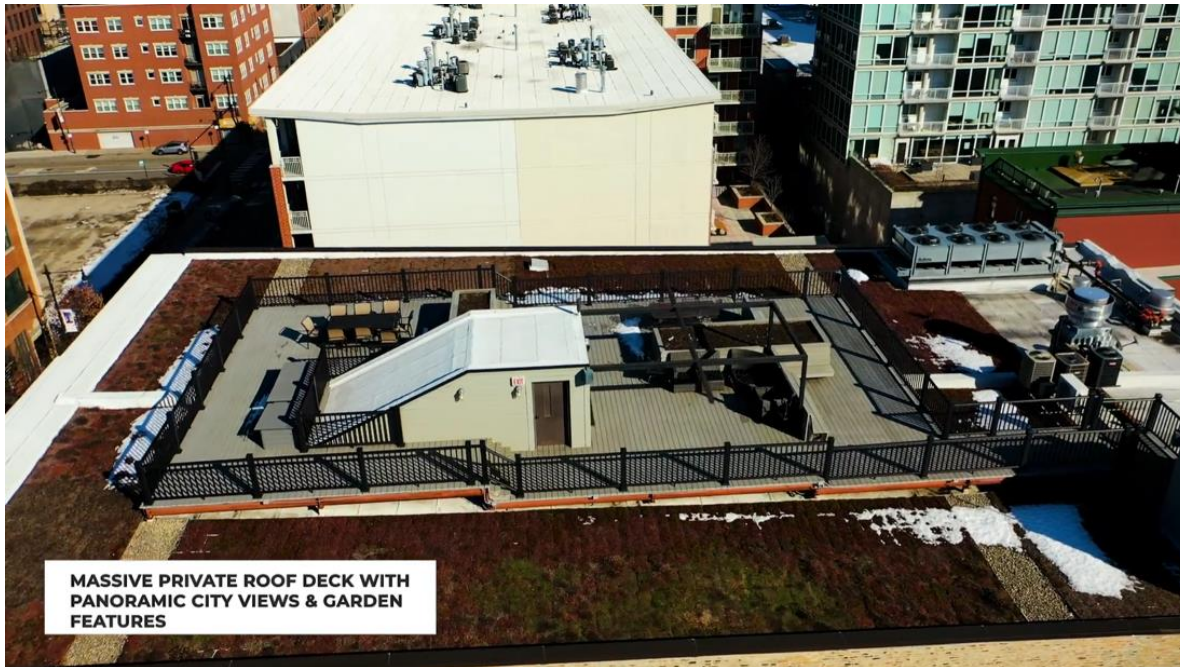




**RECEPTION AREA &
UNIQUE BAR AREA**



**MASSIVE PRIVATE ROOF DECK WITH
PANORAMIC CITY VIEWS & GARDEN
FEATURES**

1029 W Madison Street
Chicago, IL

Sublease Creative Loft Space

DETAILS

- Premier Fulton Market Neighborhood Location
- Unique Opportunity for Single Tenant to Occupy Entire Building
- Lower Taxes – Building is designated Class L
- 8,000 SF – 24,000 SF (Divisible by Floor)
- Private Roof Deck - Creative Loft Space
- Available: Immediately
- Asking Gross Rate: Negotiable
- Term Through: 8/2024

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Accelerating success.

Colliers
71 S. Wacker | Ste. 3700
Chicago, IL 60606
www.colliers.com



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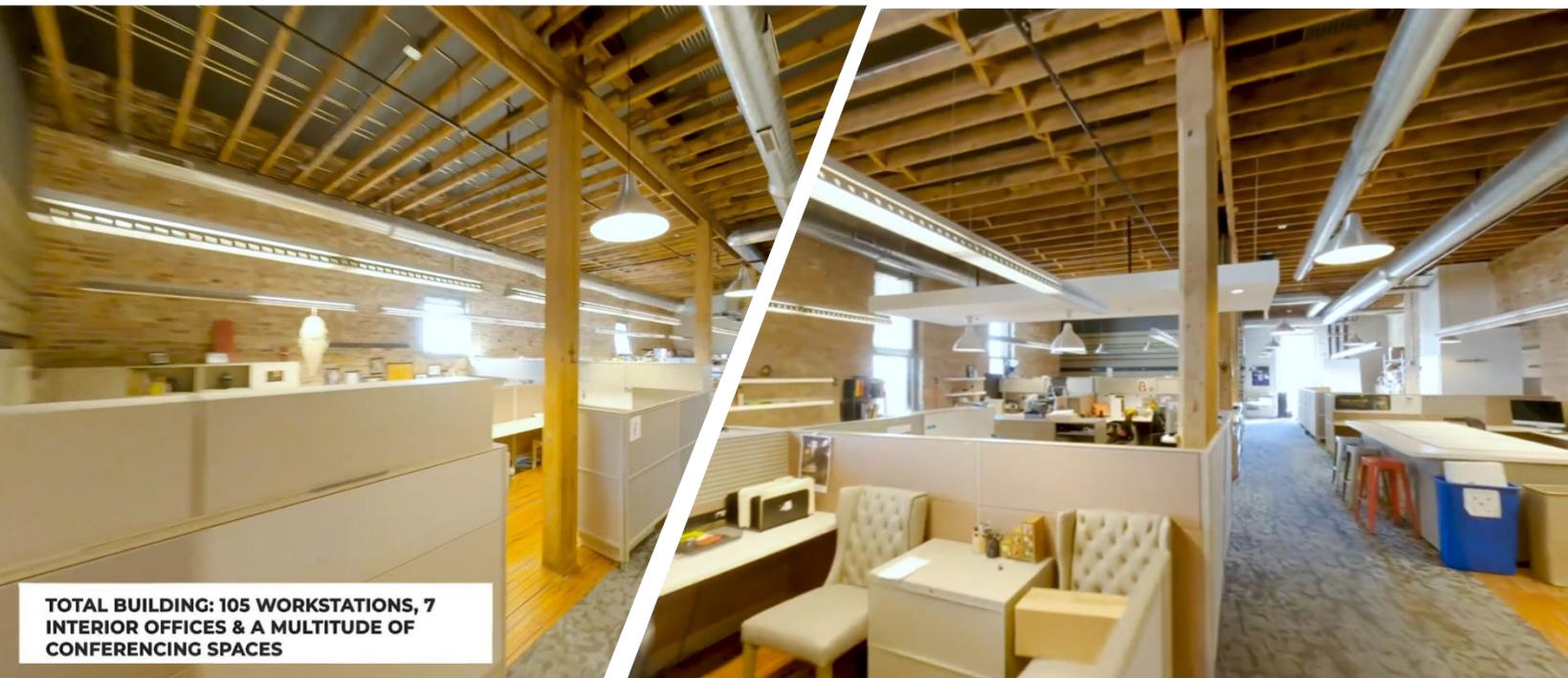
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MASSIVE PRIVATE ROOF DECK WITH PANORAMIC CITY VIEWS & GARDEN FEATURES



RECEPTION AREA & UNIQUE BAR AREA



TOTAL BUILDING: 105 WORKSTATIONS, 7 INTERIOR OFFICES & A MULTITUDE OF CONFERRING SPACES

Virtual Tour of 4th Floor Space



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DETAILS

- Premier Fulton Market Neighborhood Location
- Unique Opportunity for Single Tenant to Occupy Entire Building
- Lower Taxes – Building is designated Class L
- 8,000 SF – 24,000 SF (Divisible by Floor)
- Private Roof Deck
- Creative Loft Space
- Unique 16' Ceilings
- Fully Furnished
- Asking Gross Rate: Negotiable
- Available: Immediately
- Term Through: 8/2024



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Option 1

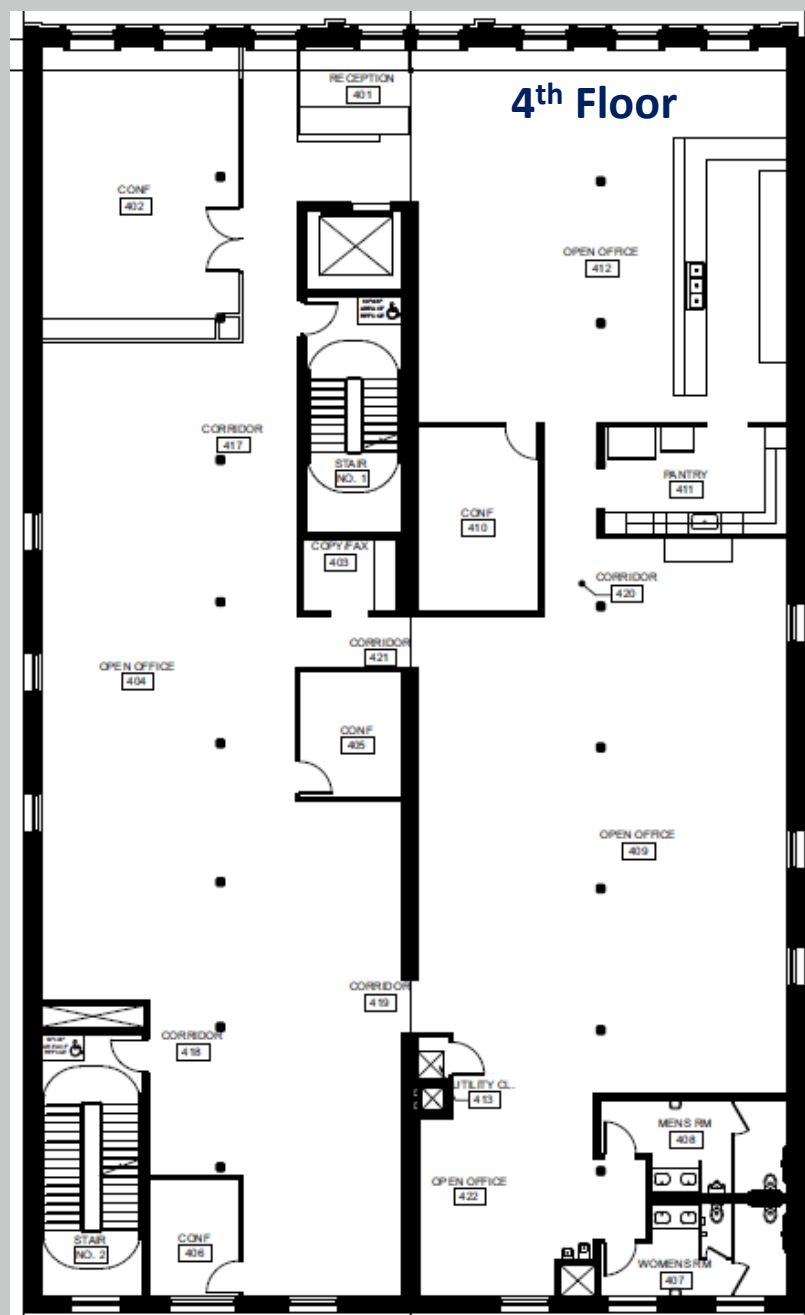
Sublet Entire Building | Floors 2 Thru 4 (24,000 SF)

- 105 Workstations
- 7 Interior Offices
- 2 Small Conference Rooms
- 8 Mid-Sized Conference Rooms
- 4 Large Conference Rooms
- Ability to densify significantly

Option 2

Sublet Entire 4th Floor (8,000 SF)

- 32 Workstations
- 2 Small Conference Rooms
- 1 Mid-Sized Conference Room
- 1 Large Conference Room
- Large Soft-Seating Area at Space Entrance (31 soft seats ideal for hoteling)
- Full Bar and Kitchen in Space



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