

WORK PLACE

AMENITIES

+ 318 +
NORTH
CARPENTER

BUILD
YOUR
FUTURE
HERE.



REFRAMING
— THE —
WORKPLACE

318northcarpenter.com

NEIGHBORHOOD

NOOLONG TECH



We have everything today's tenants want, built right in.



FULL FLOOR WHITEBOX

15,000 SF full floor opportunity, primed for build out, available immediately



WORKSPACE

Every detail is custom-crafted for supporting top talent 24/7 (dogs are welcome).



NEIGHBORHOOD

318 is in the core of Fulton Market, Chicago's hottest area, with easy access to CTA.



IDENTITY OPPORTUNITY

Unique opportunity for any tenant to have identity on the ground floor exterior or lobby branding.



AMENITIES

We've elevated the tenant experience, from AM workouts to evening hangouts on a private terrace.

96,000 RSF OFFICE BUILDING

1 FULL FLOOR AVAILABLE IMMEDIATELY

39,000 SF OF TOTAL AVAILABILITY

16,000 SF FLOOR PLATES

11'2" SLAB HEIGHTS

27 PARKING SPACES

ELECTRIC CAR PLUG-IN STATIONS

DOG-FRIENDLY



WIRED SCORE CERTIFIED PLATINUM:
ENHANCED CONNECTIVITY =
ENHANCED PRODUCTIVITY





Workspace

EVERY DETAIL IS
CUSTOM-CRAFTED FOR
RECRUITING TOP TALENT
RUNNING 24/7.

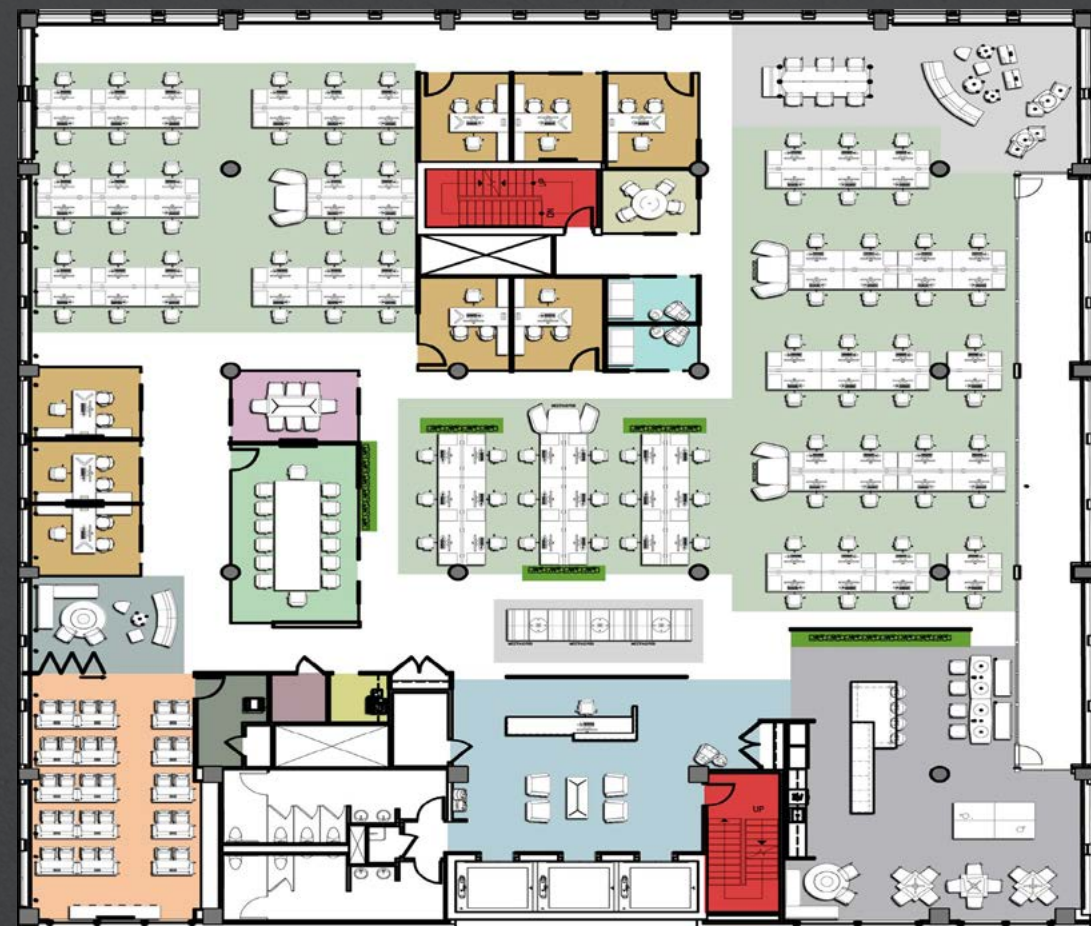
(DOGS WELCOME.)



Huge warehouse windows will bathe every desk in natural light, boosting productivity and wellness.

Side-core and generous column spacing create expansive feel in boutique floorplate.

Direct stair to the Lobby and from floor to floor allows for efficient vertical connectivity.



Spec Suite

CONCEPTUAL PLAN
15,608 SF





Transportation

**4 MINUTE WALK
TO CTA MORGAN STATION (GREEN & PINK LINES)**

10 MINUTE WALK
TO CTA CHICAGO STATION (BLUE LINE)

16 MINUTE WALK
TO OGILVIE TRANSPORTATION CENTER

3 MINUTE DRIVE
TO I-90/I-94 EXPRESSWAY

27 RESERVED PARKING SPACES ON-SITE

VARIOUS PUBLIC PARKING IN THE IMMEDIATE AREA

Amenities

We've elevated the tenant experience, from AM workouts to evening hangouts on a private terrace.

ROOFTOP TERRACE

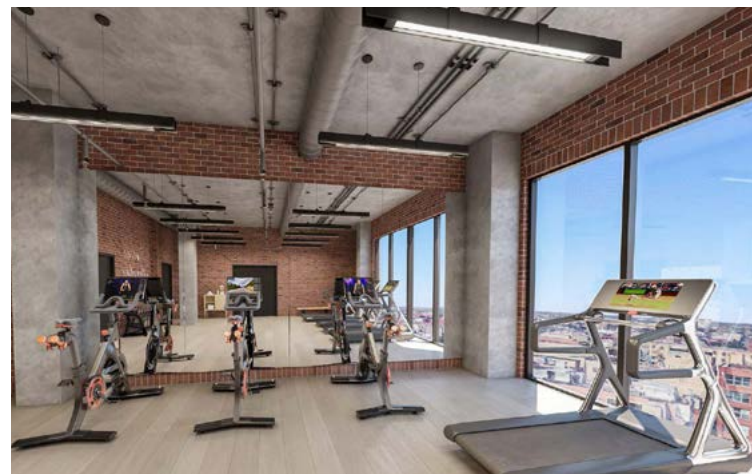
TENANT LOUNGE

FITNESS STUDIO FEATURING
PELOTON CYCLE AND TREAD

BIKE STORAGE

DESTINATION ELEVATORS

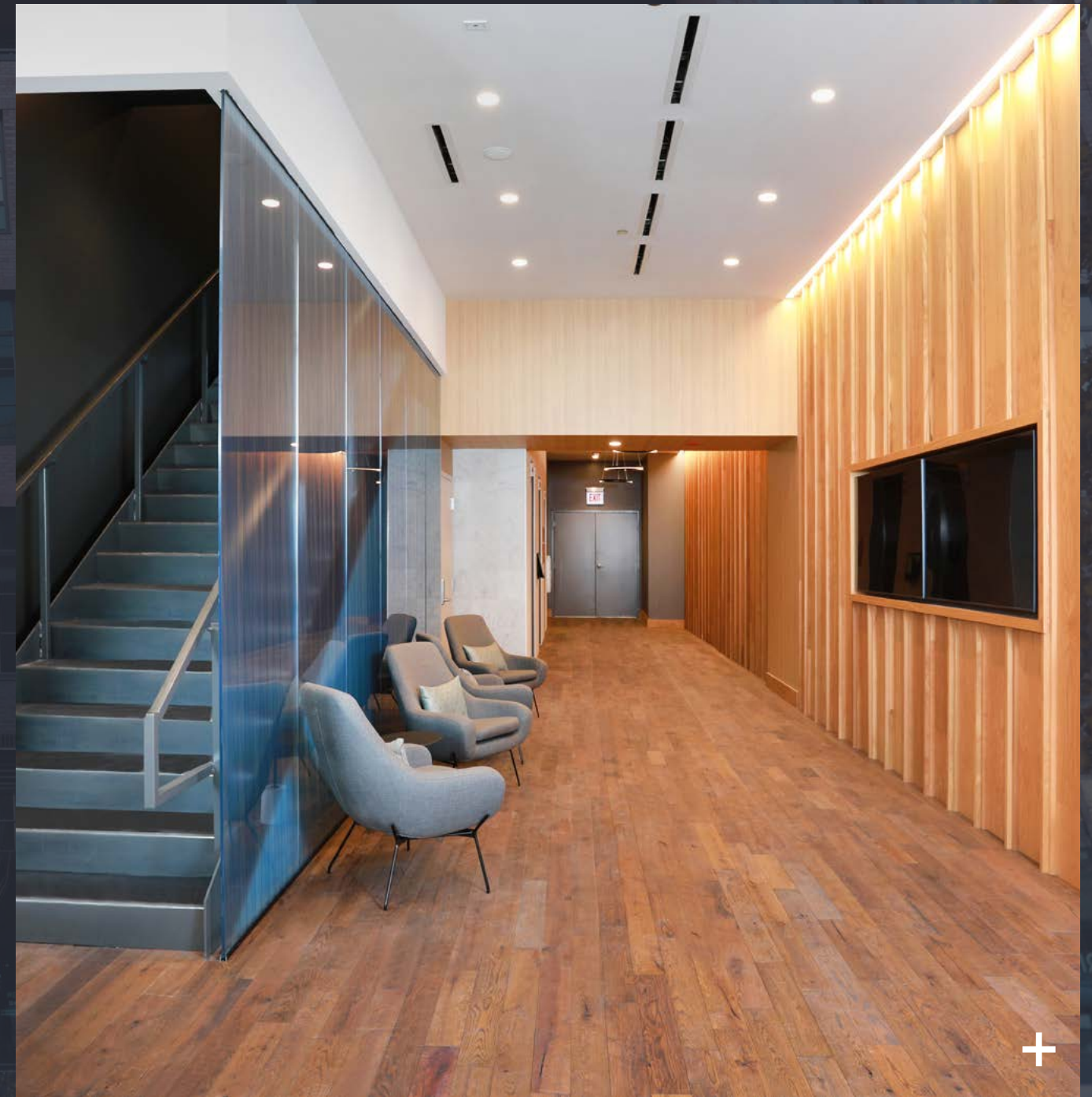
FLOOR LOCK-OFF CAPABILITIES

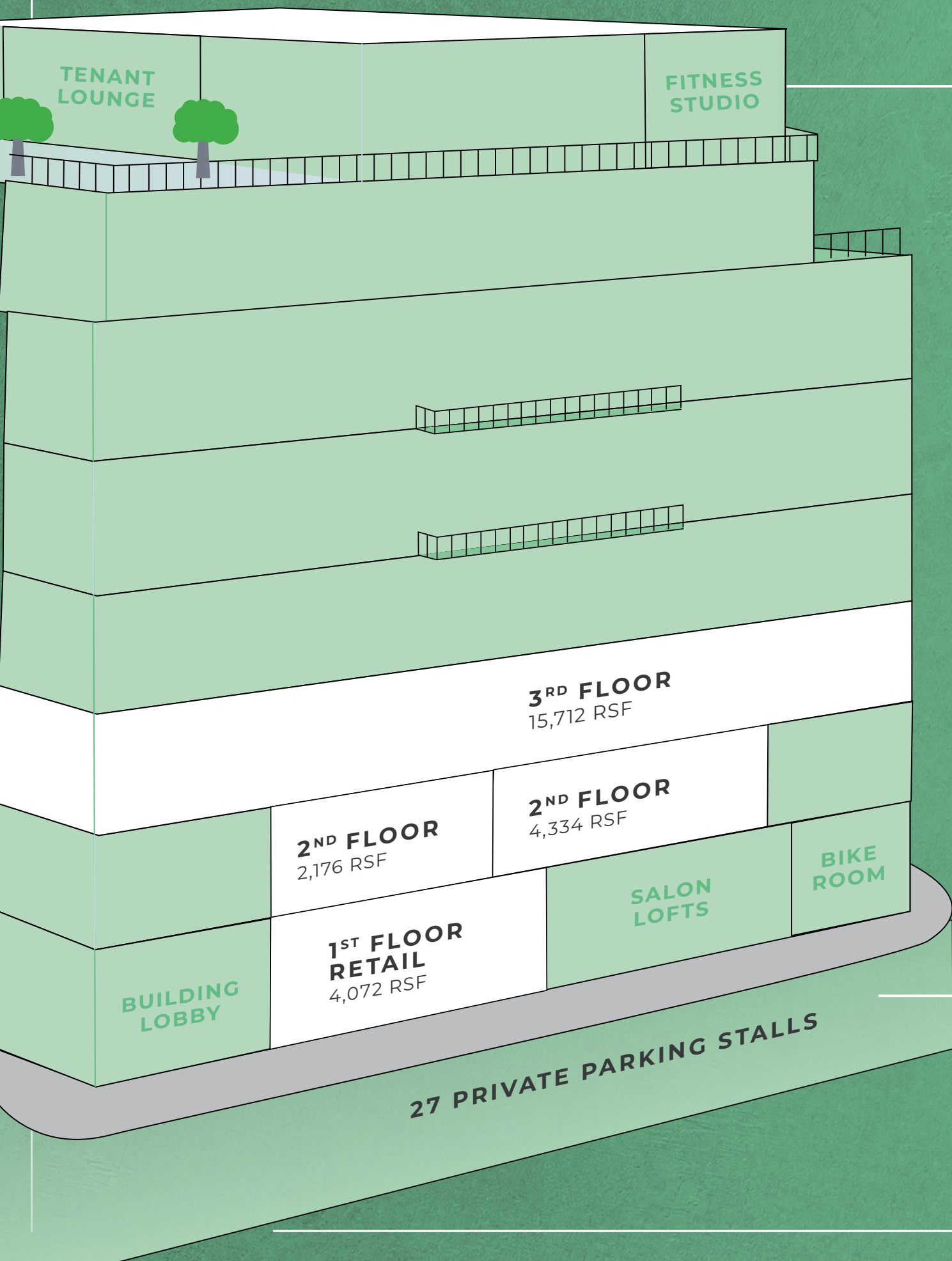




Branding

Unique opportunity for a tenant to have identity with ground floor signage or lobby branding.





Building Public Terrace
Fitness Studio
Tenant Lounge

Subterranean Parking
27 STALLS



Available Immediately

Suite 300:
5,000-15,712 RSF

DEMISABLE FLOOR
IN WHITE BOX CONDITION



Suite 280:
2,176 RSF existing conditions
4,334 RSF raw
WITH ELEVATOR ID





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