

FOR LEASE

5,000sf Creative Office
Space in Fulton Market

401 N. Morgan Street

CHICAGO, IL 60607



401 N. Morgan Street (Rendering)

PROPERTY SPECIFICATIONS

Available Space	5,000 Sq. Ft.
Lease Rate	\$26.00 PSF NNN
Use	Office or Retail
Ceiling Height	± 15' Clear
Zoning	PMD-4
2016 Taxes & OpEX	\$8.67 PSF
Submarket	Fulton Market

Space Features

- Last unit available in 401 N. Morgan Street
- Second floor corner space with abundant natural light
- Unobstructed views of downtown to the East and Fulton Market
- Refurbished hardwood floors, exposed brick and timber beams
- Opportunity for private main entrance

Building Features

- Parking available
- Current building tenants include: Threadless, Bucketfeet, Morgan Manufacturing
- Newer construction building - completed in 2014
- Located in: Fulton Market
- Amenities include: access to 8,000 Sq. Ft. roof deck and upcoming fitness center
- Additional 5,000 Sq. Ft. of lower level / storage

For more information,
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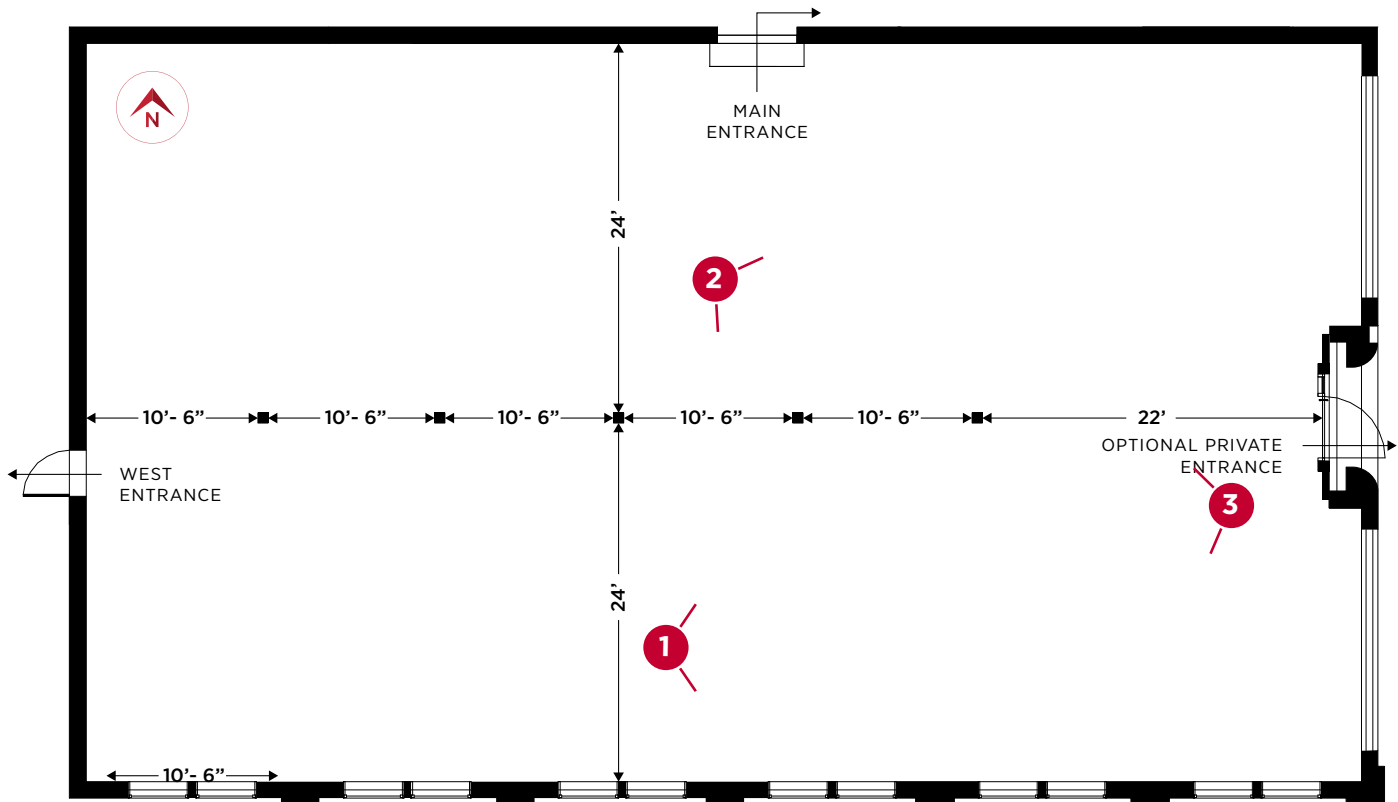
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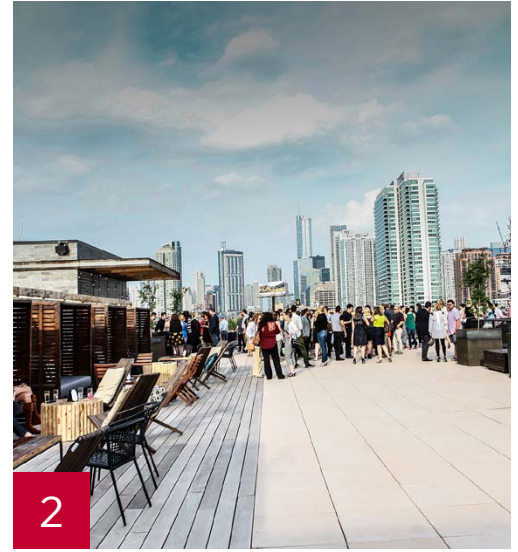
FIRST FLOOR PLAN



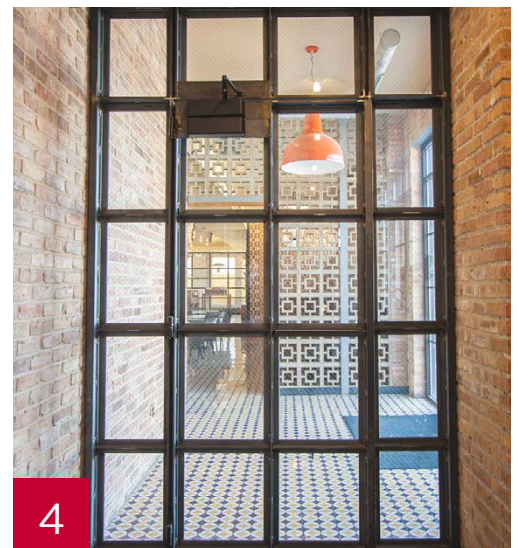
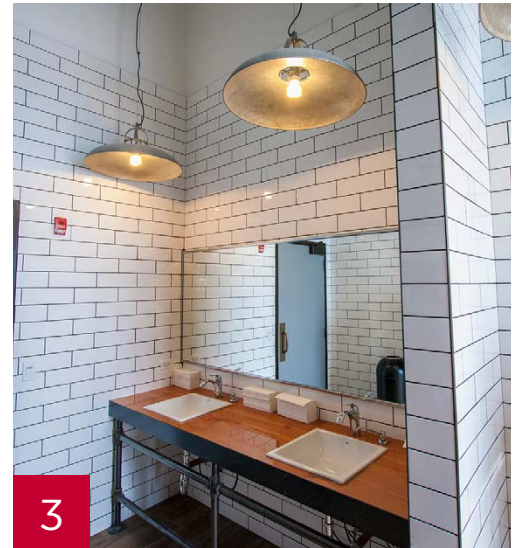
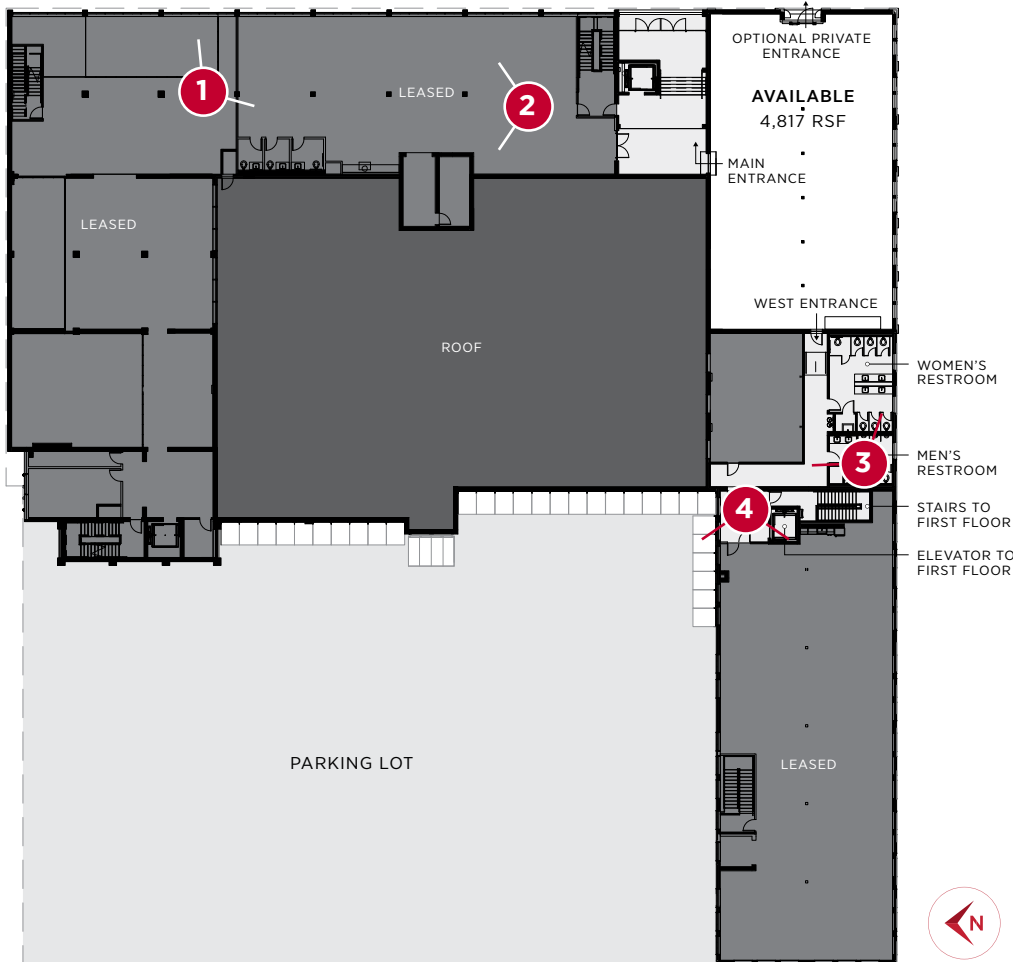
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SITE PLAN - SECOND FLOOR



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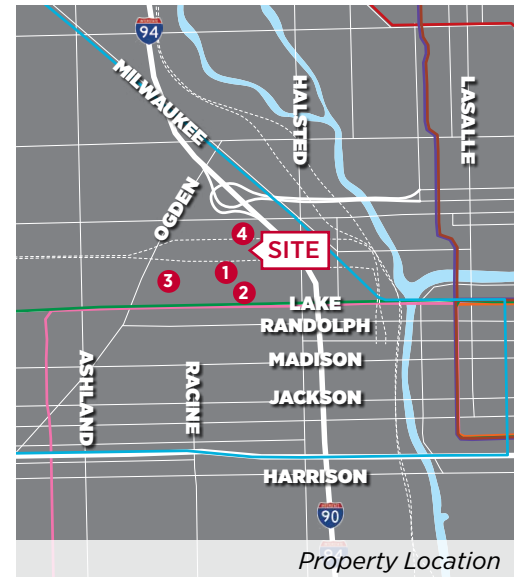
Parking Lot



401 N. Morgan Street Main Entrance



West Loop | Chicago, IL



Property Location

NEW DEVELOPMENT



1K Fulton | Fall 2015



Morgan CTA Station | Spring 2012



Fulton West | Fall 2017 (Expected)



450 N. Morgan St. | 2017 (Expected)

COMMERCIAL OFFICE

The West Loop and Fulton Market District, traditionally known for food production and manufacturing, have seen an increase in loft-office conversions. However, the Fulton Cold Storage conversion and 401 N. Morgan Street are the first of their kind for this neighborhood. They serve as a catalyst for further development with retention of global brands like Google, Bucketfeet, Threadless and SRAM.

RESTAURANTS & RETAIL

The combination of unique loft and barrel-truss buildings, and more affordable real estate has provided an introduction to new restaurant concepts along Randolph Street. Renowned chefs such as Stephanie Izard, Grant Achatz and Homaro Cantu all have locations in this region. They benefit from their proximity to nearby food production companies and continue to thrive as residential and retail expand.

TRANSPORTATION

The City of Chicago has responded to growth in this neighborhood with the recent development of a new CTA public transit line station at Morgan and Lake, a bike-sharing program for residents and tourists, and improvements to existing streets, sidewalks and alleys. The subject property benefits from its close proximity to the nearby commercial, residential, and restaurant development.

