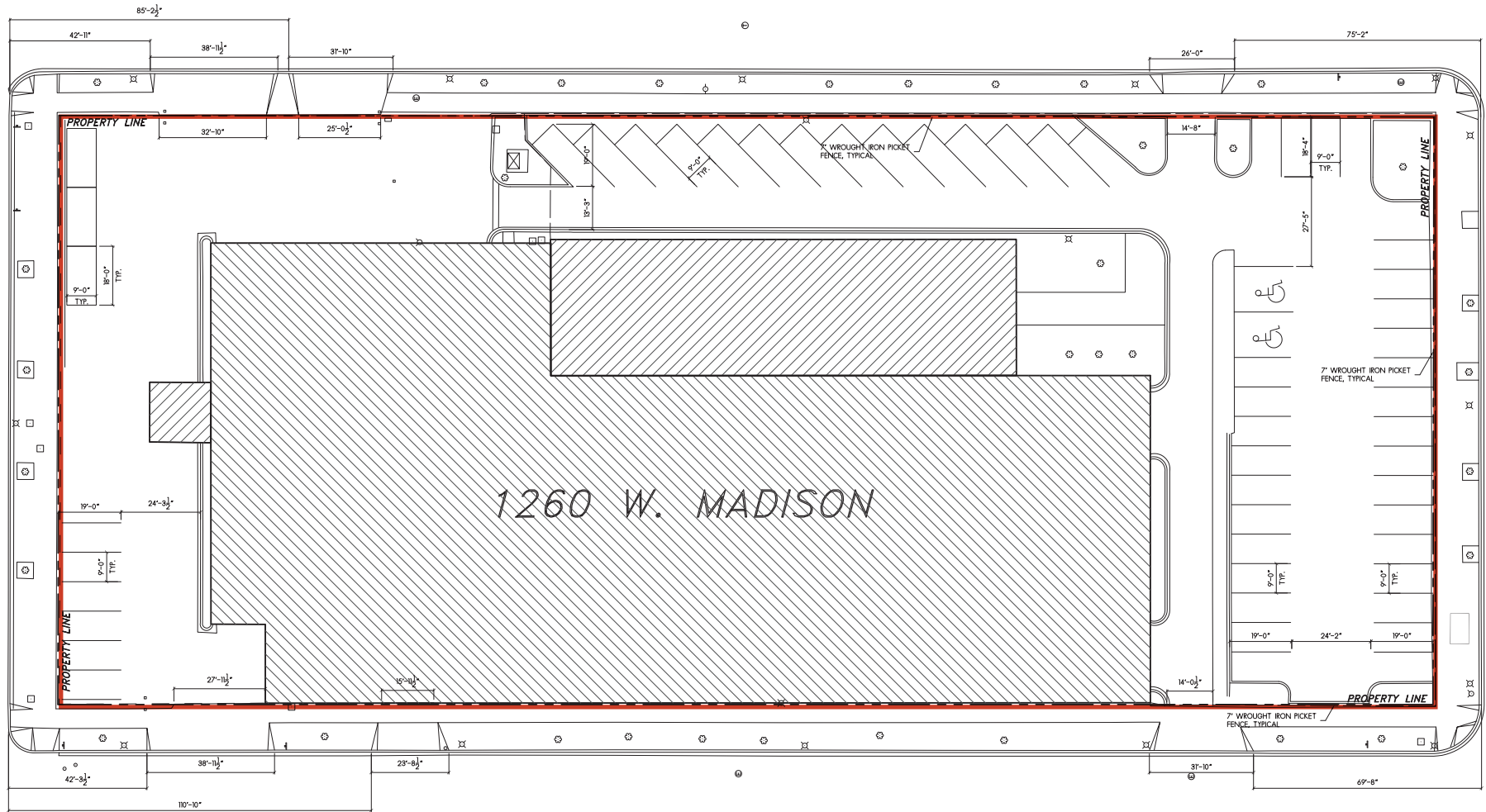
Since Google announced their intention to relocate their regional headquarters to Fulton Market in 2013, almost 20 new office developments totaling over 1.7 million SF have been completed or are in development. Recent office projects include Fulton West a nine-story, 290,000 SF modern office building, **Developer: Sterling Bay**, 210 North Carpenter a 12-story, 200,000 SF boutique office building, **Developer: Sterling Bay**, 801-811 W. Fulton, a 7-story, 70,000 SF office building, **Developer: Shapack Partners**, and Twelve01West, a seven-story, 140,000 SF class A office building with floor-to-ceiling glass, **Under Construction/ Developer: McCaffery Interests**.



SITE PLAN

WASHINGTON BLVD.

ELIZABETH STREET



THROOP STREET

MADISON STREET



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HIGHLIGHTS

In today's environment, freestanding office opportunities with parking in Chicago are in high demand, leaving scarce opportunities for unique, well located units. 1260 W. Madison presents a unique opportunity for occupiers looking for space with an abundance of parking in the attractive Fulton Market submarket. Sitting on a full city block, the site also presents a massive redevelopment opportunity for developers interested in adding supply to the neighborhood's burgeoning office market.

PHYSICAL DESCRIPTION

Total Building Area: 45,392 SF

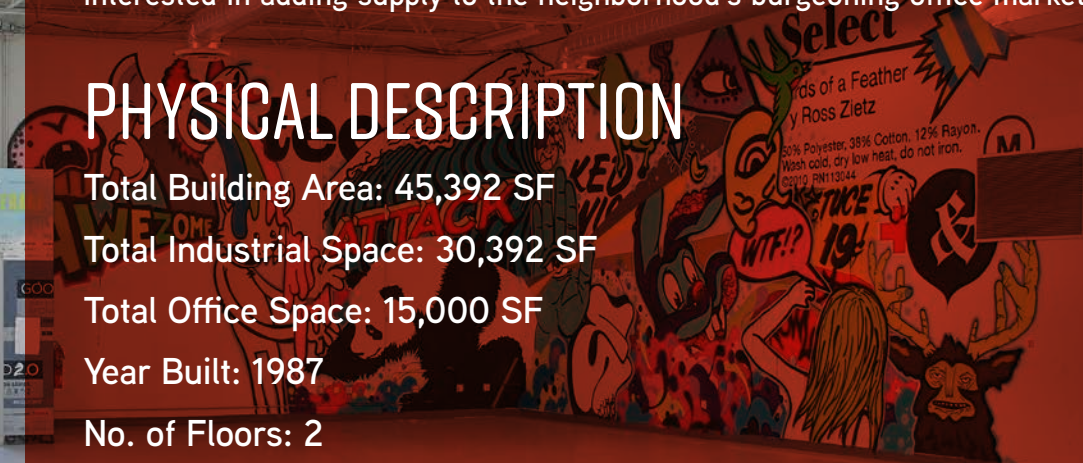
Total Industrial Space: 30,392 SF

Total Office Space: 15,000 SF

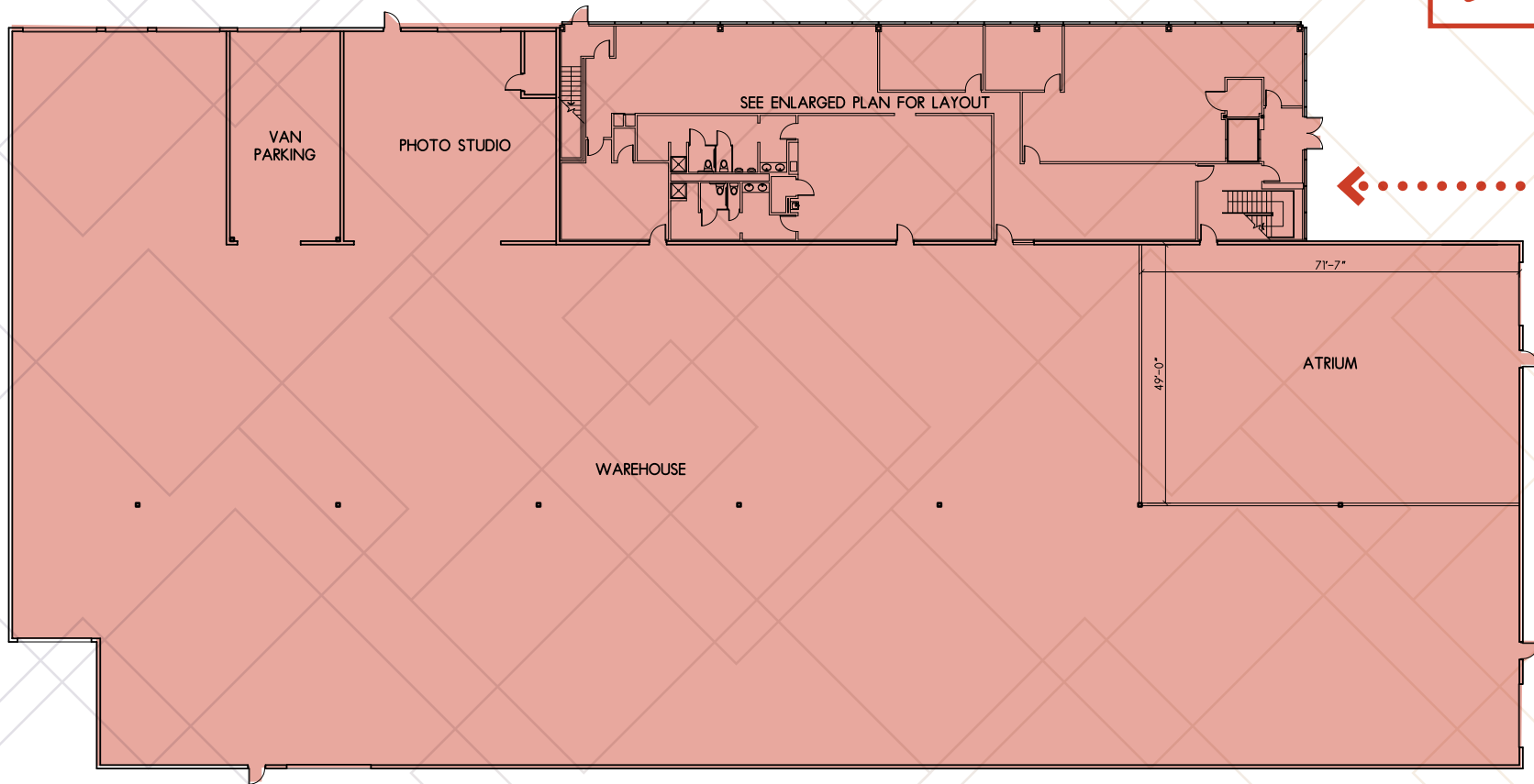
Year Built: 1987

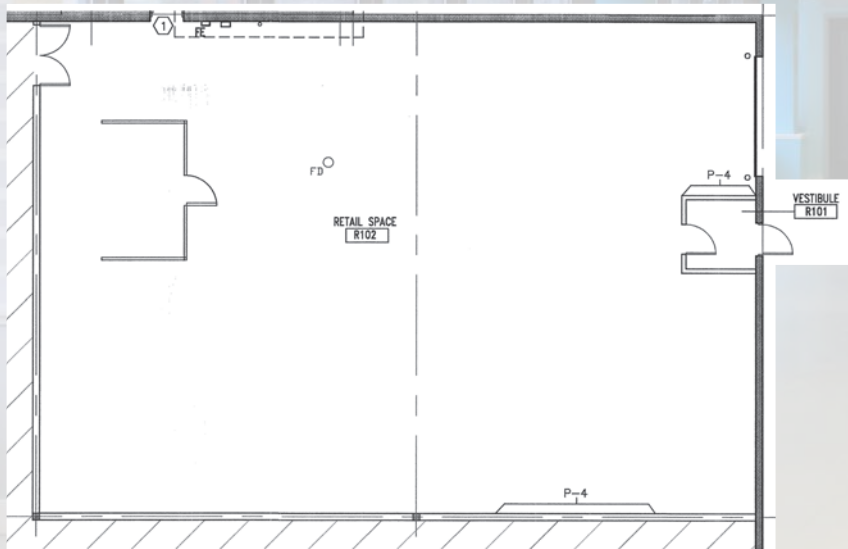
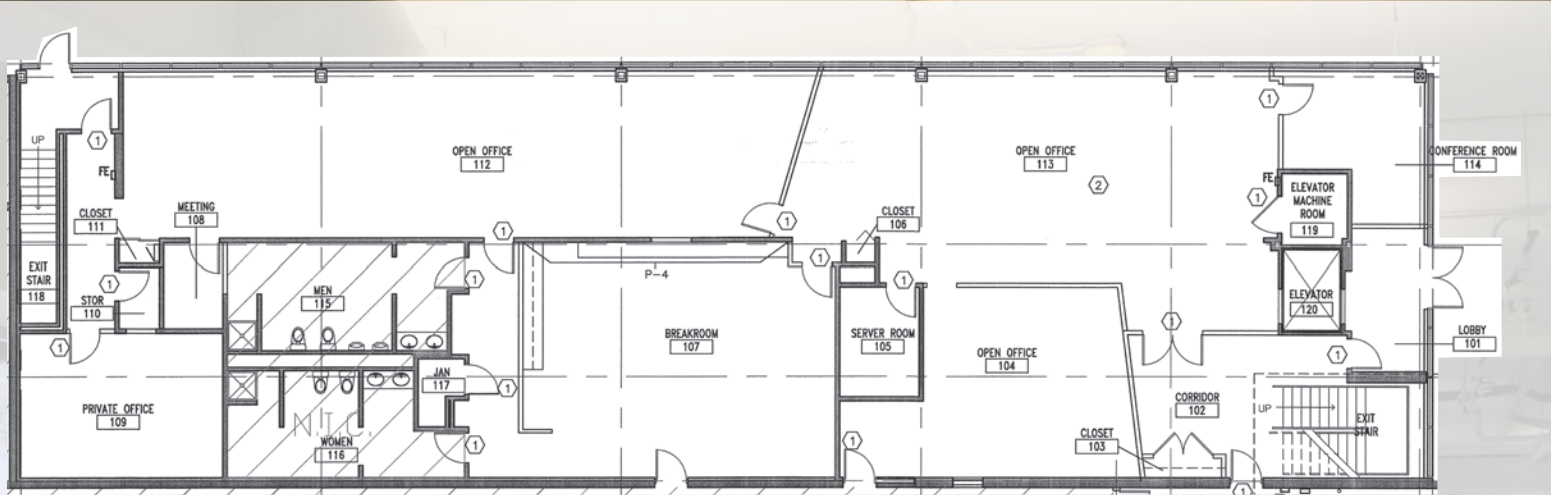
No. of Floors: 2

Parking: Secured Lot with 40 Spots



FLOOR PLAN - MAIN LEVEL

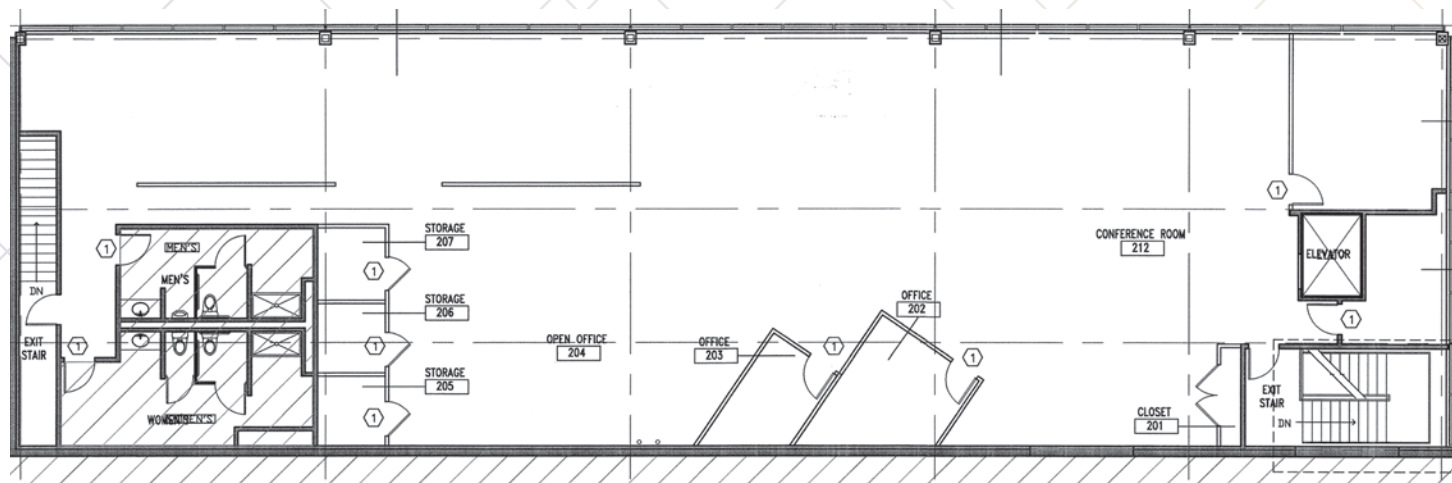




FIRST FLOOR SPACE

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FLOOR PLAN - SECOND LEVEL





SECOND FLOOR SPACE

MOBILE APPS + CONSTRUCTION

#APPSONITE

JULY 16, 2015

NEWFORMA
PROCORE

SmartWorlds
Eco-Systems

BURNHAM

GRAYCOR

HARD HAT HUB

NAVSTAR

OZINGA

1130

PRIDGIT

MCAA

ZEBRA

SmartWorlds
Mobility

SMARTWORLDS
HANDS
TECH
SEPTEMBER 15
#SWHOT

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LOCATION & MARKET INFO

Over the past decade, Chicago's vibrant West Loop/Fulton Market submarket has experienced explosive growth and a shift in its residential and commercial base. Much like the Meatpacking District in Manhattan, SoMa in San Francisco or the Seaport District in Boston, Fulton Market district, once inundated with meatpackers, produce markets and industrial users, has been dramatically transformed. Never has a single market demonstrated such palpable momentum in Chicago. Uncontested in its popularity and importance, Fulton Market is heralded as Chicago's intersection of food, design, hospitality, art, culture, technology and business. The area's distinctive character has made it a magnet for a multiplying number of restaurants, bars, event venues, residential units, office buildings, hotels and retail. And, despite insatiable demand, the district has had an important focus on maintaining the heritage of the area, primarily dictated by the City of Chicago's implementation of both the Fulton-Randolph Market Historic District and Fulton-Market Innovation District land use plan for the neighborhood.

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under construction/Developer: Sterling Bay), 210 North Carpenter a 12-story, 200,000 SF boutique office building (proposed/Developer: Sterling Bay), 801-811 W. Fulton, a 7-story, 70,000 SF office building (Proposed / Shapack Partners), and Twelve01West, a seven-story, 140,000 SF class A office building with floor-to-ceiling glass (construction to begin 4Q 2017 / Developer: McCaffery Interests).

During the same time frame, nearly 3,000 apartment units have been completed, are under construction, or about to commence construction as professionals are seeking uninterrupted residential work lifestyles without the commute. Recent multi-family projects include Landmark West Loop featuring 30 stories and 300 luxury units located only two blocks from the subject (delivering Aug 2017 / Developer: The Related Companies), One South Halsted featuring 44 stories and 492 units (currently under construction / Developers: Fifield Companies and F&F Realty, Ltd.) and 845 West Madison featuring 8 stories and 550 units (proposed / Developer: The John Buck Company).

Additionally, six hotels (The Hoxton Hotel, Ace Hotel, Equinox, Lake & Green, Nobu Hotel, and Soho House) including approximately 800 rooms have been completed or announced.



63.2% of the population is between ages 24-44

127% population growth in the last 15 years



FULTON MARKET BY THE NUMBERS

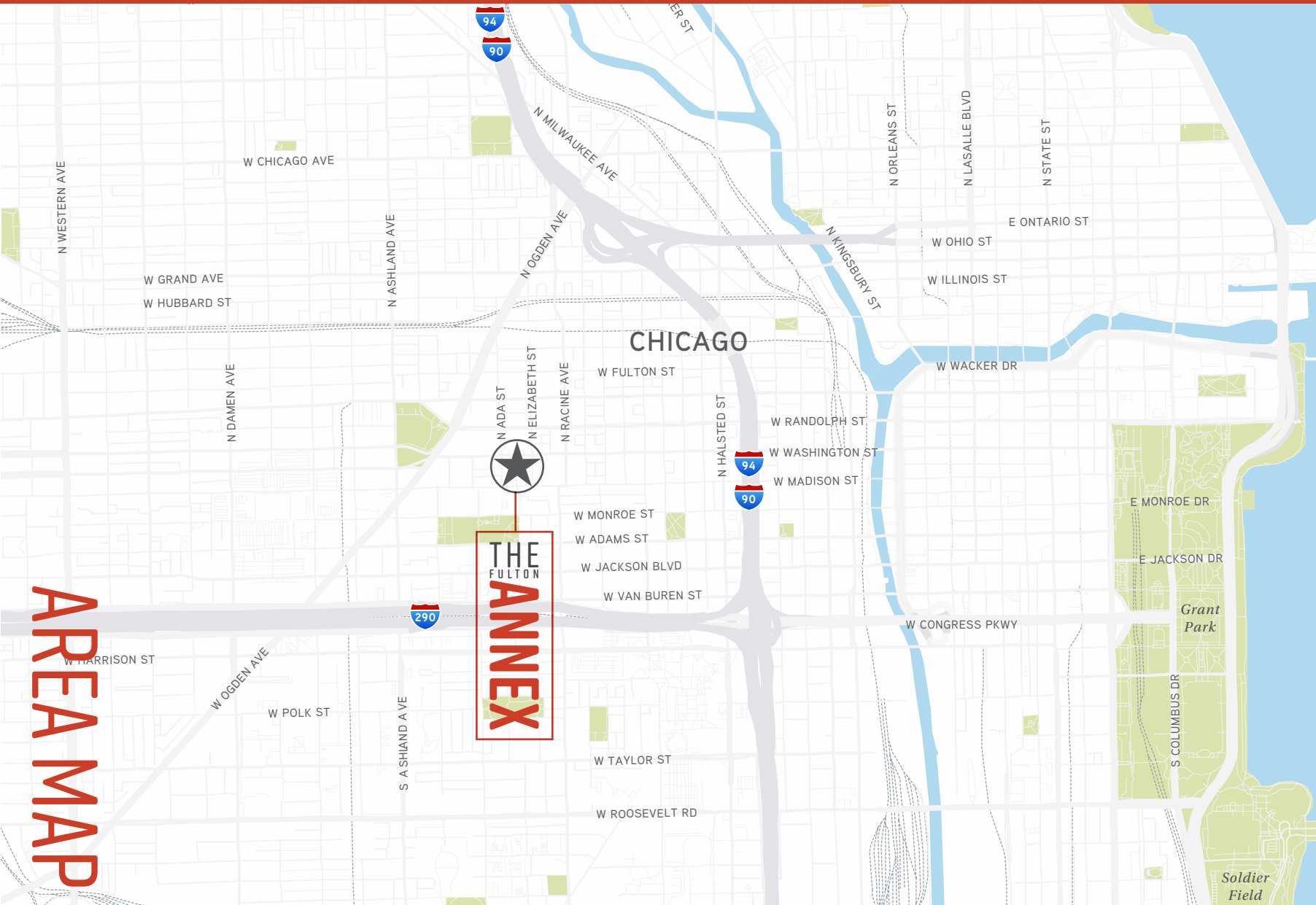
1,220+ hotel keys (under construction or planned)



Over 4M SF of existing office space, 3M+ SF of office space under construction or proposed



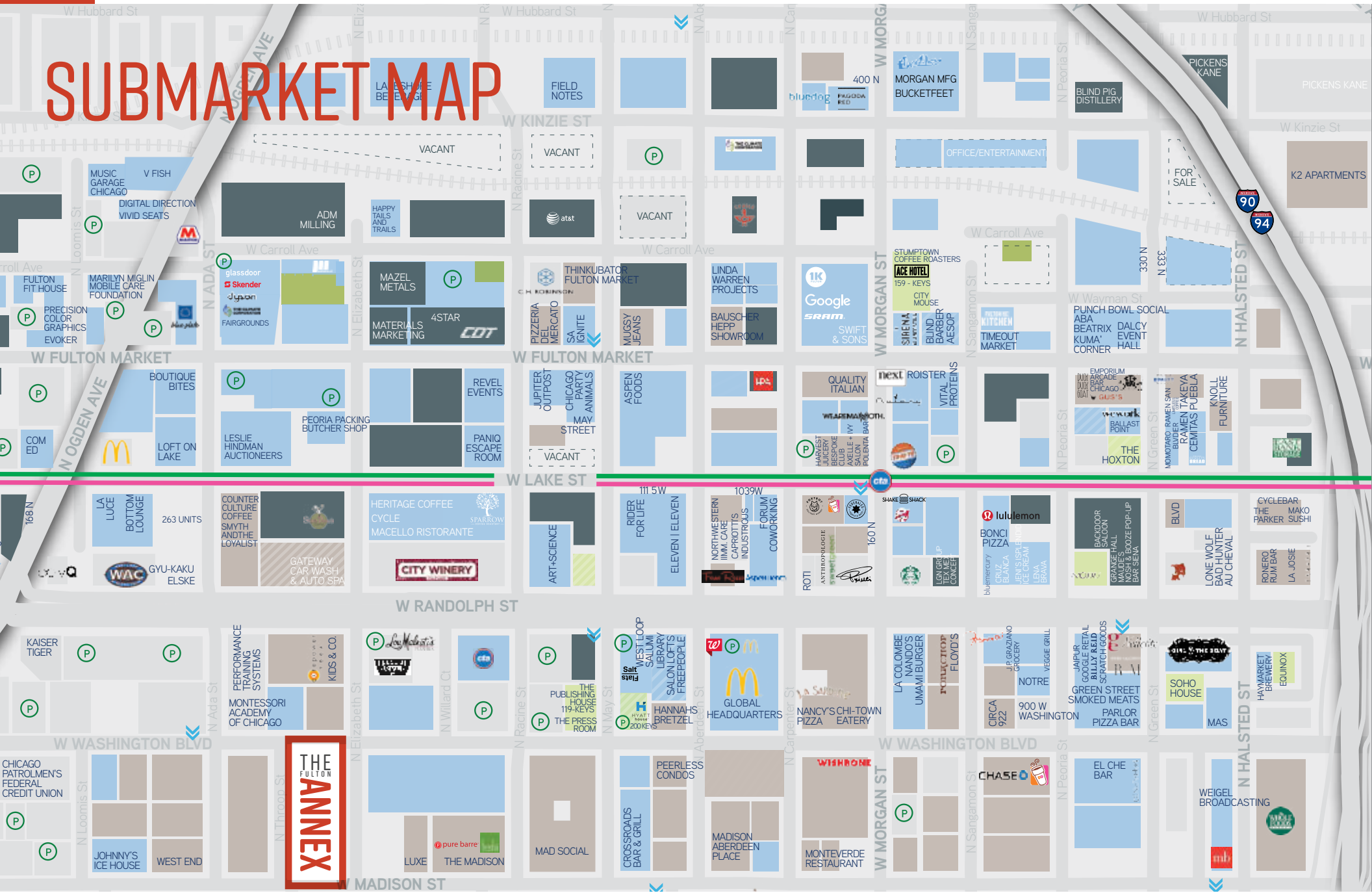
\$132K current average household income



AREA MAP

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SUBMARKET MAP



MAP LEGEND

- Commercial/Office
- Industrial
- Residential
- Hotels
- Parks
- cta CTA L Station
- Divvy Station
- P Parking



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