



THE OFFICES AT GATEWAY

SEE THE WAY TOMORROW WORKS



The Offices at Gateway introduces up to 550,000 square feet of Class A space that's wide open to the future.

It's an ideal setting for office, medical, research and more. And with the Blue Line just steps away, Gateway taps into the top-line talent pool of Bucktown and Wicker Park. See the way tomorrow works. Come to the Offices at Gateway.

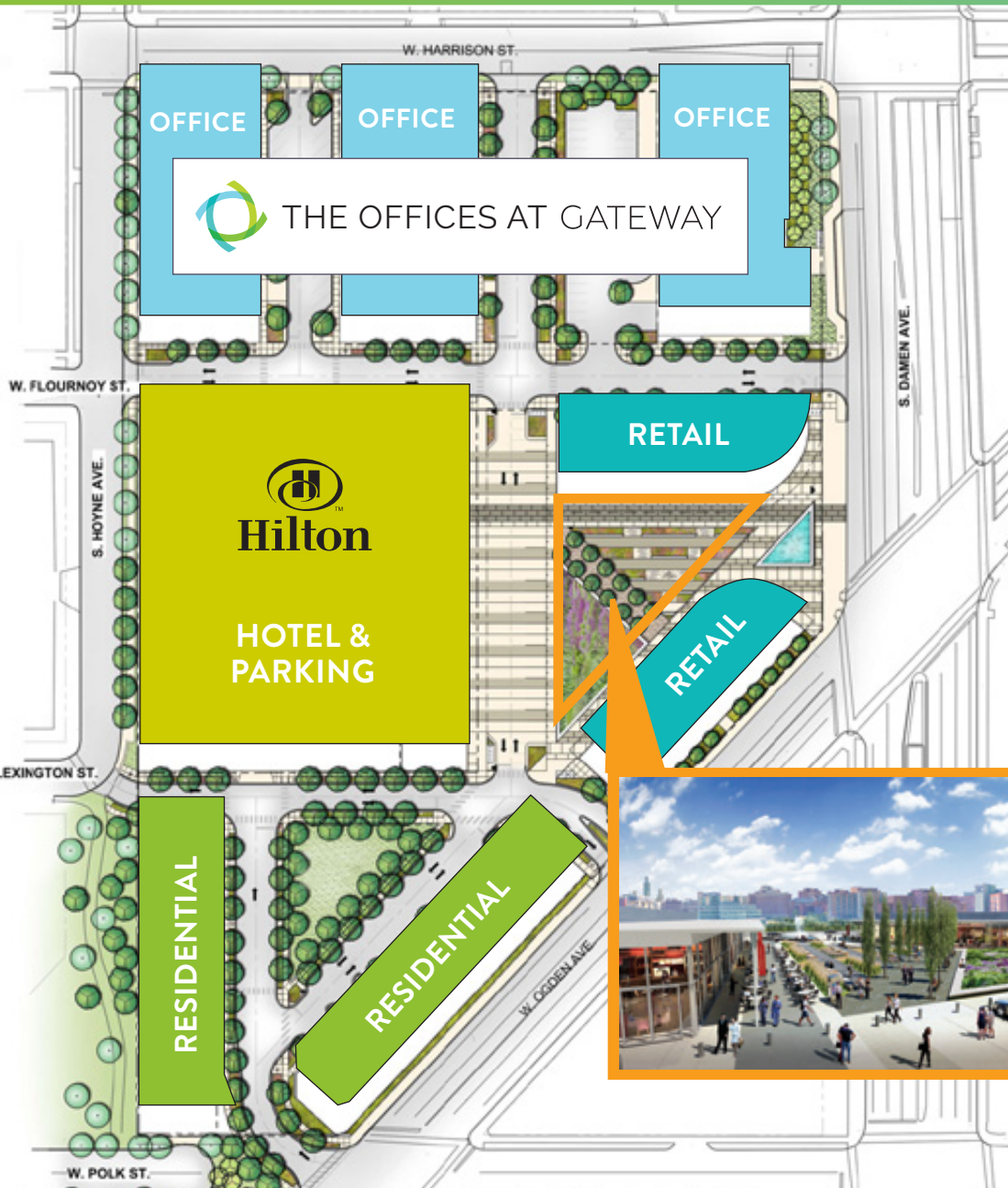
CBRE

In the heart of the Illinois Medical District, a new mixed-use campus is leading the way for workplace innovation.



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10 ACRE MIXED-USE:

-  Office: Up to 550,000 SF
-  Hotel & Parking: 240 Rooms
Expected Delivery Date: Fall 2018
-  Residential: 230 Units
Expected Delivery Date: Fall 2018
-  Retail: 75,000 SF Total
Expected Delivery Date: Fall 2018

2.6 acres of park and landscaped plaza with water feature, gardens and pedestrian-friendly seating



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General Office, Medical Office, R&D
and Laboratory Space Available

Expressway visibility

High efficiency transparent dual
glazed glass and metal panel skin

PHASE 1:

240,000 SF, 12-story,
Class A office building

20,000 RSF floor plates

PHASE 2:

Up to 310,000 SF of
additional customizable space

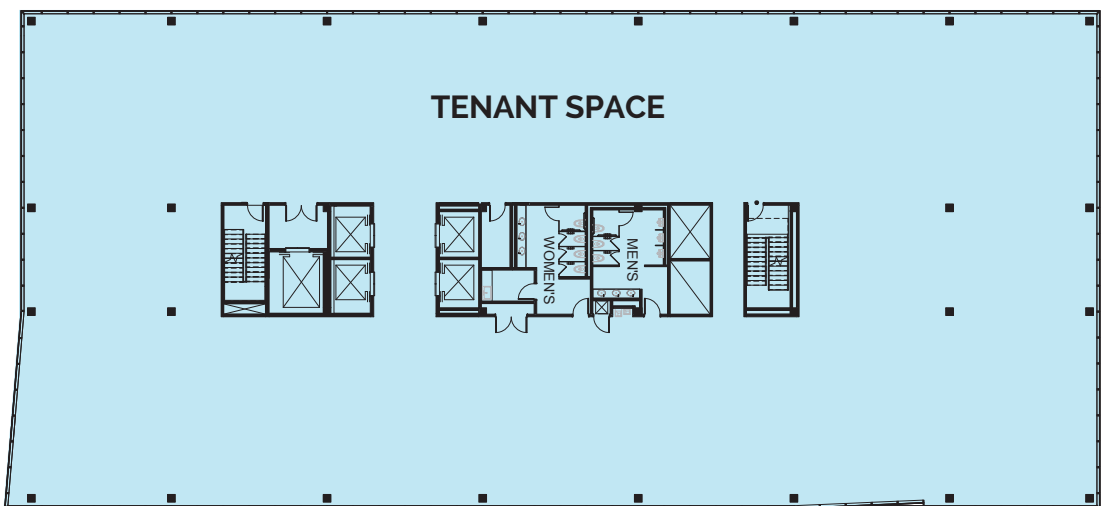
Potential build-to-suit



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TYPICAL FLOOR PLATE



- Floor-to-ceiling glass at northeast corner
- Fully flexible floor plate
- Virtually column free
- 13' slab-to-slab ceiling heights for loft style offices
- Finished ceiling height of 9' plus
- 20,000 RSF floor plates

BUILDING AMENITIES



Conference center



Tenant lounge with 1,800 SF outdoor terrace with city views



Wellness center with showers and locker rooms



Bike room

CAMPUS AMENITIES



2.6 acres of park and landscaped plaza

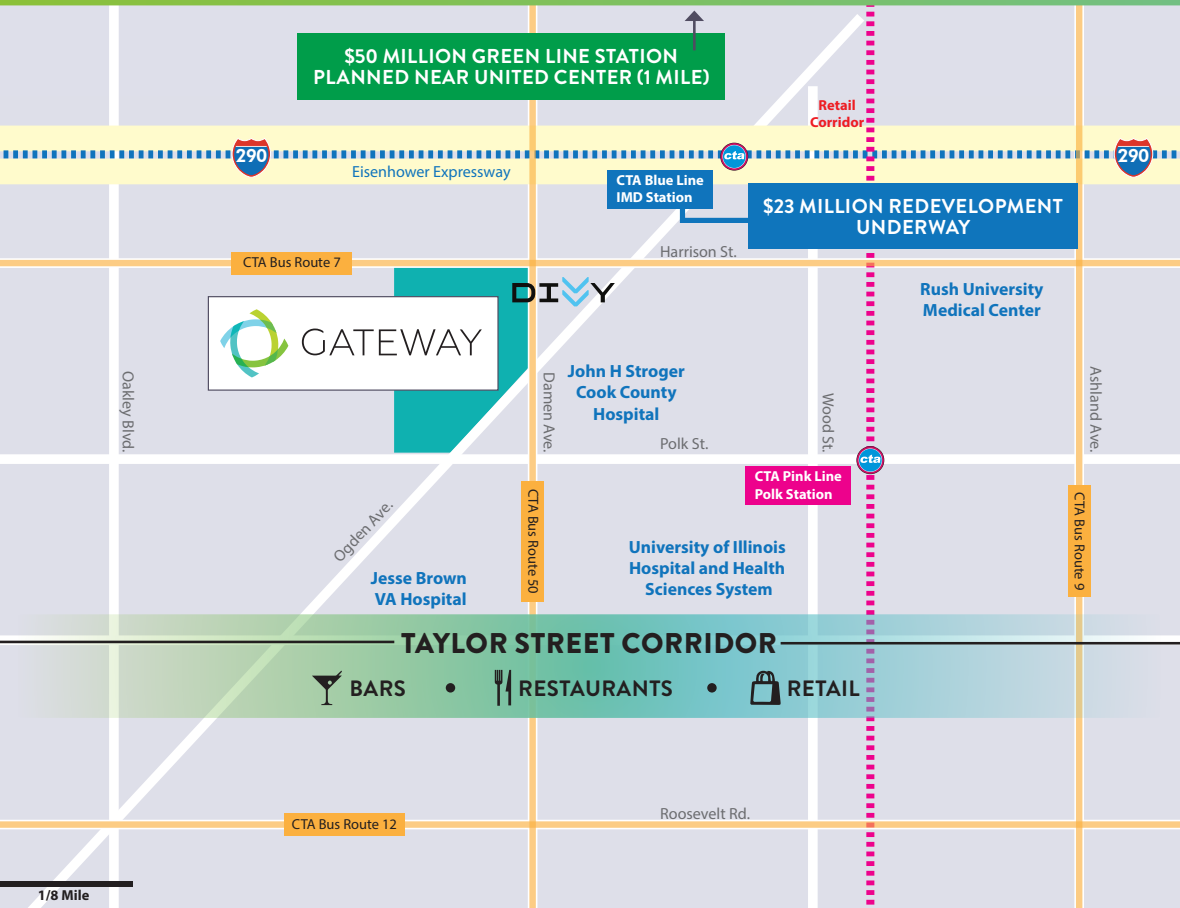


Fast casual dining and retail



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TRANSPORTATION



Steps away from CTA Blue Line



4 blocks from the CTA Pink Line Station



4 major bus routes



I-290 and Damen 4-way interchange



Over 950 parking spaces



On-site Divvy station and secured bike storage



TOD designated

FOR MORE INFORMATION:

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