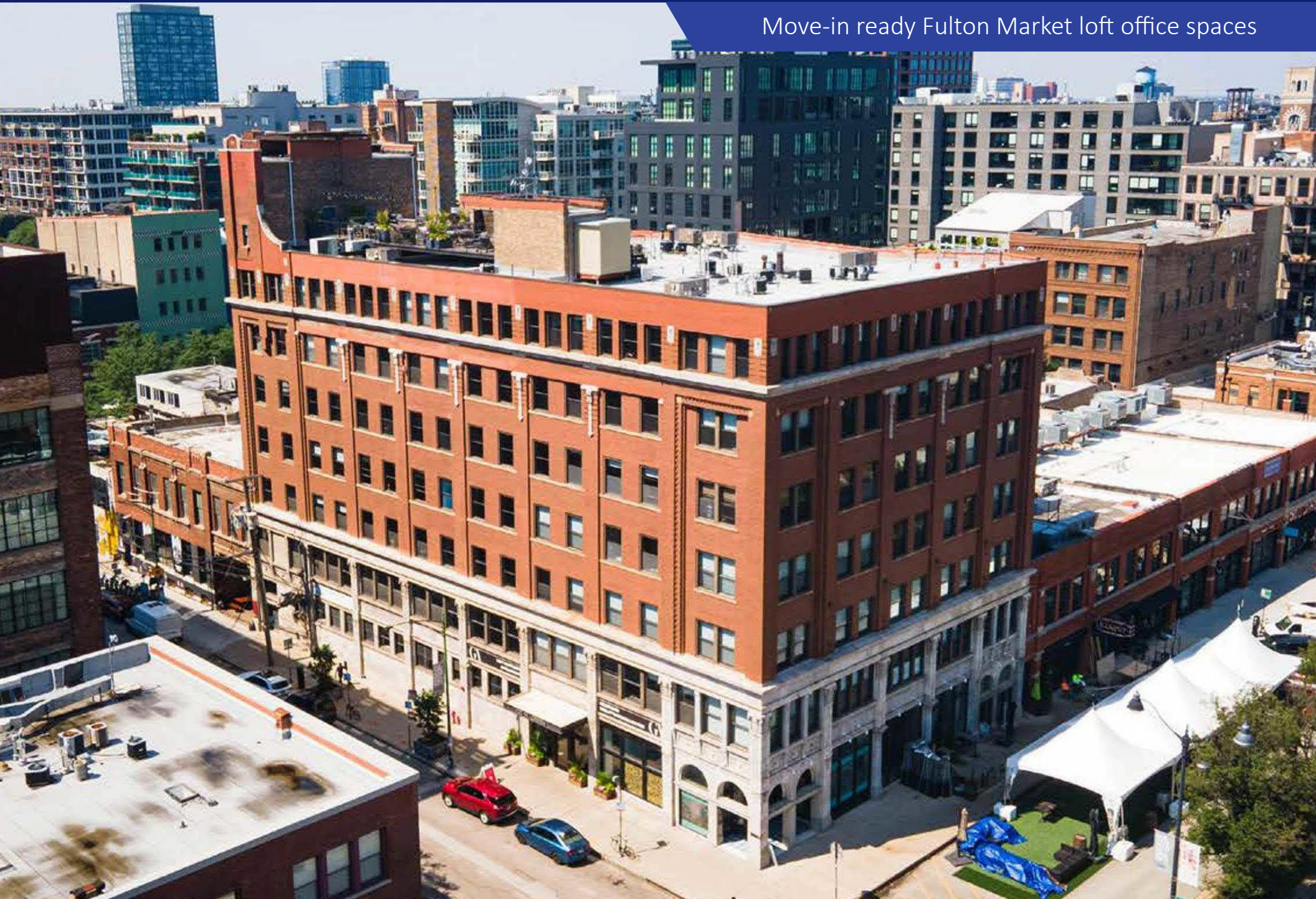


120 N. GREEN STREET

FULTON MARKET, CHICAGO

 Newcastle
INVESTORS

Move-in ready Fulton Market loft office spaces





TERMS AND PROPERTY FEATURES

- Two units - 1,075 SF & 1,013 SF
- One month security deposit req'd.; inquire about pricing for leases < 12 months
- \$105 monthly utility charge includes water/sewer, trash/recycling, and 1G of internet through Zentro Internet
- Gas and electricity billed directly by People's Gas and ComEd
- Exceptional Randolph Street location in Gin Alley
- Within one block of Soho House, Parlor Pizza Bar, and Nobu
- Walking distance to Morgan Station
- Gin Alley co-tenants include Madewell, Warby Parker, Uncommon James, Billy Reid, Bandit, Trivoli Tavern, Sawada Coffee, High Five Ramen, and Green Street Smoked Meats

MARKET EVOLUTION

- 17M SF under construction
- 15,000 multi-family units under construction or approval
- 1,800 hotel rooms under construction and 940 existing hotel rooms
- 15 Michelin recognized restaurants
- Home to first-to-market retailers

AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	5,347	\$137,975
0.50	23,000	\$124,849
0.75	37,776	\$120,735
1.00	61,383	\$119,242

AREA RETAILERS



MADWELL



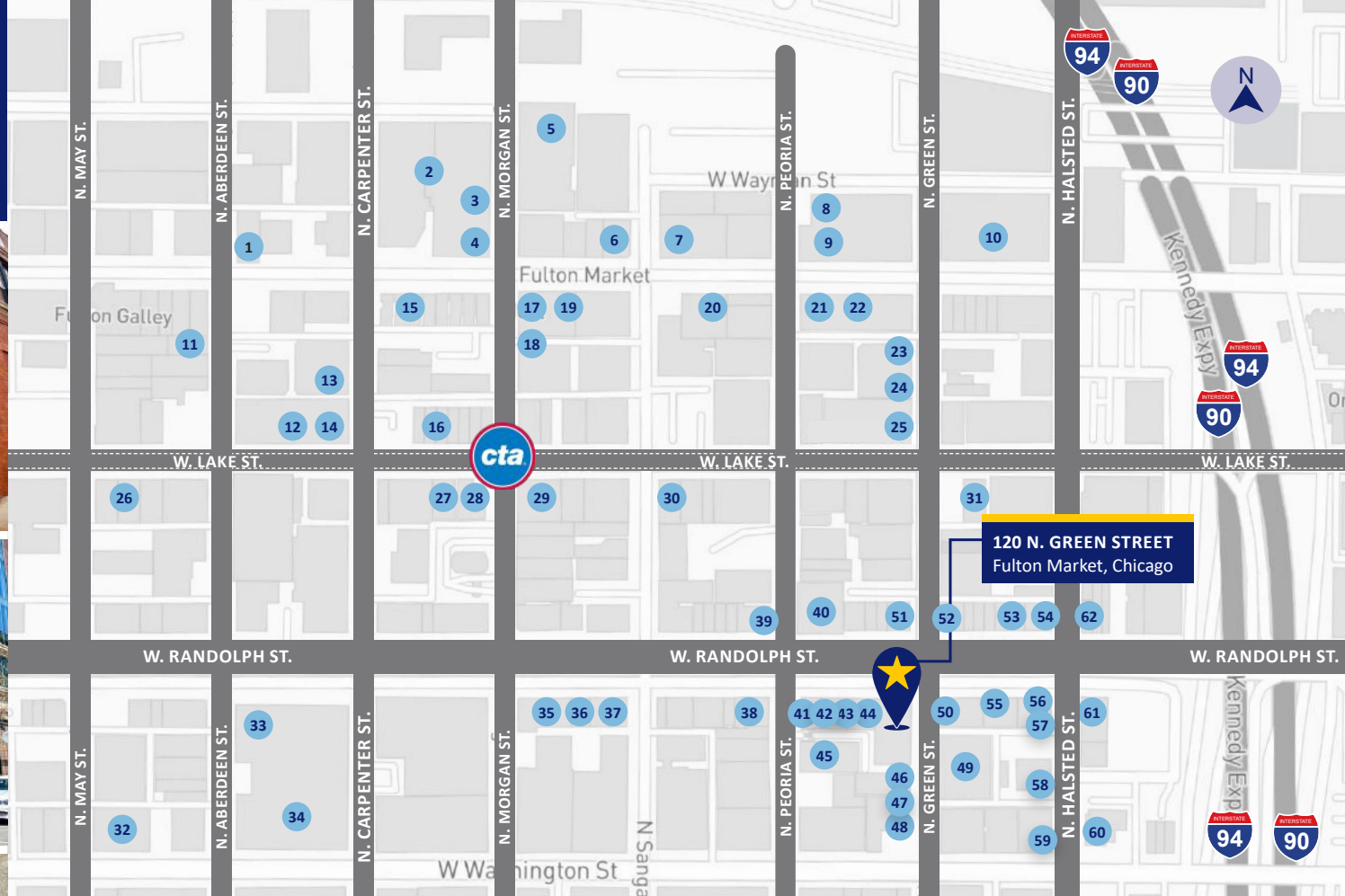
SWIFT & SONS STEAKHOUSE



LA COLOMBE



WARBY PARKER



AREA RETAILER DIRECTORY

- | | | | |
|----------------------------|----------------------------|------------------------------------|-----------------------------|
| 1. Herman Miller | 17. Next | 33. Walgreens | 49. Soho House |
| 2. Google | 18. Avia | 34. McDonald's Global Headquarters | 50. sushiDOKKU / BOOZE BOX |
| 3. Swift & Sons Steakhouse | 19. Fire by Alinea | 35. La Colombe | 51. Bar Siena |
| 4. La Sirena Clandestina | 20. Mondelez International | 36. Nando's | 52. Little Goat Diner |
| 5. Ace Hotel | 21. Duck Duck Goat | 37. Umami Burger | 53. Lone Wolf |
| 6. Aesop | 22. Emporium | 38. Floyd's | 54. Au Cheval |
| 7. Time Out Market | 23. WeWork | 39. Lena Brava | 55. Girl & The Goat |
| 8. Punch Bowl Social | 24. Ballast Point | 40. Nobu Hotel | 56. Nia |
| 9. Kuma's Corner | 25. The Hoxton | 41. Madewell | 57. Jubilee Juice & Grill |
| 10. Aspen Dental | 26. Northwestern Medicine | 42. Uncommon James | 58. Healthy Zu Spa |
| 11. Umami Burger | 27. Dunkin' Donuts | 43. Warby Parker | 59. BMO Harris Bank |
| 12. CVS Pharmacy | 28. Federales | 44. The Bandit | 60. Bank of America |
| 13. We Are Mammoth | 29. Shake Shack | 45. Trivoli Tavern | 61. Haymarket Pub & Brewery |
| 14. Harvest Juice | 30. Lululemon | 46. Green Street Smoked Meats | 62. La Josie |
| 15. Eyes on Fulton | 31. BLVD | 47. Sawada Coffee | |
| 16. Black Dog Gelato | 32. Hyatt House | 48. Parlor Pizza Bar | |

120 N. GREEN STREET Fulton Market, Chicago



1,075 and 1,013 SF AVAILABLE

120 N. GREEN STREET
Fulton Market, Chicago

W. RANDOLPH ST.

W. RANDOLPH ST.



N. PEORIA ST.



N. GREEN ST.



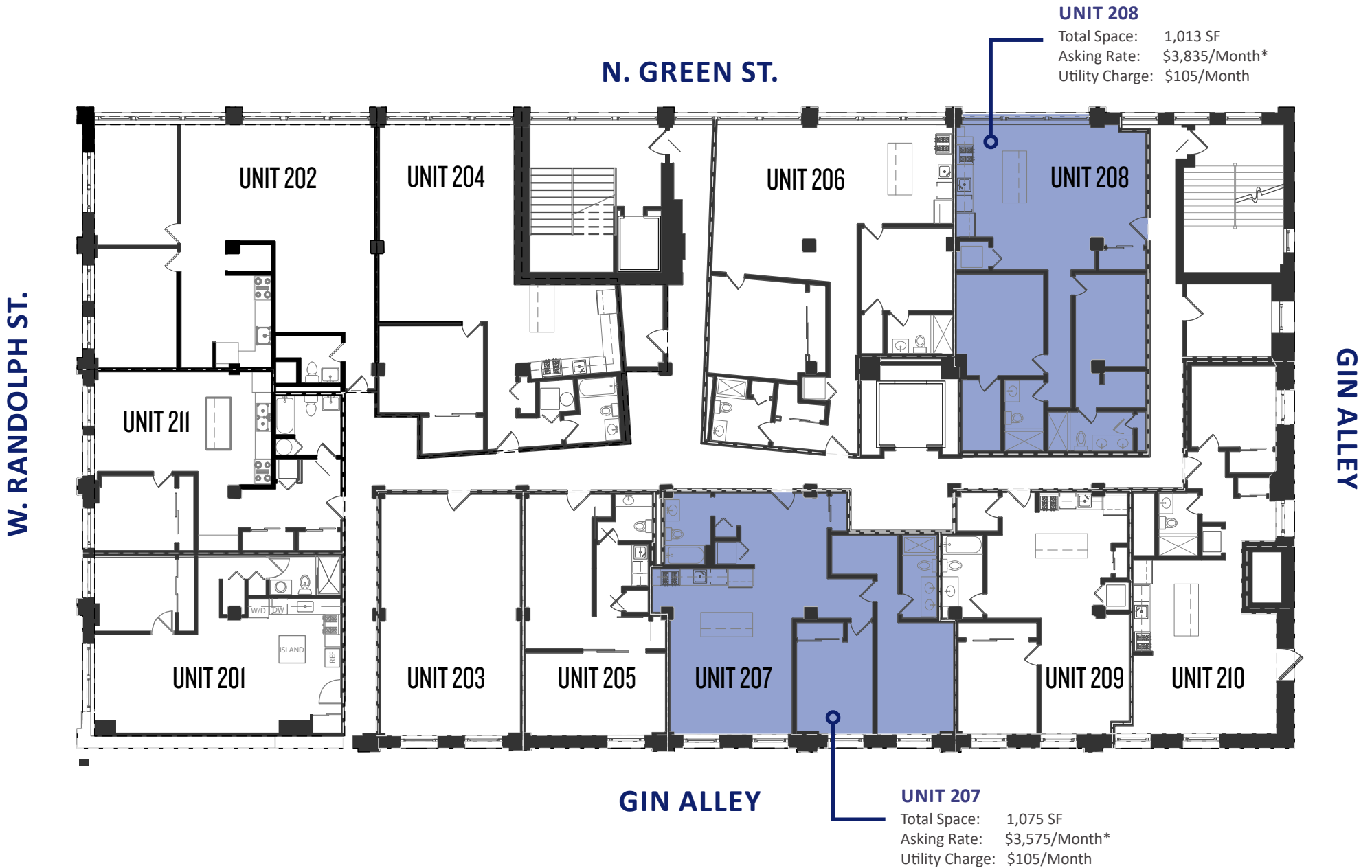
N. HALSTED ST.



W. WASHINGTON BLVD.

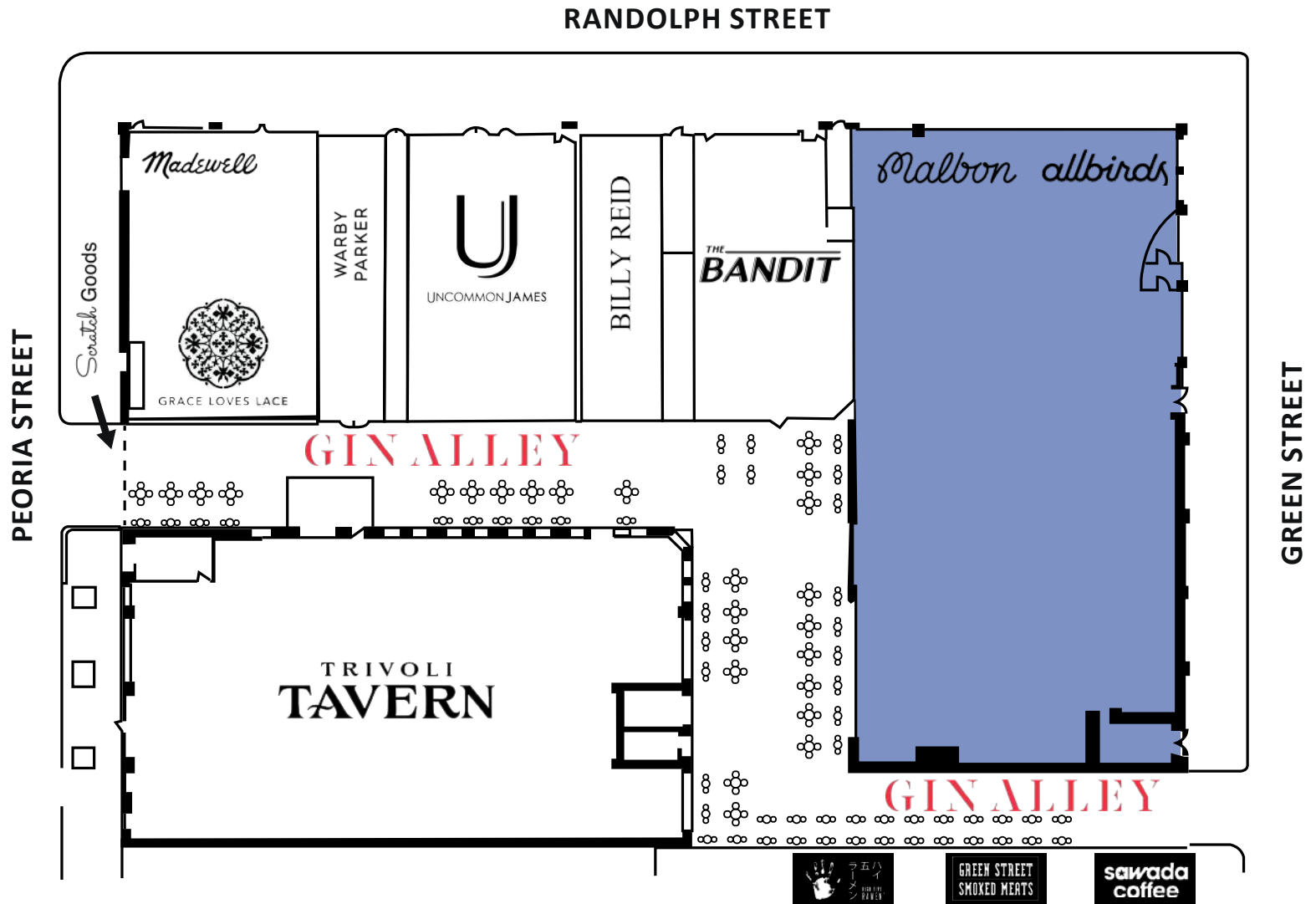
AERIAL DETAIL

SITE PLAN



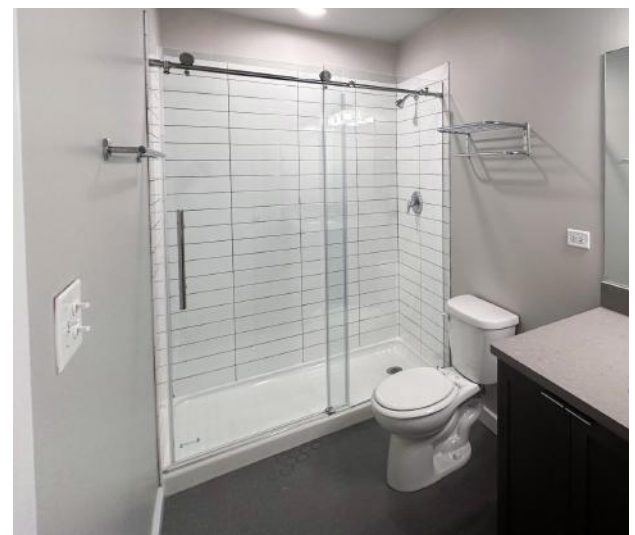
* Asking Rate based on a 12-month lease term. Inquire about pricing for shorter leases.

GIN ALLEY SITE PLAN



PROPERTY PHOTOS

Office Space



ABOUT NEWCASTLE AND RESIDE LIVING

11

WALKABLE
Neighborhoods

67

WELL-CAPITALIZED
Retail and Residential Properties

425K+

SQUARE FEET
of Prime Retail Space

2,800+

APARTMENTS
Across Our Portfolio

FOR MORE INFORMATION

ADAM FERRARI

Reside Living
Property Manager
(312) 589-5588

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