

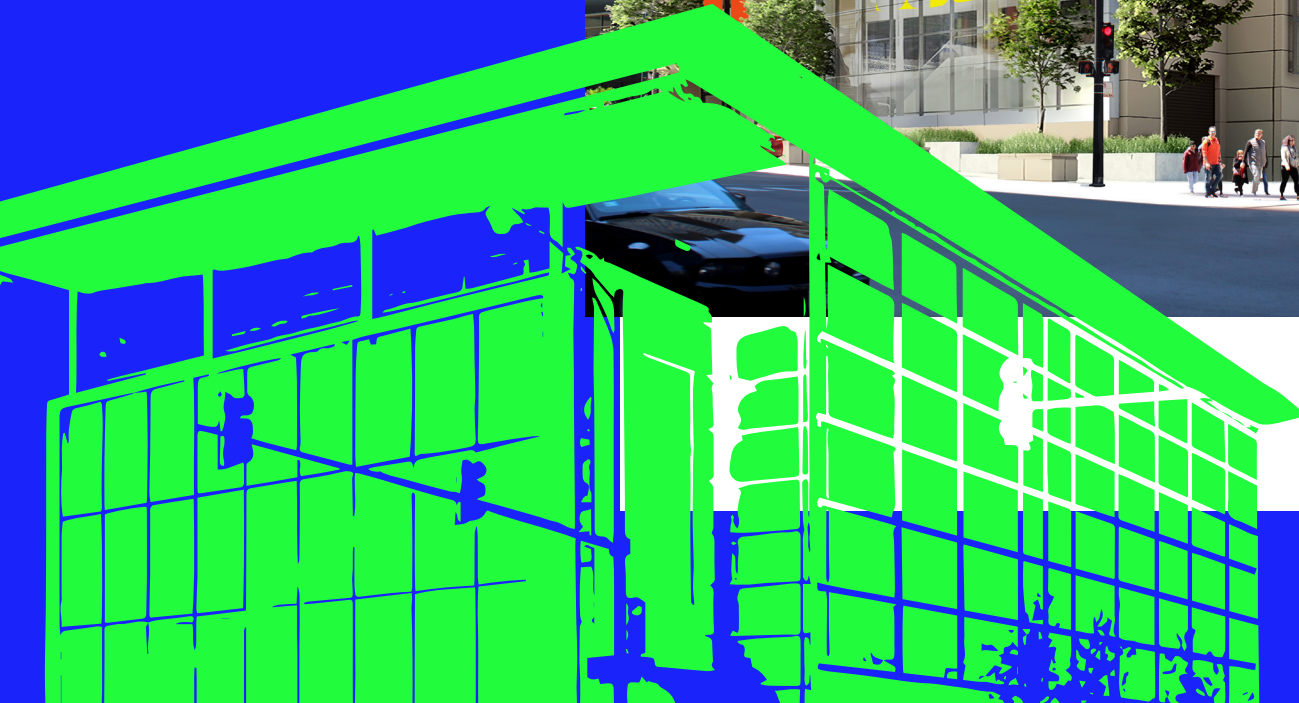
TODAY WE'RE

360

TOMORROW WE'RE

YOU

360 NORTH
STATE





Welcome to 360 North State, a space with you in mind. Forget about ordinary and get ready for 15,000 to 45,000 square feet of unique, modern, signature space that can place your brand front and center.

Located in River North, one of Chicago's focal points for dining, entertainment and views, 360 North State is offering three floors of boutique space topped off with 22-foot ceilings and a large terrace. This is the space to grow in, to succeed in and to make completely your own.



**360 NORTH
STATE**



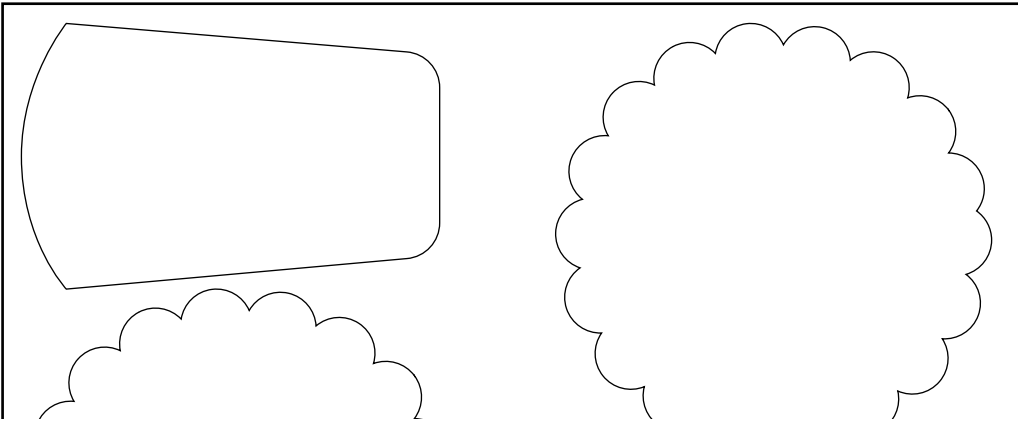
What can an office say for your brand? With soaring spaces, prominent visibility, and a façade that doubles as a business media outlet, 360 North State doesn't just make a statement - it passes you the megaphone so you can make your own.

Kinzie St.



Dearborn St.

State St.



12











10pin
Live food grille



30 NORTH STATE

Taylor's

FINE FOOD LIVE FOOD GRILLE



THIS

COULD

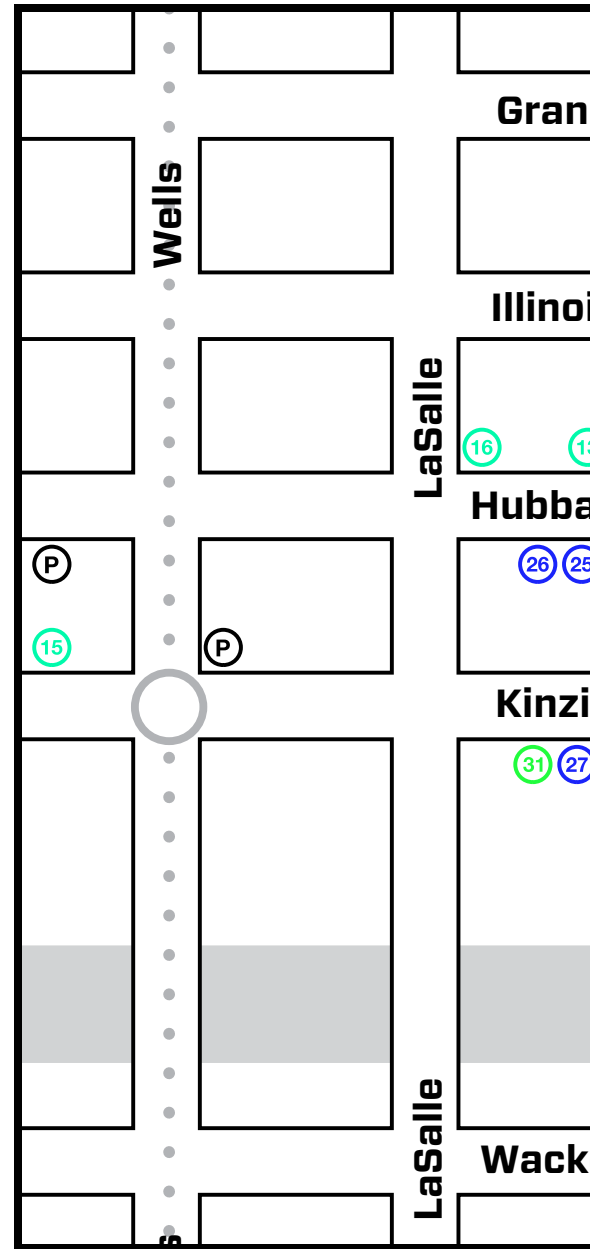
BE

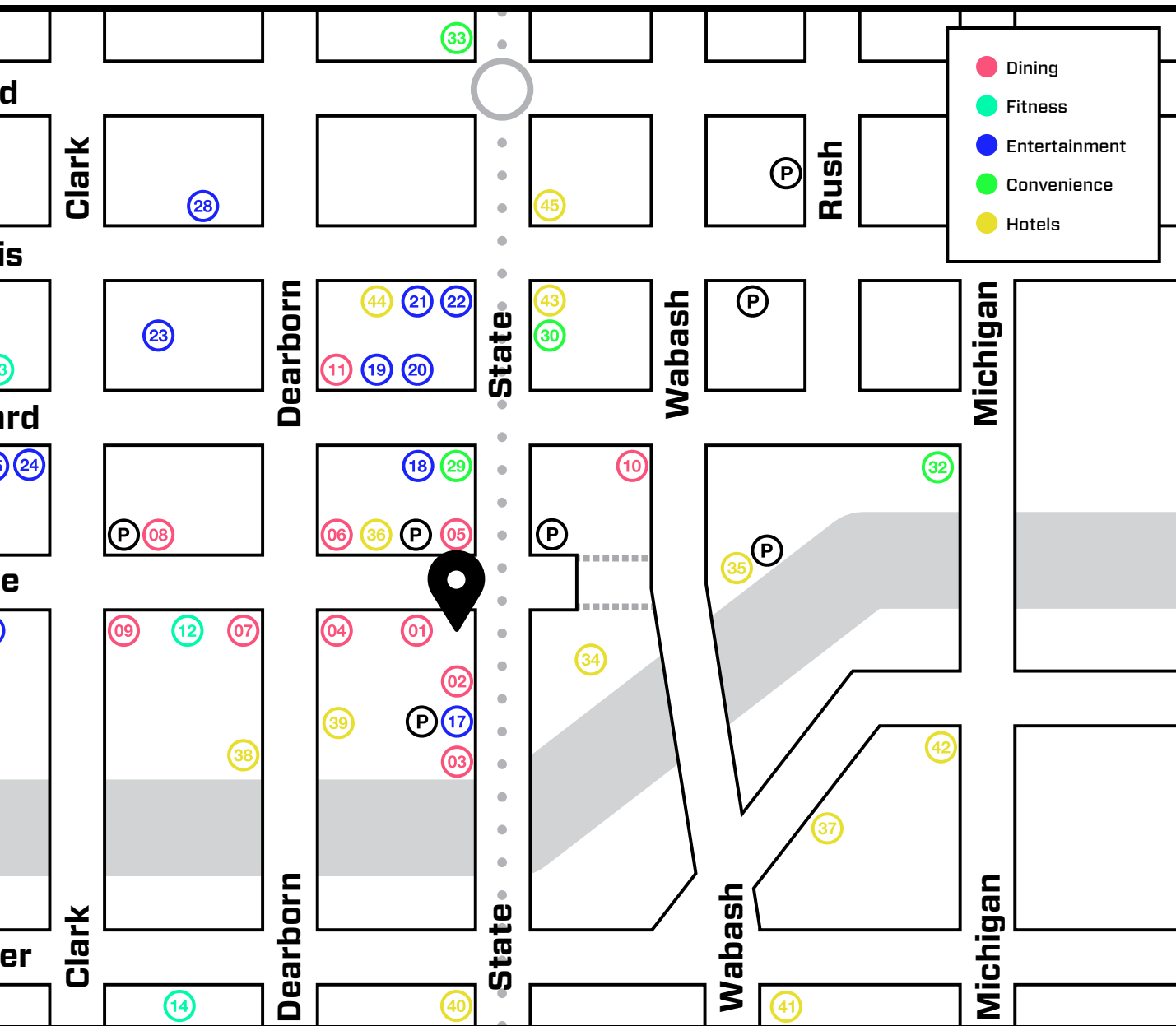
YOURS

Your corner in the thick of it.

Plant your flag in River North, amongst esteemed restaurants, hotels, music venues and more. Just steps away from the river walk and multiple transportation options - this is exactly where you want to be.






-
- | | | |
|-------------------------|-------------------------|--------------------------|
| 01 STK | 16 The Barre Code | 31 CVS |
| 02 Tortoise Supper Club | 17 SPIN | 32 Walgreens |
| 03 Smith Wollensky | 18 El Hefe | 33 Jewel |
| 04 Harry Caray's | 19 Howl at the Moon | 34 The Langham |
| 05 Public House | 20 Rokit Bar & Grill | 35 Trump Hotel |
| 06 Parlor Pizza Bar | 21 Fremont | 36 Kinzie Hotel |
| 07 Sienna Tavern | 22 Snickers Bar & Grill | 37 Royal Sonesta |
| 08 RPM Steak | 23 Three Dots & Dash | 38 The Westin |
| 09 Barrio | 24 Boss Bar | 39 Hotel Chicago |
| 10 Shaw's Crab House | 25 Celeste | 40 Renaissance |
| 11 Ruth Chris Steak | 26 Point & Feather | 41 Kimpton Monaco |
| 12 FFC | 27 Untitled | 42 London House |
| 13 Kick@55 Fitness | 28 Underground | 43 Courtyard by Marriott |
| 14 Soul Cycle | 29 7-Eleven | 44 Hampton Inn |
| 15 CHILL | 30 7-Eleven | 45 Kimpton Palomar |





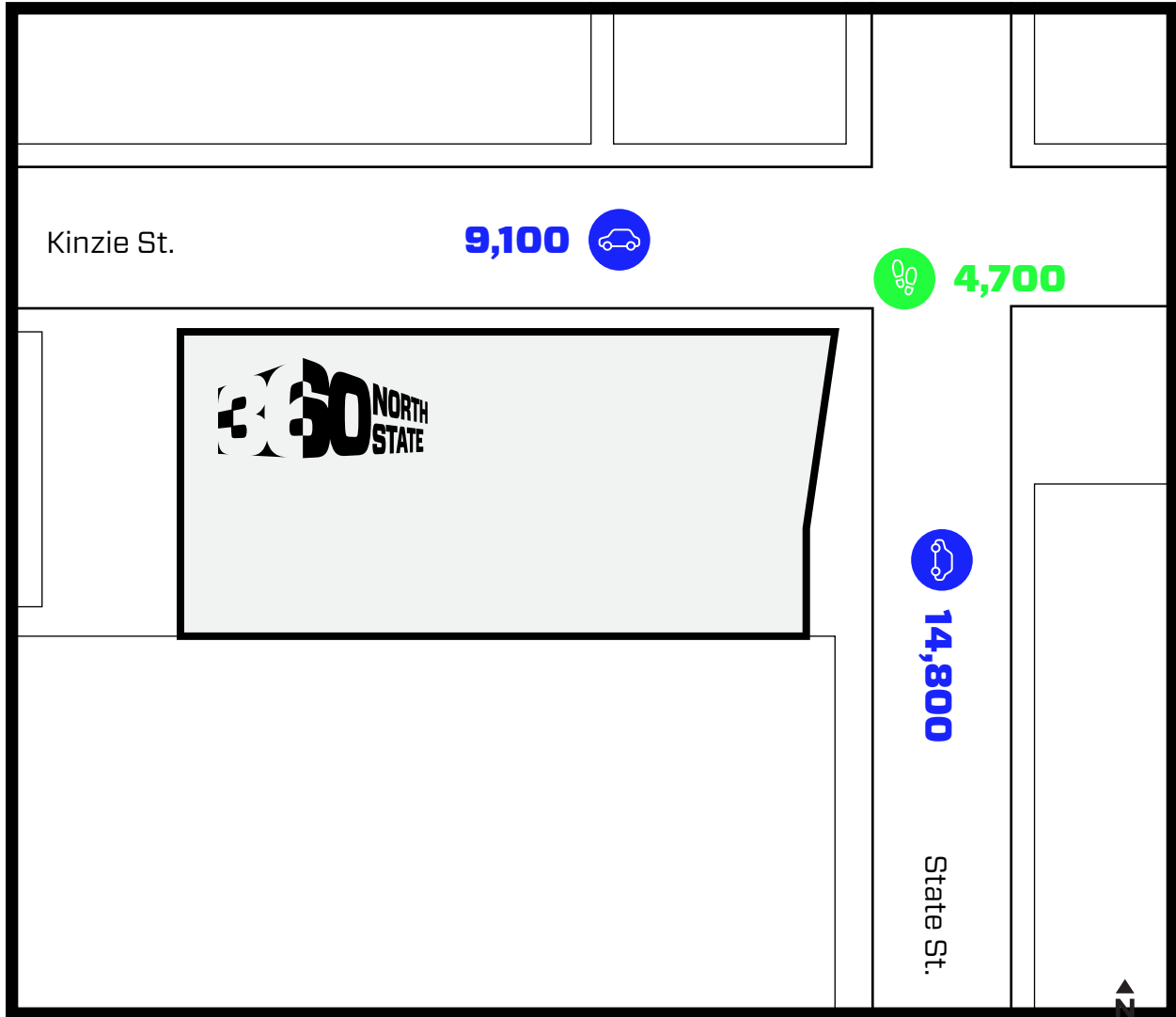
Transportation

Public

| Transit/Subway | Drive | Walk | Distance |
|---|--------------|-------------|-----------------|
| State & Grand Avenue Station  | 1 min | 4 min | 0.2 mi |
| State & Lake Station  | 1 min | 6 min | 0.3 mi |
| Merchandise Mart  | 2 min | 7 min | 0.3 mi |
| Lake Station  | 2 min | 8 min | 0.4 mi |
| Clark & Lake Station  | 2 min | 9 min | 0.5 mi |
| Metra Rail | | | |
| Millennium Station | 4 min | 10 min | 0.5 mi |
| Ogilvie Station | 5 min | 20 min | 0.9 mi |
| LaSalle Street Station | 10 min | 26 min | 1.2 mi |
| Union Station | 10 min | 26 min | 1.3 mi |
| Airport | | | |
| Chicago Midway International Airport | 19 min | - | 10.6 mi |
| Chicago O'Hare International Airport | 27 min | - | 17.6 mi |

Exposure

Vehicle & Pedestrian Traffic Count



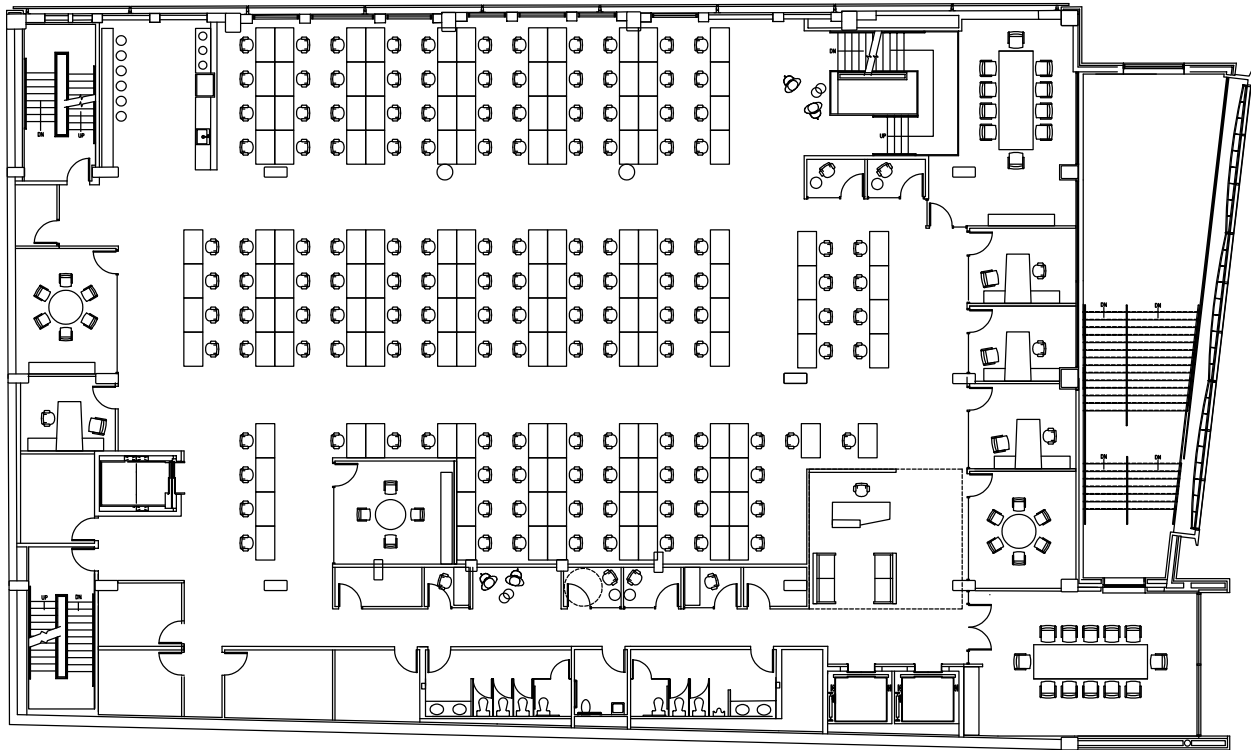




Typical Floorplan - *Conceptual Plan*

15,188 SF

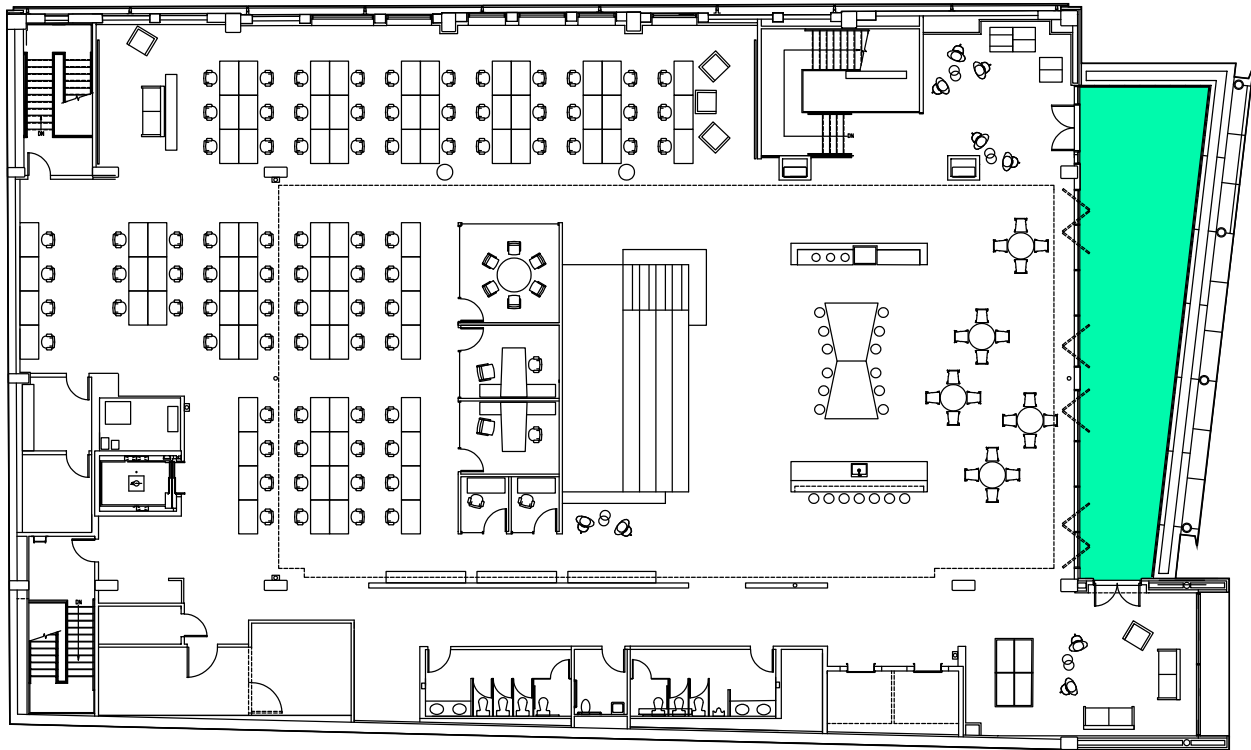
4 private offices • 133 workstations • 2 large conference rooms • 5 huddle areas • kitchen



Penthouse Floor - *Conceptual Plan*

15,188 SF

1,000 SF private outdoor terrace • 2 private offices • 63 workstations • 7 huddle areas • townhall • cafe



(i) 22 foot ceilings

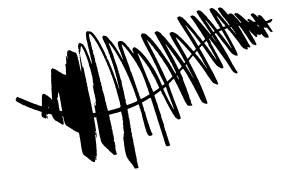






Fern Hill uncovers truly unique value propositions which require creative, entrepreneurial, and collaborative solutions to maximize risk-adjusted investor returns and long-term community benefit.

Fern Hill brings together unique stakeholder coalitions for each opportunity to self-define the potential benefits and ensure each voice, loud or soft, influential or common, is heard, valued and brought to fruition. Each project endeavors to bring about this positive community change, to solve a problem, to remove blight, to increase access, to foster music, art, and culture, to preserve history and to forge new ideas and opportunity.



FERN HILL

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**TODAY WE'RE 360.
TOMORROW WE'RE YOU.**

UP TO 45,000
SQUARE FEET
OF OFFICE
SPACE
AVAILABLE

