

THE FIELDS



**A WORLD CLASS FILM STUDIO OPPORTUNITY
ON 20+ ACRES IN THE CITY OF CHICAGO**

The Fields Studios upon completion will be anchored by:

- > **7** Sound Stages totaling 134,000 SF
- > **149,500** SF of Production/Entertainment Support Space
- > **400,795** SF Creative Loft Office and Retail Space
- > **123** Residential Apartments
- > **700+** Indoor, Heated Parking Spaces

Investment Highlights

- ➔ **OUTSIZED RETURN METRICS**
- ➔ **UNIQUE MIXED-USE CAMPUS STYLE OFFERING WITH DIVERSITY OF INCOME**
- ➔ **FIRST-MOVER COMPETITIVE ADVANTAGE: PURPOSE-BUILT STUDIOS IN CHICAGO**
- ➔ **ILLINOIS TAX INCENTIVE PROGRAM ENSURES SUCCESS OF CHICAGO AS A STUDIO MARKET**
- ➔ **BURGEONING ASSET CLASS WITH STRONG SECULAR TAILWINDS**
- ➔ **EXPERIENCED OPERATING PARTNER WITH EXTENSIVE TRACK RECORD & WELL-ROUNDED DEVELOPMENT TEAM**

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CAMPUS SUMMARY

SOURCE	SF	%
Studio	283,500 SF	41%
Office	346,922 SF	51%
Retail	40,608 SF	6%
Common Area	13,265 SF	2%
TOTAL	684,295 SF	100%

* Studio RSF is not inclusive of the 30,000 SF back lot adjacent to the proposed North Campus
 ** North campus contains 26,500 SF of production offices
 *** There is approximately 13,000 SF of common area space in the existing commercial

THE FIELDS Key

- OFFICE
- PARKING
- RETAIL
- PURPOSE-BUILT STUDIO

[3] Studio Development will be split into two campuses: north and south. The north campus will be constructed via the demolition of most of the industrial space to the north of the warehouse and the adaptive reuse of the western-most building into the Mill. The south campus will be entirely ground-up development across the street from the warehouse, south of Diversey Avenue.



Metra
 • MD-N line connects Fox Lake (N) to Downtown (S, Union Station).
 • **30 minutes** from downtown via Healy Station (**4 blocks from The Fields**)
 • **34 minutes** from Glenview station to The Fields (**28 min by car**)