



# Where science is alive.

Advanced infrastructure on every floor. Energy on every block. **Science and tech talent in every direction.**

AT 1375 WEST  
**FULTON MARKET**

AT 400 NORTH  
**ABERDEEN**





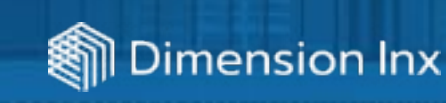
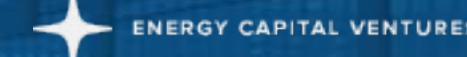
**Galvanizing an R&D ecosystem, focused on  
advanced science and the human experience.**

**Fulton Labs is the campus  
innovators deserve.**



# Chicago's Premier 725,000 SF Life Sciences Lab & Office Campus Featuring:

- Portal Innovations, Chicago's preeminent venture development engine that invests financial, physical and human capital to fuel life sciences breakthroughs.
- Chan Zuckerberg Biohub Chicago, CZ Biohub Network's first location outside San Francisco, which is bringing together a consortium of leading researchers to engineer new technologies for studying and measuring human biology.
- Vivarium access to Charles River Accelerator & Development Lab's (CRADL) full-service turnkey vivarium rental space.
- A robust ecosystem of advanced science innovators in Chicago's top talent market.





Trammell Crow Company

# FULTON MARKET CAMPUS

Over 2M SF  
planned in  
Fulton Market.







Fulton's  
first & only park  
in your backyard

Aberdeens

FULTON MARKET GREEN















PORTAL INNOVATIONS

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



Therapeutics



Med Tech



Bioinformatics





# WHY CHICAGO

Chicagoland is home to the second-largest concentration of pharmaceutical and manufacturing companies in the nation.

## Chicago sits at the center of key innovators, inclusive of biopharma, AI, data sciences, and med tech.

- 11% Employment Growth 2020 – Q22022, **7th highest life sciences cluster** in the nation<sup>1</sup>
- **65% venture funding increase** pre-pandemic to post-pandemic
- **Top 10 in the nation** for patents in biochemistry, bioinformatics and biological sampling & analysis<sup>2</sup>
- **\$2.6B in academic research** across the 12 institutions and two national labs based in Chicago metro and \$10B of research across the Big 10 universities
- **\$1B in R&D investments** from two federally funded National Labs with high performance computing and materials supporting life sciences
- **11 universities with leading bioscience programs** within driving distance and collective R&D spend of \$15B
- **\$68B invested** by LPs nationally over last 3 years in to dedicated life sciences funds
- Bioscience-related venture capital **investments doubled to \$2B** in 2021 in Illinois
- National Institutes of Health (NIH) **funded more than \$1B** in 2022 in Chicago

<sup>1</sup> Source: CBRE Research

<sup>2</sup> Source: TEconomy 2022



# WHY CHICAGO

Thousands of life sciences companies thrive in a collaborative environment that supports innovation and growth.





WHY CHICAGO

CHICAGO IS  
POWERED BY  
A SUBSTANTIAL  
LIFE SCIENCES  
ECONOMY.



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

310

Pharma  
Companies  
4th highest  
in the U.S.<sup>1</sup>

606

Global Medical  
Device and  
Diagnostic  
Companies<sup>1</sup>

209

Hospitals and  
Medical Centers<sup>2</sup>

1,135

Research,  
Testing & Medical  
Laboratories  
30% increase  
from 2018.<sup>1</sup>

<sup>1</sup> Source: TEconomy 2022  
<sup>2</sup> Source: Illinois Department of Public Health  
<sup>3</sup> Source: CBRE Research



WHY CHICAGO

NATIONAL VENTURE FUNDING IN CHICAGO (100+)

 1955 CAPITAL	 ABSTRACT VENTURES	 Advisors.fund	 ARPETURE Venture Partners, LLC	 Aphelion Capital	 ATHYRIUM	 AVORO CAPITAL	 AZIMUTH VENTURES	 BAILLIE GIFFORD	 BIOVENTURES INVESTORS	 BlueCross BlueShield Venture Partners	 Bootstrap VENTURE PARTNERS
San Mateo, CA	Tiburon, CA	CA	New York, NY	Mill Valley, CA	New York, NY	NY	New York, NY	New York, NY	Wellesley, MA	Chicago, IL	Solana Beach, CA
 Breakthrough Energy	 CASDIN CAPITAL LIFE SCIENCE INVESTMENTS	 CARRICK Investing more than capita.	 COLUMBIA TECHNOLOGY VENTURES	 DANONE MANIFESTO VENTURES	 ECLIPSE	 Lilly	 EPIC VENTURES	 flare capital partners	 FOUNDERS FUND	 FRANKLIN TEMPLETON INVESTMENTS	
Boston Area, MA	NY	San Francisco, CA	New York, NY	New York, NY	Palo Alto, CA	Indianapolis	Salt Lake City, UT	Boston, MA	San Francisco, CA	San Mateo, CA	
 freestyle.vc	 Gopher Angels	 HARVARD BUSINESS SCHOOL Alumni Angels	 HEALTHY VENTURES	 HLM   VENTURE PARTNERS	 JAZZ VENTURE PARTNERS	 KEIRETSU FORUM	 kormeli	 L	 LOGOS CAPITAL	 LSAN	
San Francisco, CA	Minneapolis, MN	New York, NY	San Francisco, CA	Boston, MA	San Francisco, CA	Orinda, CA	Burlington, MA	Menlo Park, CA	San Francisco, CA	New York, NY	
 LRVHEALTH Insightful Capital	 MAYO CLINIC	 MERCATO PARTNERS	 novo holdings Investors in life science	 OMEGA FUNDS	 OPTUM VENTURES	 OrbiMed Healthcare Fund Management	 Oxeon	 PONTIFAX	 ProQuest	 SAMSARA BIOCAPITAL	
Boston, MA	Rochester, MN	Salt Lake City, UT	Hellerup, Denmark	Boston, MA	Boston, MA	New York, NY	New York, NY	Herzeliya, Israel	Princeton, NJ	Palo Alto, CA	
 SEACOAST CAPITAL	 SURVEYOR	 SV	 THIEL	 town hall VENTURES	 TVP TRIBECA VENTURE PARTNERS	 true Ventures	 USVP/	 VELORUM CAPITAL	 WATERLINE VENTURES	 zaffre INVESTMENTS	
Danvers, MA	New York, NY	Boston, MA	Hollywood, CA	New York, NY	New York, NY	Palo Alto, CA	Menlo Park, CA	San Francisco, CA	Cambridge, MA	Boston, MA	



WHY CHICAGO

# CHICAGO BRINGS THE BEST MINDS TOGETHER TO HELP CHANGE THE WORLD

The city attracts a diverse and talented pool of faculty hailing from Chicago's biomedical powerhouses, innovating with cutting-edge science.



ILLINOIS



ILLINOIS TECH



Northwestern University



ROSALIND FRANKLIN UNIVERSITY OF MEDICINE AND SCIENCE



LOYOLA UNIVERSITY CHICAGO



UIC

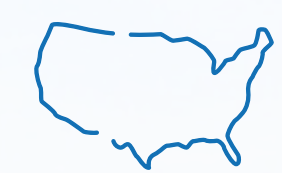


THE UNIVERSITY OF CHICAGO




CIC to operate state-of-the-art lab incubator at Hyde Park Labs in partnership with University of Chicago.


## OUR UNIVERSITY PIPELINE IS ROBUST




**#1 destination for Midwest graduates**  
in engineering, business, and computer science




**2 of the Top 3**  
Business Schools




**24,861 advanced STEM degrees**  
awarded in IL in 2019 - setting a new record for the state



**3 of the Top**  
Engineering Schools



Chicago is the **#4 city for Biology and Biological Sciences** degree production, and **#4 for Engineering and Engineering Technology** degrees

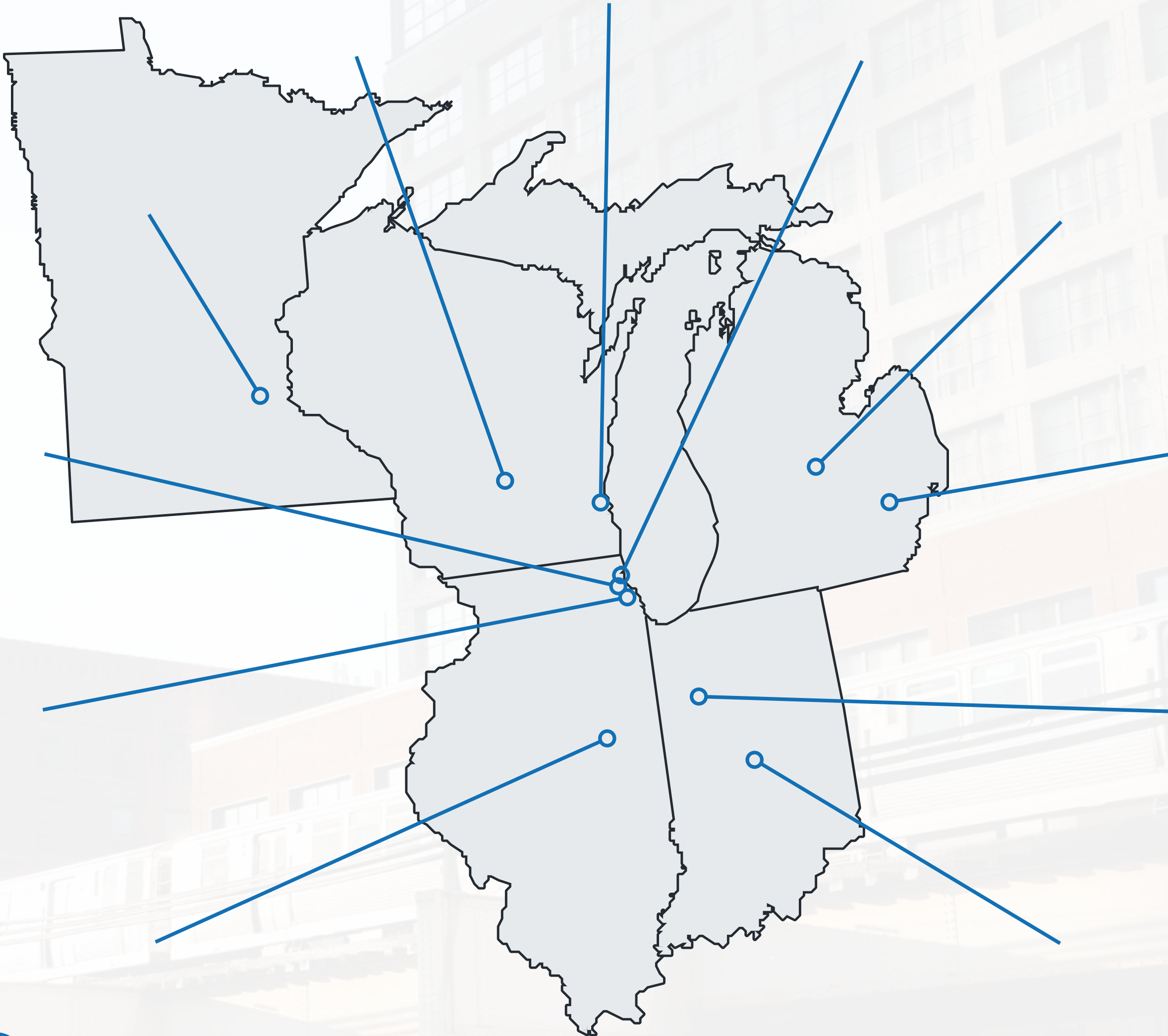


**978 startups over the last five years spinning out of IL universities,**  
27% of which are life science and healthcare related



WHY CHICAGO

KEY MIDWEST  
UNIVERSITIES WITH  
LEADING BIOSCIENCE  
PROGRAMS



HOVER TO LEARN MORE 



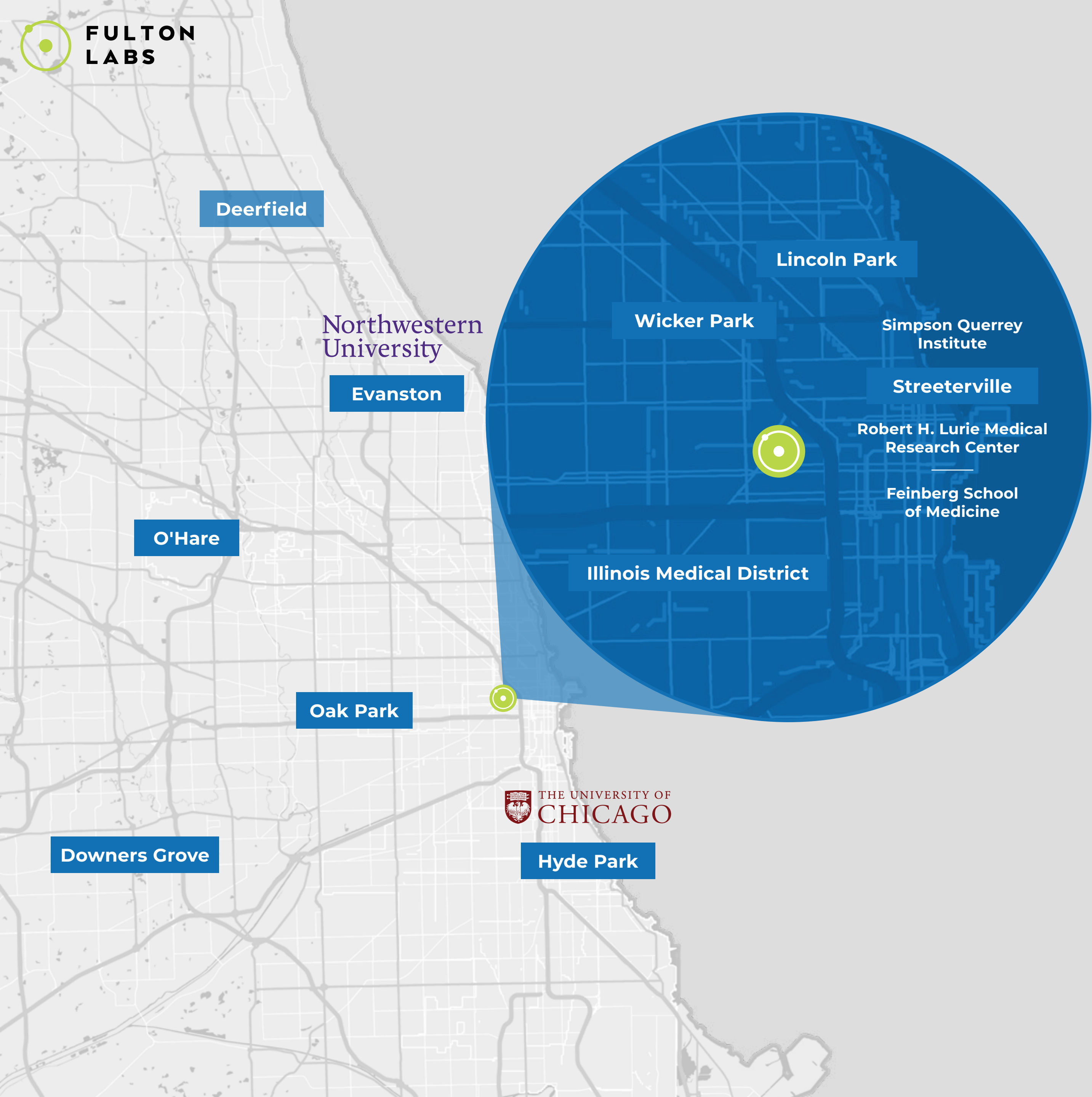


## WHY FULTON MARKET

Forward-thinking companies make it an established hotbed of innovation.

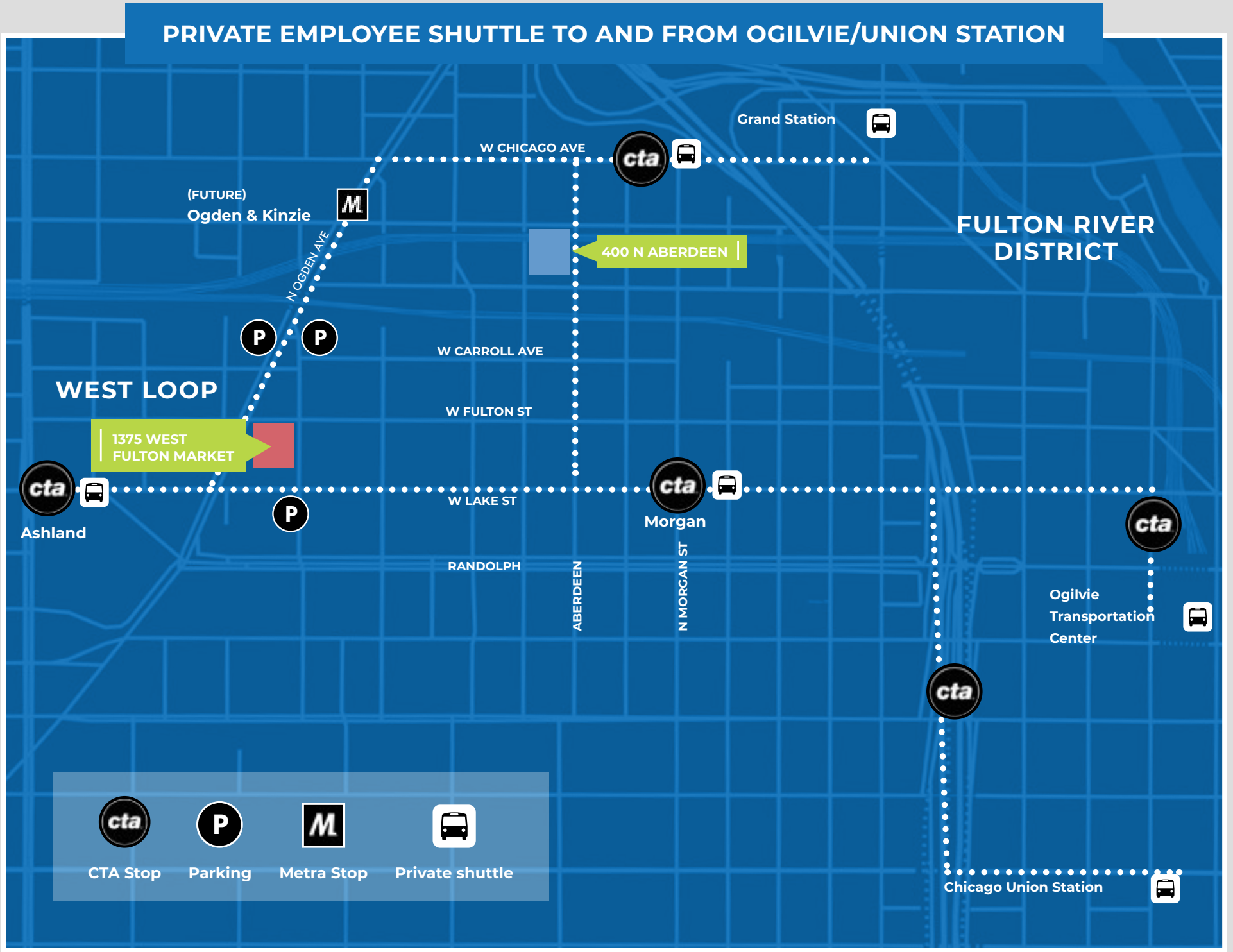
- The HOTTEST submarket in the country
- Top Chicago destination for Fortune 500 companies & startups
- Premier LIVE WORK PLAY environment
- NUCLEUS for Chicago's advanced R&D and tech movement
- Over 8 Michelin Star Restaurants and EXISTING vibrant retail
- 5 stylish, creative BOUTIQUE hotels





WHY FULTON MARKET

# COMMUTE WITH EASE





WHY FULTON MARKET

INNOVATION  
HOT BED





WHY FULTON MARKET

LIVE, WORK & PLAY

- Bars & Restaurants
- Coffee & Breakfast
- Breweries
- Grocery/Convenience
- Apartment & Hotels
- New Apartments
- Gyms/Fitness





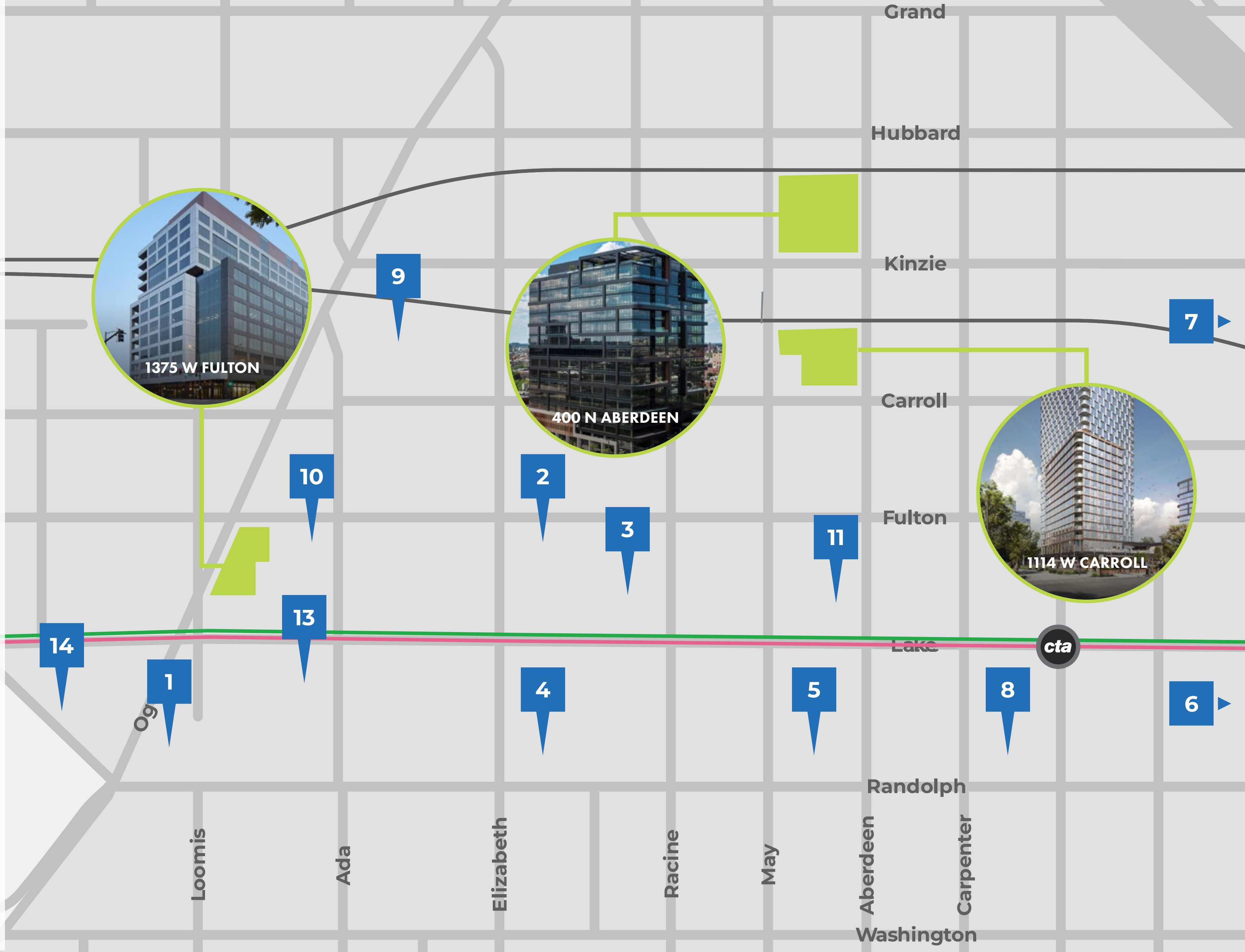
WHY FULTON MARKET

APARTMENTS  
1/2 MILE RADIUS

- 1 - Parq (278 units)
- 2 - 1245 Fulton Apartments (316 units)
- 3 - 1205 Fulton Apartments (433 units)
- 4 - 160 Elizabeth Apartments (375 units)
- 5 - 166 Apartments (299 units)
- 6 - 900 Randolph Apartments (300 units)
- 7 - 325 N Union Apartments (373 units)
- 8 - 160 N Morgan (282 units)
- 9 - 1340 Carroll Apartments (365 units)
- 10 - 1353 Fulton Apartments (316 units)
- 11 - 210 N Aberdeen Apartments (414 units)
- 13 - The Mason Apartments (263 units)
- 14 - Evo Union Apartments (243 units)

4,625  
Total Units

COMPLETED, UNDER CONSTRUCTION,  
OR APPROVED







**FULTON  
LABS**

AT 1375 WEST  
**FULTON MARKET**

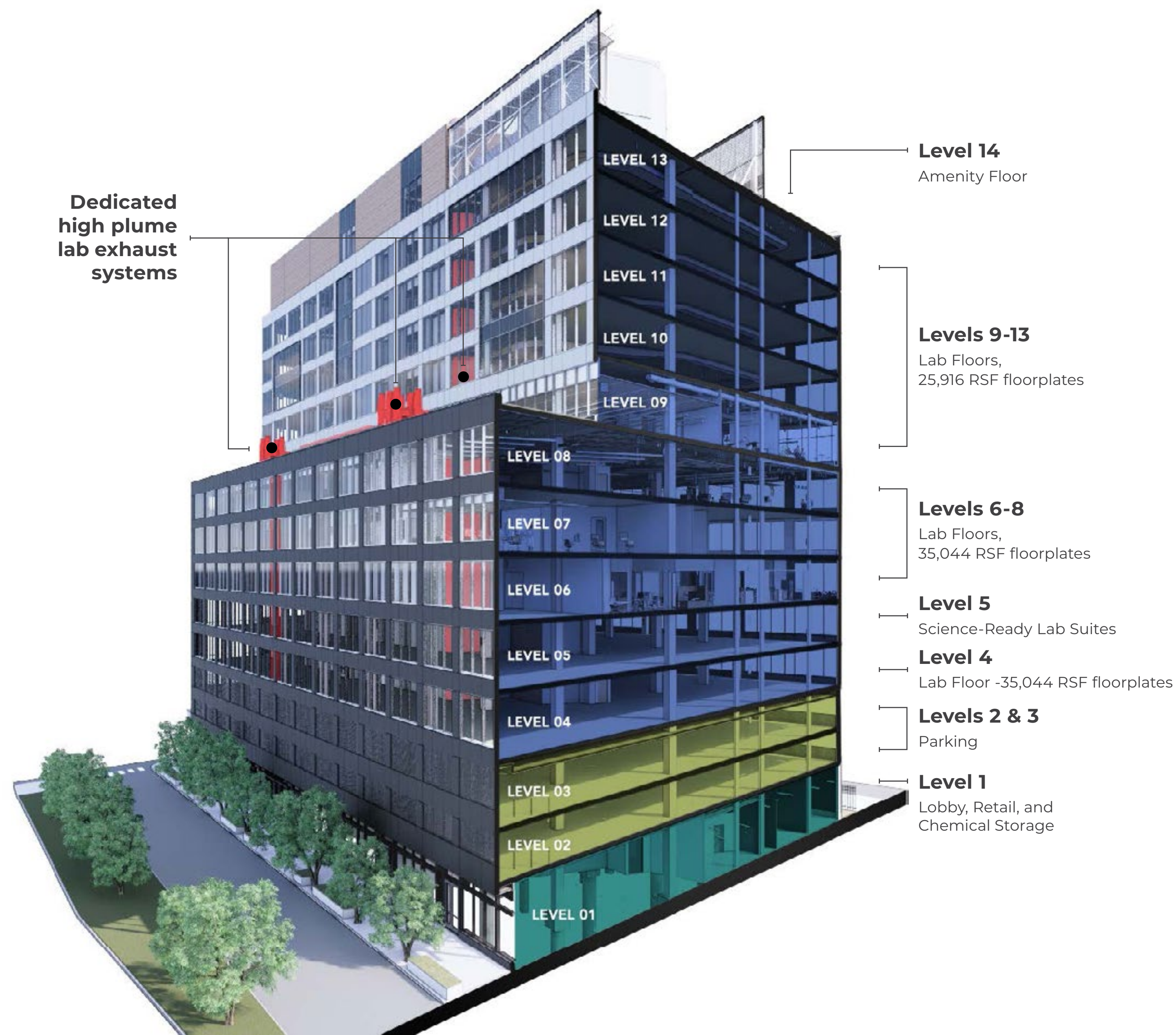




1375 W. FULTON

# STACKING PLAN

## Existing Advanced R&D Tenants





1375 W. FULTON

# TURNKEY DELIVERY MODEL

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



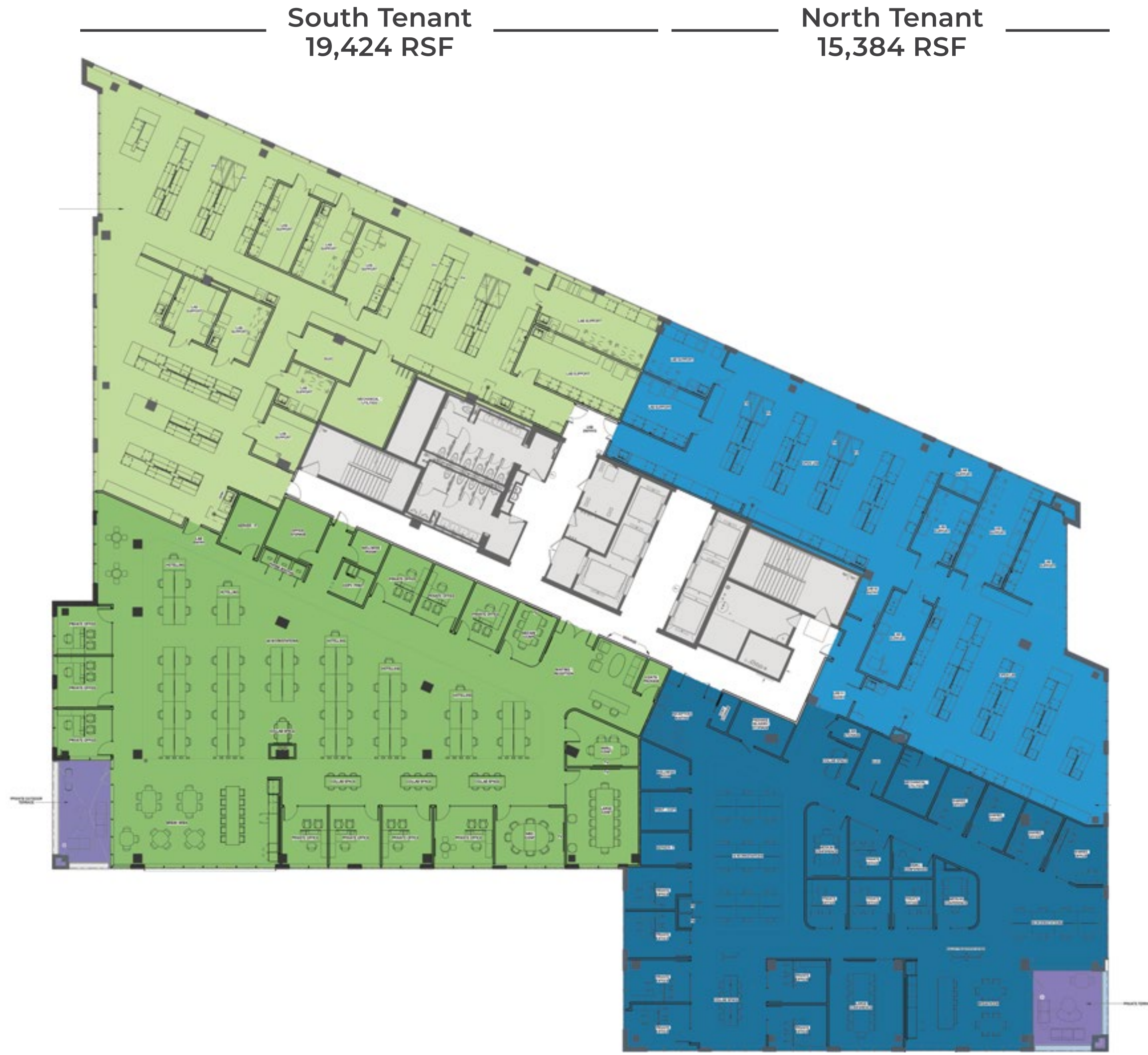
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FLOOR PLAN

4th Floor Lab








34,808 RSF

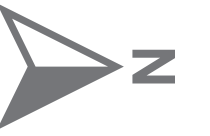
- Laboratory
- Office
- Laboratory
- Office
- Balcony



Zoom in for more floor plan details

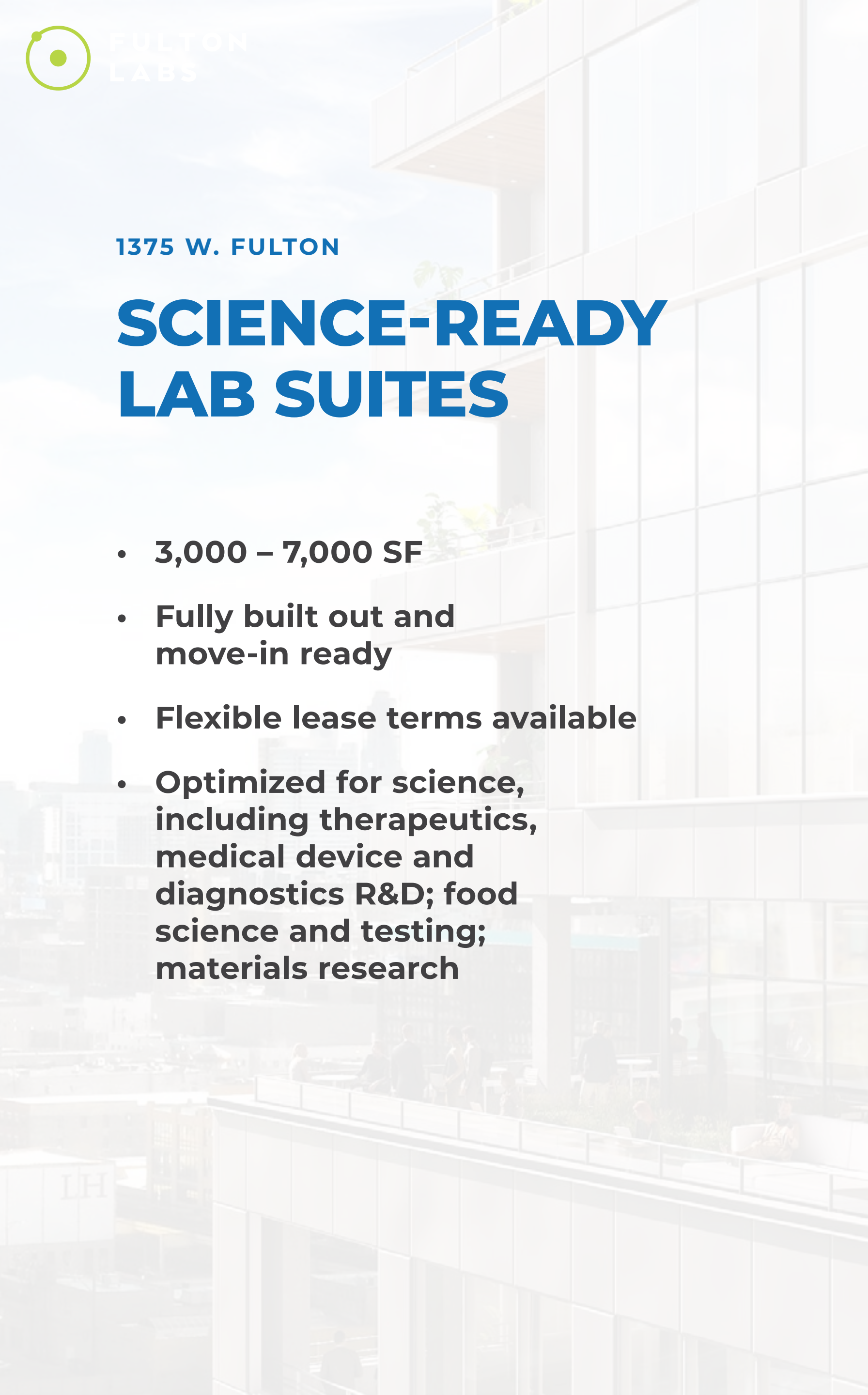


-  **Amenity**
-  **Balcony**
-  **Laboratory**
-  **Laboratory Support**
-  **Office**
-  **Office Support**
-  **Core**



### Zoom in for more floor plan details





1375 W. FULTON

# SCIENCE-READY LAB SUITES

- 3,000 – 7,000 SF
- Fully built out and move-in ready
- Flexible lease terms available
- Optimized for science, including therapeutics, medical device and diagnostics R&D; food science and testing; materials research





1375 W. FULTON

# FLOOR PLANS

## 5TH FLOOR GRAD SUITE

- Suite 545 - 7,046 RSF
- Suite 560 - 4,708 RSF
- Suite 575 - 3,898 RSF





1375 W. FULTON

**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





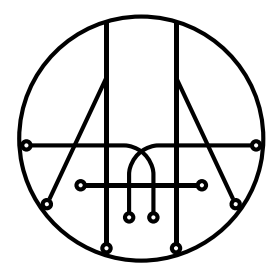


1375 W. FULTON

## 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
- **Two 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**

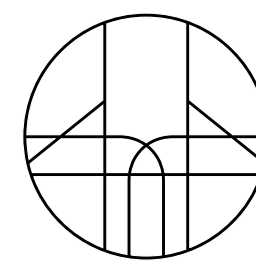




RENEW CAFÉ

Artisan Coffee Bar,  
Gym & Bike Valet





REVEAL BAR

**Rooftop Bar & Lounge with  
a Theater, Dog Run, Grills  
and Fireplaces.**







**FULTON  
LABS**

AT 400 NORTH  
**ABERDEEN**



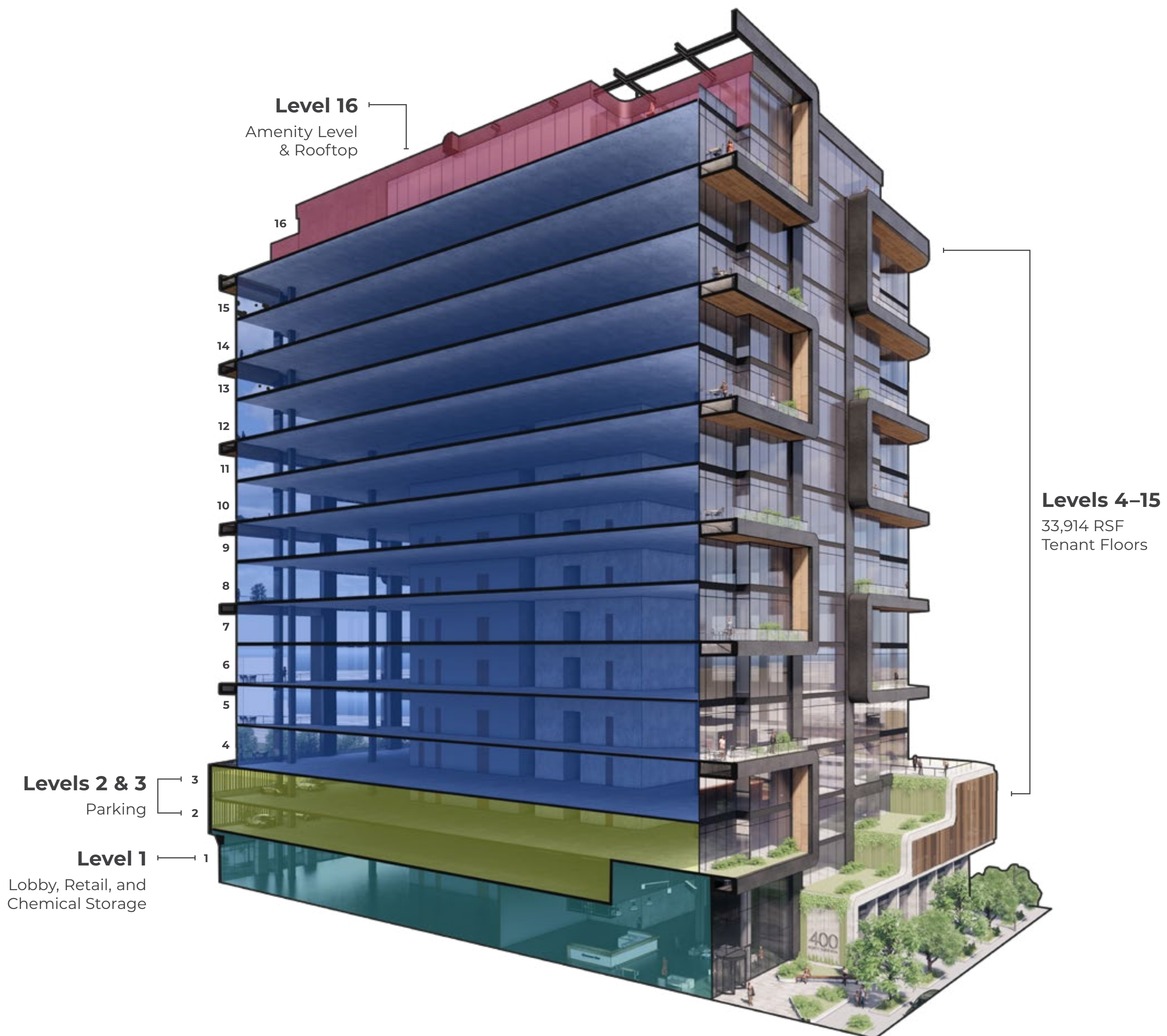


400 N. ABERDEEN

# STACKING PLAN

Total Building Space:  
**423,454 RSF**







400 N. ABERDEEN

## **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

### **Two Bay Loading Docks**

1 Oversized

### **Robust Mechanical & Electrical**

Systems Designed for Up to 12  
Air Changes Per Hour

### **Emergency Generators**

Dedicated Tenant Generator  
with Expansion

### **Column-Free**

Long-Span Layout (56')

### **15' Floor-to-Floor Height**

On Floors 4-14

### **Dedicated Chemical Distribution**

And Storage System

### **Vivarium Access**



400 N. ABERDEEN

# FLOOR PLAN

Single-Tenant  
33,914 RSF

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



Zoom in for more floor plan details





400 N. ABERDEEN

# SCIENCE-READY LAB SUITES

6,700 - 17,000 RSF

- Fully built out and move-in ready January 2024
- Flexible lease terms available
- Optimized for science, including therapeutics, medical device and diagnostics R&D; food science and testing; materials research

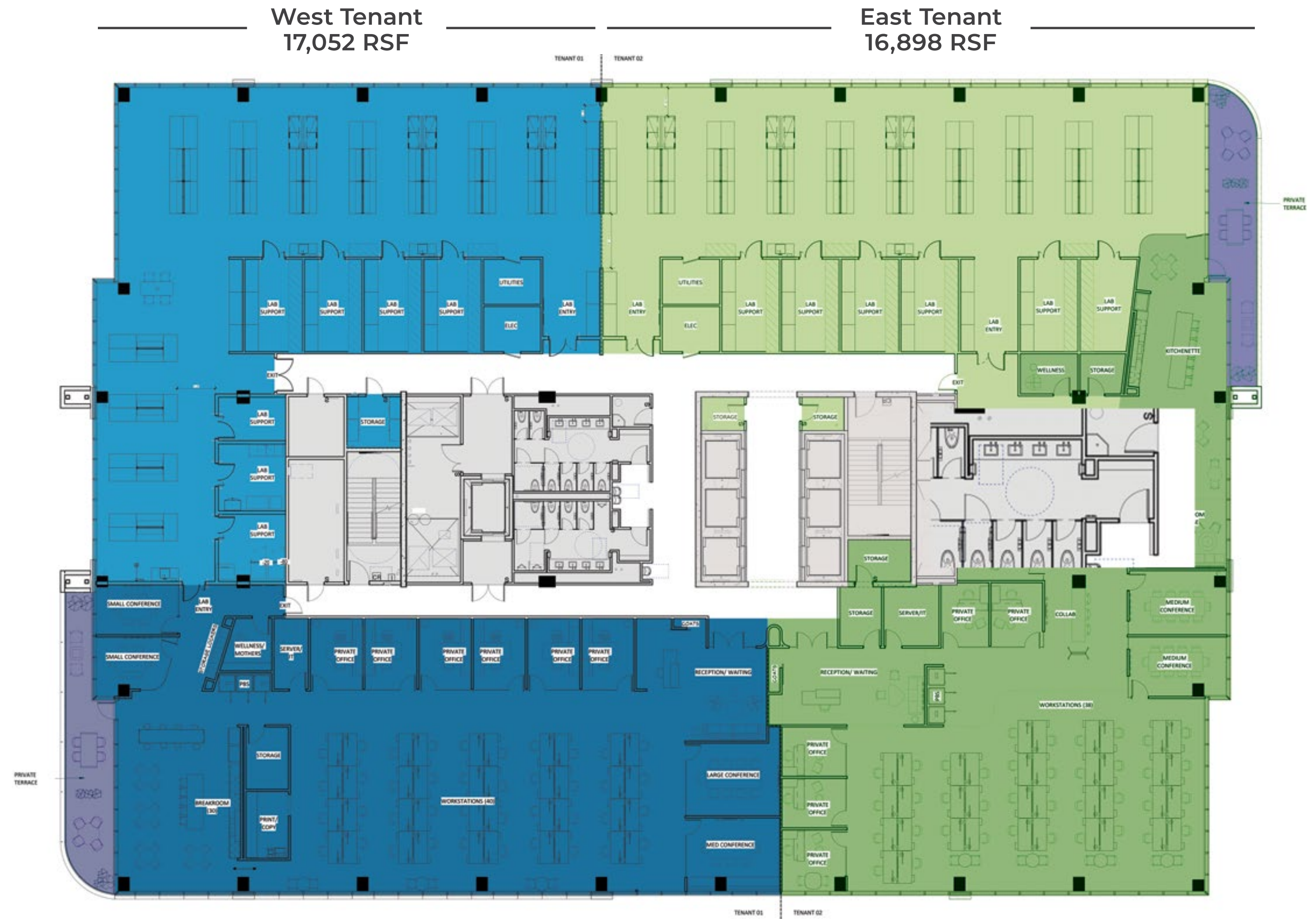




## 400 N. ABERDEEN

# TWO-TENANT SCIENCE-READY LAB SUITE PLAN

- **West Tenant - 17,052 RSF**
- **East Tenant - 16,898 RSF**





## 400 N. ABERDEEN

# MULTI-TENANT SCIENCE-READY LAB SUITE PLAN

- West Tenant - 17,052 RSF
- East Tenant - 16,898 RSF
- East Tenant - 16,898 RSF
- East Tenant - 16,898 RSF











400 N. ABERDEEN

## AMENITIES & WELLNESS

35,000+ SF of hospitality amenities, and 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

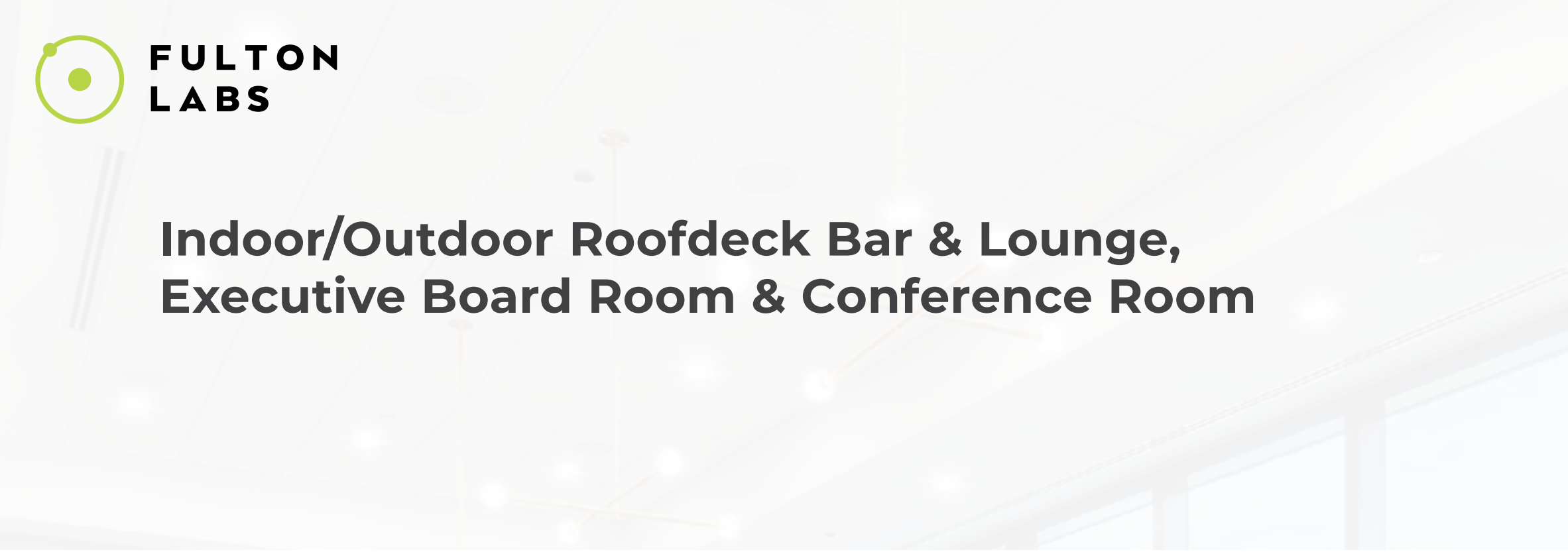




Lobby with Cafe, Gym and Bike Valet









TCC LIFE  
SCIENCES  
PORTFOLIO



- Completed
- In Process
- Pursuit/Pipeline





Fulton Market Park (2024)



400 N Aberdeen (Now)



1105 W Carroll Labs (2025)



Evanston Labs (2024)



1234 W Fulton (2026)



1152 W Carroll (2026)



1375 W Fulton (Now)

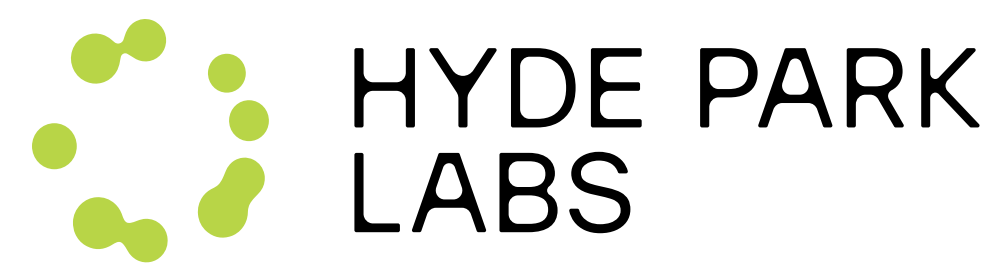


Hyde Park Labs (2024)



1114 W Carroll (2024)





THE UNIVERSITY OF  
**CHICAGO**

**302,000 SF** | Available Q4 2024







**177,000 SF** | Available Q1 2024







AT 1375 WEST  
FULTON MARKET

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**CBRE**

**Trammell Crow Company**



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