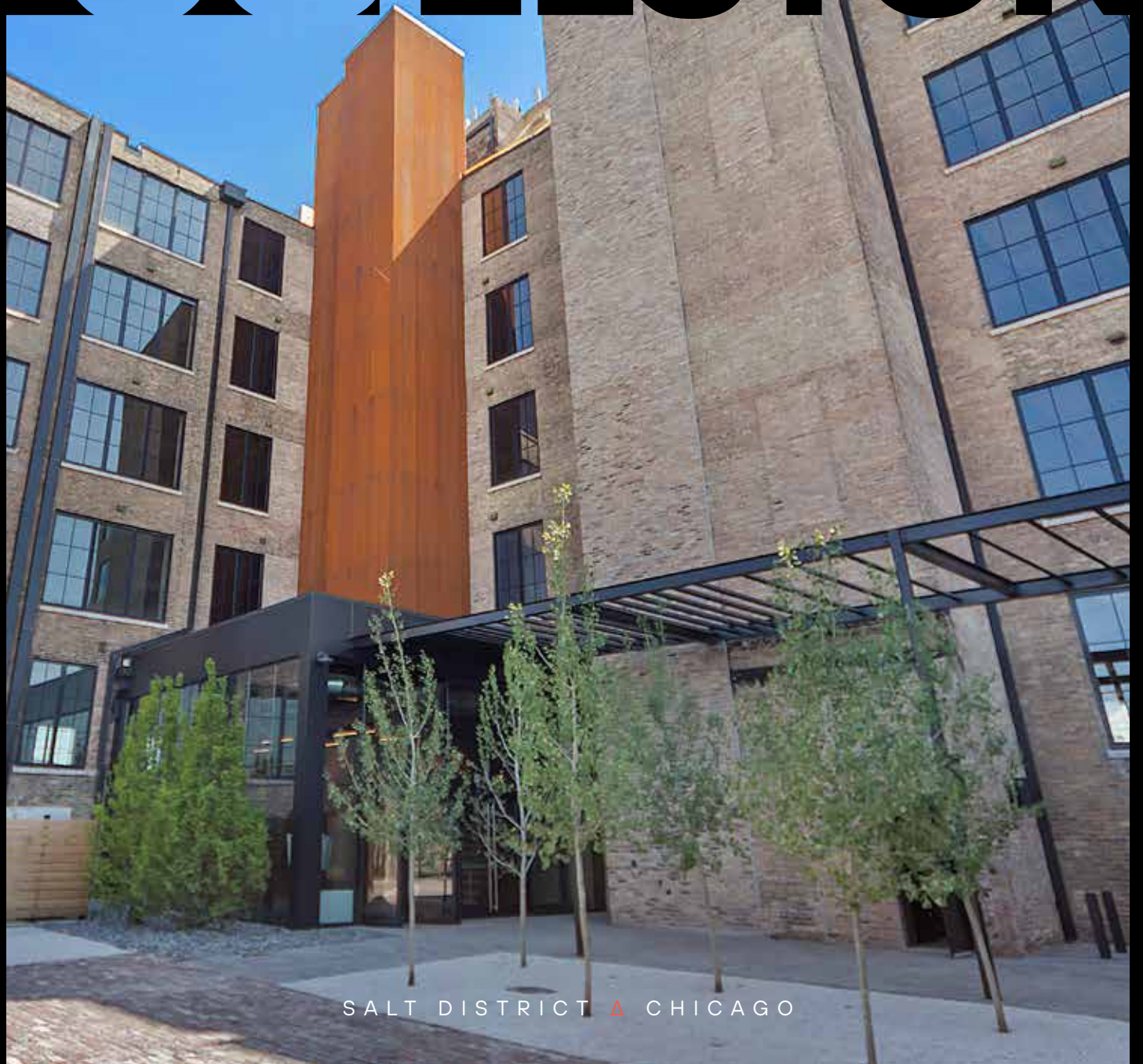



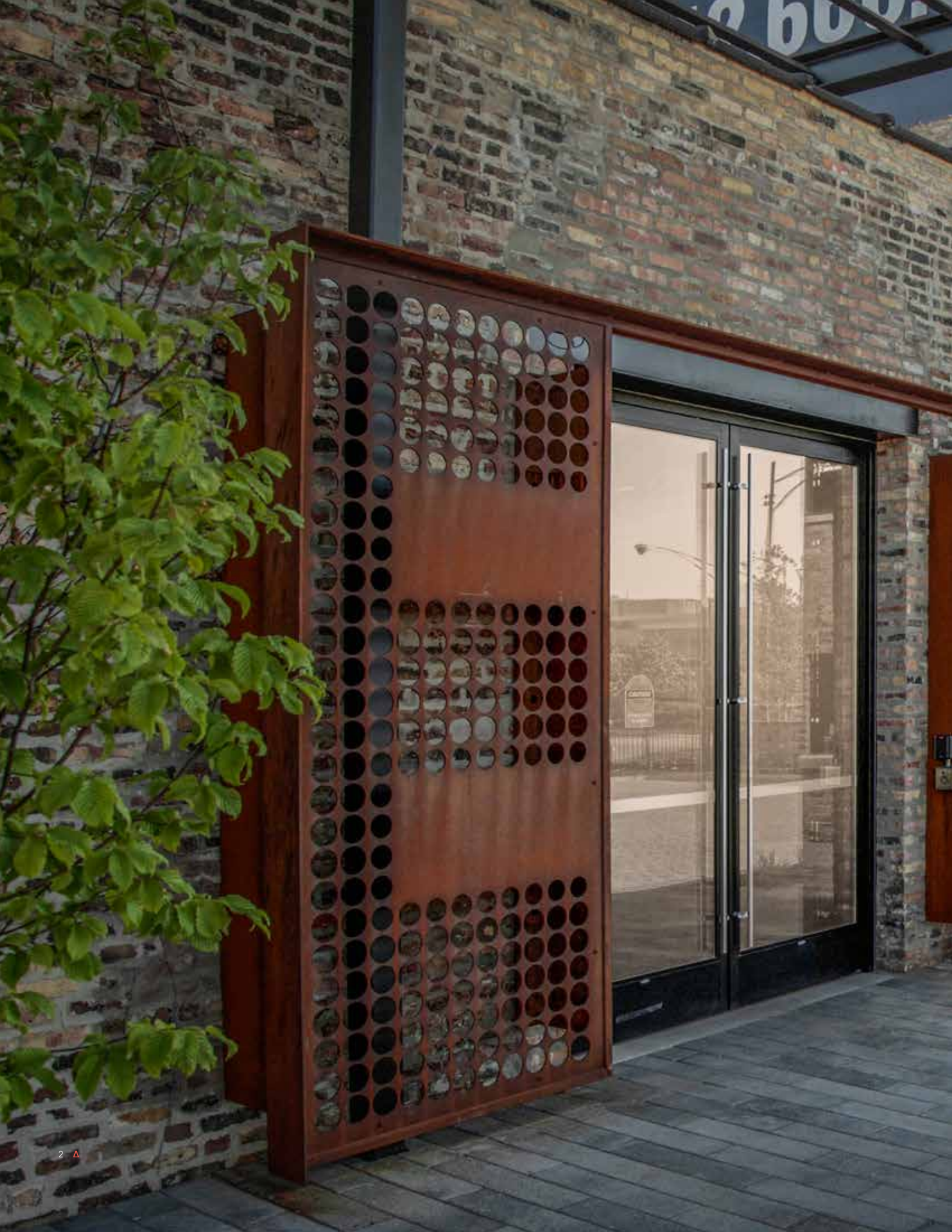
# 1308 NORTH ELSTON



SALT DISTRICT  CHICAGO

41.905848 °N -87.659899 °W 









# A New Destination

*WITH AN OLD SOUL*

41.905848 °N -87.659899 °W





# Icon in the Making

*FIRST OF ITS KIND OFFERING IN THE  
NEAR NORTH OFFICE MARKET*




1308 North Elston, a former light-fixture factory, has been transformed into a world-class working environment. With full floor and half floor opportunities in a high profile building visible to 400K+ commuters daily, this Class-A office location is sure to become an iconic landmark along the Kennedy Expressway.







41.905848 °N -87.659899 °W 



**High profile building in an easily accessible location away from the congestion of downtown.**

N HALSTED STREET



**84,163**  
Riders Per Day

ON UNION PACIFIC NORTH &  
NORTHWEST LINES



**Morton Salt  
Development**

FUTURE ENTERTAINMENT/  
CONCERT VENUE

**i3  
08 NORTH  
ELSTON**

**Metra®**

N ELSTON AVENUE



**325,200**  
Cars per Day

ALONG I-90/94



# A Breath of Fresh Air

Large block availability with up to three contiguous floors and thoughtfully planned amenities create an opportunity for a wide range of tenants to spread their wings and find inspiration away from the congestion of downtown.

## Building Highlights

- + Full and half floor opportunities
- + Spectacular 32' glass lobby
- + 12-14 foot ceilings
- + Exposed timbers
- + Private landscaped courtyard with a stand-alone amenity building
- + Easily accessed via car / ride sharing or bike
- + 30%+ more square footage at the same price point as the West Loop / Fulton Market
- + Core and shell delivery or full turn-key available
- + Branding opportunity along Elston Avenue facing the massive Morton Salt Development, a future entertainment / concert venue



**73,952**  
**Riders per Day**

ON CTA BLUE LINE

cta







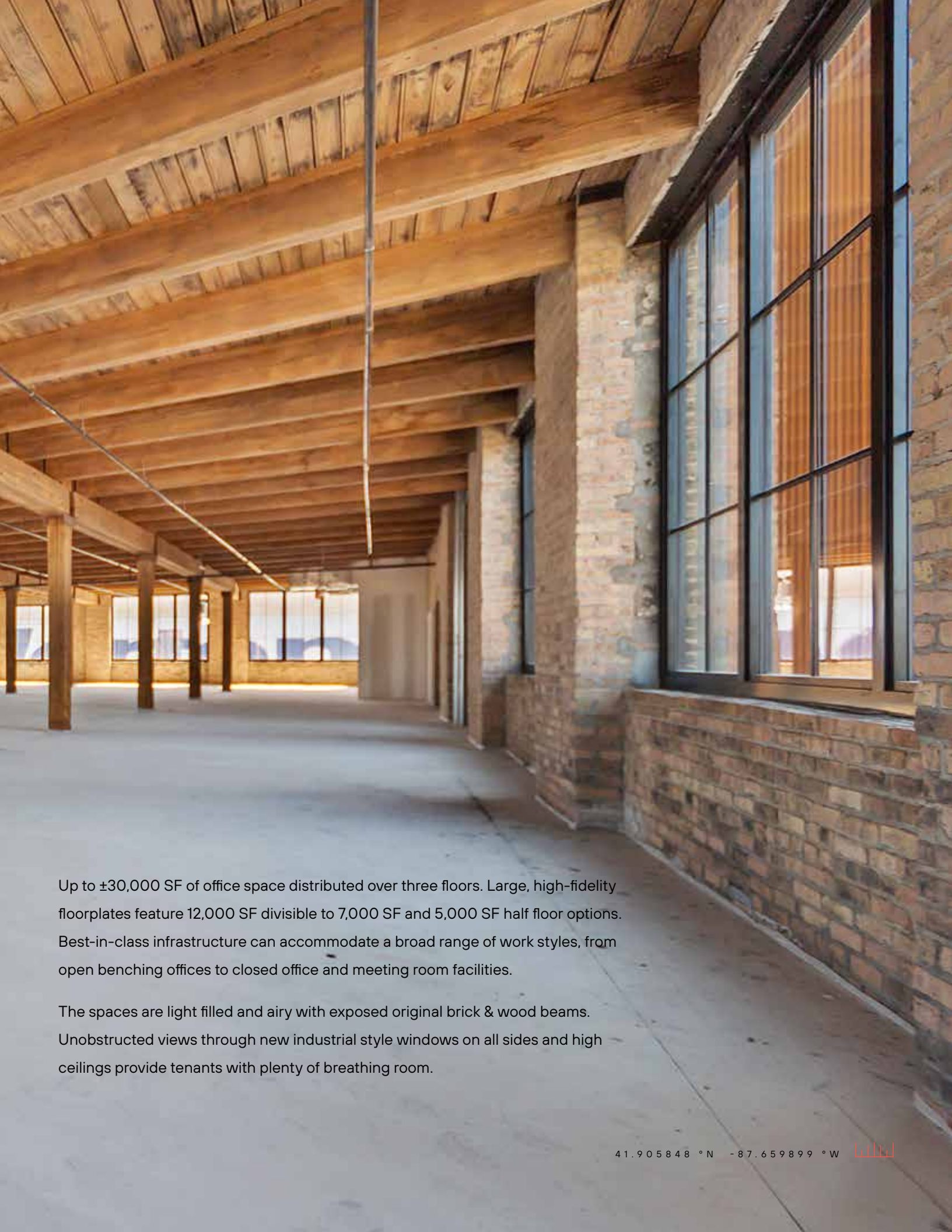
# Wide Open Spaces

*LIGHT FILLED, DRAMATIC  
BRICK & BEAM OFFICE SPACE*

## Building Facts

Building Height:	6 Stories
Year Built:	1914
Year Rehabbed:	2019
Building Type:	Office
Building Class:	A
Building Size:	72,000 SF
Typical Floor Size:	12,000 SF
Ceiling Heights:	12-14 FT
Parking:	Available

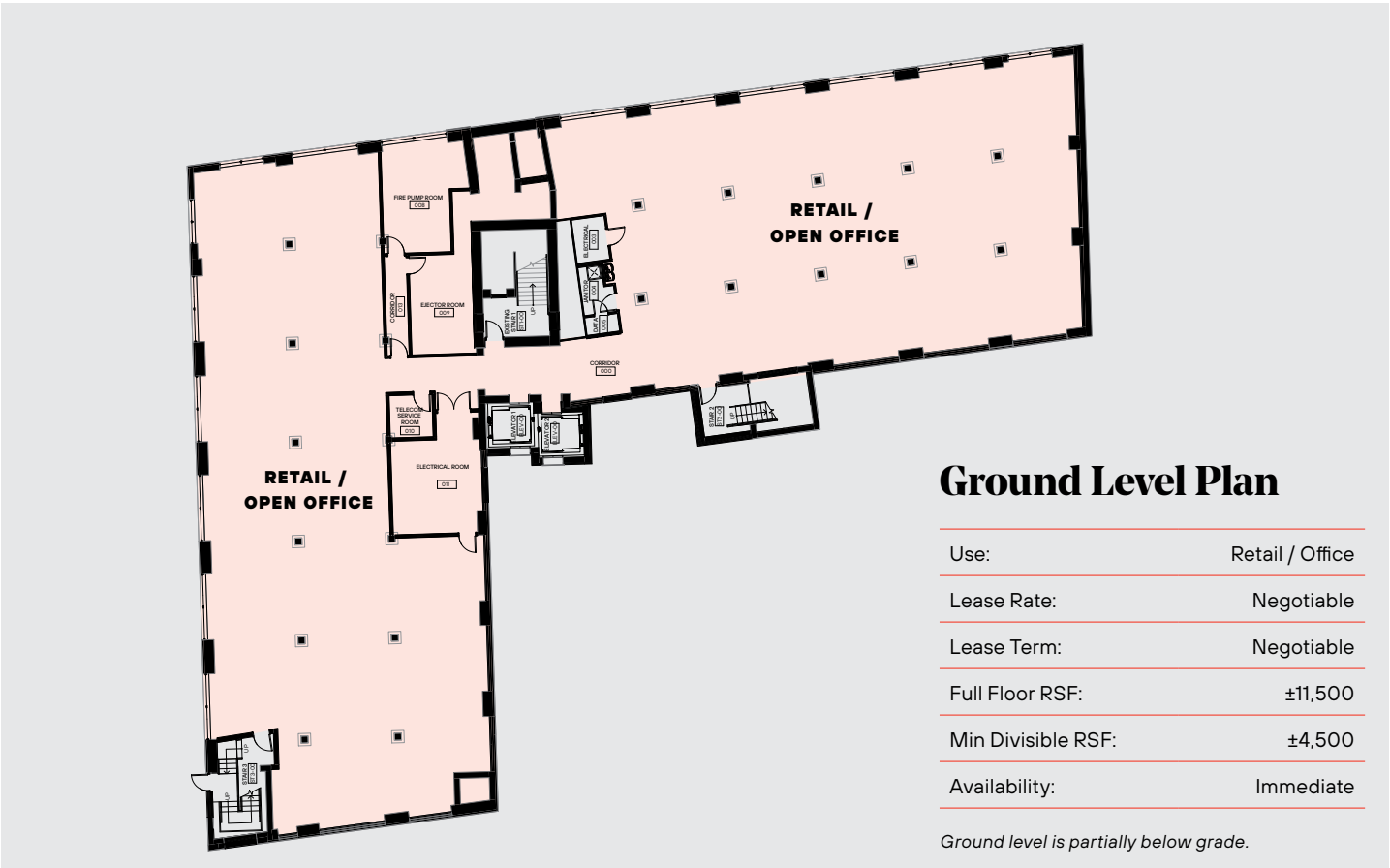




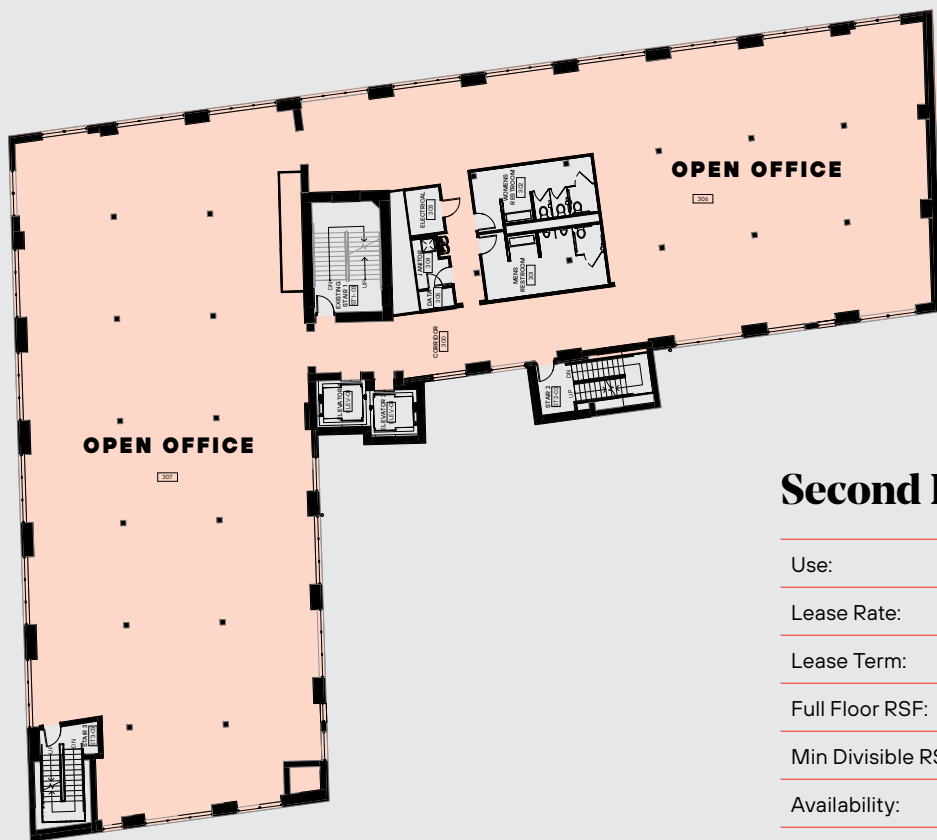
Up to ±30,000 SF of office space distributed over three floors. Large, high-fidelity floorplates feature 12,000 SF divisible to 7,000 SF and 5,000 SF half floor options. Best-in-class infrastructure can accommodate a broad range of work styles, from open benching offices to closed office and meeting room facilities.

The spaces are light filled and airy with exposed original brick & wood beams. Unobstructed views through new industrial style windows on all sides and high ceilings provide tenants with plenty of breathing room.



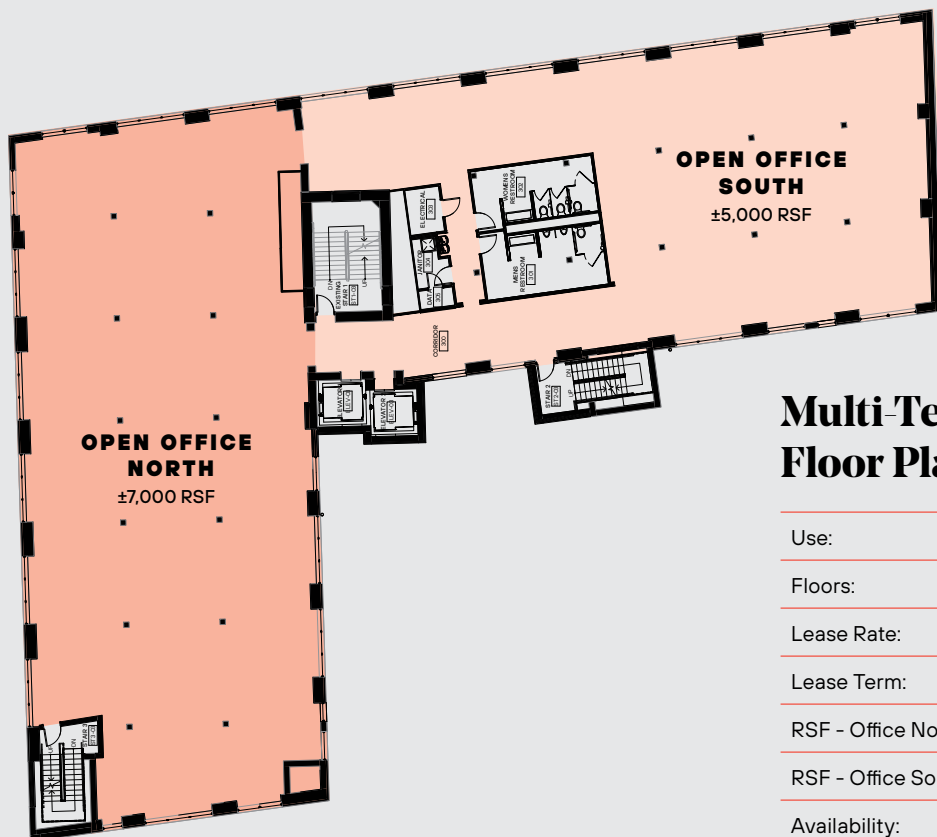






## Second Floor Plan

Use:	Office
Lease Rate:	Mid \$20's Net
Lease Term:	Negotiable
Full Floor RSF:	±12,000
Min Divisible RSF:	±5,000
Availability:	Immediate



## Multi-Tenant Floor Plan

Use:	Office
Floors:	1 & 2
Lease Rate:	Mid \$20's Net
Lease Term:	Negotiable
RSF - Office North:	±7,000
RSF - Office South:	±5,000
Availability:	Immediate





# Breathing Room

ROOM TO SPREAD OUT AND  
PRIORITIZE PERSONAL SPACE





The future of the workplace may include physical distancing as a part of the “new normal”. With approximately **30% more square footage at the same price point as the West Loop / Fulton Market**, tenants at 1308 North Elston can afford to provide ample personal space, prioritizing safety—ensuring that their employees feel comfortable in a safe work environment.

- + New space, never previously occupied
- + Opportunity for self-contained space with dedicated bathrooms
- + Controlled traffic to building via doorman / security desk
- + Boutique building with less employee traffic coming in and out
- + Mid-rise building allows for taking stairs, eliminating the need for crowded elevators
- + Brand new high efficiency HVAC system allows for improved ventilation, high air quality, and increased capacity for fresh air circulation
- + Abundant outdoor space - private building courtyard



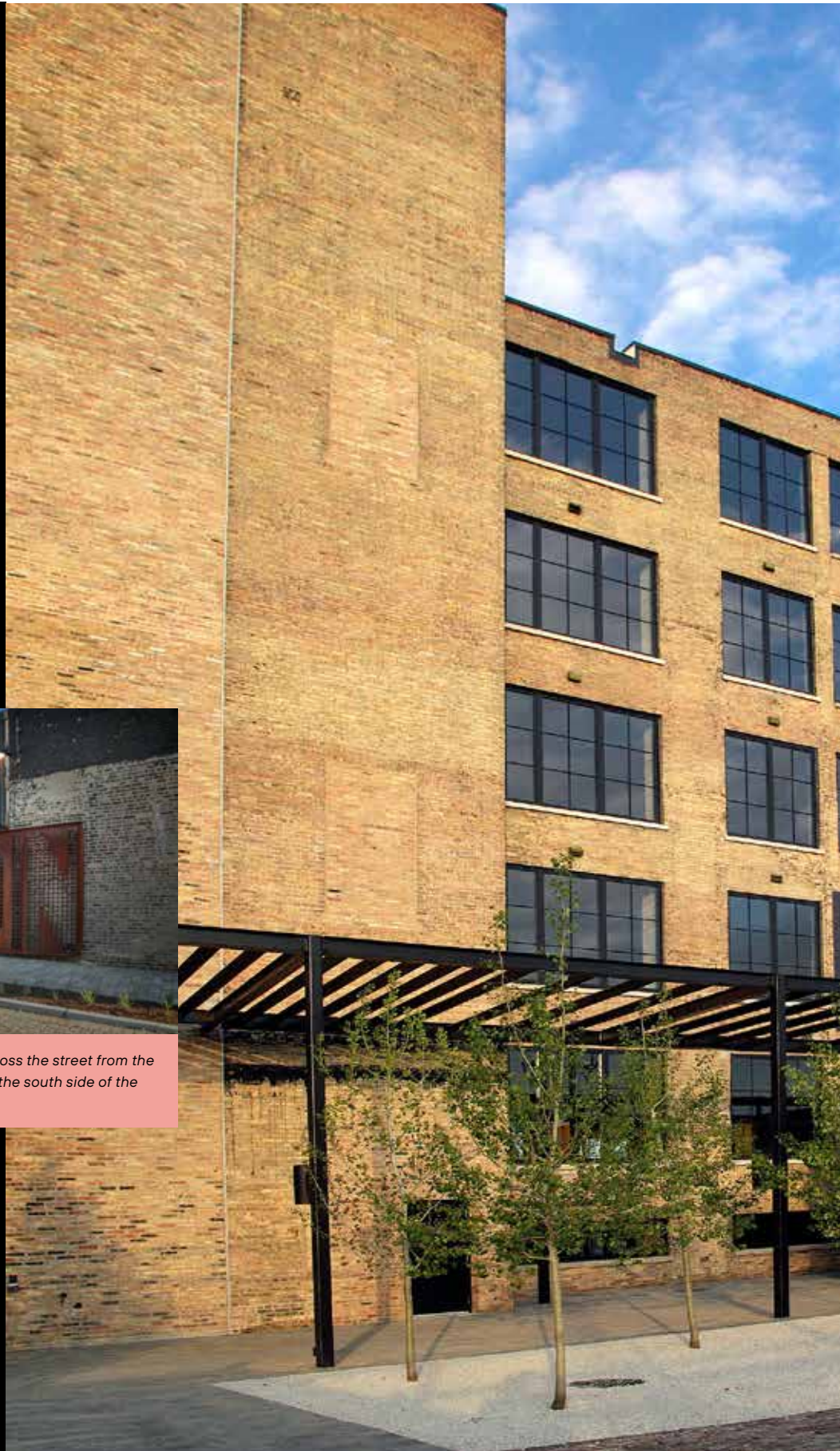
# Exceptional Amenities & Outdoor Space

1308 North Elston features a private landscaped courtyard with a unique stand-alone amenity building where tenants can safely socialize, work, dine, or relax.

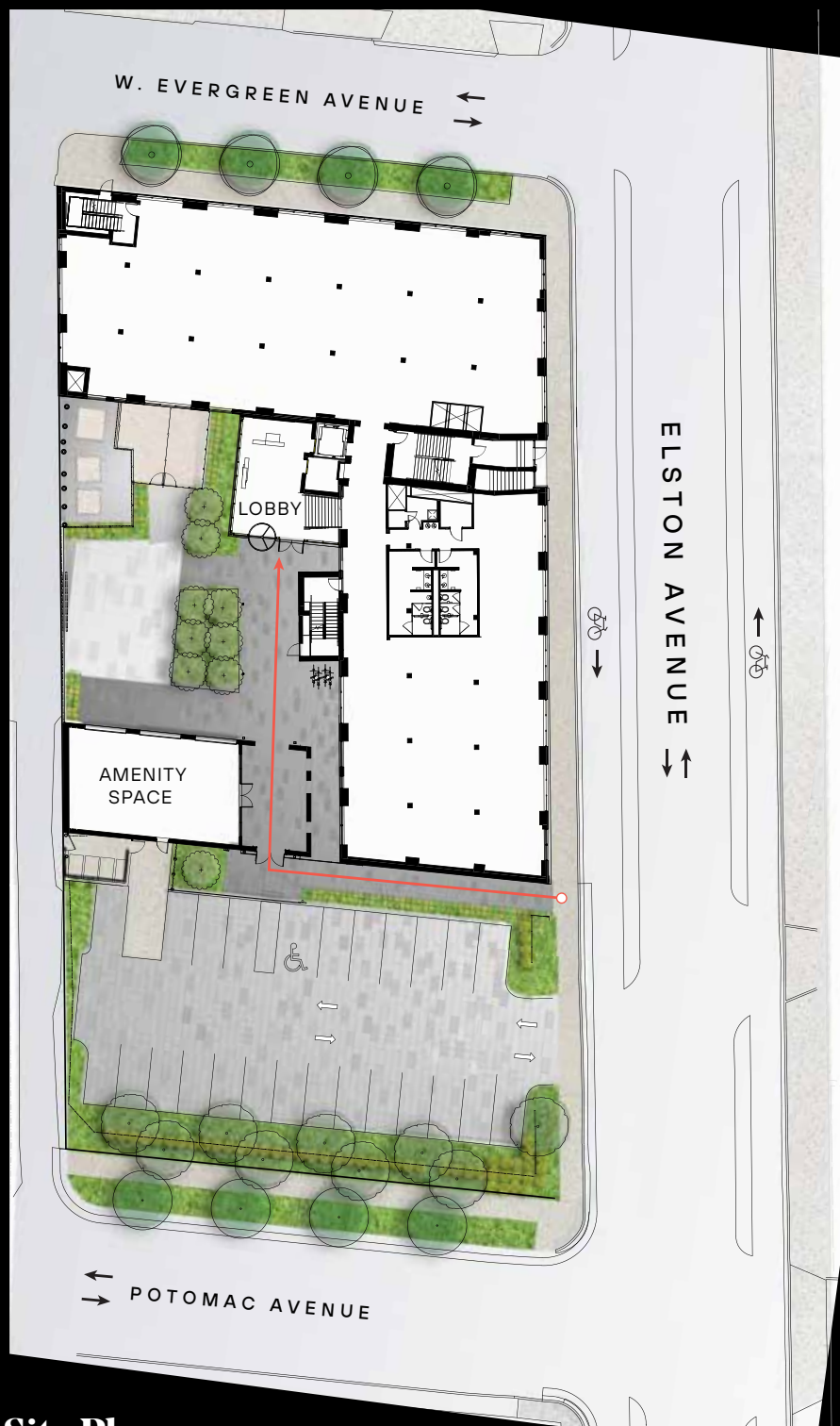


*The building is located on Elston Avenue, directly across the street from the iconic Morton Salt building. The main entrance is on the south side of the building at Elston & Potomac.*

A unique entry sequence leads visitors to spectacular 32' glass walled lobby. The building's walled and landscaped courtyard provides a private oasis for safely relaxing, meeting, and working.

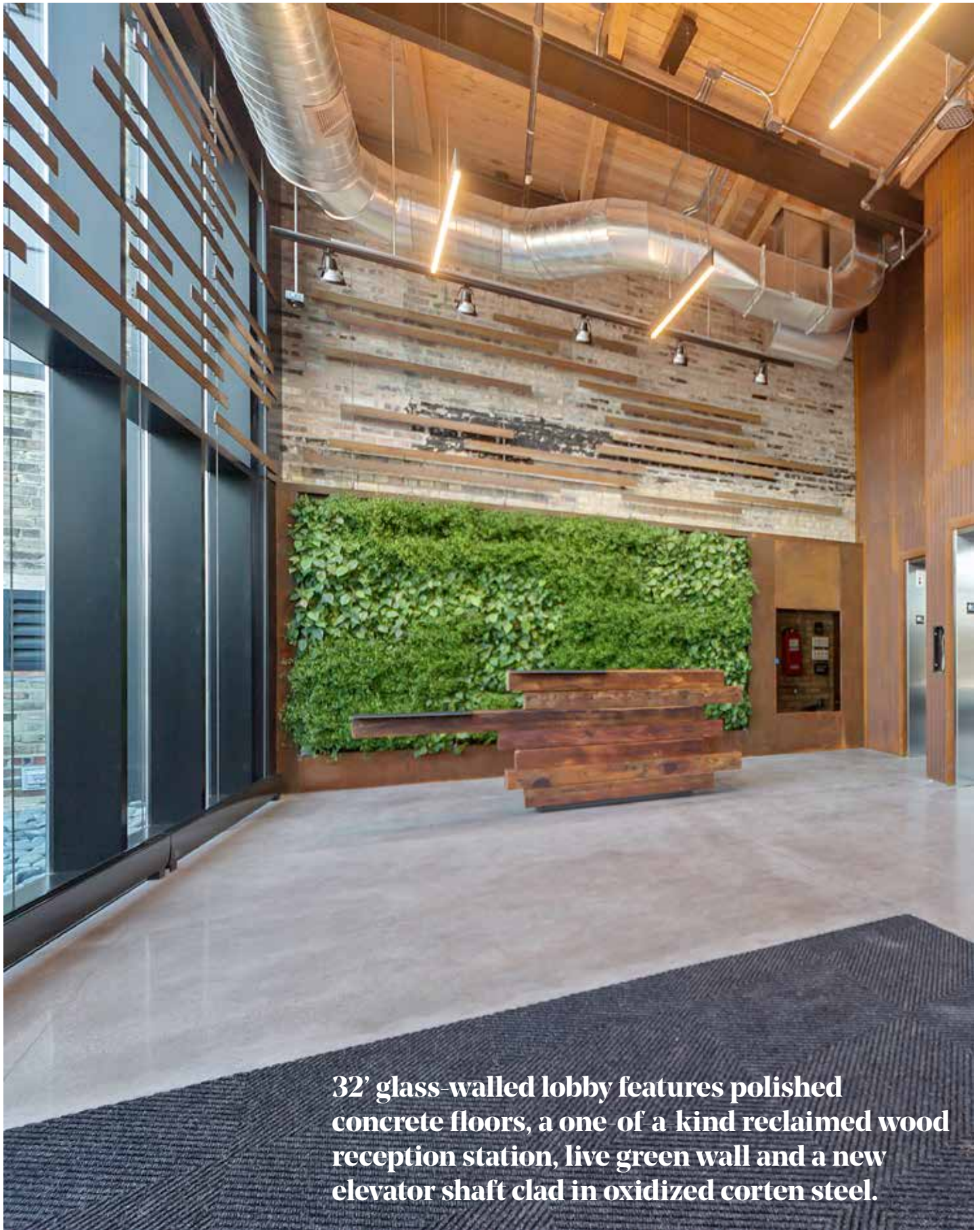






Site Plan





**32' glass-walled lobby features polished concrete floors, a one-of-a-kind reclaimed wood reception station, live green wall and a new elevator shaft clad in oxidized corten steel.**





# Building Finishes



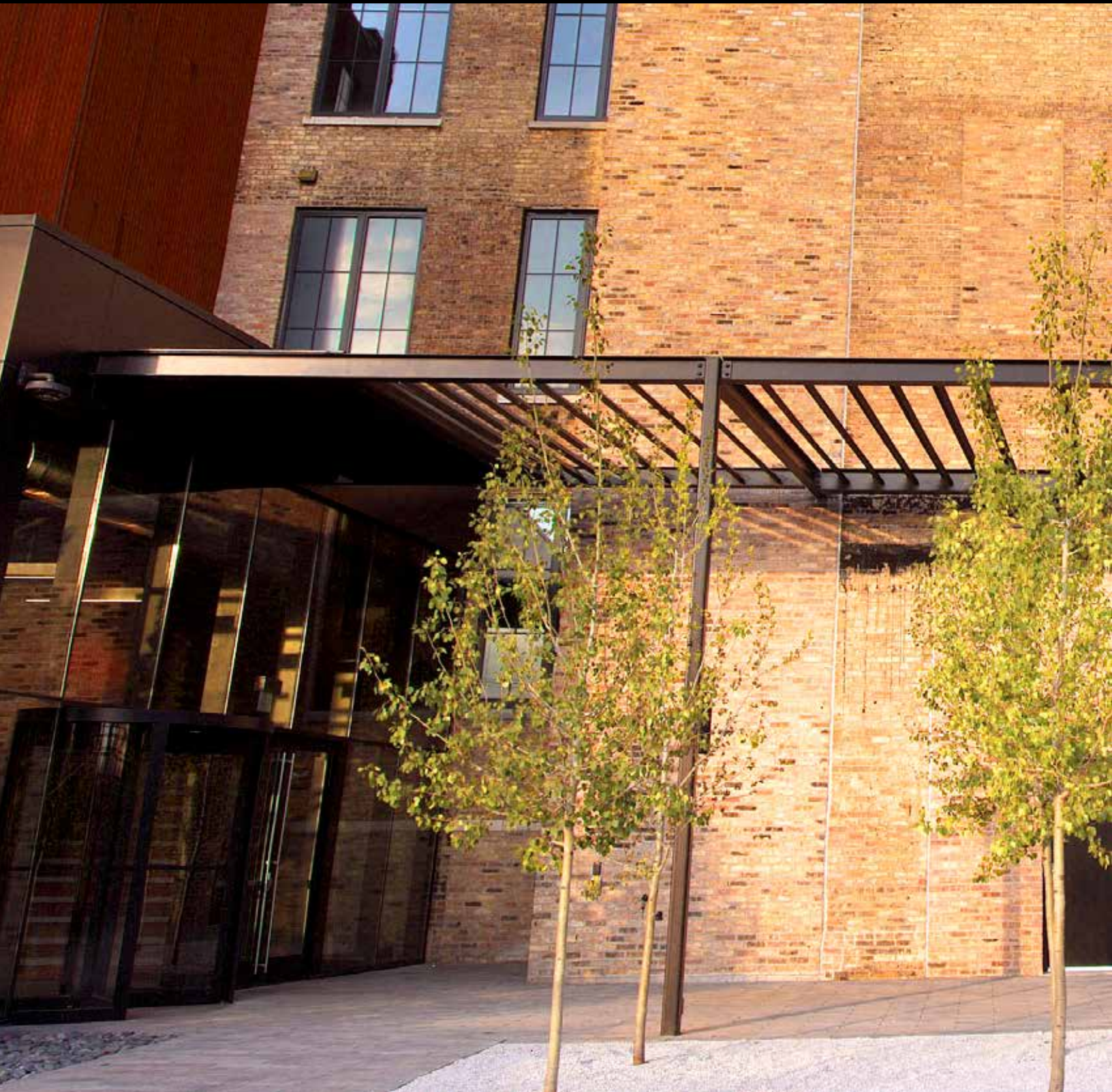
▲ The oxidized corten steel cladding on the new elevator shaft and entryway is a nod to the corrugated metal roof of the adjacent Morton Salt building.

▲ Floor-to-ceiling glass wall (above) and decorative living wall (right) greet visitors in the building's lobby.





# Private Building Courtyard







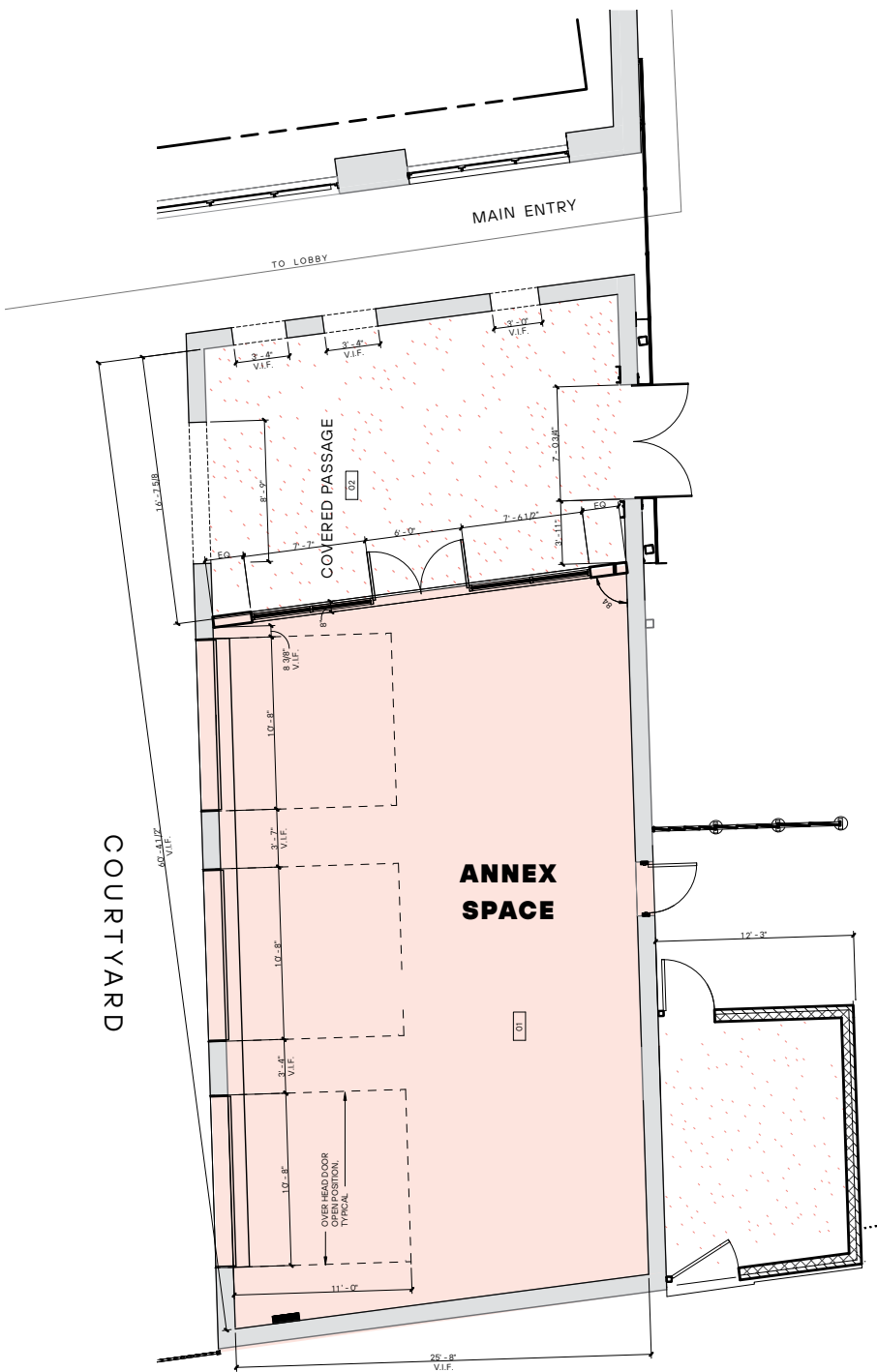


# Annex Building

1308 North Elston features a unique stand-alone annex building available to lease for retail / restaurant space or as a private amenity space for office tenants.

## Annex Highlights

- + ±1,371 SF available for lease
- + Direct, walk-out access to private building courtyard, ideal for a cafe-style user
- + Outdoor seating and black iron potential
- + Opportunity for unique branding and signage visible to 400K+ commuters along I-90/94
- + Floor to ceiling garage style doors meet current COVID-19 operating guidelines for restaurants and allow for seamless indoor / outdoor flow



## Annex Plan

Use:	Retail / Restaurant / Amenity
Lease Rate:	Negotiable
Lease Term:	Negotiable
Full Floor RSF:	±1,371
Availability:	Immediate





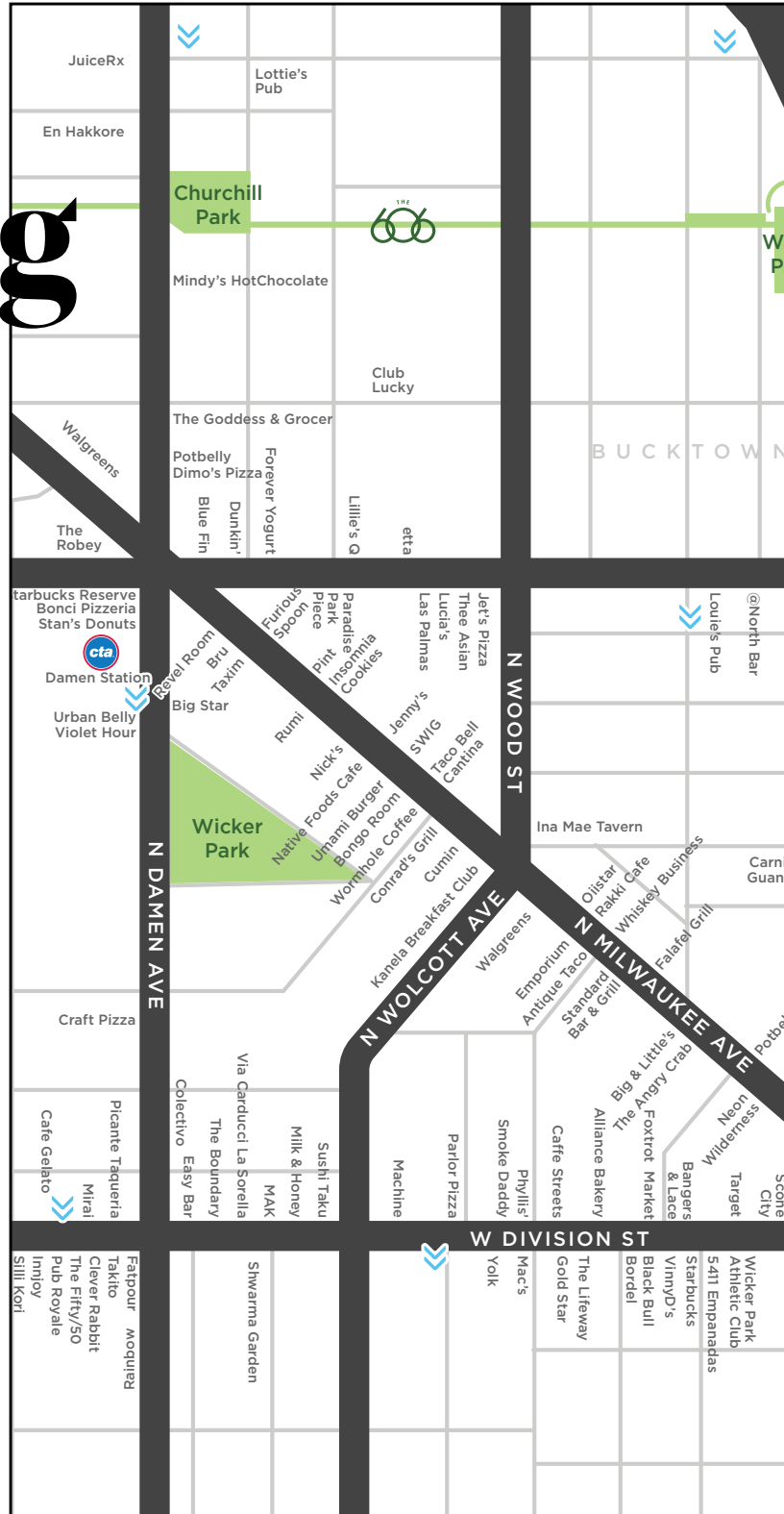


# Close to Everything

MODERN OFFICE SPACE,  
5 MINUTES FROM HOME



1308 North Elston is an unbeatable location with unrivaled access and visibility. Positioned in the Salt District at the center of a thriving millennial talent pool, the building is adjacent to some of the city's most desirable residential neighborhoods. 1308 North Elston is easily accessible to the entire city and northern & western suburbs via I-90/94, CTA, and Metra.

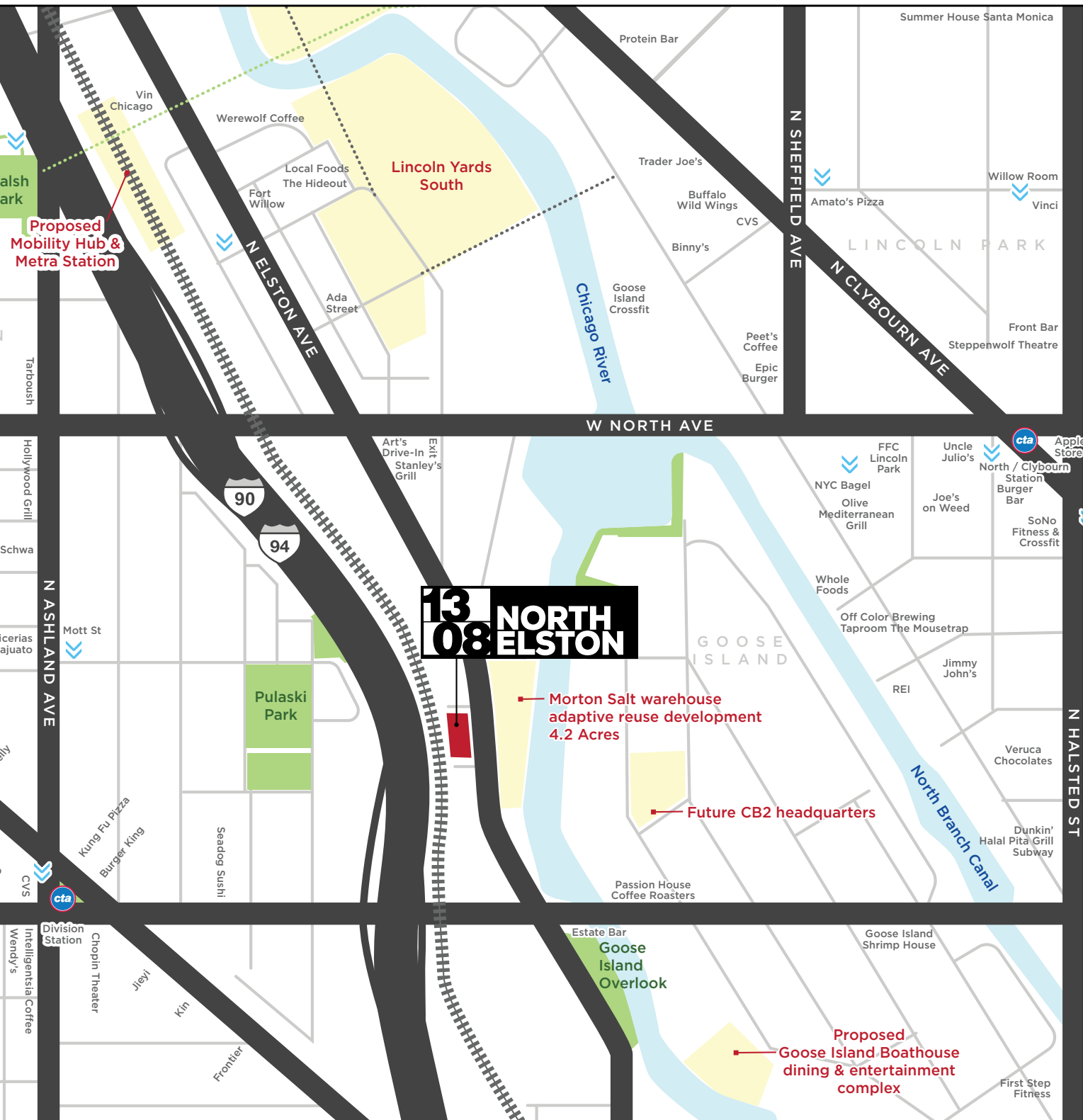


CTA 'L' STATION



DIVVY BIKE SHARE DOCK





## Nearby Transit

### COMMUTER RAIL

Metra Clybourn Station	2 min drive
Ogilvie Transit Center (Metra)	5 min drive

### CTA 'L' STATIONS

Division CTA Blue Line	12 min walk
Chicago CTA Blue Line	15 min walk
North & Clybourn Red Line	17 min walk

### AIRPORTS

Midway International Airport	20 min drive
O'Hare International Airport	25 min drive

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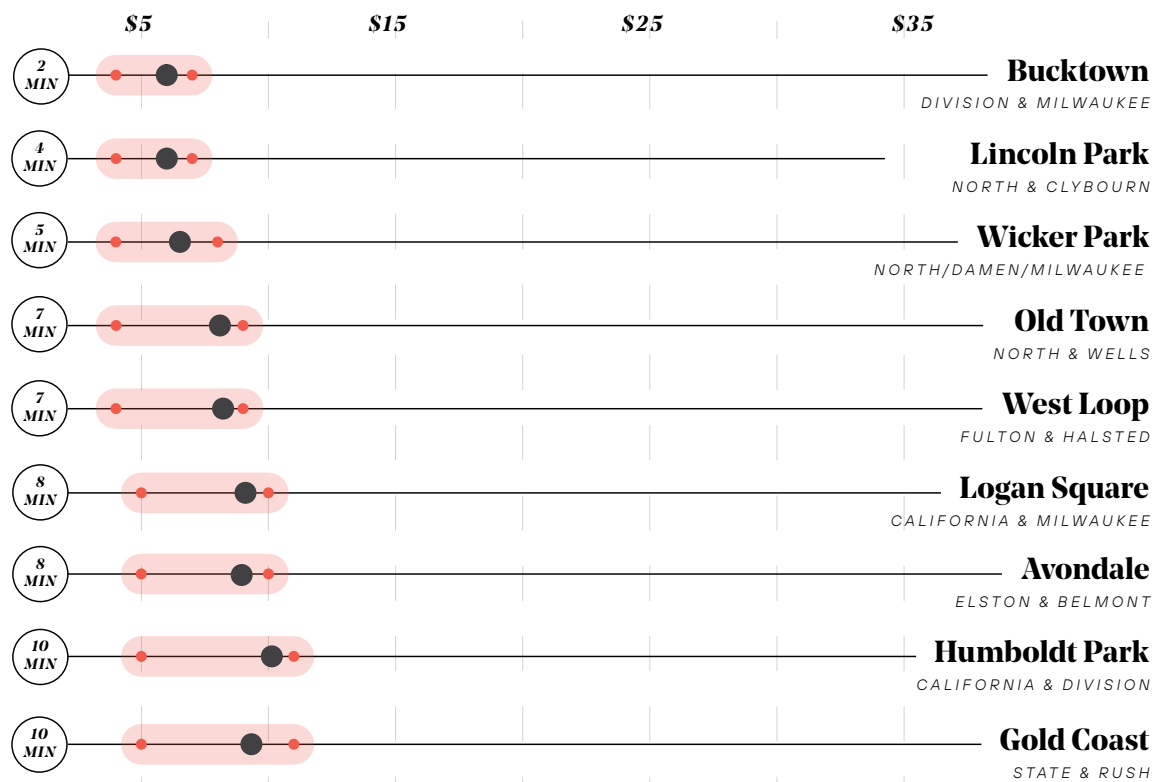






## Average Rideshare Cost from 1308 North Elston

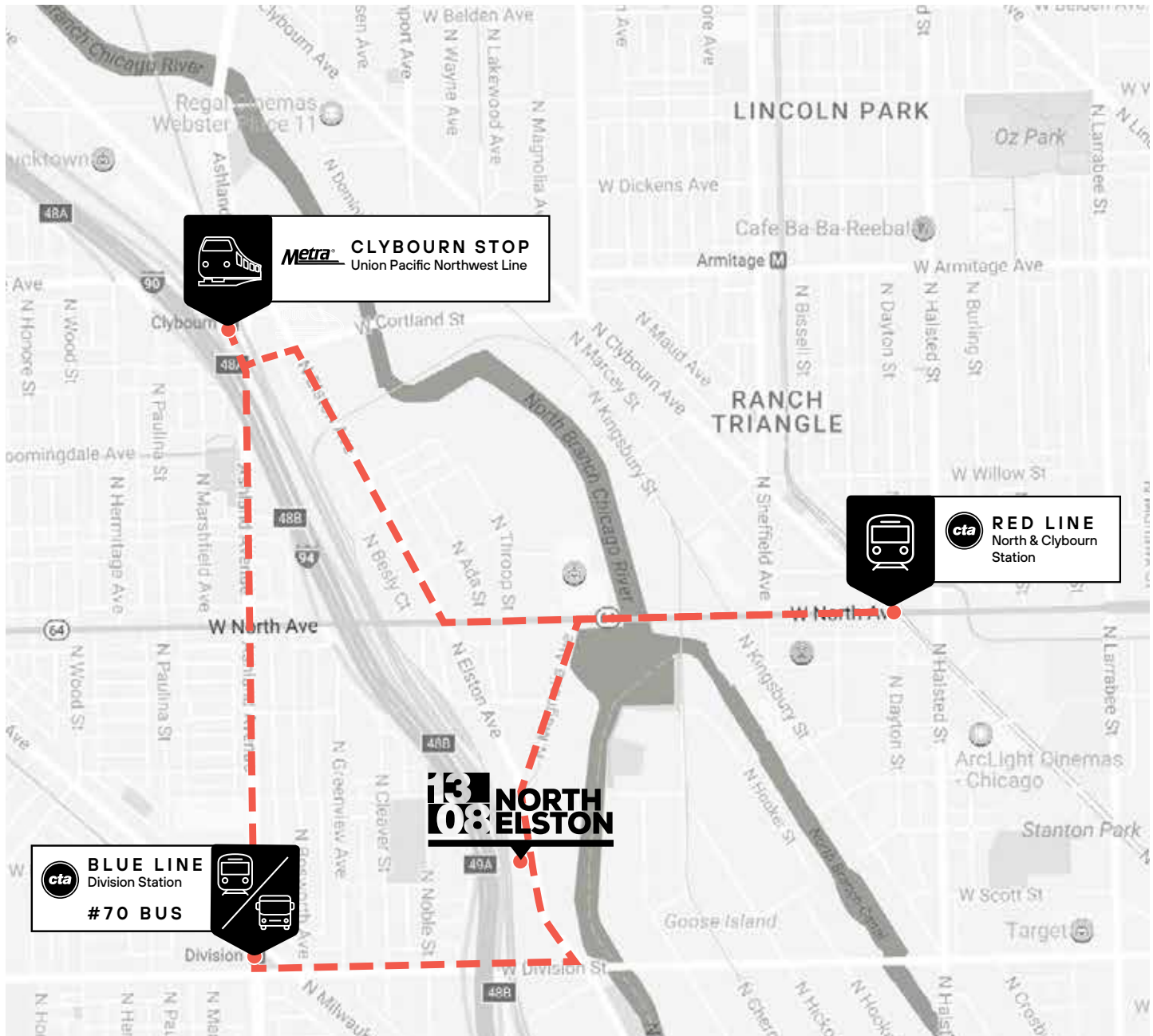
AVERAGES BASED ON POOL AND REGULAR RIDES ON LYFT & UBER\*



\* Averages do not take into account surge or promotional pricing. Drive times are based on Google. Costs and travel times are estimates only, actual cost and drive times may vary.



# Proposed Transportation Shuttle Route



WALK SCORE

**75**

Very Walkable



TRANSIT SCORE

**76**

Excellent Transit



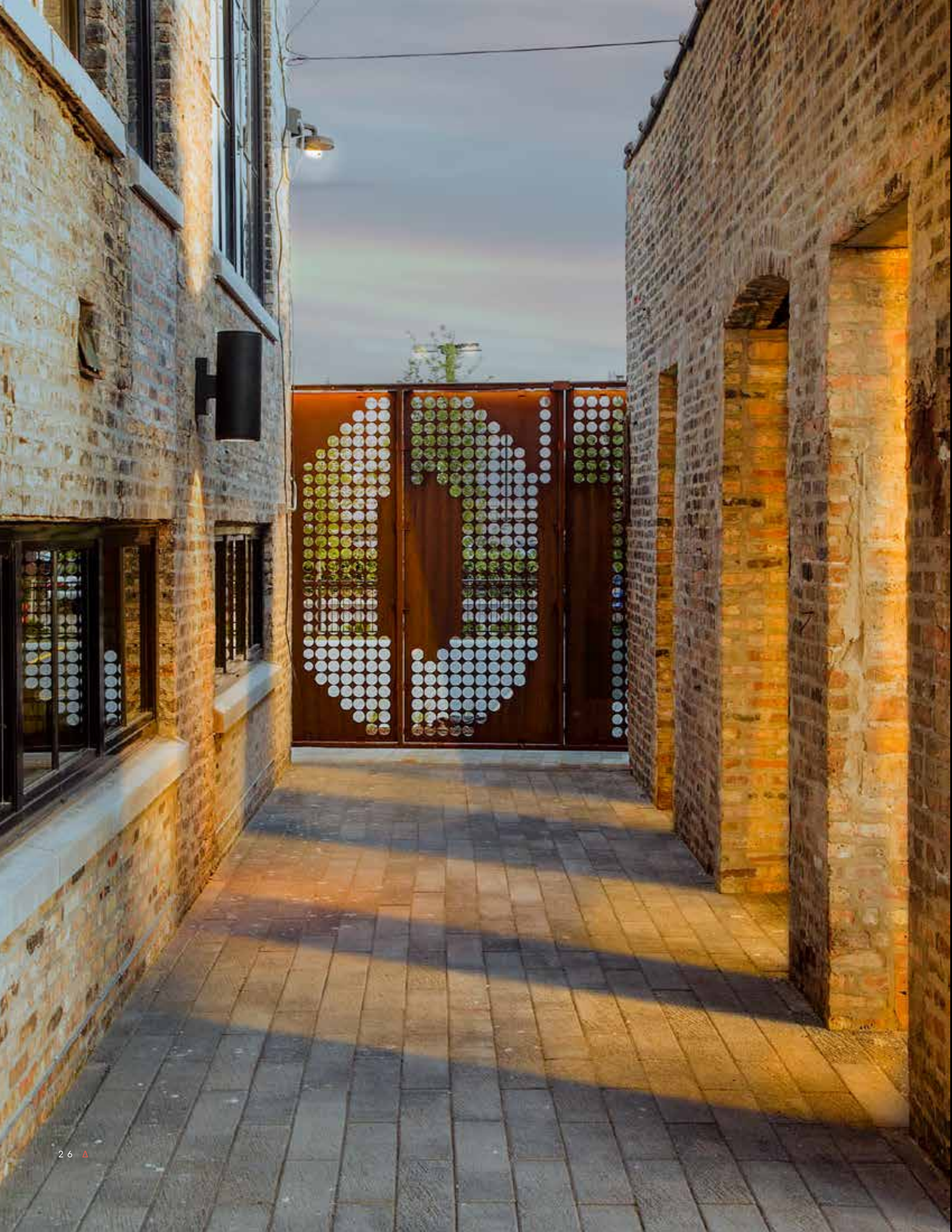
BIKE SCORE

**93**

Biker's Paradise

41.905848 °N - 87.659899 °W









#### ABOUT THE DEVELOPER

### **Farpoint Development**

Farpoint Development is a Chicago-based real estate development firm founded in 2016 by the founding members of the successful real estate development company Sterling Bay. The Farpoint development team has nearly 100 years combined experience with the rehabilitation, redevelopment and adaptive reuse of severely compromised buildings in the Chicago area, including Hillshire Brands global headquarters at 400 S. Jefferson, Google, Inc.'s Midwest headquarters at 1000 W. Fulton, and the rehabilitation of the historic 12-story terra-cotta office building at 300 W. Adams.

### **Greco/DeRosa Investment Group**

As a subsidiary of The Greco Companies, Greco/DeRosa Investment Group focuses primarily on real estate investment and financing. Having built an impressive portfolio of retail, mixed use, and industrial properties, GD has been a welcome partner to Farpoint Development on several new and exciting projects.

Greco/DeRosa Investment Group is an affiliate of the following companies: Greco PG5 Investments, GSI Financing, LLC, Greco Reggi Development, G4 Development Group, LLC.





# 1308 NORTH ELSTON

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