

An architectural rendering of a modern multi-story office building at night. The building features a prominent glass facade with vertical gold-colored fins and a brick base. The upper floors are brightly lit, showing office interiors with desks, chairs, and people working. The ground floor has large glass windows displaying office spaces. The building is situated on a city street with other buildings and the Chicago skyline in the background. The text "1045 ON FULTON" is overlaid in the center, and "A WELL Certified Building" is in the bottom left.

1045 ON FULTON

A WELL Certified Building



Your future is on Fulton.

Within today's changing office landscape, employees are expecting more and more from their workplace. They want control, convenience, and an environment that puts their comfort at the forefront. At 1045 on Fulton, we're going above and beyond to support you with customizable workspaces, advanced building systems, and wellness-driven design. For forward-thinking companies entering the next generation of office space, your future is on Fulton.



OVERVIEW

Building Features

Visibility

- Newest development in Fulton Market
- Tallest building in the Fulton Market Historic District
- 150' of frontage on Fulton
- Signage opportunities available

Structure

- Low-rise is traditional masonry aesthetic
- High-rise is a floor-to-ceiling glass jewel box
- Building facade is 70% glazing, 30% masonry
- **3,122 SF outdoor terrace on the 9th floor overlooking Fulton Street**

Availability

- Delivering for tenant construction Summer 2021
- Total building size above grade: 150,000 SF
- Typical floor plate: 14,093 SF low-rise; 10,094 SF high-rise
- Contiguous: 112,000 SF in the low-rise; 40,000 SF in the high-rise
- 35 below-ground parking spaces

Wellness

- All touchless building systems throughout
- WELL Certified

1045

Take your place on Fulton.

1045 offers a customizable, spec building opportunity
in the heart of Fulton Market.



In the center of Fulton.

Surround yourself with an elite roster of leading-edge companies on Fulton Market’s main business corridor.



FULTON MARKET

Talis

Xeris

Portal Innovations

Dyson

Glassdoor

Kimberly-Clark

Herman Miller

1045

Google

Vital Proteins

Mondalez

Aspen Dental

Teknion

John Deere

Knoll

1045

Make your mark on Fulton.

- Strong street presence
- Incredible branding/signage opportunity
- Large setbacks for grand views
- Design fits architectural integrity of the neighborhood

BUILDING



BUILDING

35 UNDERGROUND PARKING SPACES





1045



Work well on Fulton.

We've taken great care to weave comfort and wellness into every element of your experience.



Health & Wellness



Modern necessities
Including green roof
and bike storage



Biophilic design
Incorporating plant life and natural
light to further improve air cleanliness



Touchless technology
Including light switches,
elevators, and restroom fixtures



Medical grade
MERV-15 air filtration
Providing maximum fresh air
without increasing energy usage



Certifications



One of Chicago's only WELL certified buildings

WELL is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being, through:

- Air
- Water
- Nourishment
- Light
- Movement
- Thermal performance
- Sounds
- Materials
- Mind
- Community

Benefits of WELL

- Improve cognitive performance
- Reduce absenteeism
- Encourage productivity
- Enhance overall wellness



Unwind on Fulton.

Curate your blank canvas with
indoor/outdoor amenity spaces tailored
to the needs of your employees.

- 3,122 SF terrace
- Lobby coffee bar overlooking Fulton
- Bar & lounge
- Ground-floor retail
- Private fitness
- 6,507 SF restaurant







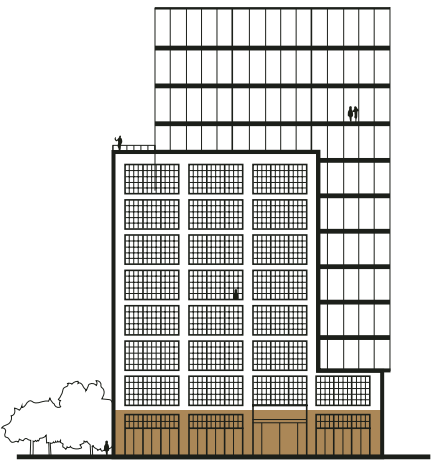
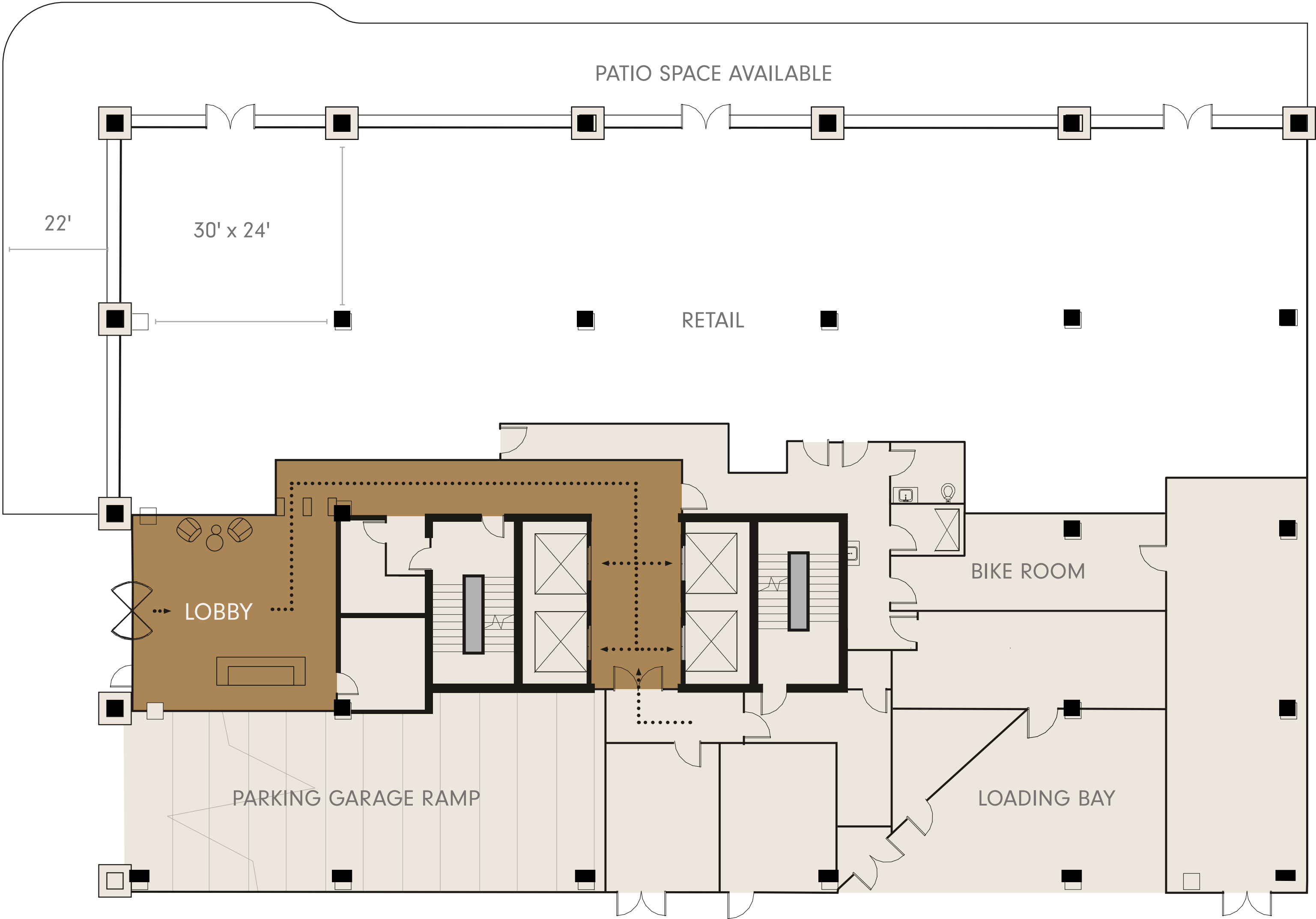
Floor 1

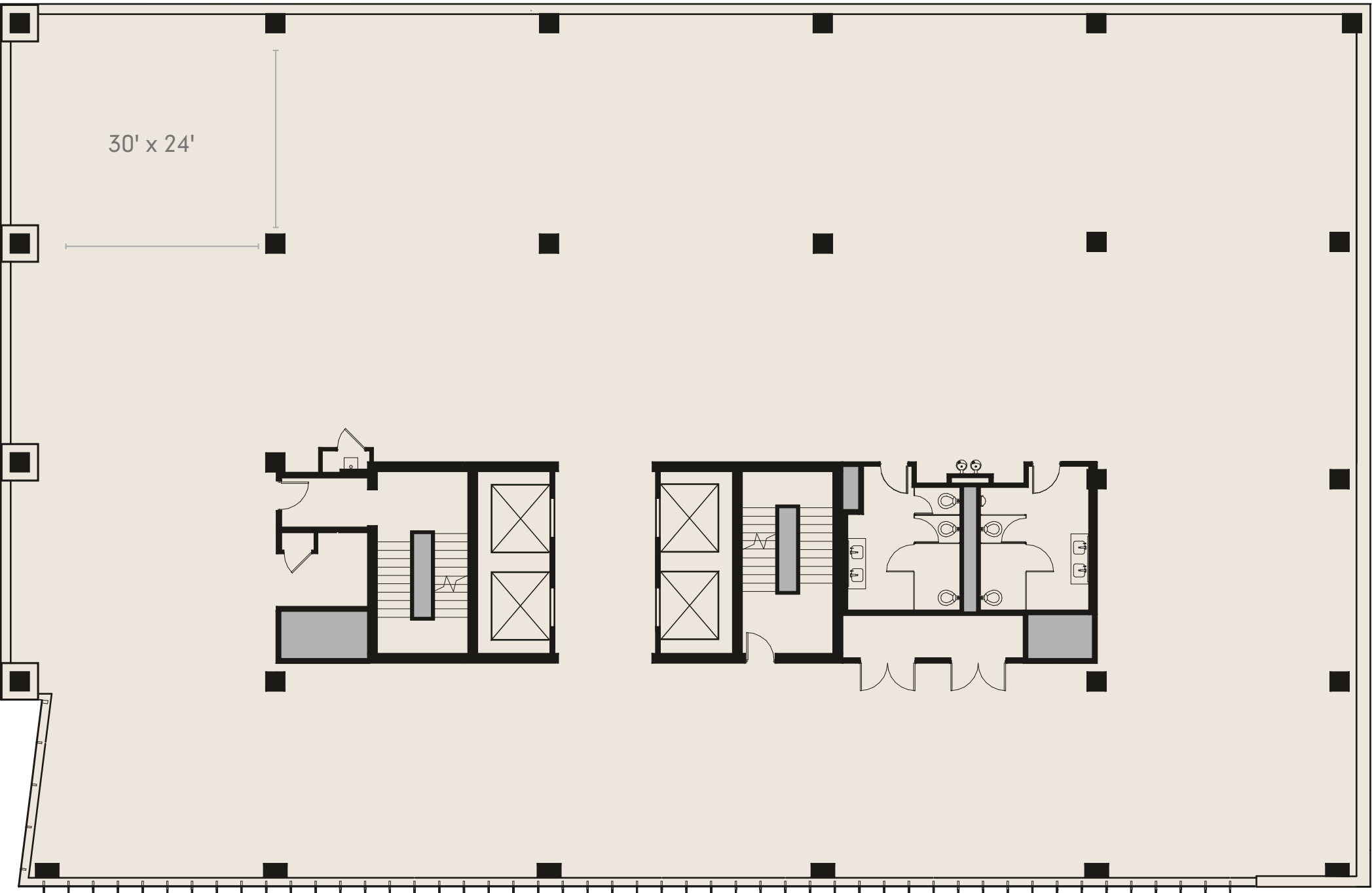
12,505SF

1,201SF Lobby

6,507SF Retail

150'-8" Frontage

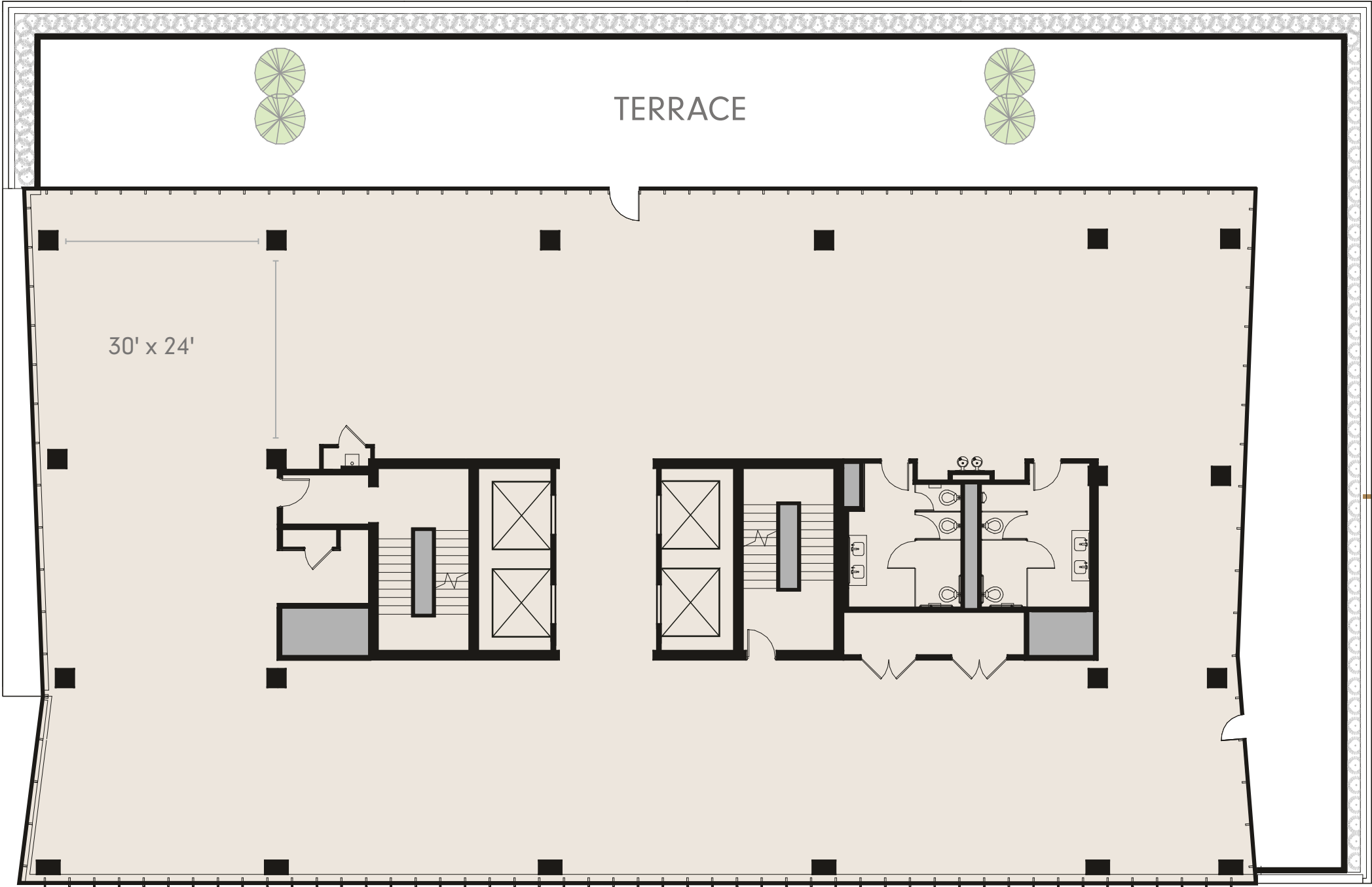




Floor 3-8 | Low-Rise Plan

14,093SF

150' Frontage



Floor 9 | High-Rise Plan

13,211SF

3,122SF Terrace



Floor 9 | High-Rise Plan

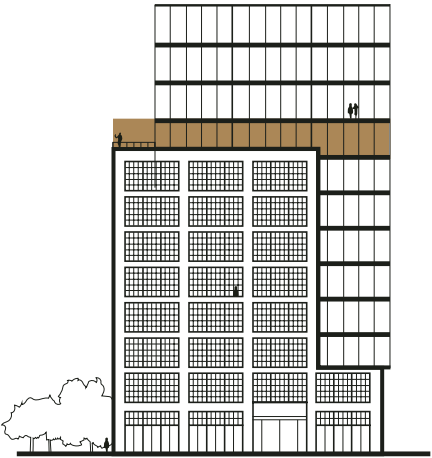
13,211SF

3,122SF Terrace

- PRIVATE OFFICE
- CONFERENCE ROOM



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Developed By

