

1020

W RANDOLPH
STREET

L3 Capital



+27,000 SF OF NEWLY DEVELOPED, BOUTIQUE OFFICE SPACE | FULTON MARKET CHICAGO

1020
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STREET



LOCATION

NE CORNER OF W RANDOLPH ST & N CARPENTER ST

BUILDING SIZE

2-4 (OFFICE) | 6,770 RSF
5 (OFFICE) | 6,747 RSF

OFFICE HIGHLIGHTS

- AMENITY PENTHOUSE + ROOFTOP TERRACE WITH UNOBSTRUCTED VIEWS
- AMENITY SECURE BIKE STORAGE
- TOUCHLESS SECURITY & ACCESS CONTROL
- INTERIOR SIGNAGE AVAILABLE TO ALL TENANTS
- POTENTIAL EXTERIOR BRANDING OPPORTUNITIES
- OVERSIZED PASSENGER ELEVATOR
- FLOOR-TO-CEILING WINDOWS
- NEW, MODERN BATHROOMS
- WATER BOTTLE FILLING STATIONS

CEILING HEIGHTS

12' FLOOR-TO-FLOOR / 11' CLEAR

[1020WRANDOLPH.COM](https://www.1020WRANDOLPH.COM)

SIGNAGE ZONING
INDICATED WITH DASHED
LINE; SIGNAGE BY TENANT



**UNPARALLELED POTENTIAL EXTERIOR BRANDING OPPORTUNITIES
AVAILABLE ON A PROPORTIONATE BASIS**





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NEW, SPACIOUS, MODERN LOBBY



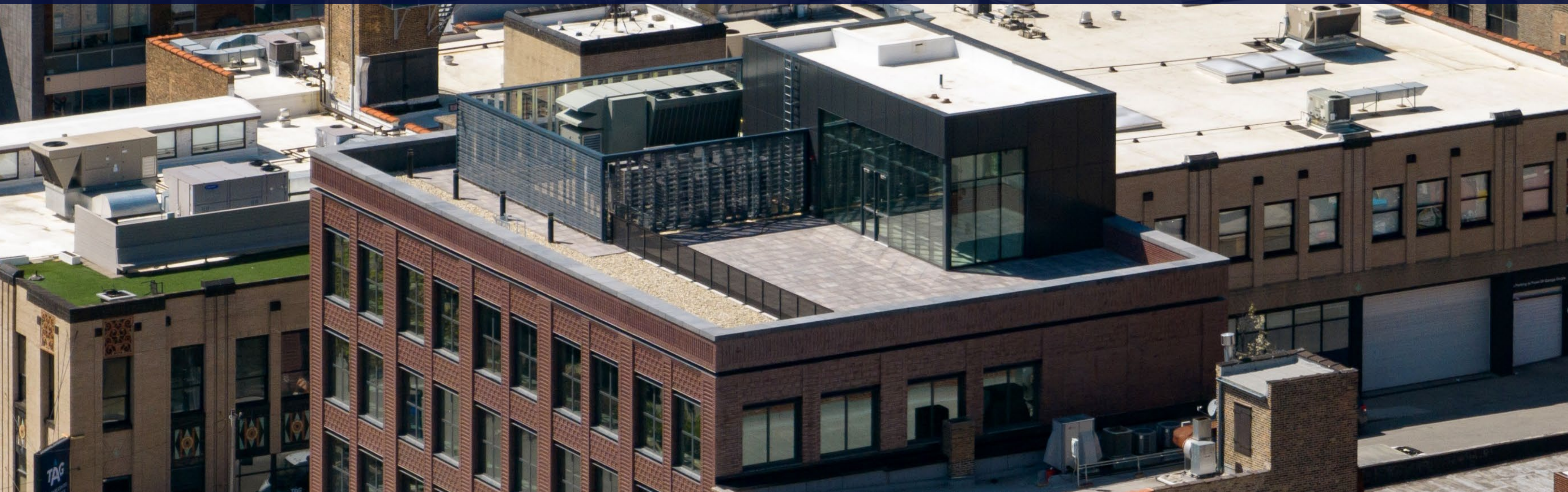
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**EFFICIENT FLOOR PLATES WITH GREAT CEILING HEIGHTS,
NEW RESTROOMS, AND IMPRESSIVE NATURAL LIGHT**

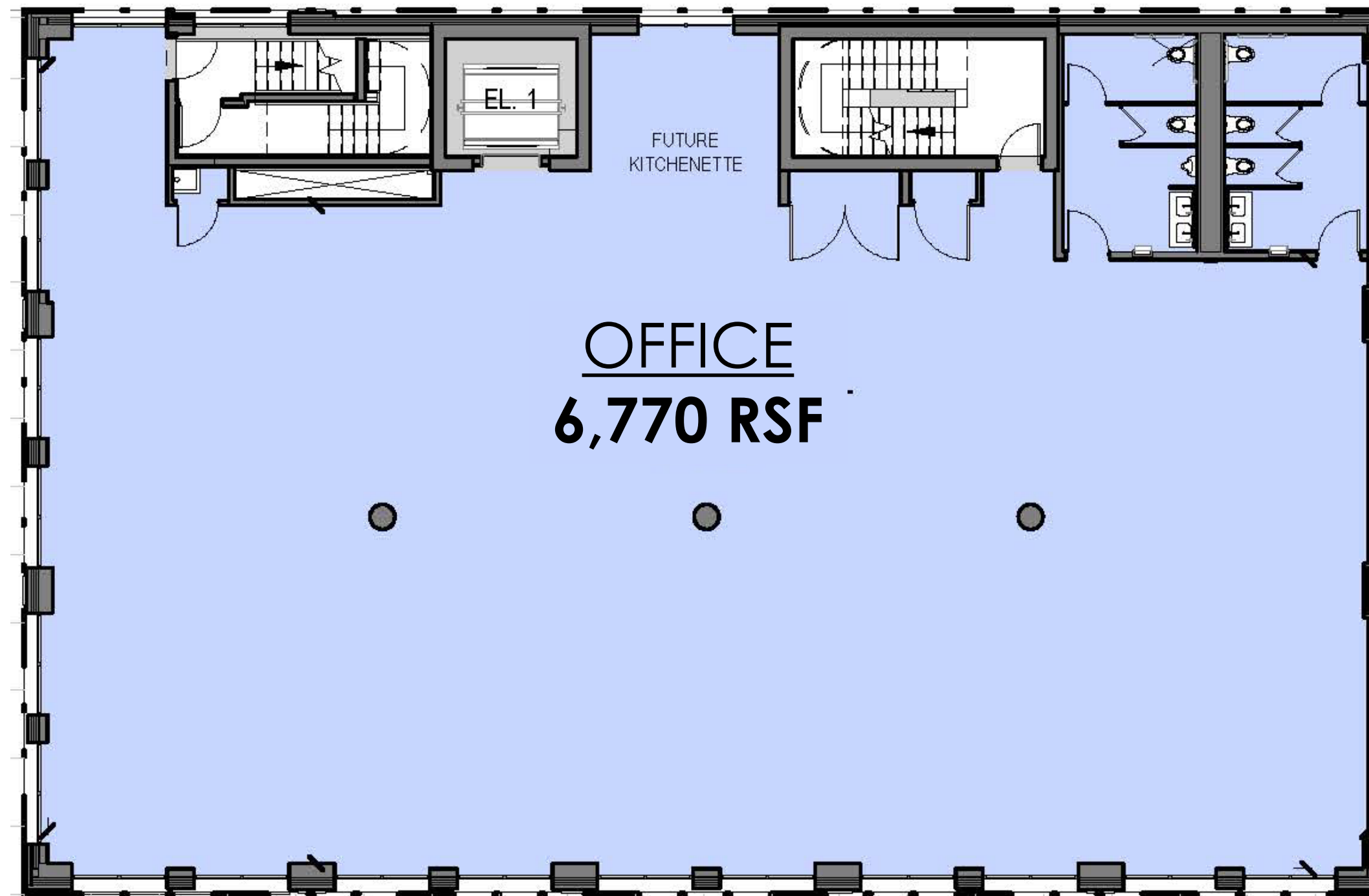


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PENTHOUSE AMENITY FLOOR WITH 1,800 SF ROOFTOP TERRACE AND UNOBSTRUCTED VIEWS INTO DOWNTOWN CHICAGO



SECOND FLOOR – AVAILABLE



←→ CARPENTER ST. (TWO-WAY TRAFFIC)

← RANDOLPH ST. (ONE-WAY TRAFFIC)

SECOND FLOOR – TEST FITS

← CARPENTER ST. (TWO-WAY TRAFFIC)



- CONFERENCE & COLLAB
- OFFICE
- AMENITY/SUPPORT
- STORAGE
- OPEN WORK/CIRCULATION

PROGRAM SUMMARY

Executive Offices: 2
 Standard Offices: 4
 Flex Office: 1
 Total Offices: 7

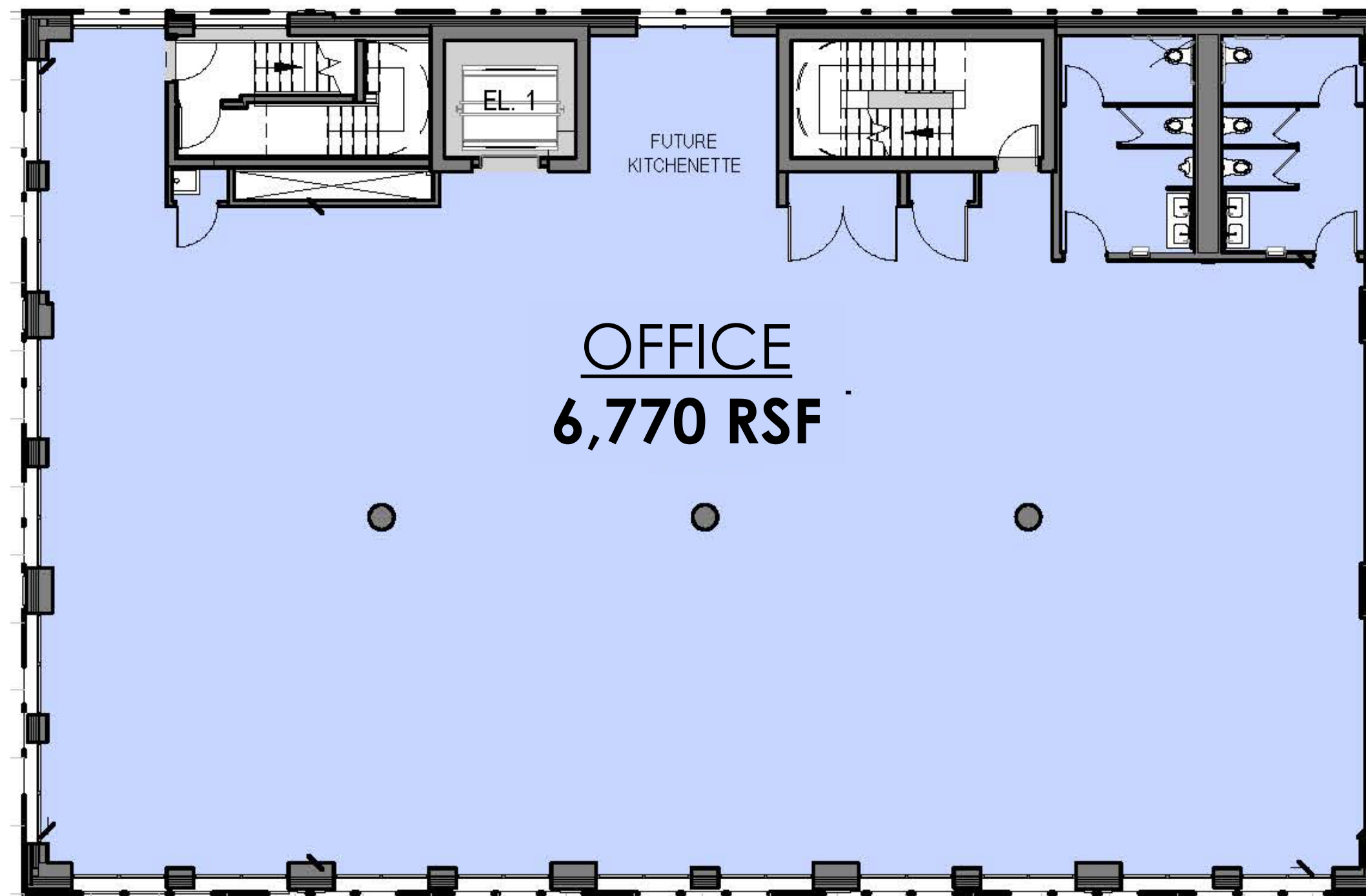
Desks: 18
 Reception: 1
Total Work Seats: 26

Large Conference(12-14p): 1
 Huddle Room(4-5p): 1
 Phone Booths: 3

Print/Copy: 1
 Wellness: 1
 Storage Closets: 3
 Coat Closet: 0

← RANDOLPH ST. (ONE-WAY TRAFFIC)

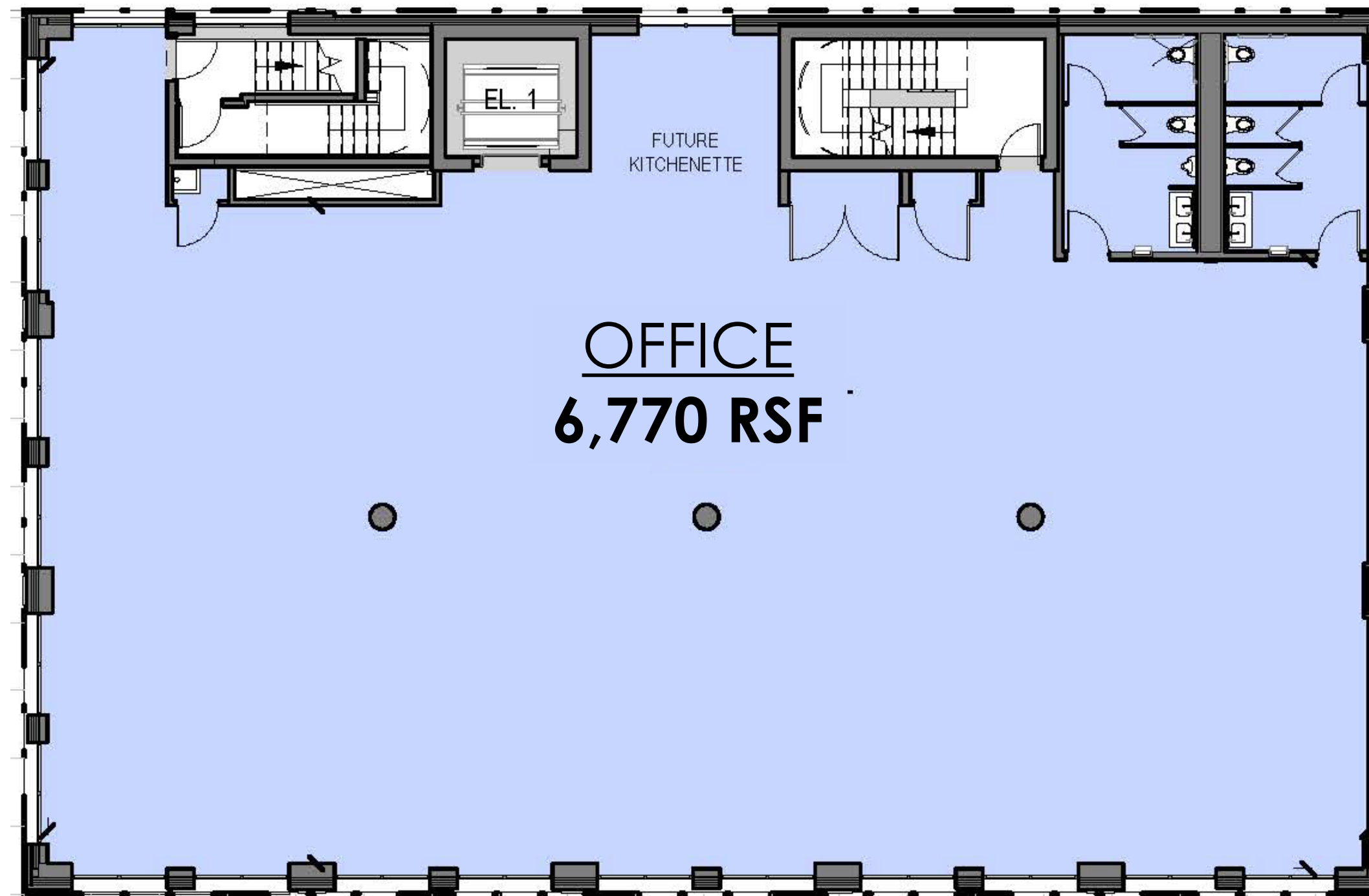
THIRD FLOOR – AVAILABLE



←→ CARPENTER ST. (TWO-WAY TRAFFIC)

← RANDOLPH ST. (ONE-WAY TRAFFIC)

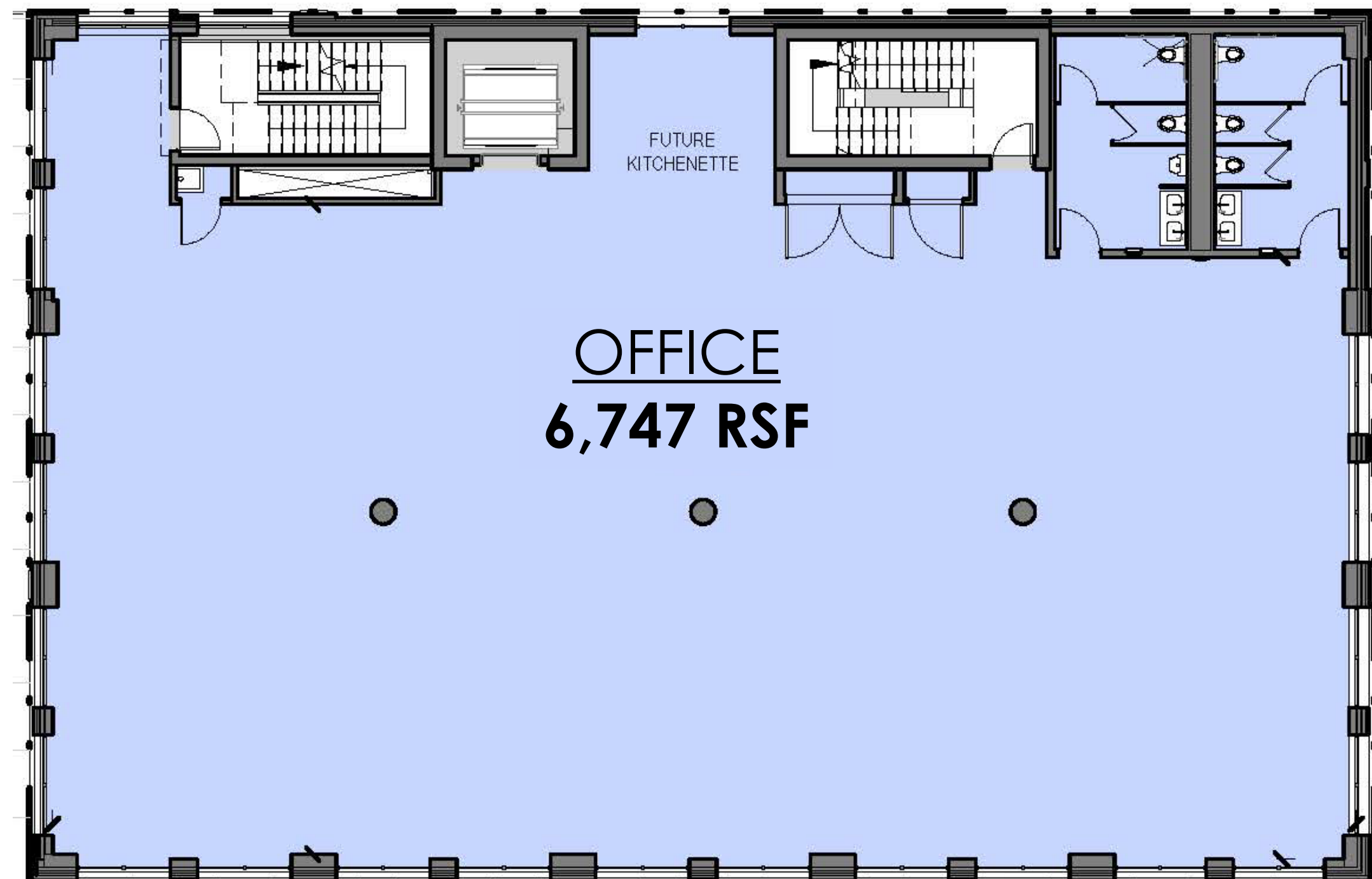
FOURTH FLOOR – AVAILABLE



←→ CARPENTER ST. (TWO-WAY TRAFFIC)

← RANDOLPH ST. (ONE-WAY TRAFFIC)

FIFTH FLOOR – AVAILABLE



←→ CARPENTER ST. (TWO-WAY TRAFFIC)

← RANDOLPH ST. (ONE-WAY TRAFFIC)

AMENITY PENTHOUSE & ROOFTOP

←→ CARPENTER ST. (TWO-WAY TRAFFIC)

SPACE LEGEND

- LOUNGE
- GAME SPACE
- PANTRY/KITCHEN
- CAFÉ DINING
- CORE





← RANDOLPH ST. (ONE-WAY TRAFFIC)

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PRIME LOCATION ACCESSIBLE VIA PUBLIC TRANSIT, BIKE SHARE, AND PUBLIC PARKING GARAGES IN THE HEART OF FULTON MARKET.



P  **6 min. Public Parking**
(300 spaces)


  **3 min. Morgan St. CTA Stop**

DI  **Y**

L3

 **15 min. Ogilvie Transportation Center**

 **RANDOLPH ST**

 **16 min. Ashland/Lake Bus Stop**

DI  **Y**
7 DOCKS

P

2 min. Public Parking

  **6 min. Morgan/Madison Bus Stop**

ABERDEEN ST

CARPENTER ST

MORGAN ST

SANMARGARET ST

ABERDEEN

CARPENTER

MORGAN

SANGAMON

PEORIA

GREEN

HALSTED

FULTON MARKET

LAKE

RANDOLPH

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FULTON MARKET

	WALK TIME	POPULATION	MEDIAN HH INCOME
	10 MIN.	14,312	\$161,805
	15 MIN.	31,698	\$148,219
	20 MIN.	50,298	\$140,981

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