

# 120 N. GREEN STREET

FULTON MARKET, CHICAGO

 **Newcastle**  
INVESTORS

Move-in ready Fulton Market loft office space





## TERMS AND PROPERTY FEATURES

- 1,075 SF unit available
- 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



**MADEWELL**



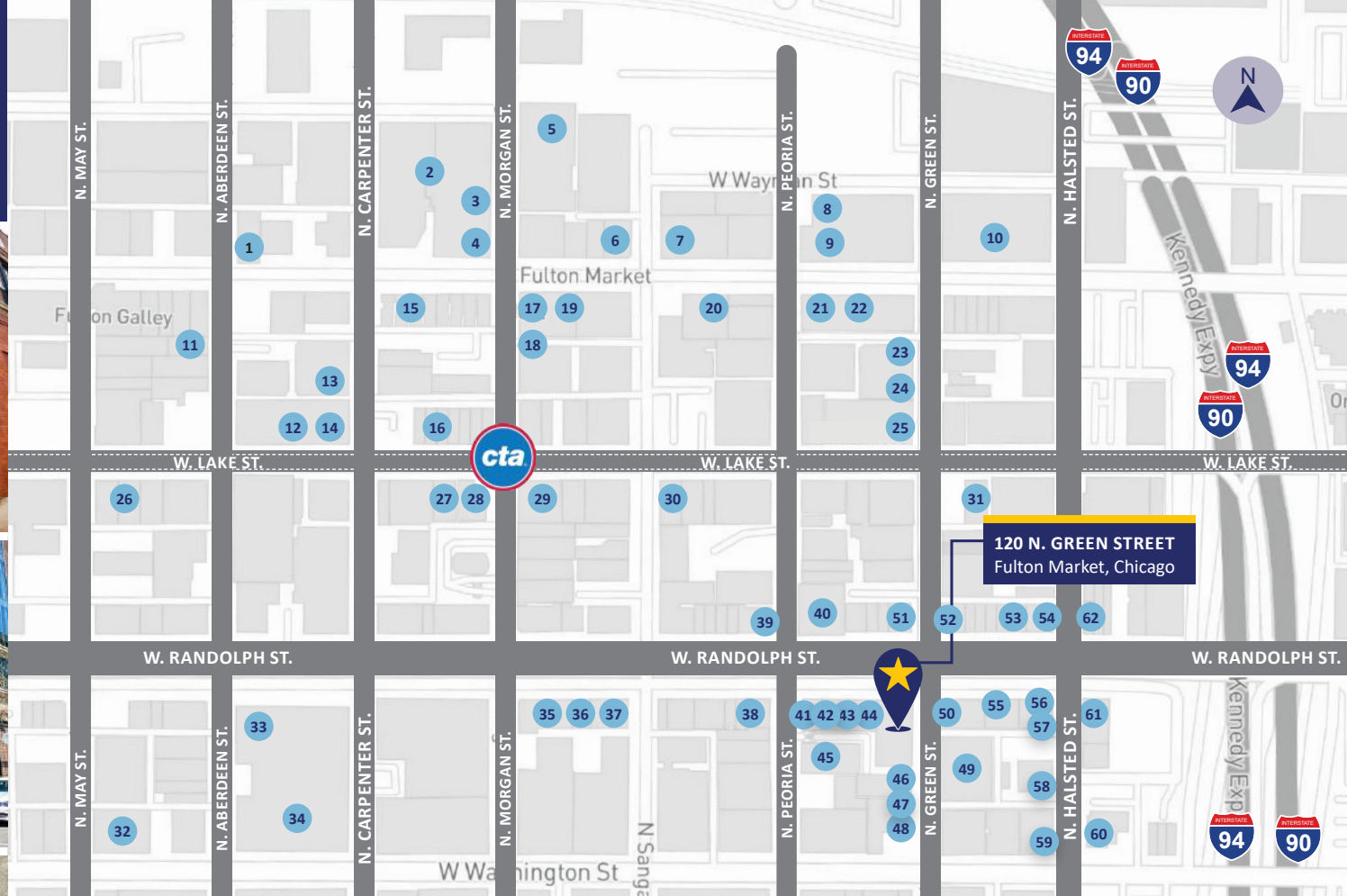
**SWIFT & SONS STEAKHOUSE**



**LA COLOMBE**



**WARBY PARKER**



**120 N. GREEN STREET**  
Fulton Market, Chicago

## AREA RETAILER DIRECTORY

- |                            |                            |                                    |                             |
|----------------------------|----------------------------|------------------------------------|-----------------------------|
| 1. Herman Miller           | 17. Next                   | 33. Walgreens                      | 49. Soho House              |
| 2. Google                  | 18. Aviary                 | 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 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

NOBU

BAR SIENA

LITTLE BEAT  
DINER

LONE WOLF

Au Cheval

LA JOSIE

LENA BRAVA

jamie

JEGRAZIANO

NØTRE

Madwell

U  
UNCOMMON JAMES

WARBY PARKER

THE BANDIT

TRIVOLI  
TAVERN

GREEN STREET  
SMOKED MEATS

sawada  
coffee

DESSERT  
DEALER

PARLOR

SUSHI  
DOKKU

SOHO HOUSE

GIRL & THE GOAT

ALMA  
MILANO

Nia

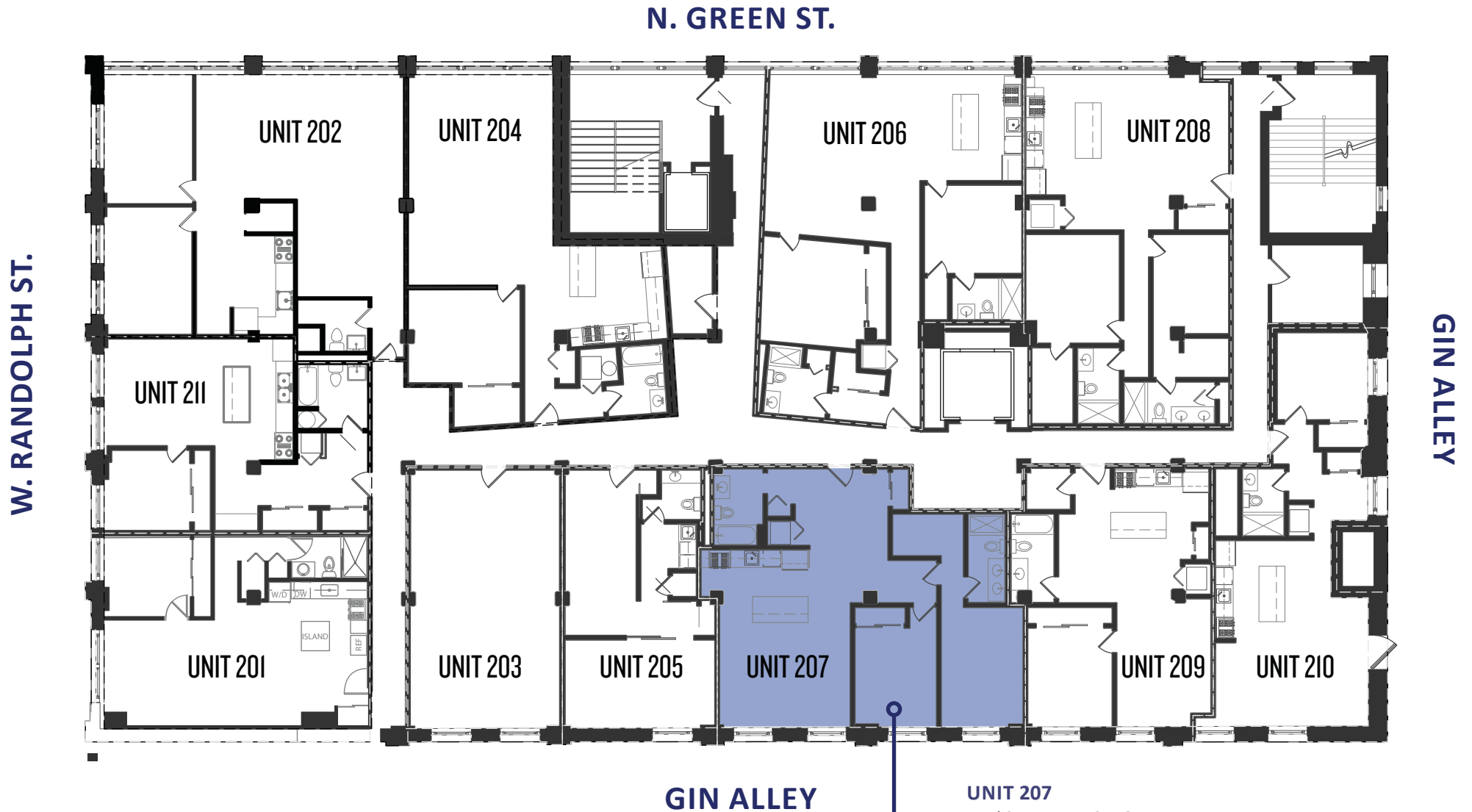
Jubilee  
ICE & GRILL

HAYMARKET

Healthy Zu  
Spa

BMO  
Harris Bank

# SITE PLAN

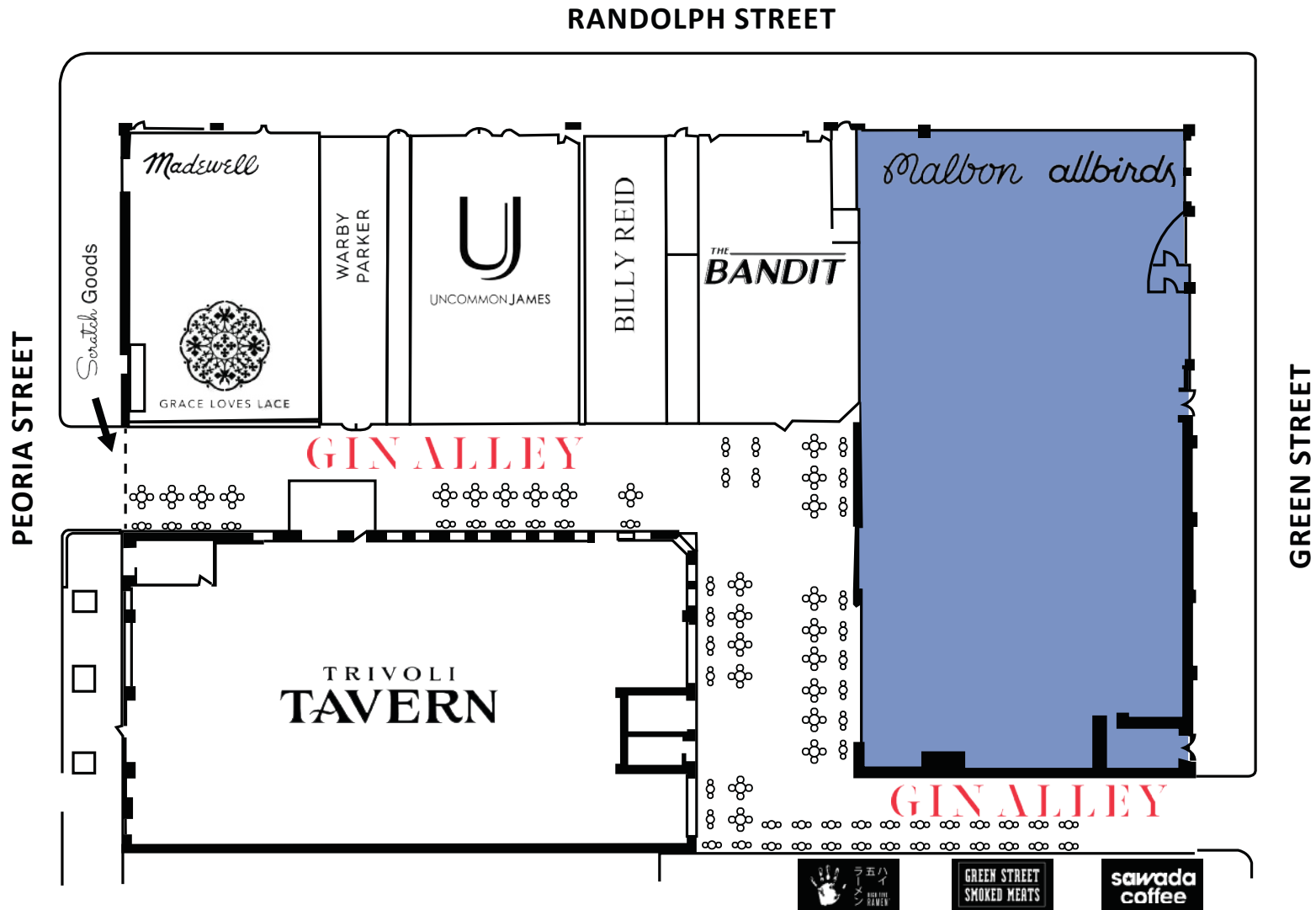


## UNIT 207

Total Space: 1,075 SF  
Asking Rate: \$3,575/Month\*  
Utility Charge: \$105/Month

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

# GIN ALLEY SITE PLAN



# PROPERTY PHOTOS

## Office Space



\* Layout, floors, and finishes may vary.

## ABOUT NEWCASTLE AND RESIDE LIVING

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**WALKABLE**  
Neighborhoods

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**WELL-CAPITALIZED**  
Retail and Residential Properties

400K+

**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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