



400 | NORTH
ABERDEEN



Custom built for *brilliance.*



This new way of working requires a new blueprint, shaped by collaboration, connectivity, and advanced infrastructure.

400 N Aberdeen provides industry-leading companies with the cutting-edge, collaboration-optimized workspaces needed to innovate.

Building Specs

- 16 Stories with rooftop amenities
- Total RSF – 423,456 SF
- Delivered – 2022
- Highly efficient floor plates of 34,000 SF
- 200,000 SF block of high rise office floors available immediately
- 15' Floor-to-ceiling height

Details

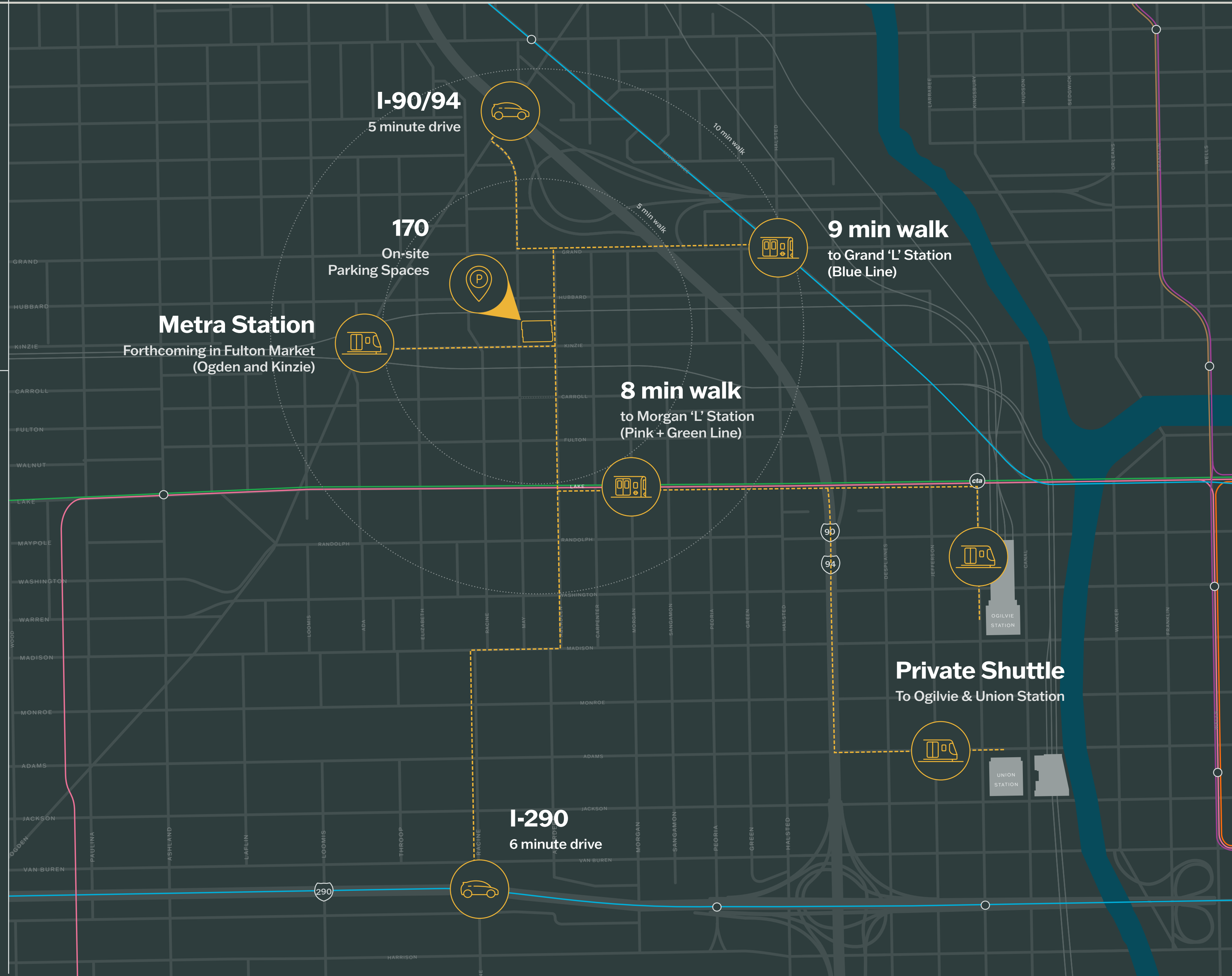
- Hands-free accessibility
- View Dynamic Glass (electrochromic windows with automatic tint)
- Rooftop lounge with firepits
- Ground-floor café
- Fitness center with Peloton Bikes; Spa-quality locker rooms

- Column-free design for improved sight lines and collaboration
- 170 parking spaces, indoor, secure and reserved
- Private tenant balconies (2 per floor)
- Top of building signage rights available
- Certifications include LEED Gold and Wired Gold

- 190-person collaboration center and town hall
- 30-person executive boardroom with skyline views
- Health and wellness rooms
- Bike valet

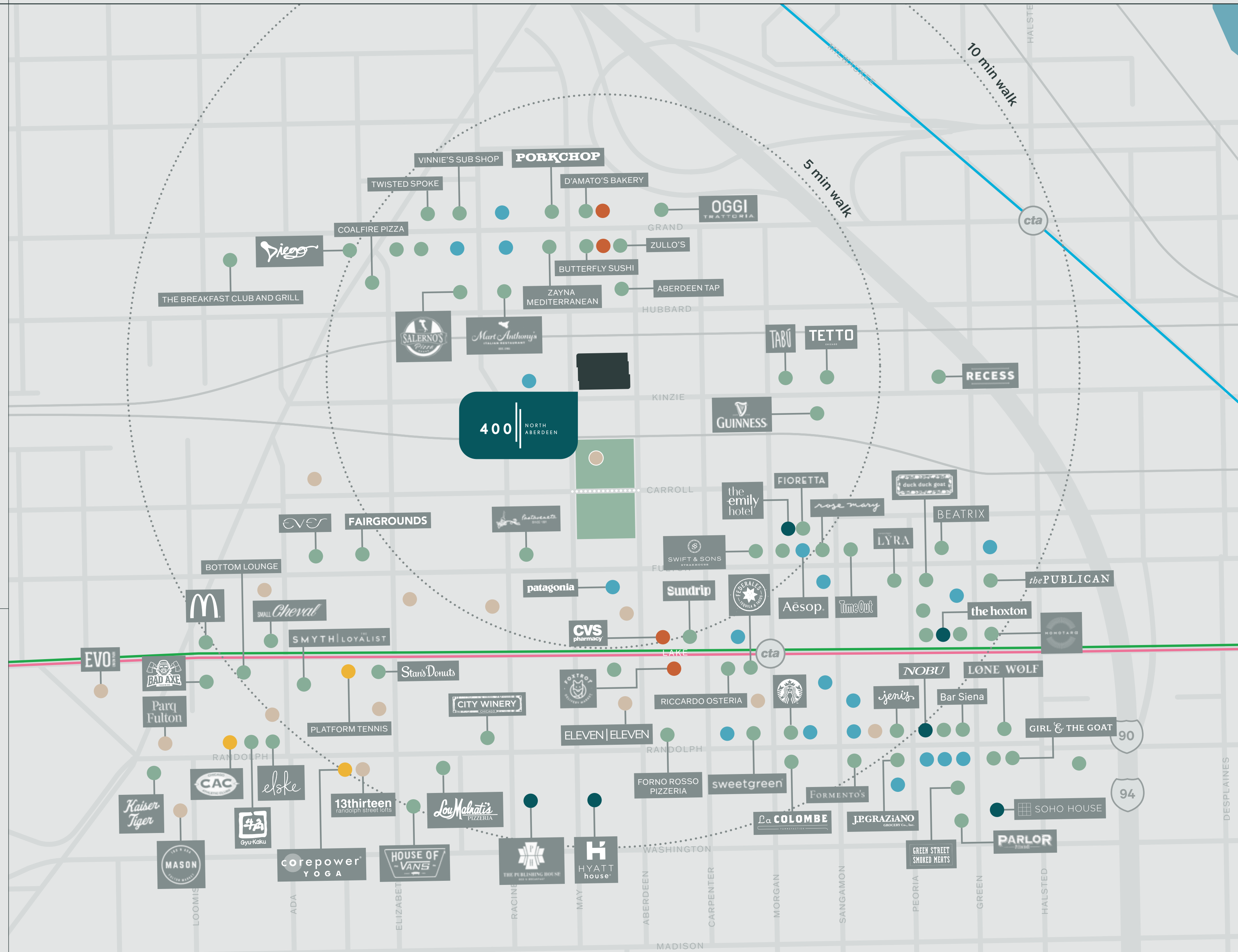
A limitless location

From abundant transit options to a diverse talent pool and top-flight restaurants, 400 N Aberdeen's Fulton Market location elevates every day from work to play.

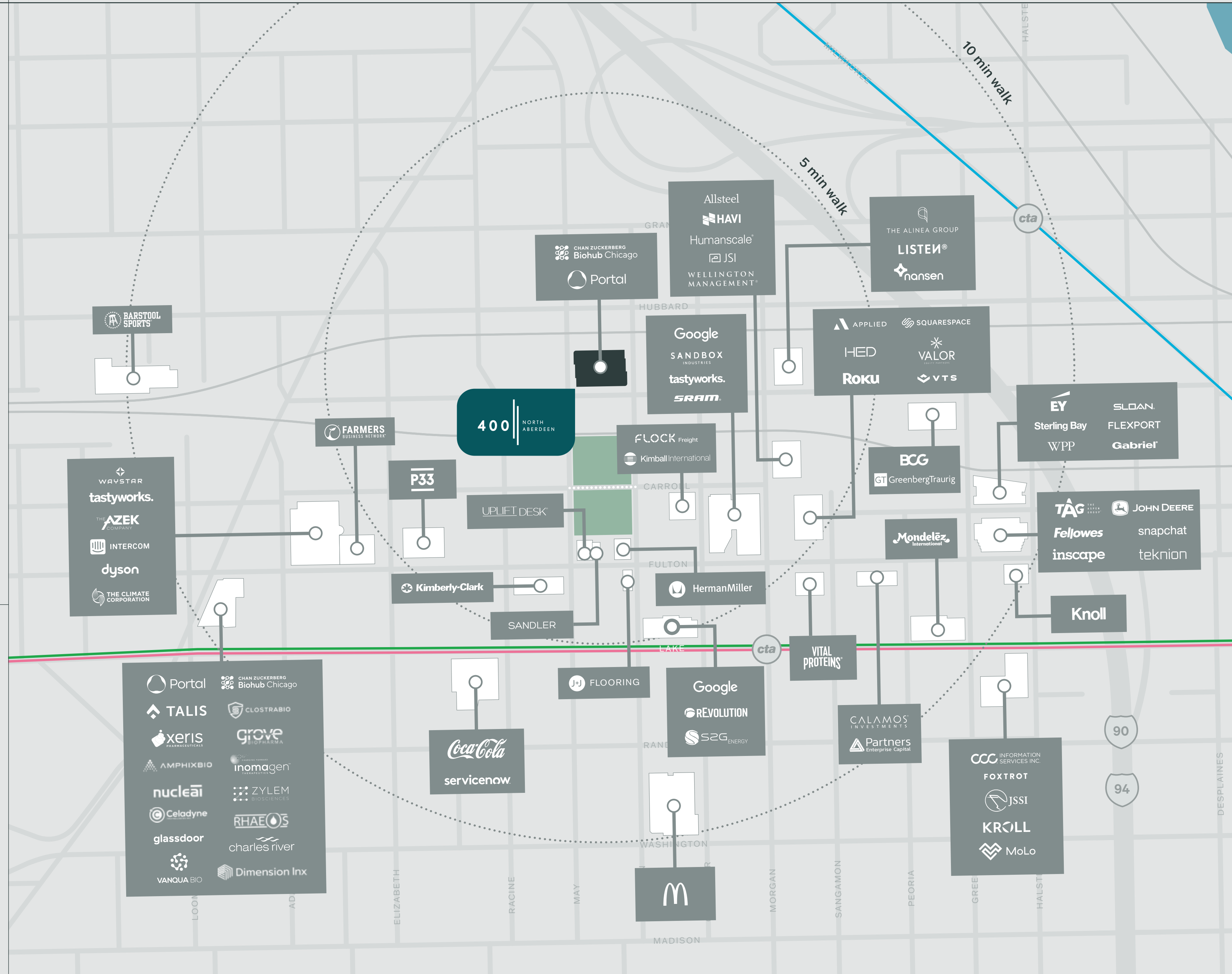


Have it all, and then some

- Bars, Restaurants & Breweries
- Coffee & Breakfast
- Hospitality
- Grocery/Convenience
- Multifamily
- Gym/Fitness
- Retail



A hotbed of innovation

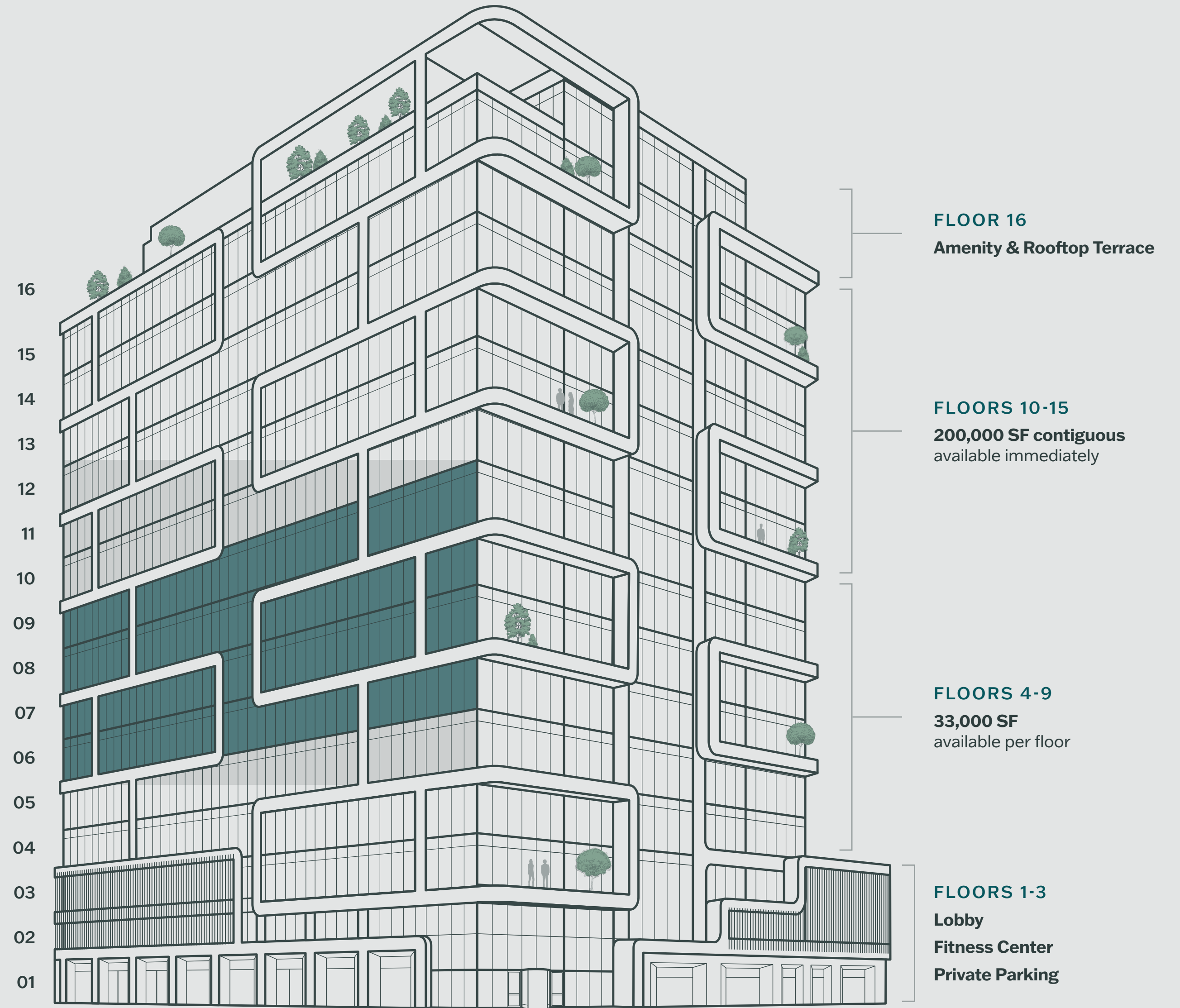


Where inspiration comes easy

With 400,000+ SF and 13 floors of column-free floor plates, you have a blank canvas to build your ideal space.



ILLINOIS TECH



*Touchless access lobby
with fitness center and
bike storage*





*Expansive indoor/
outdoor rooftop terrace
and lounge with
unobstructed views
of Chicago's skyline*



*Town hall and
conference space
for 140 people*







FULTON PARK CAMPUS

FULTON PARK CAMPUS

Designed for everything.

Ready for Anything.

2M+ SF

of Commercial Space Planned for Office and R&D/Lab

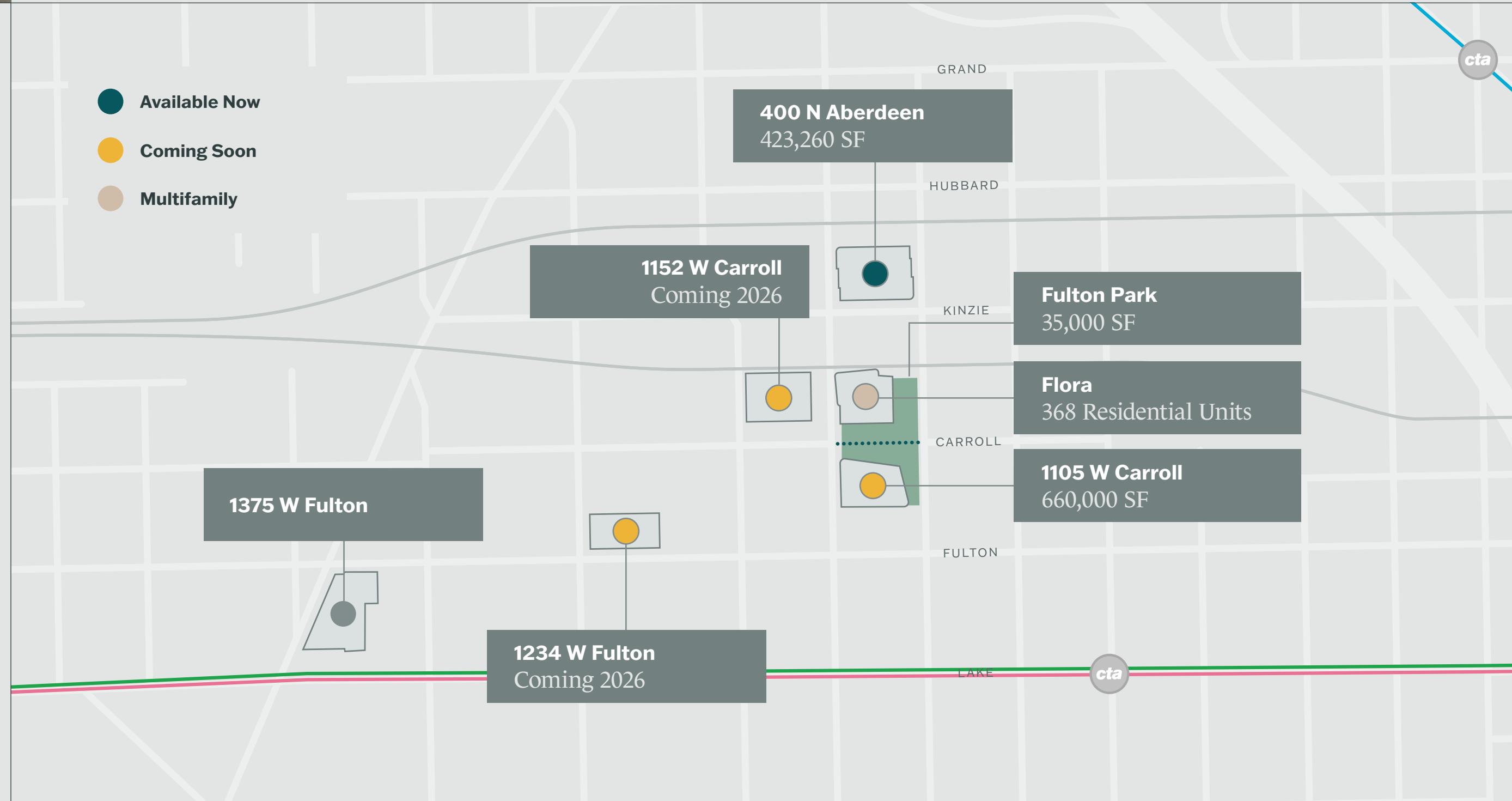
35,000 SF Park

Coming 2024

368

Multifamily Units, delivering 2024

- Available Now
- Coming Soon
- Multifamily



Trammell Crow Company

Since 1948, TCC has delivered exceptional outcomes for investors, tenants, and residents, and fostered a collegial, entrepreneurial culture where professionals flourish. We develop iconic buildings across all property sectors on the most desirable sites in top-tier markets across the United States and Europe.

TCC is deeply committed to partnering with communities to ensure positive impact, creating dynamic, immersive places where people are eager to live, work, and play.

As of
October 2023

2,900

Properties Delivered

\$15.4B

Projects in Progress

\$14.5B

Projects in the Pipeline

Notable Chicagoland Developments



1375 W Fulton (Now)



Evanston Labs (2024)



Hyde Park Labs (2024)



Jason Houze

First Vice President

+1 312 935 1408

Jason.Houze@cbre.com



Trammell Crow Company



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.