



1020 W RANDOLPH

A BOUTIQUE SINGLE TENANT OPPORTUNITY IN THE HEART OF FULTON MARKET



1020

W RANDOLPH

AVAILABLE Q1 2023

UNPARALLELED BRANDING
OPPORTUNITY

HEALTH & WELLNESS FOCUSED

BOUTIQUE FLOOR PLATES

PRIVATE AMENITIES



- **NEW CONSTRUCTION** A five-story mixed-use building offering 27,000 square feet of private office space over four boutique floor plates.
- **ROOFTOP TERRACE** Private 2,500 square foot amenity rooftop terrace and penthouse with unobstructed views into downtown Chicago.
- **BRANDING OPPORTUNITY** Unparalleled branding opportunity allows tenant to stake a corner of Randolph Street as their own.
- **TRANSPORTATION** Convenient transportation options include CTA Morgan "EL" station located only 0.1 miles away.
- **FULTON MARKET** Location in the heart of Fulton Market gives employees and visitors access to all that Chicago's most amenity-rich neighborhood has to offer.
- **HEALTH & WELLNESS** Designed around health & wellness, with natural light fed stairwell designed specifically to encourage use, first-in-class touchless access systems, enhanced filtration, and more.
- **DEDICATED BIKE STORAGE** Secured dedicated bike storage room with capacity to add changing room and shower gives employees healthy commuting options.
- **SINGLE TENANT OPPORTUNITY** Boutique floor plates means tenant can reduce employee density and avoid sharing space with other firms.

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AMENITY ROOF DECK

EXCLUSIVE AMENITIES

ROOFTOP TERRACE is a private 2,500 square foot amenity penthouse with unobstructed views into downtown Chicago.

SECURED BIKE ROOM with parking for 18 bikes, 18 lockers, repair station, and option for changing & shower room.

CLASS A FINISHES and top-of-the-line touchless access control systems to include digital keyless entry, elevator access system, intercoms, and security cameras.

TOTAL CONTROL of the office space means the tenant pays only for the amenity costs for their own employees.

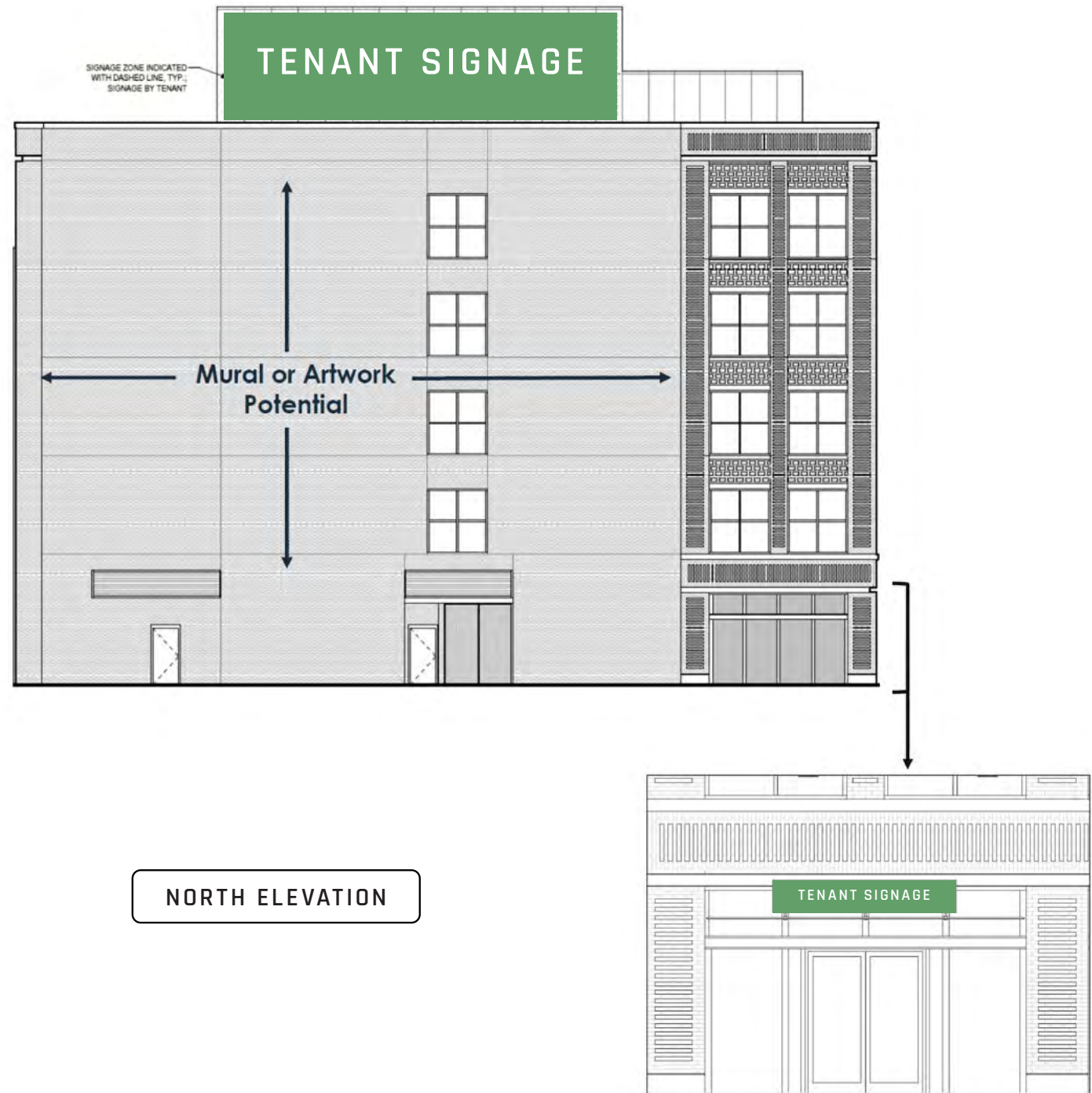
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UNPARALLELED BRANDING OPPORTUNITY

PENTHOUSE BRANDING
Multiple branding opportunities including penthouse branding visible from the CTA EL tracks along Lake Street.

BRAND AND CULTURE
Private lobby, amenity roof deck, bike room, and each office floor can be customized to fit the tenant's brand and culture.



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TRANSPORTATION

PRIME FULTON MARKET
location offers multiple convenient transportation options available to employees and visitors.

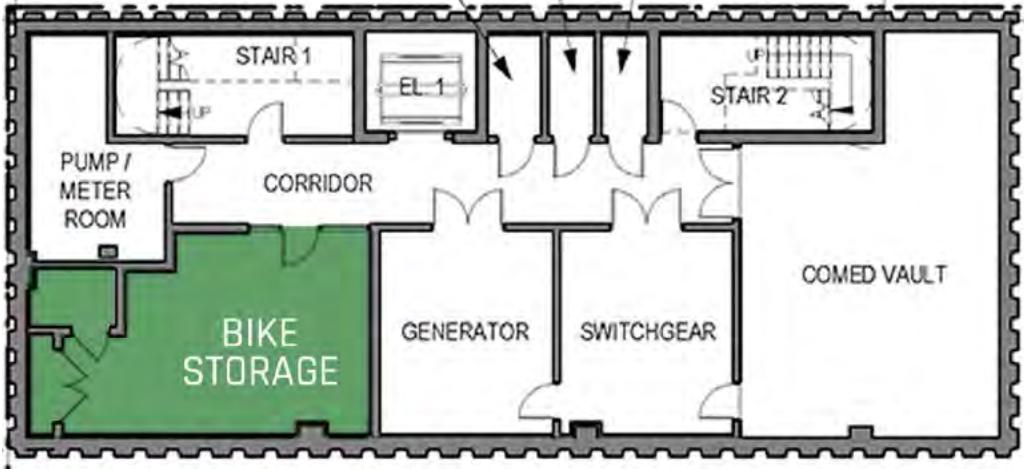
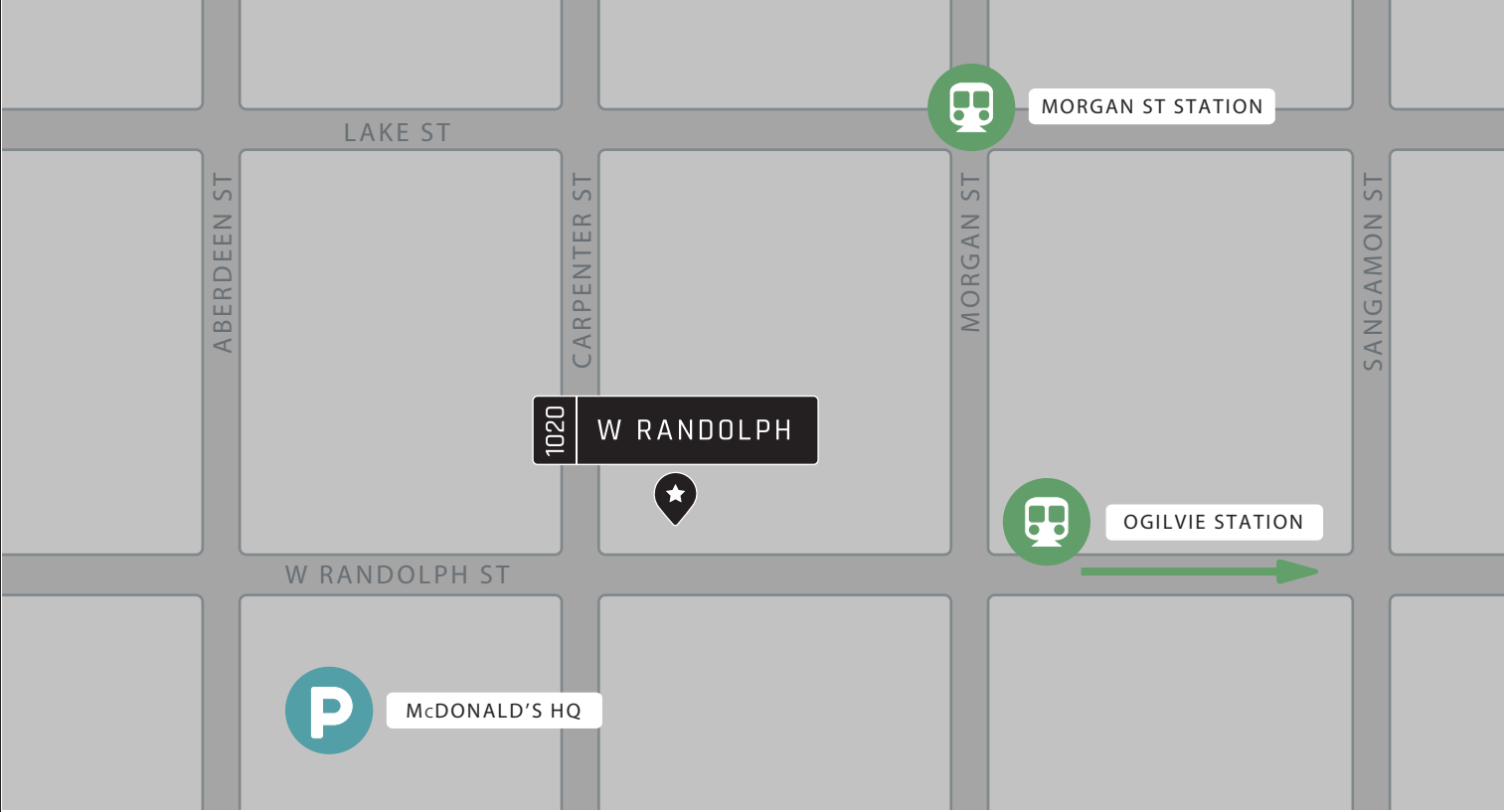
MORGAN STREET CTA EL STOP
only 2-minute walk (0.1 Miles).

OGILVIE STATION METRA STOP
only 14-minute walk (3-minute drive) down Randolph street.

Located across the street from **MCDONALDS HQ** Parking Lot (320 Parking Spaces) and 6-minute Walk from **GOOGLE 1KFULTON** Parking Lot (300 Parking Spaces).

CONVENIENT HIGHWAY ACCESS
0.4 Miles from I-90 / I-94 highway.

SECURED BIKE ROOM with parking for 18 bikes exclusive to office use.



SECURED BIKE STORAGE

ABERDEEN ST

CARPENTER ST

MORGAN ST

SANGAMON ST

PEORIA ST

GREEN ST

HALSTED ST

LAKE ST

W RANDOLPH ST

W WASHINGTON ST

P GOOGLE CHICAGO

ACE HOTEL

CITY MOUSE

PUNCH BOWL SOCIAL

KUMA'S CORNER

ABA

TIME OUT MARKET

NEXT

AVIARY

GAIJIN

THE PUBLICAN

BALLAST POINT

RAMEN-SAN

GOOD AMBLER

THE HOXTON

CVS

UNCOOKED

MORGAN ST STATION

SHAKE SHACK

LULULEMON

FEDERALES

DO-RITE DONUTS

CRUZ BLANCA

1020 W RANDOLPH

STARBUCKS

BLUE MERCURY

NOBU HOTEL

BAR SIENA

FORNO ROSSO



ANTHROPOLOGIE

JENI'S

BOMBOBAR

GIRL & THE GOAT

W RANDOLPH ST

WALGREENS

LA COLOMBE

NONNA'S

LOVESAC

WARBY PARKER

SUSHI DOKKU

McDONALD'S HQ

UMAMI BURGER

FORMENTO'S

BANDIT

UNCOMMON JAMES

CRAFTY

SOHO HOUSE

FLOOR	RENTABLE
1st Floor	4,914
2nd Floor	6,770
3rd Floor	6,770
4th Floor	6,770
5th Floor	6,747
Roof Deck	-

FIRST FLOOR



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FLOOR	RENTABLE
1st Floor	4,914
2nd Floor	6,770
3rd Floor	6,770
4th Floor	6,770
5th Floor	6,747
Roof Deck	-

SECOND FLOOR



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FLOOR	RENTABLE
1st Floor	4,914
2nd Floor	6,770
3rd Floor	6,770
4th Floor	6,770
5th Floor	6,747
Roof Deck	-

THIRD AND FOURTH FLOORS



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FLOOR	RENTABLE
1st Floor	4,914
2nd Floor	6,770
3rd Floor	6,770
4th Floor	6,770
5th Floor	6,747
Roof Deck	—

FIFTH FLOOR

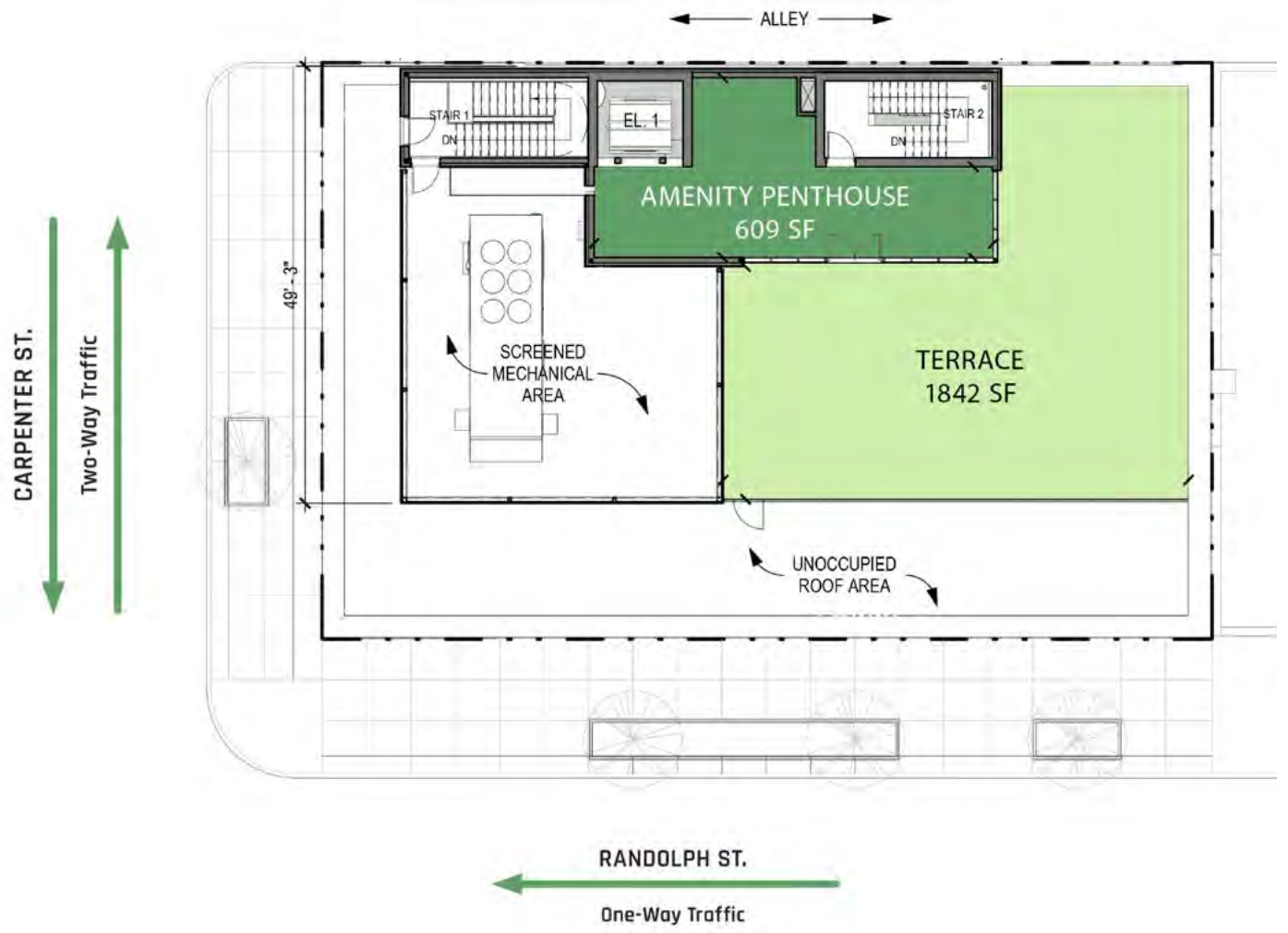


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FLOOR	RENTABLE
1st Floor	4,914
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5th Floor	6,747
Roof Deck	—

AMENITY ROOFTOP TERRACE

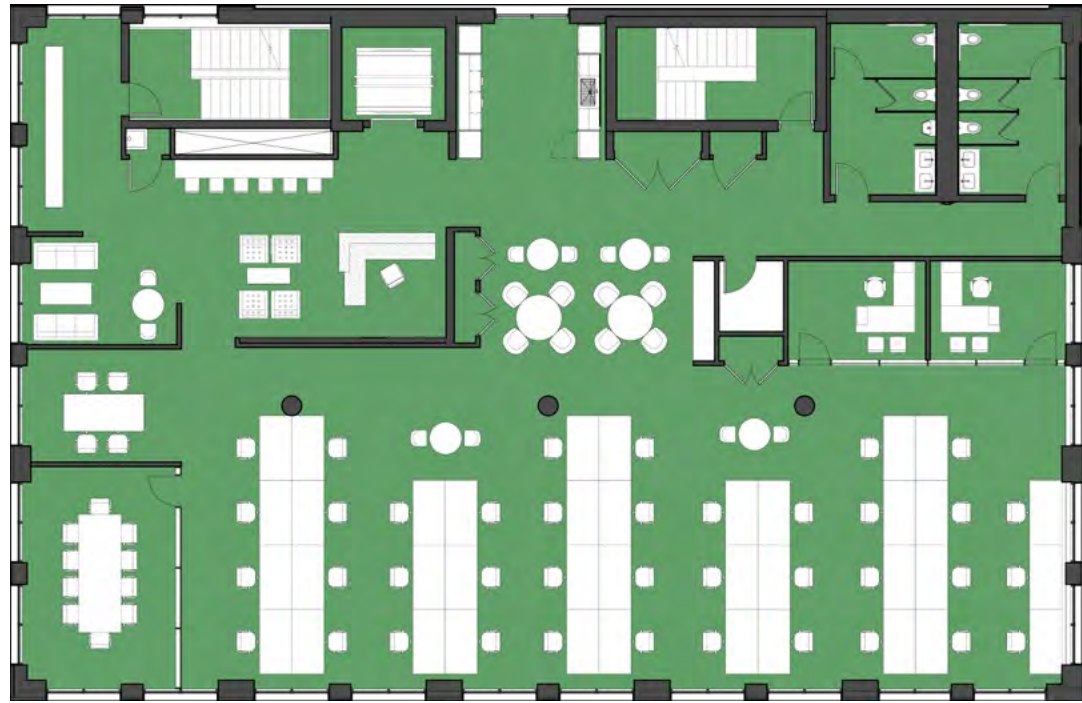


FULLY CONTROLLED BOUTIQUE OFFICE

AVOID THE MEGA OFFICE DEVELOPMENTS characterizing Fulton Market where thousands of workers from multiple firms share the same entrances, office space, and amenities.

The **BOUTIQUE NATURE** of 1020 W Randolph means only 90 to 150 employees will be spread across multiple floors, allowing for less employee density in a tenant controlled environment.

EXAMPLE OFFICE TEST FIT



CREDITS

OWNER / DEVELOPER

L3 CAPITAL

INTERIOR DESIGNER

**HARTSHORNE PLUNKARD
ARCHITECTS (HPA)**

CONSTRUCTION MANAGER

R.L. EDWARDS

LEASING OFFICE

TELOS

ARCHITECT

**HARTSHORNE PLUNKARD
ARCHITECTS (HPA)**

LEASING RETAIL

CBRE

GENERAL CONTRACTOR

W.E. O'NEIL

PROPERTY MANAGER

MID-AMERICA

DELIVERY	Q1 2023
Lot Size	6,558 square feet
Zoning	DX-5 (5.0 Max FAR / 150' max height)
Gross Building Area (approx.)	Total: 36,398 square feet Floors 2-4: 6,030 square feet // Floors 5: 6,011 square feet // Lower Level: 2,970 square feet // Roof Penthouse: 1,109 square feet
Rentable Area (approx.)	Total: 31,971 square feet Ground Floor: 4,914 square feet // Floors 2-4: 6,770 square feet Floor 5: 6,747 square feet // Roof Penthouse + Terrace: 2,451 square feet
Building Height	68' 8" to roof parapet / 79' 6" to penthouse roof deck / 82' 10" penthouse parapet.
Ceiling Heights (approx.)	Office: 12' floor-to-floor
Construction Types	Type II-A
Structure	Cast-in-place reinforced concrete structure.
Exterior	Modular & norman face brick cladding with inset glass and aluminum storefronts for ground floor retail. 6th floor roof deck includes a glass and metal panel clad penthouse set back from the 5-story masonry base building
Floor Loading	Floors 2-5 (Office) Live Load: 50 PSF // Floor 6 (Amenity Roof Deck): 100 PSF (Unreducible)
Elevator	Seven stop passenger elevator with premium stainless steel cab finishes. Kone 4,000 lb capacity, 200 FPM, with MRL system.
Stairwells	Primary lobby access stairwell with premium finishes and natural light encourages use and provides alternative to elevator. Secondary stairwell for additional means of emergency egress.
Electrical System	208/120V, 3-phase 4-wire; dedicated vault transformer; emergency generator and emergency riser.
Tenant Electrical Services	Office Typical per Floor: 200Amp, 208/120V, 3-phase, 4-wire. Service and panels delivered to Premises and separately metered.
HVAC System	Primary heating & cooling via Variable Refrigerant Flow (VRF) system with MERV-13 air filtration. Fresh air & exhaust via Dedicated Outdoor Air System (DOAS) with MERV-13 air filtration to provide conditioned outdoor fresh air into the building.
Amenities	Amenity roof deck featuring 1,842 square foot outdoor terrace with unobstructed views of downtown Chicago. Secured bike storage room in Lower Level. Touchless access control systems and primary stair featuring natural light and high-end finishes. Office floors delivered with two restrooms with touch-free fixtures each and high-end finishes.
Security/Controls System	Computer-based expandable card/mobile phone access system using proximity-type access cards. Card/mobile readers will be provided for building and floor entrances. Perimeter cloud-based security system.
Column Spacing	Approximately 25 feet.
Parking	No parking provided (not required under DX-5 zoning designation).
Loading	No designated loading zone provided (not required). Public alley abuts North property line that is to be utilized for off-street loading.
Fire/Line Safety	The building is fully equipped with a sprinkler system.

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READY TO CLAIM YOUR SPACE?



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DESIGN: TANGRAM 3DS