



A Trammell Crow Company Development

Fulton Park Campus, welcome to **endless possibility.**

Spanning several city blocks in one of the nation's hottest neighborhoods, Fulton Park Campus delivers an entire thriving innovation community.

With the city's most extraordinary developments, from Trophy lab and office, to Fulton Market's only park, to luxury apartments and vibrant retail, Fulton Park Campus offers a uniquely cohesive and uplifted environment.

We've built a versatile hub to provide the lifestyle quality and flexibility today's workforce demands.



It's all happening here.

2M+ SF

Trophy Office,
R&D/Lab

368

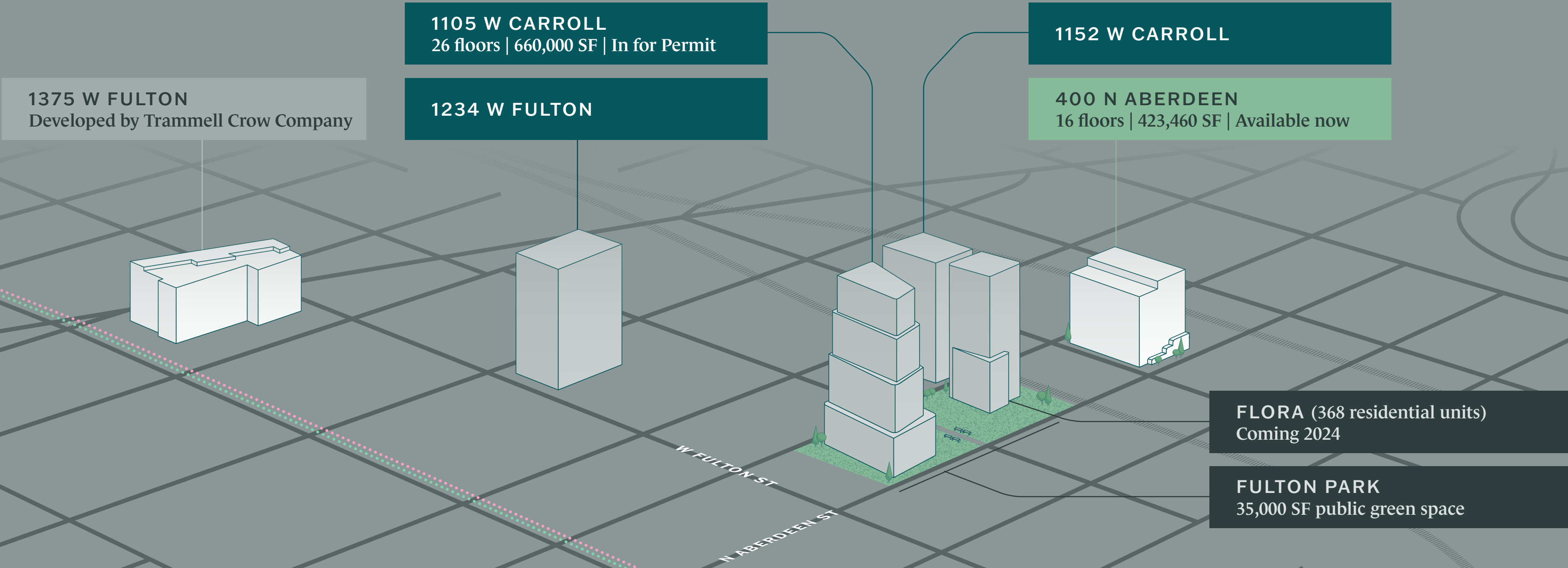
Luxury
Apartments

35K+ SF

Public Park — First and
Only in Fulton Market

35K+ SF

Retail
Opportunities



The nature of work has changed. Which is why we're bringing nature *to work.*

The campus will introduce Fulton Market's first and only park – 35,000 SF of new greenspace for abundant inspiration.

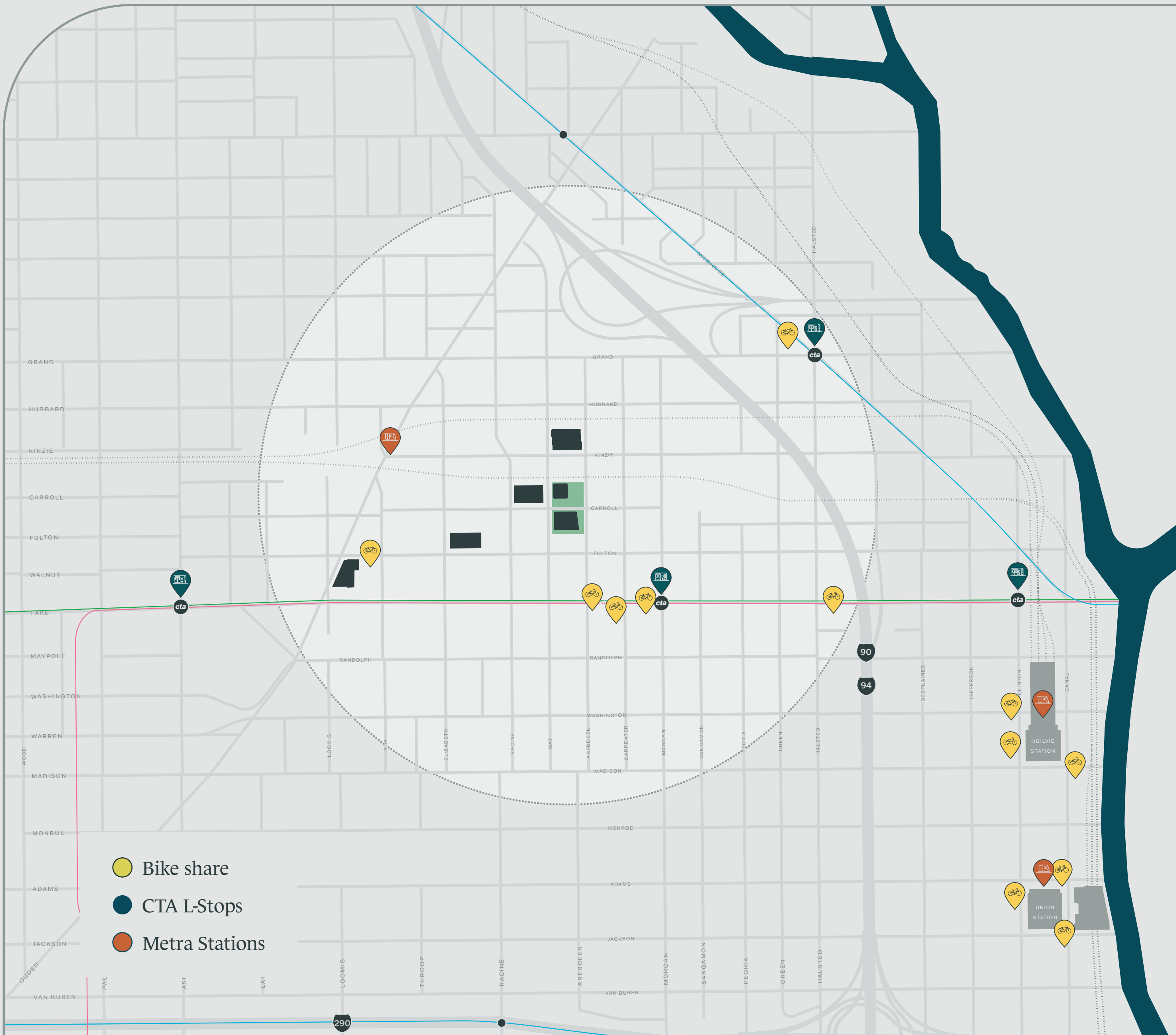
The park will feature:

- Dynamic retail environment
- Outdoor lawn
- Green spaces for relaxation and inspiration
- City-planned events and fairs
- Outdoor games and lounge chairs
- Picnic tables
- Dog run



A limitless location

We make navigating to Fulton Market Campus simple, from easy walkability to major transit stops, campus shuttles, secure bike-lockup, below-grade parking, and adjacency to the forthcoming Metra station.



- Bike share
- CTA L-Stops
- Metra Stations

10-15 minute
walk from multiple
CTA stops

7 minute
walk from future
Ogden/Kinzie Metra stop

9 minute
transit to Clark/Lake
CTA stop

Complimentary shuttle
to/from Ogilvie Transportation
Center and Union Station

11 minute
drive to
Wicker Park

13 minute
drive to
Lincoln Park



Forge the future at Fulton Labs

Research, collaborate, and create in Fulton Labs, Fulton Park Campus' dedicated advanced R&D offering. Built to exceed industry specs for next-generation wet/dry lab, Fulton Labs is Chicago's definitive innovation environment.

Available at:

- 400 N Aberdeen (Available now)
- 1105 W Carroll (In for permit)
- 1152 W Carroll (Future phase)
- 1234 W Fulton (Future phase)
- 1375 W Fulton (Stabilized)



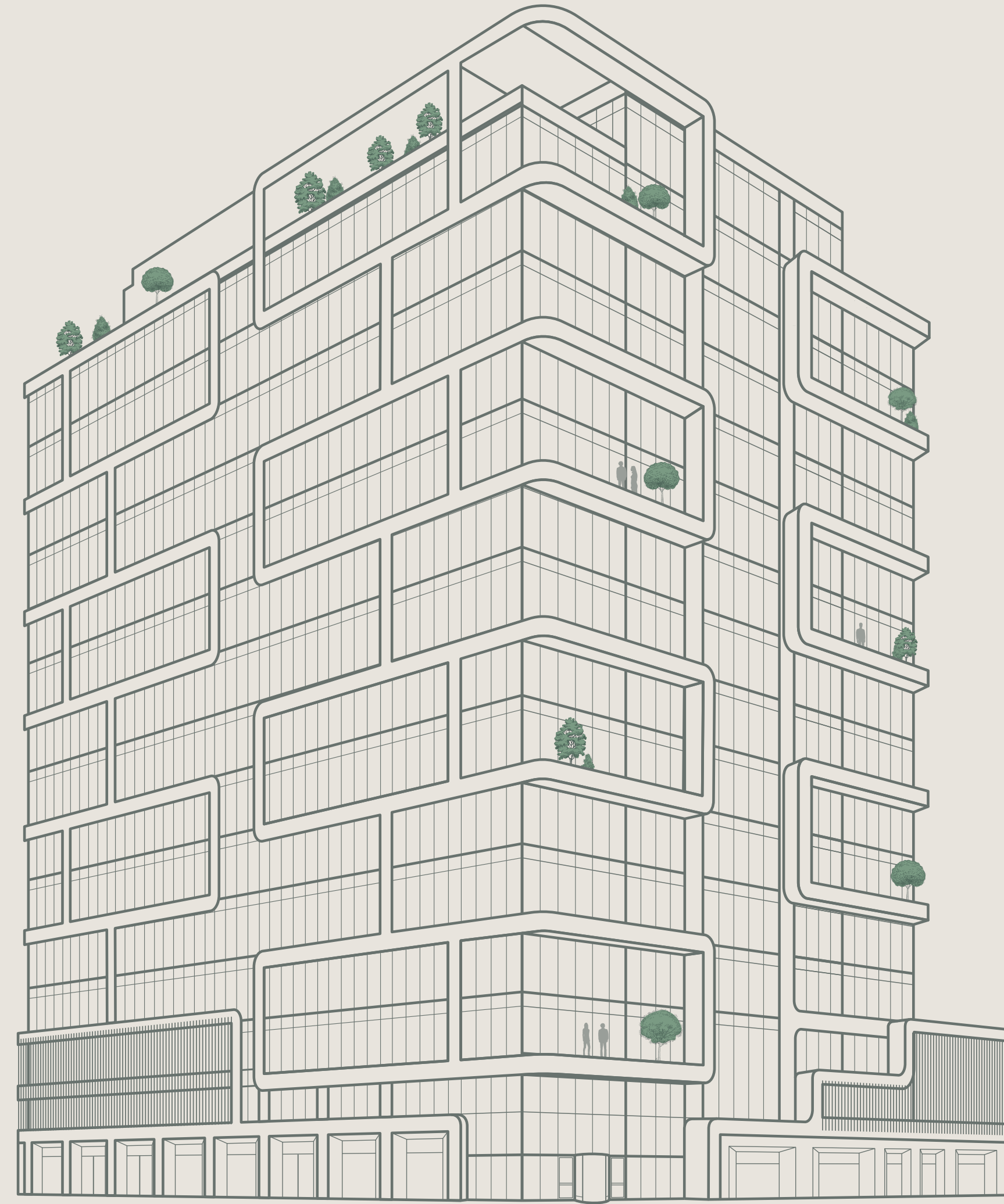
400 | NORTH
ABERDEEN



400 N ABERDEEN

Custom built for brilliance.

Achieve more with the highest standards
of flexible, scalable lab and office spaces.



423,454 RSF

16 Floors

33,000 SF

Available per floor

15' Floor-to-Floor Height

On Floors 4-14

**Robust Mechanical &
Electrical Systems**

Designed for up to 12 air changes per hour

Column-Free

Long-span layout (56')

175 parking spaces

Indoor, secure, and reserved

400 N ABERDEEN

Exquisitely designed.

Rejuvenate, collaborate, and focus with 35,000 SF+ of hospitality-inspired amenities.

- 2 Private balconies per floor
- VIEW Dynamic Glass for maximum natural light
- Multiple outdoor spaces including rooftop fire lounge
- 190-person+ collaboration center
- Health and wellness center with spa-quality locker rooms
- Lobby with café, gym, and bike valet
- Top of building signage available



1105

WEST
CARROLL

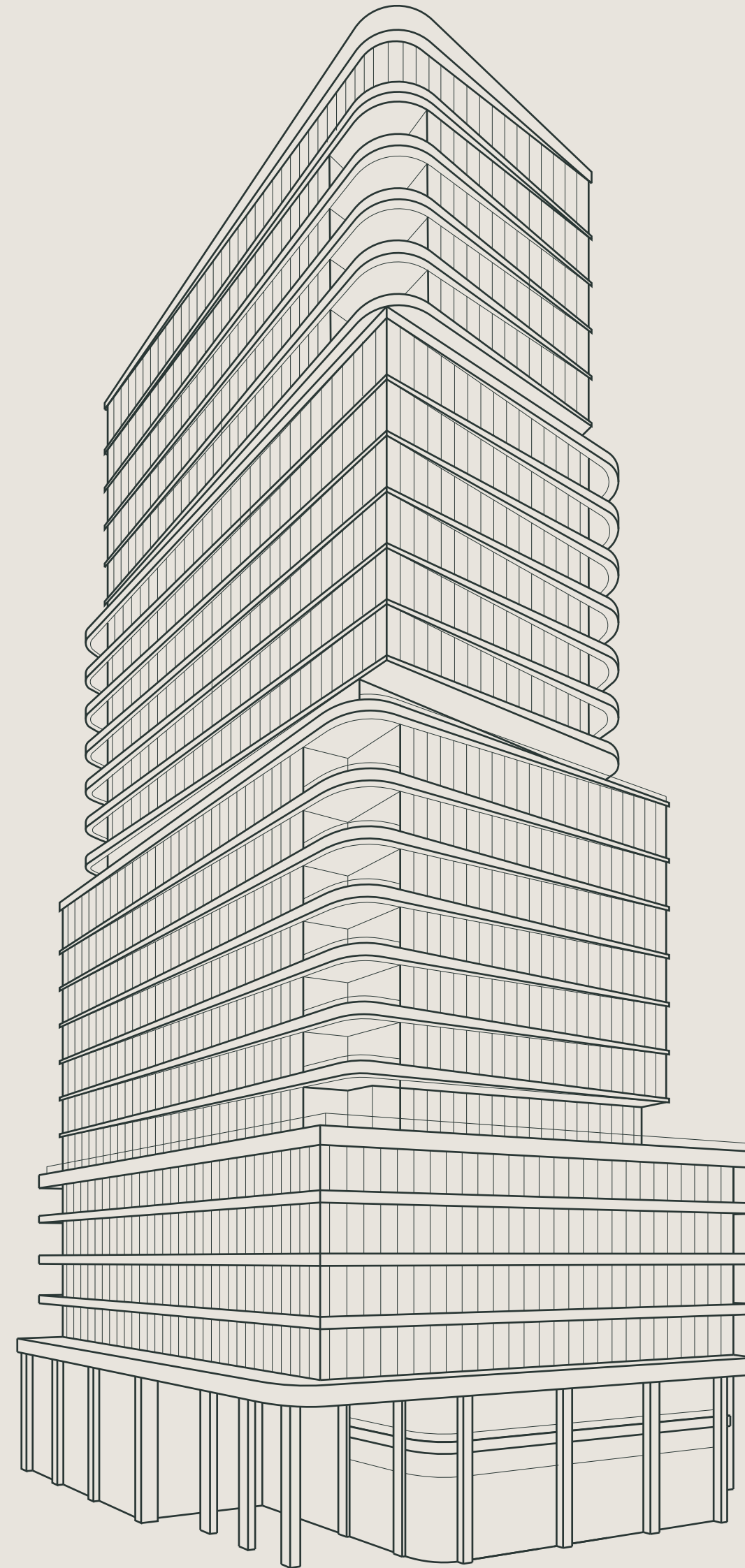


WESTON PARK CAMPUS

1105 W CARROLL

Substance, meet style.

As the tallest and most sophisticated building in Fulton Market, 1105 W Carroll is designed to offer a superior environment for leading firms and talent.



660,000 RSF

26 Floors

19,000–39,700 SF

Floorplates

14'6"–17'

Floor-to-floor height

180 parking spaces

Indoor, secure, and reserved

1105 W CARROLL

A market-defining amenity suite.

With cutting-edge amenities, 1105 W Carroll provides unmatched experiences for employees.

- Fitness facility with sauna and locker rooms
- Pickleball court
- Rooftop speakeasy and outdoor lounge
- Golf and sports simulators
- Level 1 coffee/bistro
- Grab-n-Go market
- Private outdoor terraces ranging from 2,000-9,000 SF
- Conferencing & event space for 150+ people
- Bike repair and storage
- Shared meeting and work spaces
- Private lobby opportunities
- Below-grade parking
- Protected and unencumbered views (historical district surrounding)



FLORA

F



A campus without the commute

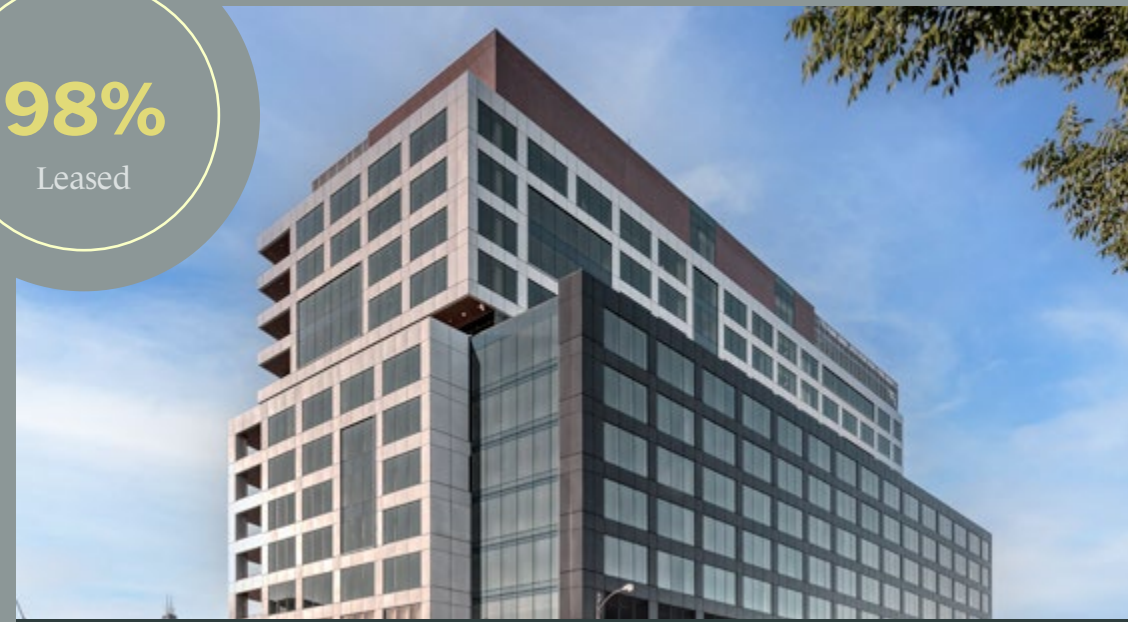
Take advantage of unparalleled work flexibility and adaptability offered by Fulton Park Campus' integrated luxury residential tower. With nearly 400 apartments, employees get to experience the neighborhood's robust culture and the easiest access to the office.



Trammell Crow Company

Experienced partners

98%
Leased



1375 W Fulton (Delivered 2020)



400 N Aberdeen (Delivered 2022)



Fulton Market Park (2024)



Evanston Labs (2024)



Hyde Park Labs (2024)



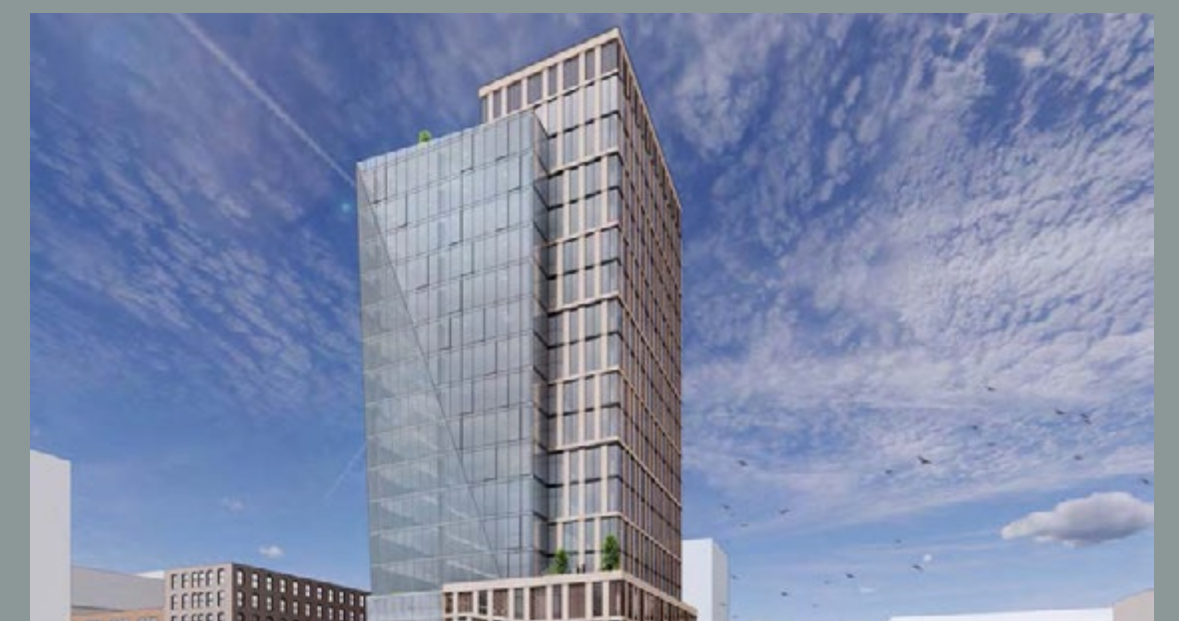
Flora Multifamily (2024)



1105 W Carroll



1152 W Carroll



1234 W Fulton

**A new era demands
a new blueprint, one
shaped by the potential
for collaboration and
connectivity, that meets
today's workforce
where they are.**

By bringing the right people, resources, and spaces together in the nation's most energizing locale, Fulton Park Campus fuses the best of modern capacity and stylish elegance.

*Here, you can make
tomorrow take shape, one
connection at a time.*





Contact us.

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CBRE

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