



DEVELOPED BY

McCAFFERY

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THE SPACE

1115 W. Fulton Market offers a rare opportunity: in the heart of the Fulton Market District, 37,500 square feet available on 3 floors.

1115W
FULTON
MARKET







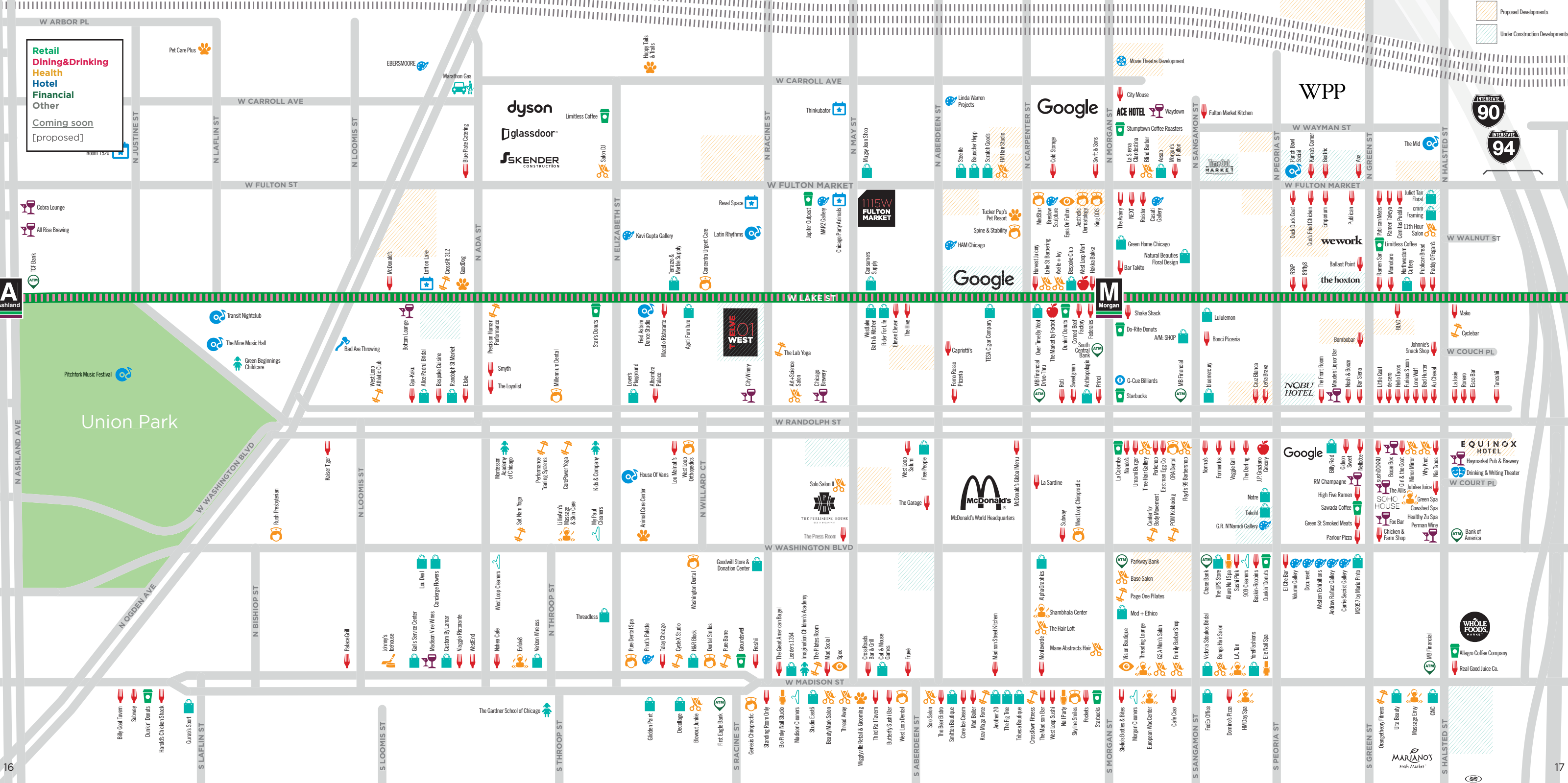
THE SPACE

Interior Renderings









THE WEST LOOP

Once a Marketplace, Always a Marketplace

Bounded by Ashland Avenue to the West, the Chicago River to the East, the Eisenhower Expressway to the South and Grand Avenue to the North, the West Loop has played a key role in making Chicago an economic powerhouse.

Originally home to the city's bustling wholesale market district, several of the West Loop's charismatic warehouses continue to market and distribute food goods today, while neighboring thoroughfares are being revitalized to reflect and foster the urban life, culture and energy for which this historic area is known.





FULTON MARKET

Dynamic Day & Night Destination

At the heart of the West Loop is Fulton Market. The proximity of this quiet, westbound avenue to the city's nineteenth century rail and stock yards positioned it as a vital hub of Chicago's growing food enterprises.

Wide sidewalks increase walkability and offer opportunities for outdoor dining, parklets and window shopping. Nearby public transportation, bike-sharing stations, and multiple interstate connections makes the area highly accessible by foot, train, bike or car.

Just blocks off of Randolph Street's in-demand "Restaurant Row" and minutes from Chicago's hip Greektown neighborhood, Fulton Market is at the center of this 24/7 district.

ACCESS



BY TRAIN

Three blocks from the CTA's newly opened Morgan Street "L" stop

BY BUS

Short walk to multiple CTA buses headed to the Loop and Chicago's commuter rail hubs, Union and Ogilvie Stations

BY CAR

3 minutes from I-90/94 expressway

BY BIKE

Divvy bike-share station at the corner of Fulton & May

10 minutes from Wicker Park via bike-friendly Milwaukee Ave.

BY FOOT

Steps from Chicago's hottest bars, eateries and art galleries, Randolph's "Restaurant Row" and Halsted Street's Greektown



OFFICES













Daytime
Population is
on the Rise

The strengthening of the downtown Chicago office market is especially evident in the West Loop. And as Google and other growth-focused companies open their doors, the improved “daytime population” creates a fresh, captive workweek audience and complements the established weekend and night-life traffic. Multiple new office developments are fostering a strong population increase.

Just one block from 1115 W. Fulton Market, **Google’s Midwest Headquarters** and American bike component maker **SRAM International** have moved into 1K Fulton, bringing more than 3,000 new employees to the area.



RECENT OFFICE LEASES IN THE WEST LOOP

 600,000 SF	 232,000 SF	 215,000 SF
 75,000 SF	 65,000 SF	 64,000 SF
 40,686 SF	 39,723 SF	 30,000 SF
 24,000 SF	 16,000 SF	 15,000 SF

OFFICES

The Google Effect

Whether it is its current Chicago office in River North, its global headquarters in Mountain View, California, or even the urban San Francisco neighborhoods from which employees are shuttled to the office, Google has driven growth and development in the areas that surround its campuses.

Google has proven to attract like-minded businesses along with development of housing, retail and restaurants to support the influx of young, well-paid employees.

From smaller tech firms looking to bask in the glow of Google's shadow, to retailers and restaurants looking to capitalize on the young successful Google employees, the beginnings of the "Google effect" are already underway in the Fulton Market District.



“Fulton Market is among the hottest submarkets in Chicago, with a herd of investors, tenants and developers on the hunt for opportunities near Google’s offices.”

Chicago Real Estate Daily

DINING

Home to
the World’s
Top Chefs

Randolph Street’s “Restaurant Row” and Fulton Market are home to the hottest dining scene in Chicago. With nationally acclaimed restaurants, the West Loop has become THE place to dine in Chicago.



GRANT ACHATZ
Next, Roister,
The Aviary

James Beard Award – Best New Restaurant



STEPHANIE IZARD
Girl & The Goat,
Little Goat, Duck Duck Goat

James Beard Award – Best Chef Great Lakes
Top Chef Season 4



PAUL KAHAN
Avec, Blackbird,
Publican

James Beard Award – Best New Restaurant



FABIO VIVIANI
Siena Tavern,
Bar Siena

“Top Chef Fan Favorite” Top Chef Season 4



RICK BAYLESS
Frontera Grill, XOCO,
Cruz Blanca

James Beard Award – Outstanding Restaurant



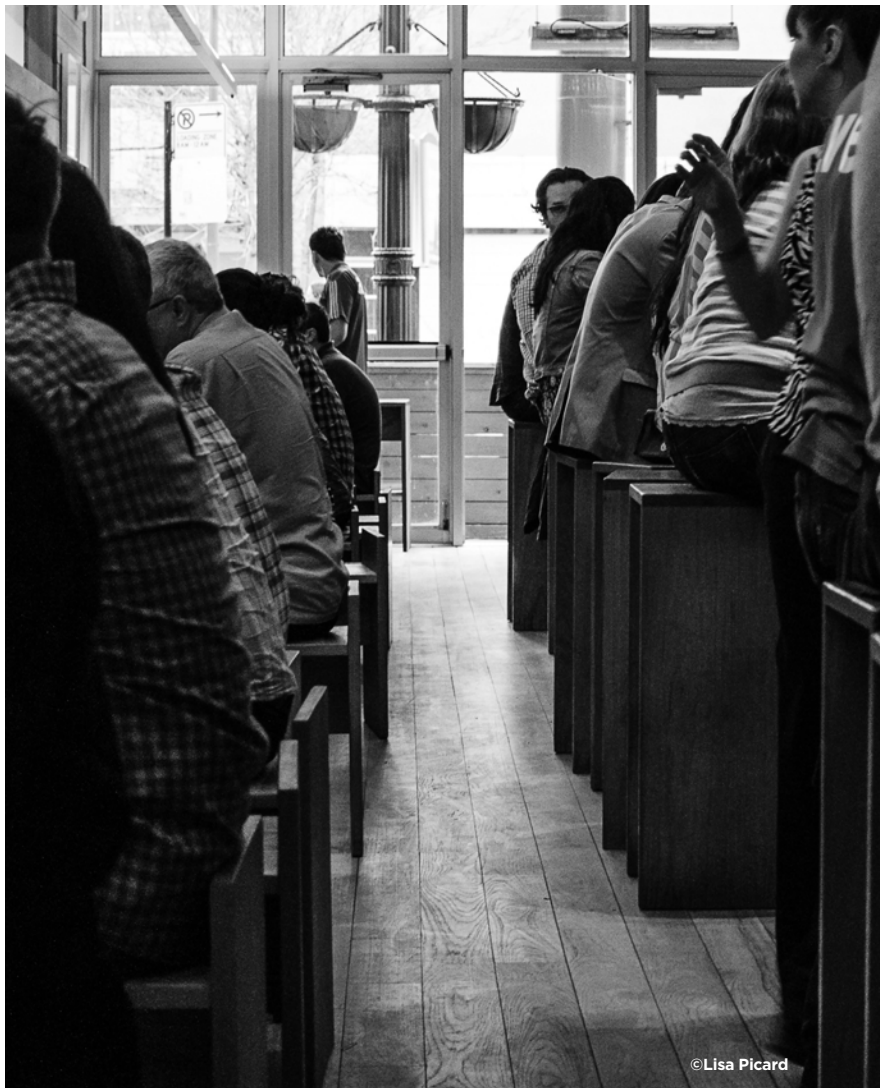
BRENDAN SODIKOFF
Au Cheval,
Federales

“Best Burger” – Food & Wine, Bon Appetit

DINING

Award-winning restaurants within blocks:

- Au Cheval
- Avec
- The Aviary
- Belly Q
- Blackbird
- Cemitas Pueblas
- City Winery
- Cruz Blanca
- Elske
- El Solazo
- Expat
- Federales
- Formento's
- Gideon Sweet
- Girl & The Goat
- Grange Hall Burger Bar
- Honey's
- La Sirena Clandestina
- Leña Brava
- Little Goat
- The Madison Bar + Kitchen
- Maude's Liquor Bar
- Nellcôte
- Next
- Publican
- RM Champagne Salon
- Sam Hill Eatery & Saloon
- Smyth & The Loyalist
- Swift & Sons'
- Umami Burger



DINING

On the horizon...

- **THE DARLING** 0.3 mi
905 W. Randolph Street
Opening Winter 2018
- **VEGGIE GRILL** 0.3 mi
911 W. Randolph Street
Opening 2019
- **TIME-OUT FOOD HALL** 0.2 mi
916 W Fulton Market
Opening Summer 2019
- **PRINCI** 0.2 mi
1000 W Randolph Street
Now Open
- **CITY MOUSE** 0.2 mi
311 N. Morgan Street
Now Open
- **BALLAST POINT BREWING** 0.3 mi
212 N Green Street
Now Open

HOSPITALITY

“With crowds packing its acclaimed restaurants and thousands of office workers relocating to the neighborhood, Chicago’s meatpacking district now wants visitors to lie down and stay awhile.”

Crain’s Chicago Business

- **ACE HOTEL** 0.2 mi
159 guest rooms
311 N. Morgan Street
- **HOXTON HOTEL** 0.4 mi
175 guest rooms
200 N. Green Street
Opening 2018
- **EQUINOX HOTEL** 0.4 mi
145 guest rooms
725 W. Randolph Street
- **NOBU HOTEL** 0.5 mi
83 guest rooms
854 W. Randolph Street
Opening 2018
- **SOHO HOUSE** 0.6 mi
40 guest rooms
113-125 N. Green Street



ENTERTAINMENT & ARTS

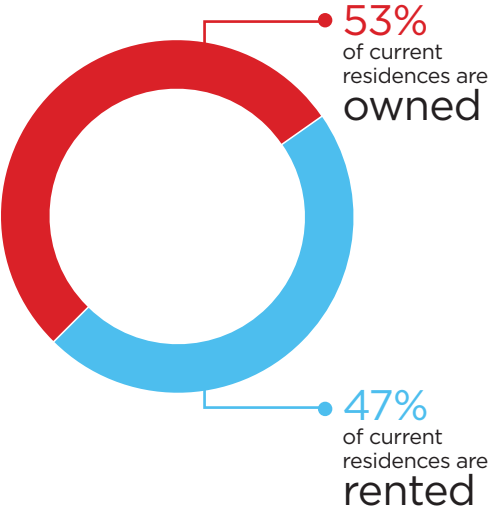
- **8FIFTY8** 0.3 mi
Dance club
858 W. Lake Street
- **BOTTOM LOUNGE** 0.4 mi
Live music
1375 W. Lake Street
- **PUNCH BOWL SOCIAL** 0.3 mi
Bowling, live music
832-856 W. Fulton Market
In development
- **CITY WINERY** 0.2 mi
Live music
1200 W. Randolph Street
- **FRAZIER STUDIOS** 0.1 mi
Art classes, gallery
1023 W. Fulton Market
- **MARS GALLERY** 243 ft
Art, events
1139 W. Fulton Market
- **HOUSE OF VANS** 0.4 mi
Skate park, live music, art
113 N. Elizabeth Street

RESIDENTS

Living in
Fulton Market

With a population of more than 9,500 within a half-mile of 1115 W. Fulton Market and more than 1117,000 within one-and-a-half miles, the raw, industrial spaces of the West Loop are ideal for living too.

Currently, more than 3,100 mid- and high-rise apartment, condominium and loft units exist in the area while 1,965 more are proposed or under construction to support the neighborhood’s burgeoning population.



DEMOGRAPHICS

	.5 mile	1 mile	1.5 miles
Population	9,837	52,609	117,167
Household	18,606	138,865	554,613
Median age (years)	35.6	34.2	33.2
Bachelor’s degree or higher	78.8%	77.9%	73.6%
Average Household Income	\$144,870	\$136,256	\$122,984
Median Home Value	\$447,382	\$444,469	\$457,899
Owner-occupied	53.2%	41.6%	35.1%
Renter-occupied	46.8%	58.4%	64.9%
EXPENDITURES			
Food away from home	\$35.2MM	\$181MM	\$346MM
Food at home	\$46.9MM	\$244MM	\$468MM
Entertainment & Recreation	\$28.8MM	\$149MM	\$284MM
Apparel & Services	\$21.7MM	\$112MM	\$214MM
ETHNICITY			
White	72.1%	66.2%	62.1%
Black	10.1%	10.9%	14.2%
Asian	10.1%	13.2%	13.6%
Other	4.4%	6.2%	6.6%
Two or more	2.8%	3.1%	3.1%
Hispanic origin (any race)	11.0%	13.8%	14.5%

Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018.



McCAFFERY

For over 26 years, McCaffery Interests has been leading the industry by creating innovative and inspirational mixed-use communities. With a focus on urban development, we've transformed vacant factories, under-utilized buildings and parking lots into more than twenty million square feet of dynamic, forward-thinking and financially rewarding properties.

The McCaffery experience starts with a proven team of visionaries, strategists and project managers with decades of expertise developing award-winning destinations. Whether we are an owner or acting as a third-party service provider, our commitment to delivering successful projects on time and on budget is unmatched. The McCaffery Interests experience is what makes us one of the most trusted real estate companies in the nation and is what keeps our clients and partners coming back to work with us time and time again.



1113-1115 W. FULTON MARKET, CHICAGO 60607

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