



**FULTON
LABS**

AT 1375 WEST
FULTON MARKET



**FULTON
LABS**

AT 400 NORTH
ABERDEEN

FULTON LABS. WHERE SCIENCE IS ALIVE.

Advanced infrastructure on every floor.

Energy on every block.

Science and tech talent in every direction.



Galvanizing a life and health sciences R&D ecosystem, focused on advanced science and the human experience.

Fulton Labs is the campus innovators deserve.





Featuring a venture development engine that invests financial, physical and human capital to fuel life sciences breakthroughs.



Therapeutics



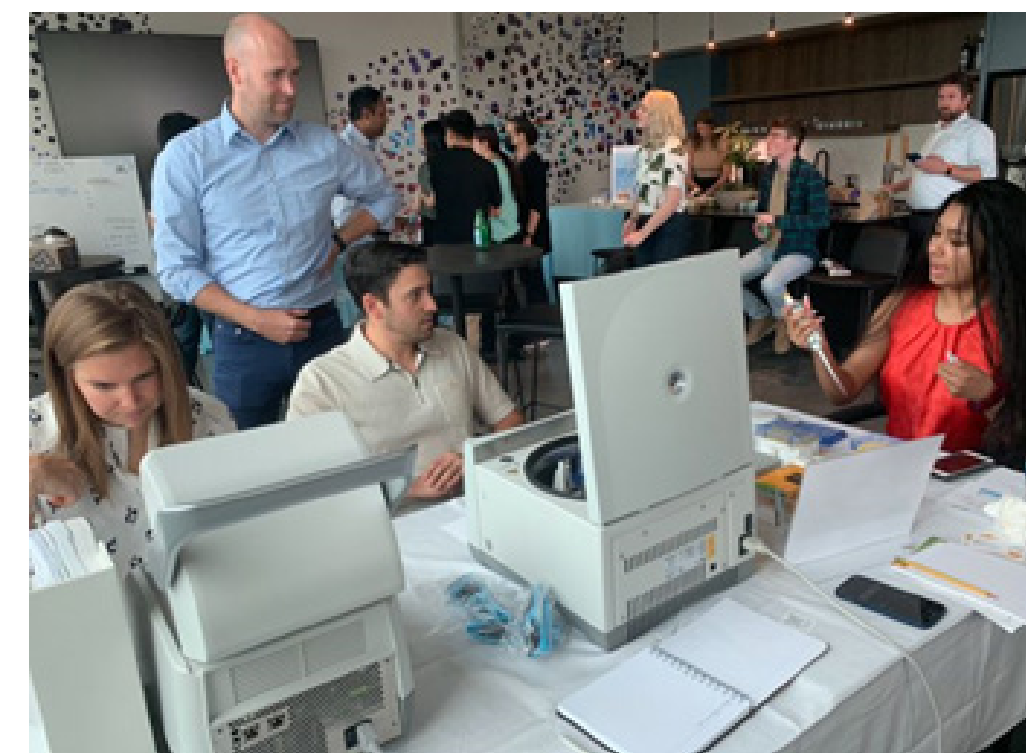
Med Tech



Bioinformatics



Portal
Innovations



CHICAGO

World-class research resources and outstanding science talent.

- **Chicago is a top life and health sciences cluster, with the 6th largest life sciences employment base in the U.S.**
- **Largest percentage increase in life and health sciences venture capital nationally over past 3 years**
- **World class IT infrastructure, superior STEM education**
- **11 universities with leading bioscience programs within driving distance**
- **Top-tier life sciences talent at a cost advantage for employers**
- **Cost of living advantages for employers**

Chicago is powered by a substantial life sciences economy.

3,800+

Establishments¹

87,000+

Life and Health Sciences Industry

\$100B

Economic Output

Access a large community of life and health sciences organizations for shared research and partnerships.

202

Pharma Companies¹

527

Global Medical Device and Diagnostic Companies¹

206

Hospitals and Medical Centers²

957

Research, Testing & Medical Laboratories¹

¹ Source: TEconomy 2020

² Source: Illinois Department of Public Health

FULTON MARKET

Forward-thinking companies make it a hotbed of innovation.

- Historic neighborhood, fresh new vibe
- Becoming the premier destination for Fortune 100 companies and startups
- Life and health sciences flourish where research and data science meet
- 10 Michelin Star restaurants
- Unique high-end retail
- 10,000+ new residences opening in next 2 years
- 9 stylish, creative boutique hotels

FULTON MARKET

Innovation
Hotbed

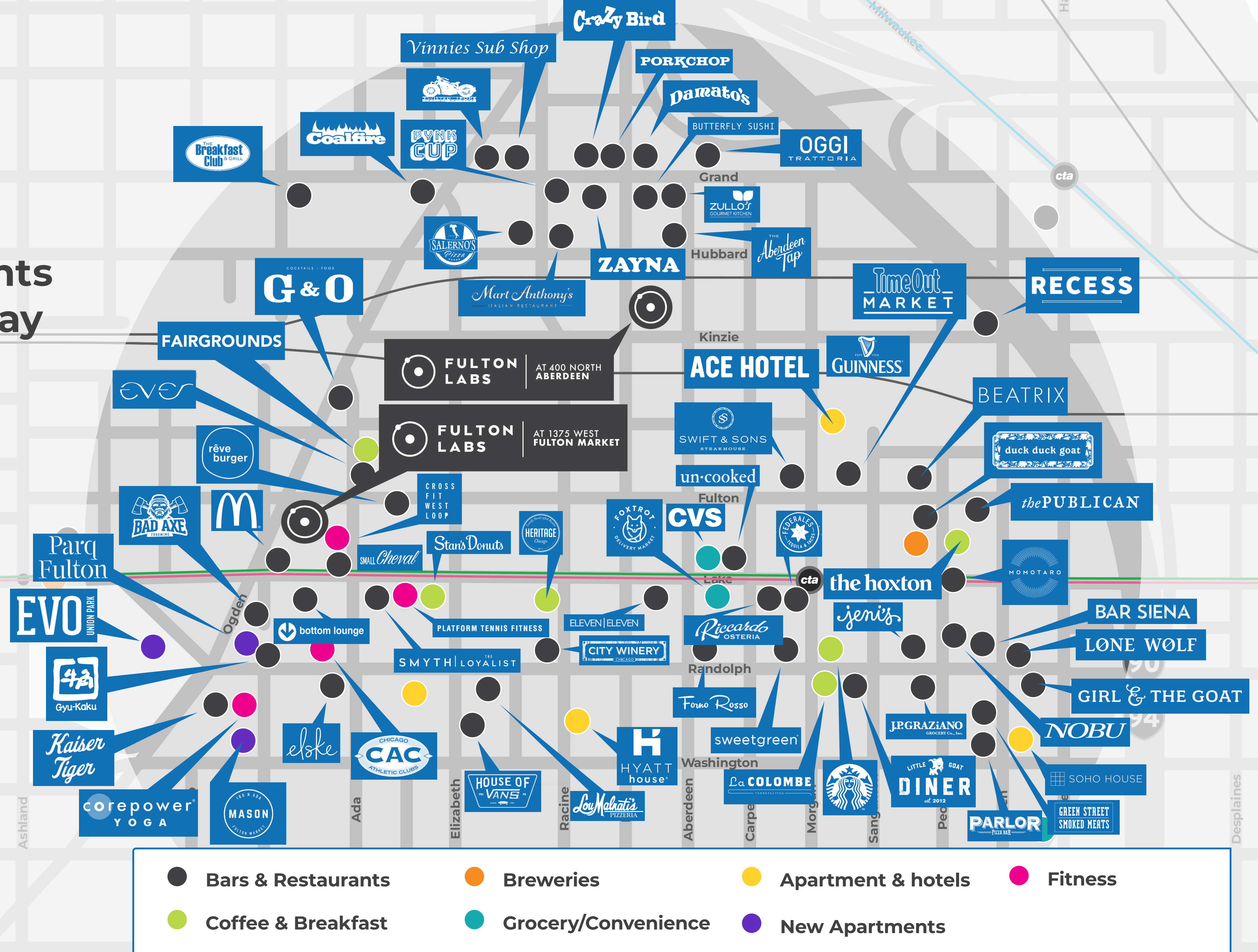


FULTON MARKET

Where Talent Wants to Live, Work & Play

775 residential units coming online within 2 blocks of 1375 W Fulton

2 Michelin starred restaurants within 2 blocks of 1375 W Fulton



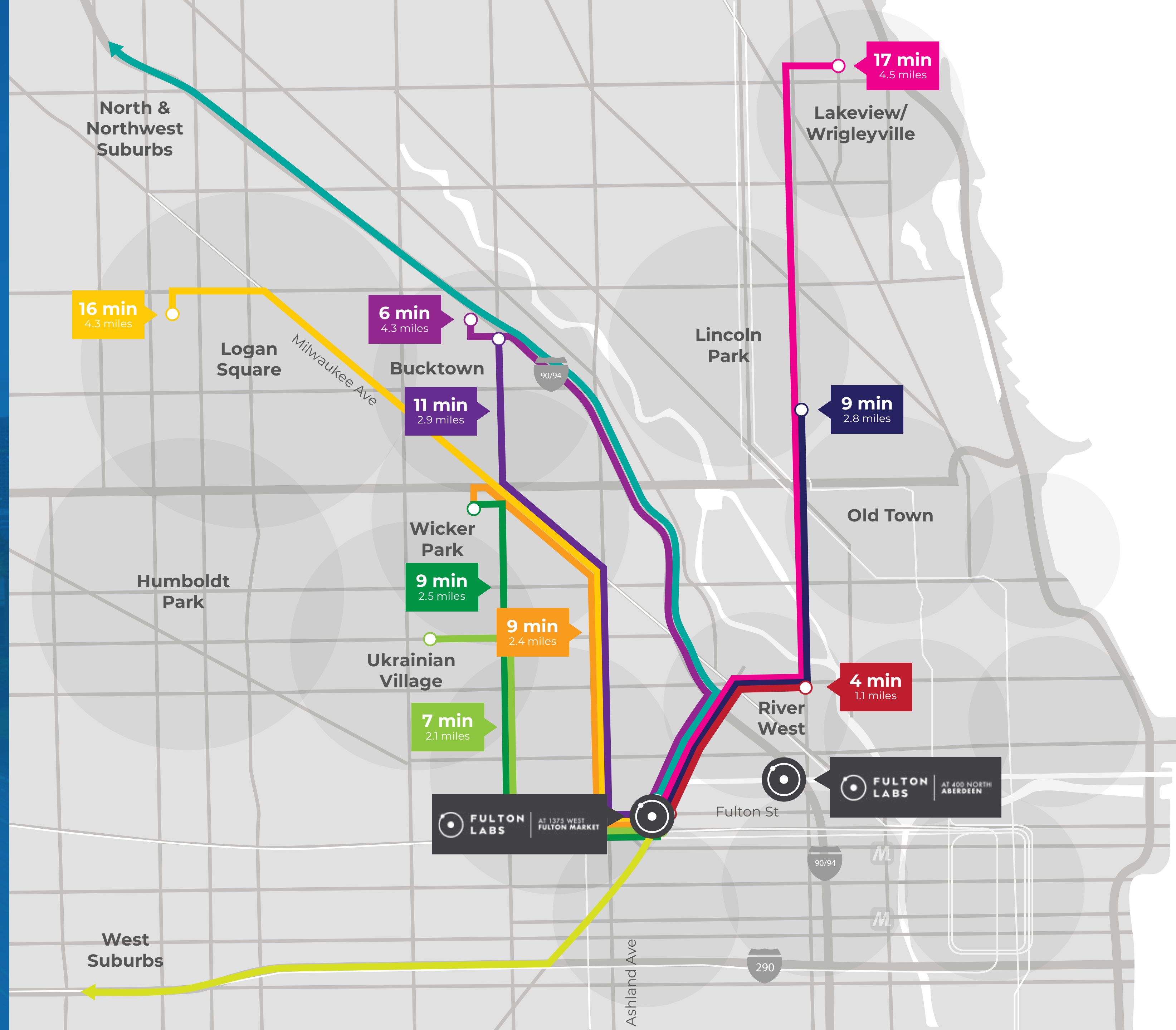


Commute with Ease by Car and Bike

Easy ride share access for talent increasingly migrating along the Milwaukee Avenue corridor.

- **7 minutes to I-90/94, 6 minutes to I-290**
- **Fulton Labs at 400 N. Aberdeen:**
 - 175 spaces
 - Bike valet in building
- **Fulton Labs at 1375 W. Fulton:**
 - 110 spaces
 - Arranged access to 75 spaces within one block
 - Bike valet in building

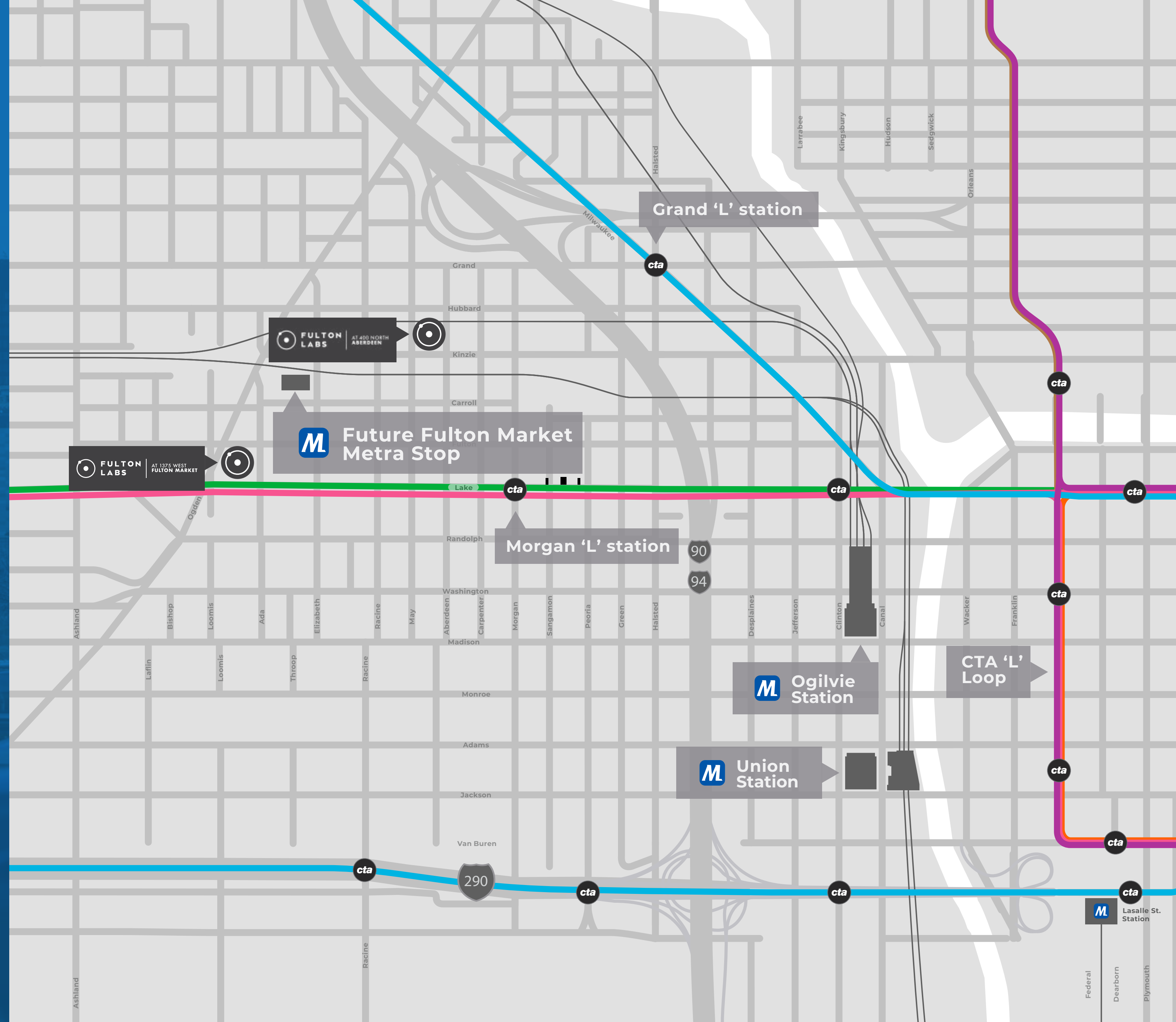
Chicago Loop Exits	
Washington Blvd	51C
Monroe St	51E
Jackson Blvd	51G

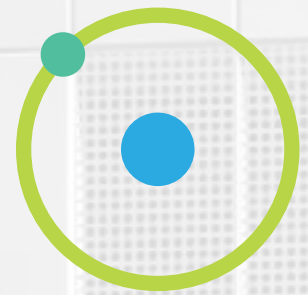




Commute with Ease by Public Transportation

- 2 blocks to #65 bus on Grand
- 9-minute walk to Pink/Green line Morgan 'L' station
- 10-minute walk to Blue line Grand 'L' station (or via #65 bus)
- Future Fulton Market Metra stop only 4-5 blocks from Fulton Labs





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**Turnkey delivery
model to minimize
your risk and
allow your team
to stay focused on
your science.**

301,260 RSF

14 Floors

**First Generation
Lab Space**

Custom Designed

**Overhead
Service Carriers**

**Robust Mechanical
Systems**

**4'-6' Fume Hoods
& Snorkels**

**Multiple
Power Voltages**

Including 480V

**Backup Power
Available**

**Column-Free
Lab Spaces**

Vivarium Access

**Access-Controlled
Building**

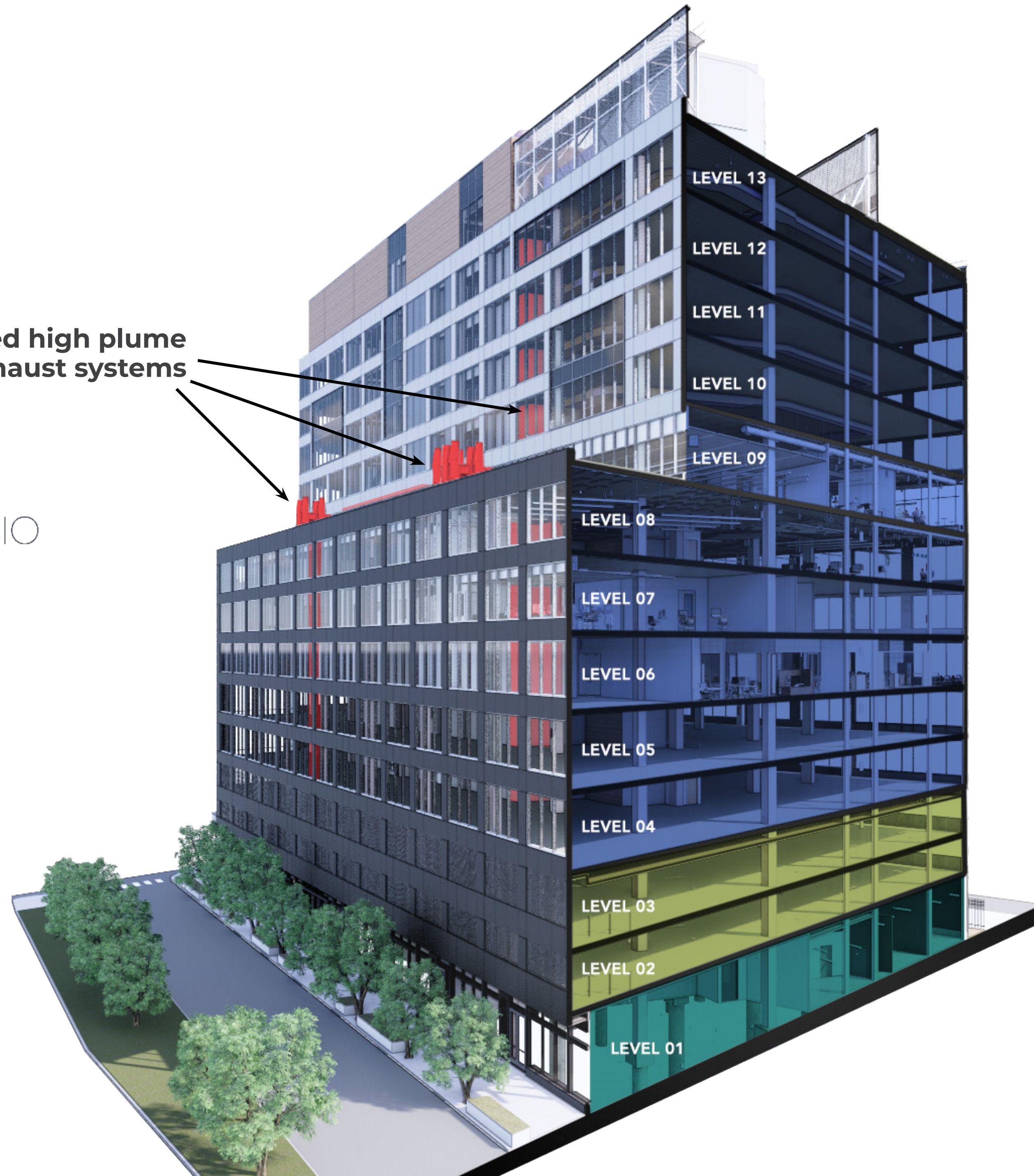
24-hour Security Presence

STACKING PLAN

Existing Life Sciences Tenants:



Dedicated high plume
lab exhaust systems



LEVEL 13

LEVEL 12

LEVEL 11

LEVEL 10

LEVEL 09

LEVEL 08

LEVEL 07

LEVEL 06

LEVEL 05

LEVEL 04

LEVEL 03

LEVEL 02

LEVEL 01

Level 14
Amenity Floor

Levels 9-13
Lab Floors, 25,916 RSF
floorplates

Levels 4-8
Lab Floors, 35,004 RSF
floorplates

Levels 2-3
Parking

Level 1
Lab and chem storage

TYPICAL LOWER FLOOR SINGLE-TENANT FLOOR PLAN

35,004 RSF

- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Core





**AT 1375 WEST
FULTON MARKET**

SOUTH TENANT 18,932 RSF

-  **Amenity**
-  **Balcony**
-  **Laboratory**
-  **Laboratory Support**
-  **Office**
-  **Office Support**
-  **Core**

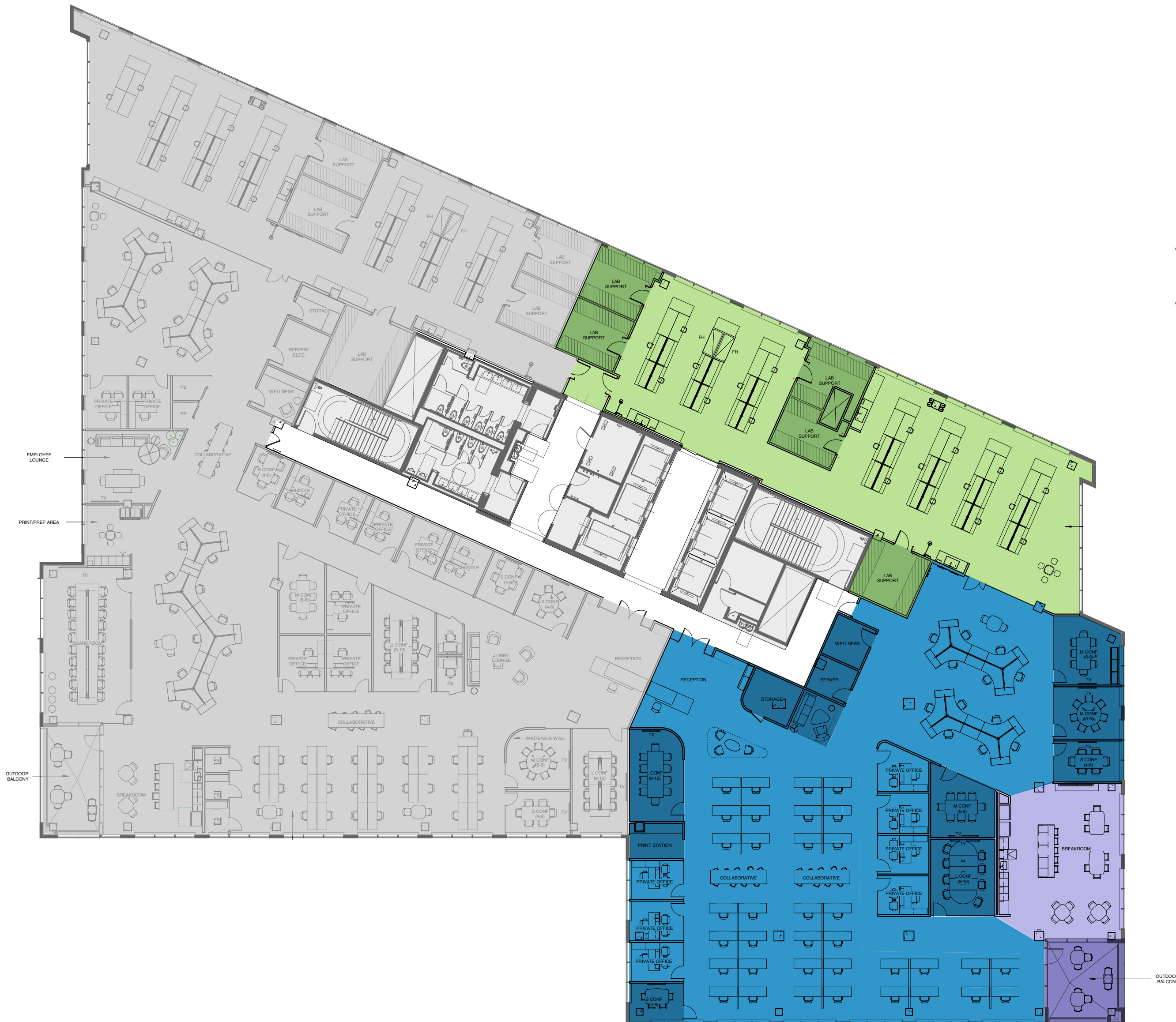


TYPICAL LOWER FLOOR MULTI-TENANT

FLOOR PLAN

NORTH TENANT 16,072 RSF

- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Core



TYPICAL UPPER FLOOR SINGLE-TENANT FLOOR PLAN

25,916 RSF

- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Core



9TH FLOOR LAB FLOOR PLAN

11,562 RSF

-  Amenity
-  Balcony
-  Laboratory
-  Laboratory Support
-  Office
-  Office Support
-  Core

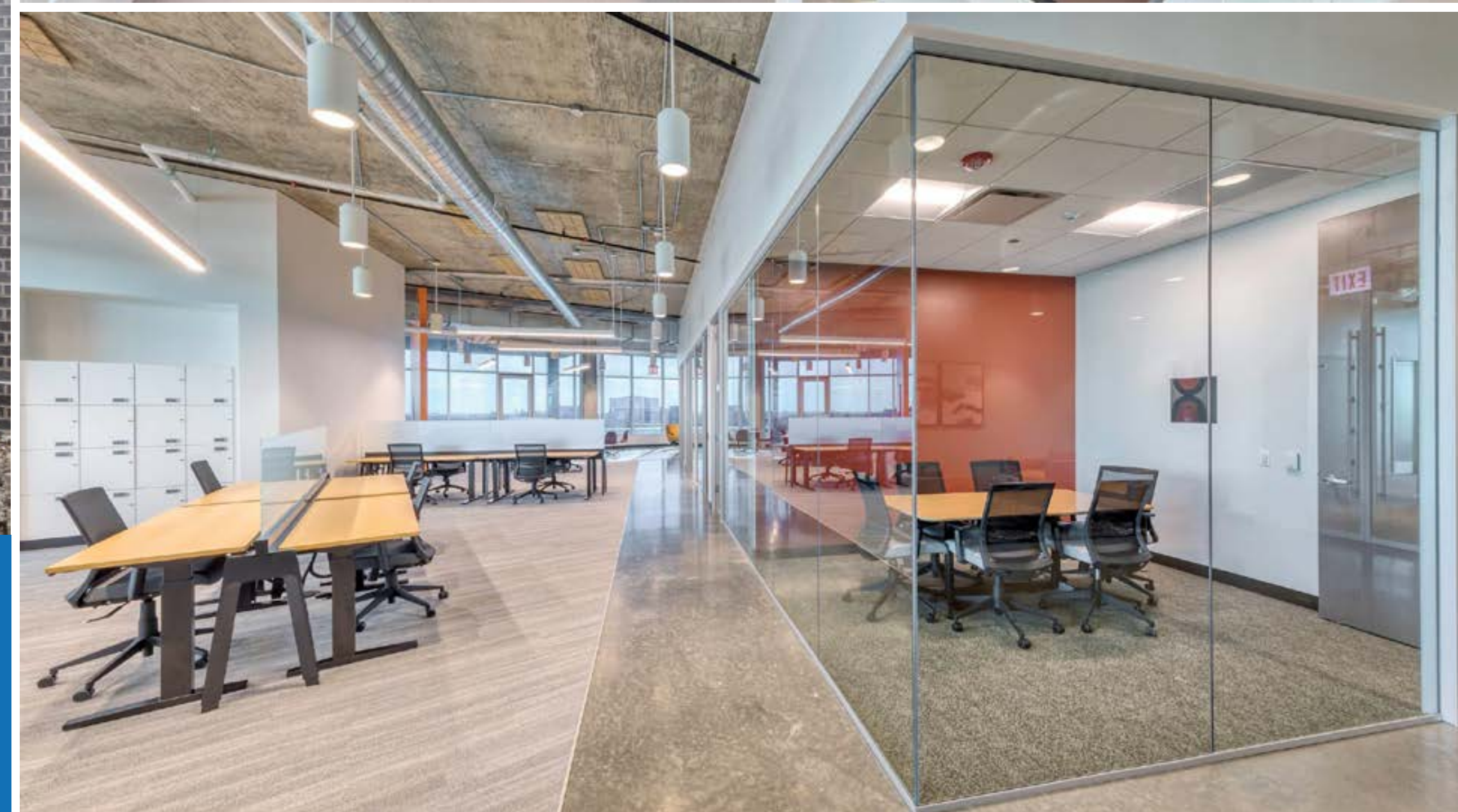




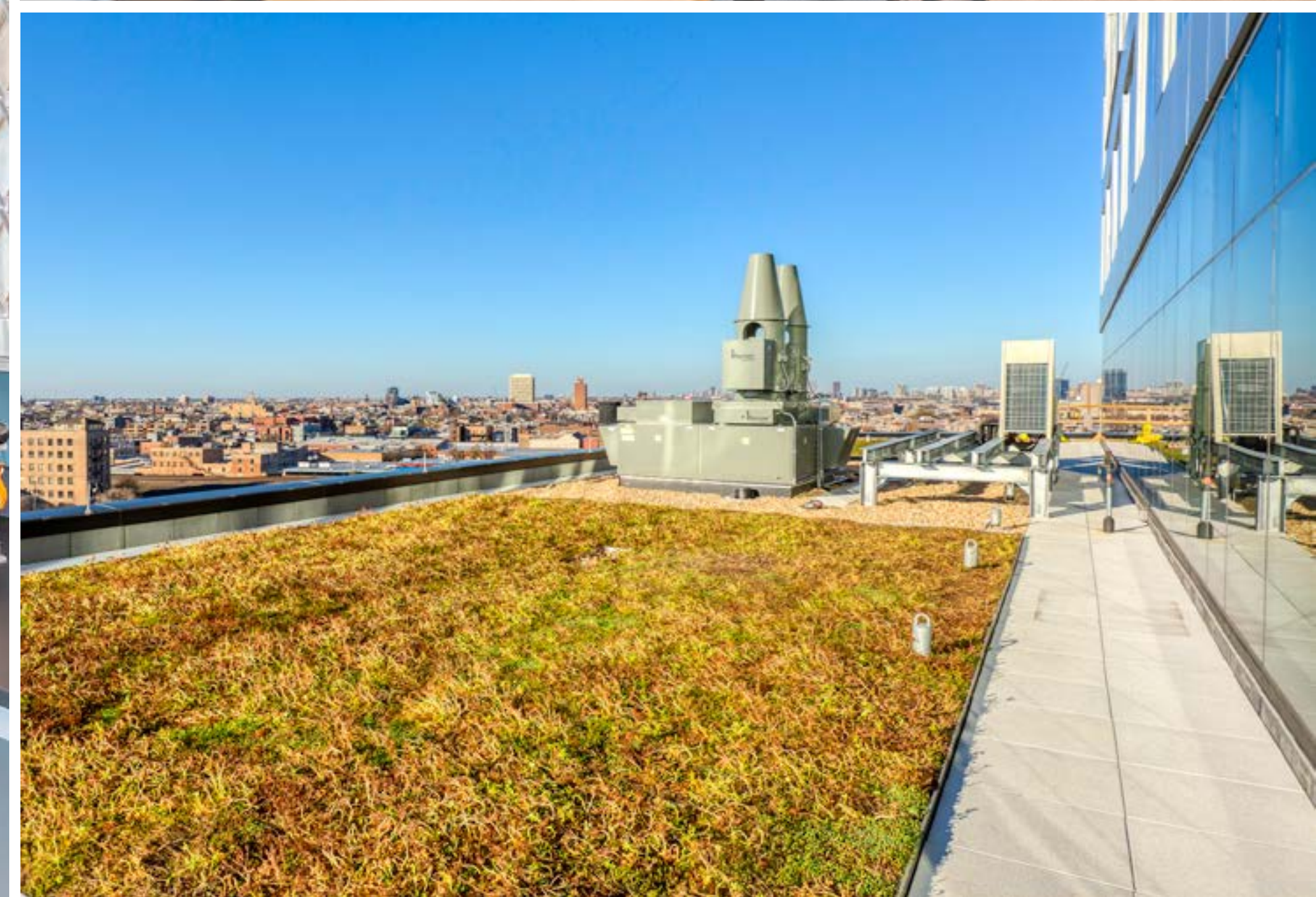
AT 1375 WEST
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OPEN PLAN LAB ENVIRONMENT FEATURING

- Modular-based design that can be reconfigured over time
- Flexible overhead plug-and-play infrastructure
- Mobile adjustable casework adaptable to individual user preferences
- Adaptable for future robotics and automation
- Safe workflows and access to day light and city views from the labs



**Chicago Skyline Views, Dedicated Backup Power,
Robust Lab Infrastructure & Contemporary Office**



**Dedicated exhaust system with built
in redundancy and standby power**



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AMENITIES & WELLNESS

- **Three amenity levels that include:**
 - » Coffee shop
 - » Grab-and-go kitchen
 - » Indoor/outdoor lounge spaces
 - » Community garden
 - » Dog run
 - » Beer garden with grill stations and firepits
 - » Movie screening area
- **2 private balconies per floor**
- **Abundant access to natural light and skyline views with View Dynamic Glass**
- **Hands-free building accessibility**
- **Destination dispatch elevators**
- **Above-standard HVAC systems**
- **State-of-the-art gym and spa-quality locker rooms**

On or off the lab bench, your
scientists will never lose access
to natural light and views.

view | Dynamic Glass

Only Lab in Chicago with View Dynamic Glass

Free of heat & pathogens

protecting valuable materials & experiments

43x better UV protection

than leading glass types for furniture, lab equipment and
sensitive supplies

Blinds-free environment

for proven employee wellness & productivity

Protected intellectual property

with scheduled or on-demand privacy





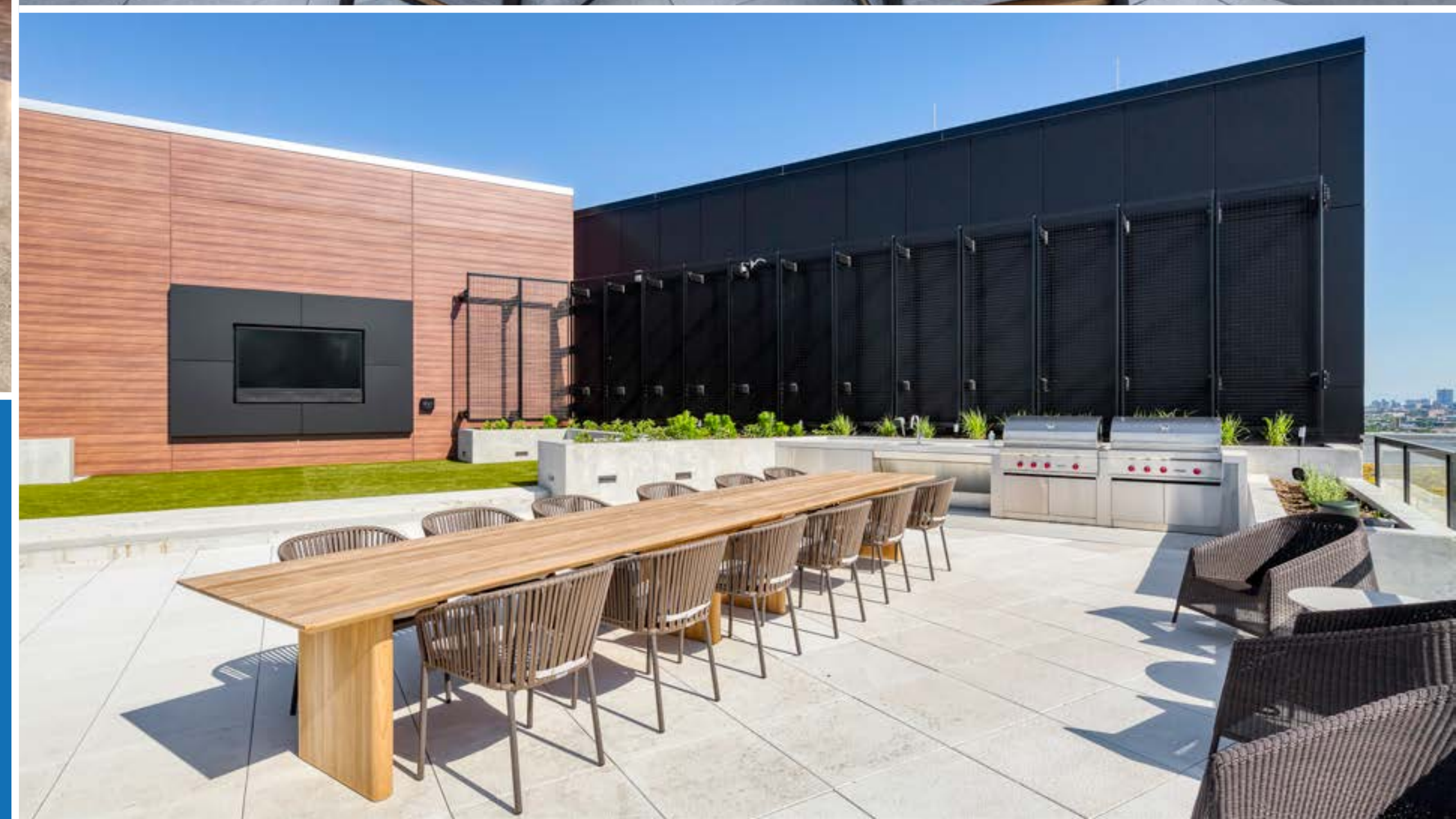
RENEW CAFÉ

Artisan Coffee Bar
& Bike Valet



Expansive, upscale lounge
& conference center with
grab-and-go market offering
fuel while you work.





REVEAL BAR

Exclusive rooftop bar & lounge
with a theater, dog run, grills
and fireplaces.



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**Custom built
for science: the
highest standards,
the most flexible,
scalable lab and
office spaces.**

423,454 RSF

16 Floors

100 lb/SF

Live Load

2 Bay Loading Docks

1 Oversized

Robust Mechanical and Electrical

Systems Designed for Up to 12 Air
Changes Per Hour

Emergency Generators

Dedicated Tenant Generator
with Expansion

**Dedicated Chemical Distribution
and Storage System**

Column-Free

Long-Span Layout (56')

15' Floor-to-Floor Height

On Floors 4-14

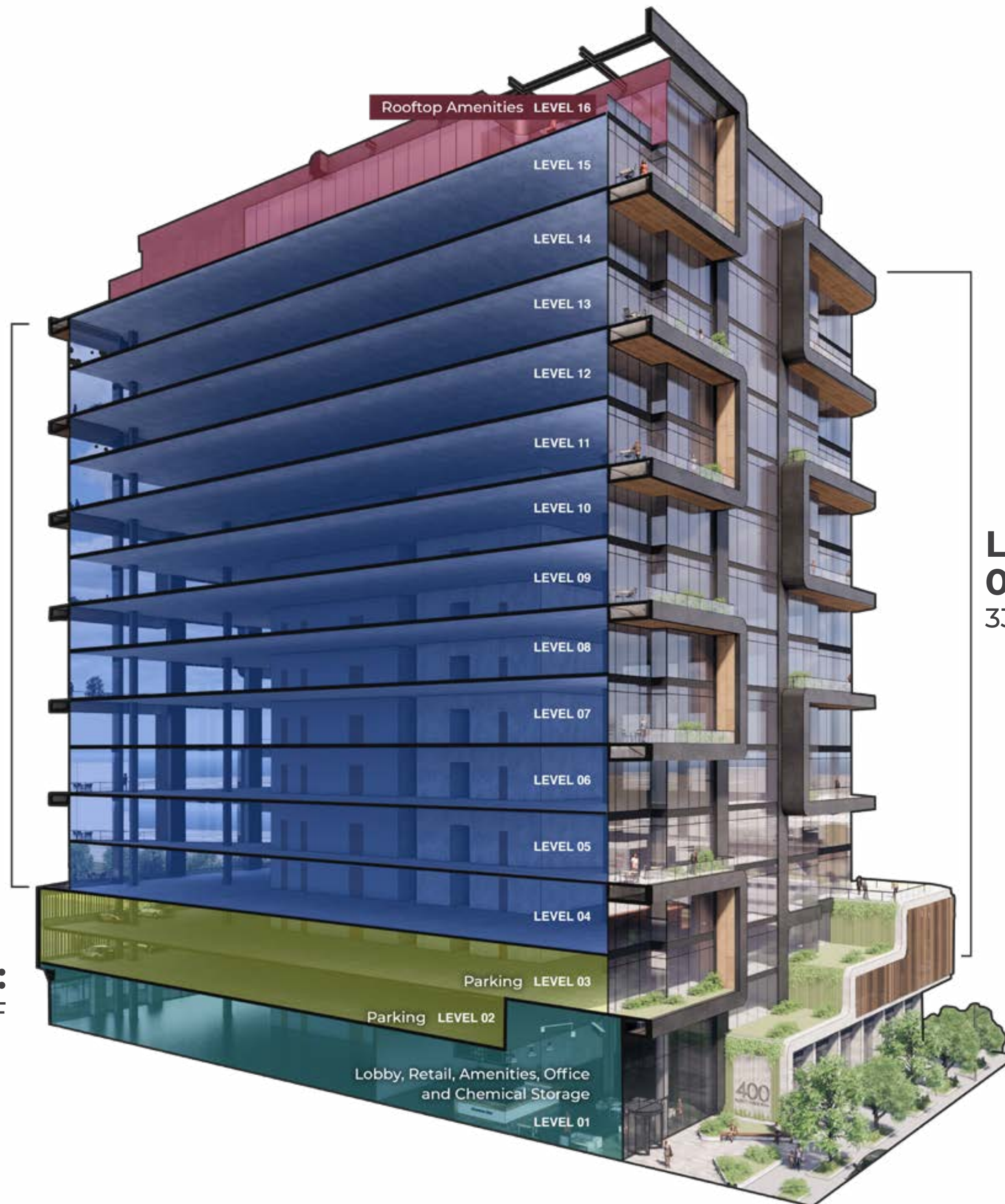
In-Building Vivarium

STACKING PLAN

Total Building Space:
423,454 RSF

15' floor-to-floor
height on floors
04-14

LEVEL 01:
15,935 RSF

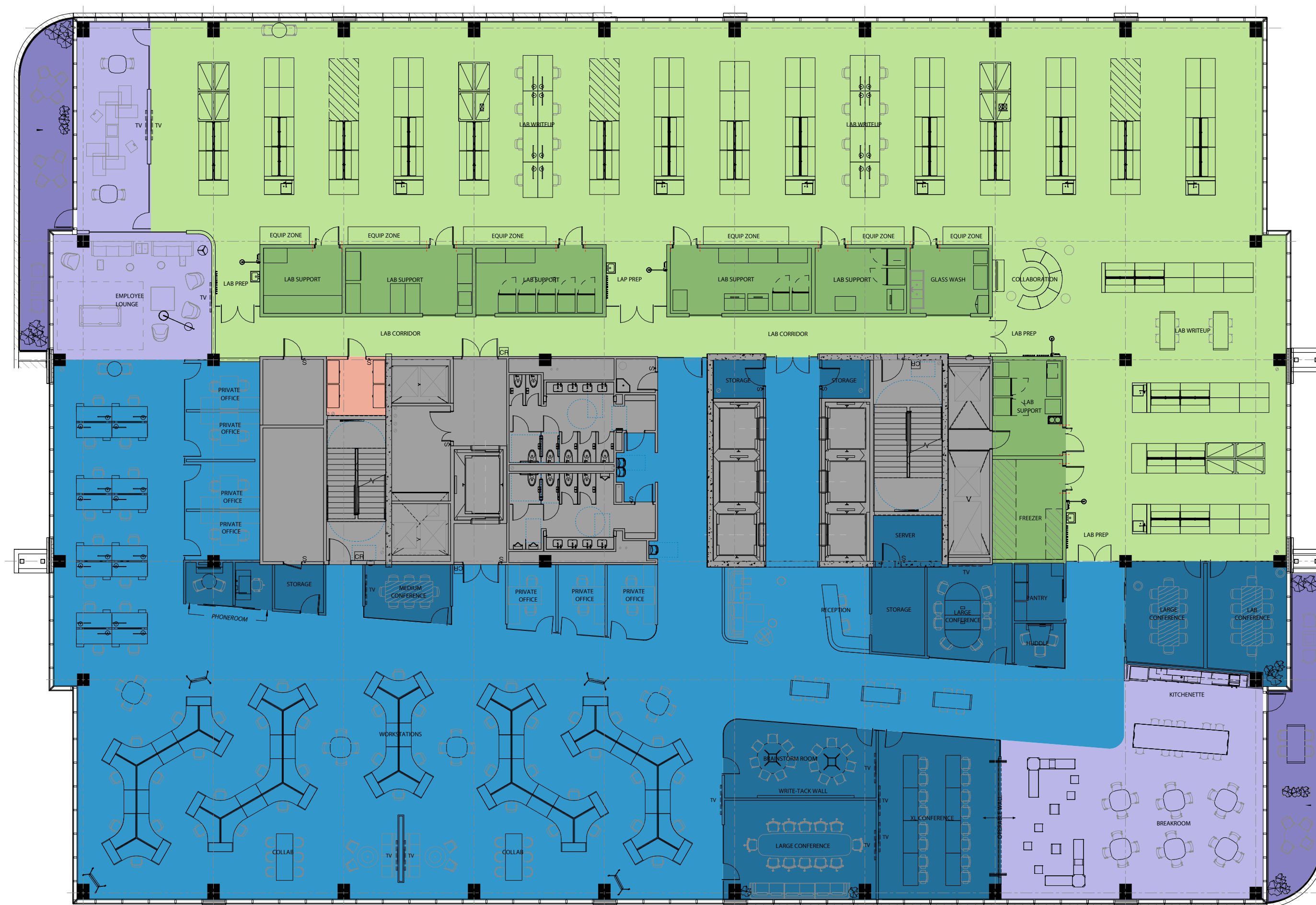


**LEVELS
04-15:**
33,914 RSF

SINGLE-TENANT FLOOR PLAN

33,914 RSF

- Amenity**
- Balcony**
- Laboratory**
- Laboratory Support**
- Office**
- Office Support**
- Chemical Storage**
- Core**



MUTLI-TENANT FLOOR PLAN

West Tenant: 17,804 RSF

East Tenant: 16,110 RSF

- Amenity
- Balcony
- Laboratory
- Laboratory Support
- Office
- Office Support
- Chemical Storage
- Core





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AMENITIES & WELLNESS

Over 35,000 sq.ft. of
hospitality amenities.

First Chicago lab space to offer:

- Modern workplace experience for occupants
- 2 private balconies per floor
- Dramatic city views
- Multiple outdoor spaces including rooftop fire lounge
- VIEW Dynamic Glass, revolutionary technology, maximizing natural light
- 190-person collaboration center
- Health and wellness center to support wellbeing





AT 1375 WEST
FULTON MARKET

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CBRE

Trammell Crow Company



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