

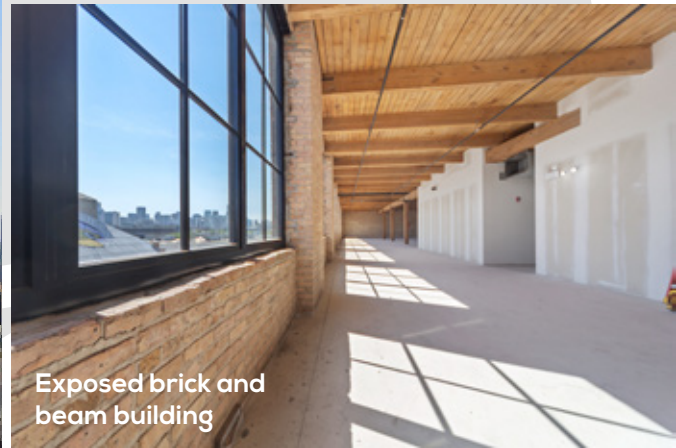
WHOLE BUILDING OPPORTUNITY · 4,500-72,000 SQUARE FEET AVAILABLE



**13 NORTH
08 ELSTON**



OUT LOOK



Exposed brick and beam building

1308 NORTH ELSTON
DELIVERS **INCREDIBLE
LIGHT, UNOBSTRUCTED
VIEWS**, AND A **BREATH OF
FRESH AIR** INTO THE NEAR
NORTH OFFICE MARKET.

**13
08** NORTH
ELSTON

DOWNTOWN CHICAGO

Visible to over 400,000 commuters daily



84,163



RIDERS PER DAY

ON UNION PACIFIC NORTH AND NORTHWEST LINES

Metra®

13 NORTH ELSTON 08



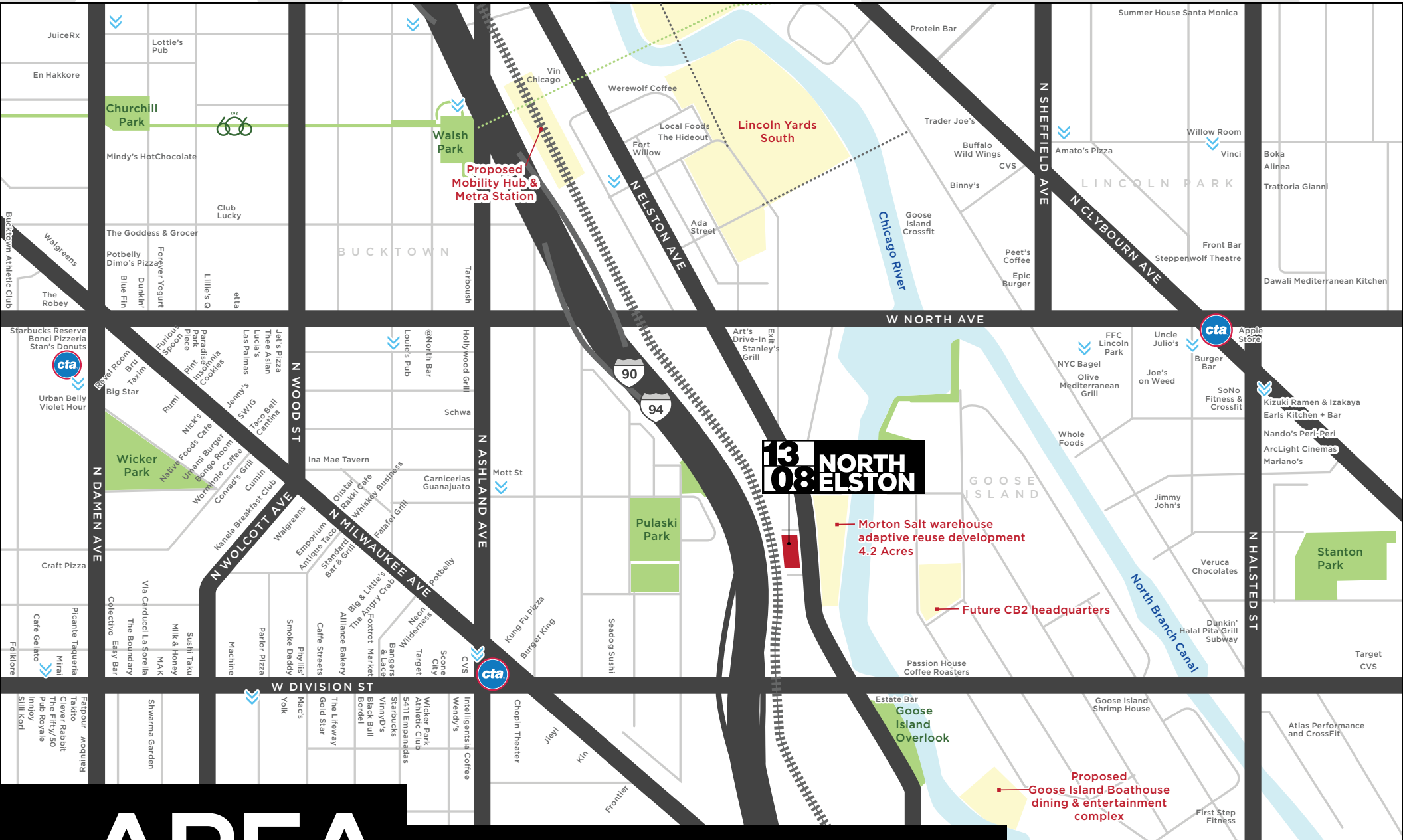
325,200

CARS PER DAY ALONG I-90/94

SUPERIOR

VISIBILITY

13 NORTH ELSTON 08



1308 NORTH ELSTON

Proposed Mobility Hub & Metra Station

Morton Salt warehouse adaptive reuse development 4.2 Acres

Future CB2 headquarters

Proposed Goose Island Boathouse dining & entertainment complex

AREA AMENITIES






BUILDING LOBBY


PROPOSED TRANSPORTATION SHUTTLE ROUTE



**Metra Clybourn Stop
(Union Pacific
Northwest Line)**



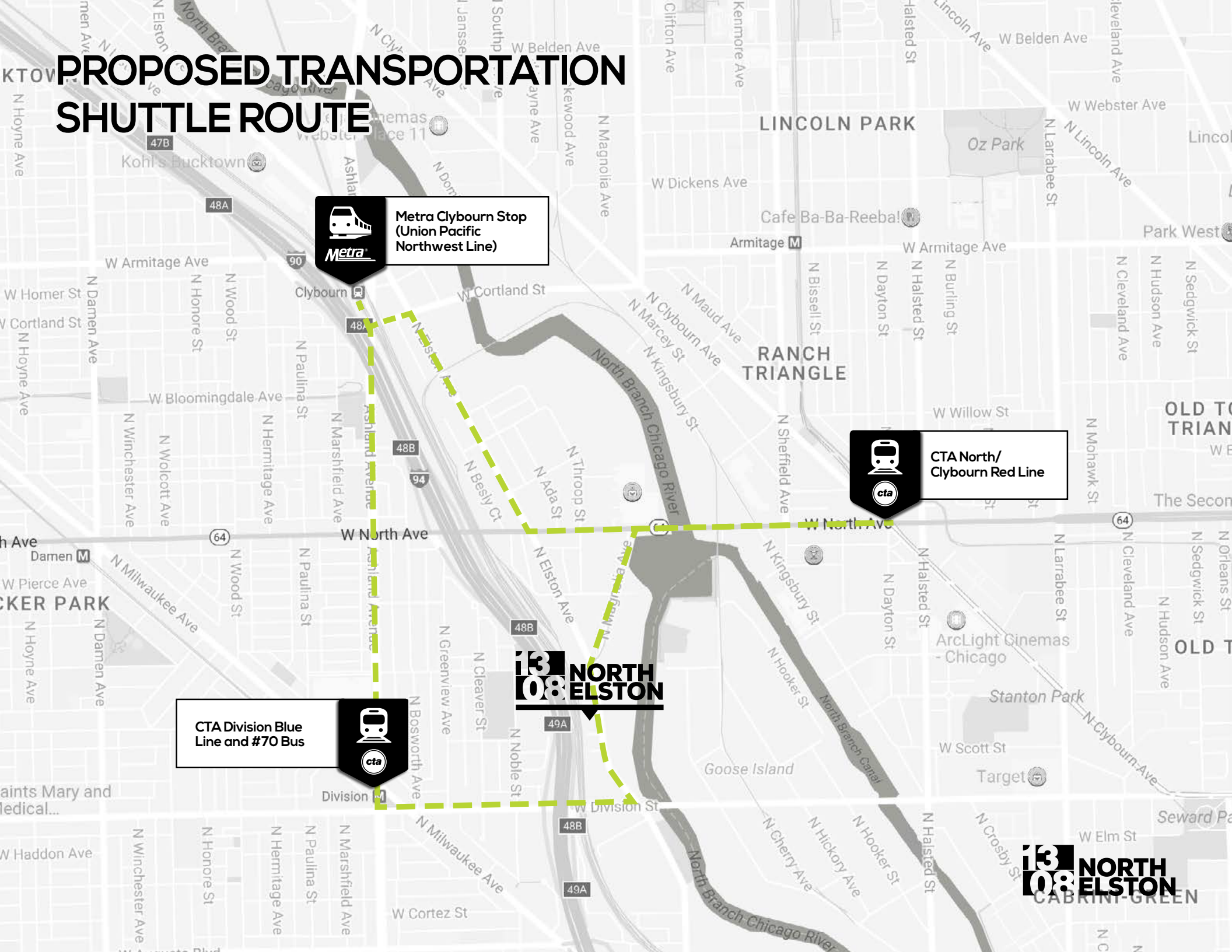
**CTA North/
Clybourn Red Line**



**CTA Division Blue
Line and #70 Bus**

**13
08
NORTH
ELSTON**

**13
08
NORTH
ELSTON**





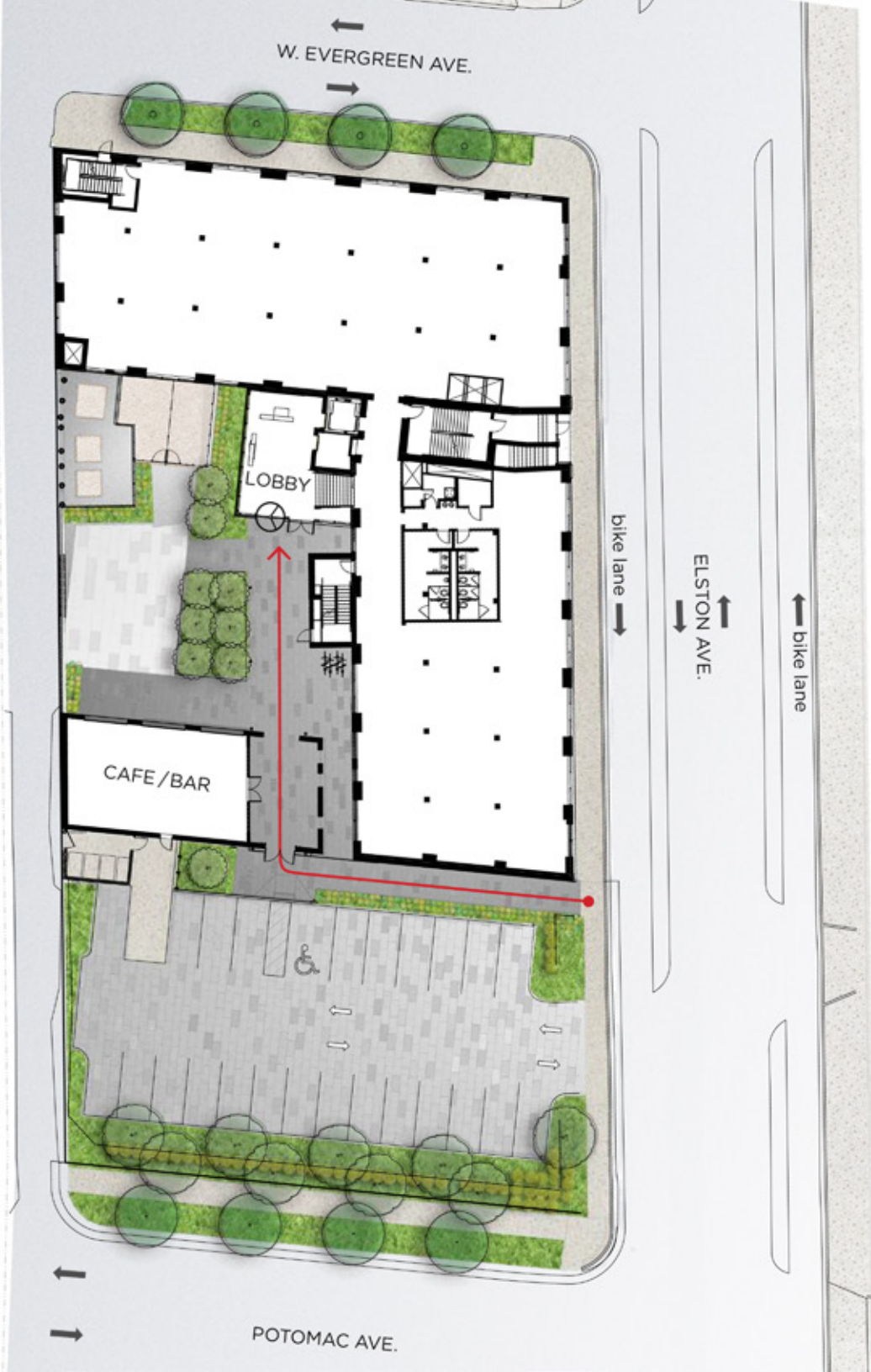
12' - 14'

CEILING HEIGHTS
RANGE FROM
12 TO 14 FEET

SPACE



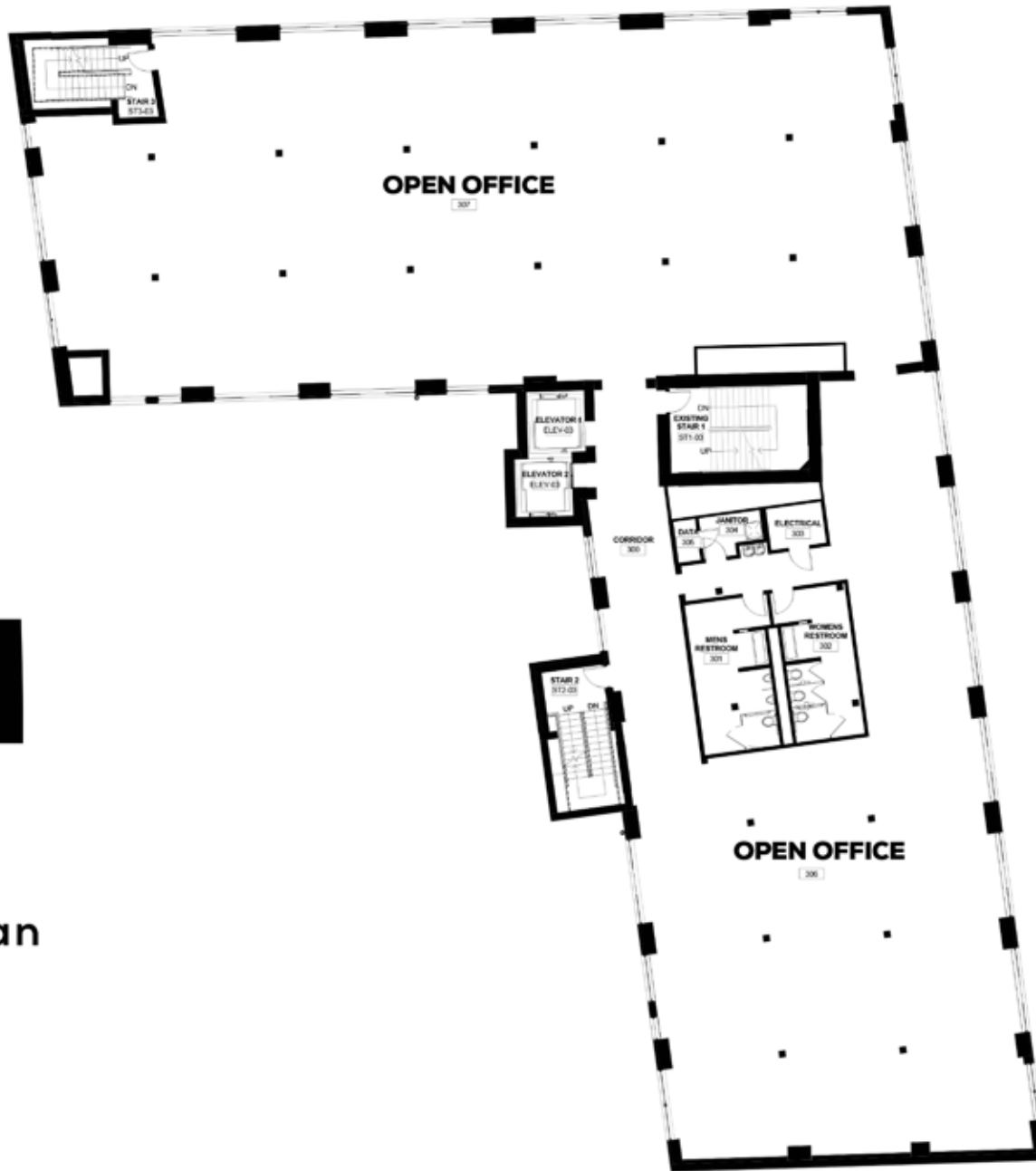
SITE PLAN



FLOOR PLAN

First Floor





FLOOR PLAN

Typical Floor Plan

A FARPOINT DEVELOPMENT



**1308 NORTH
ELSTON**

1308elston.com

The team that converted 1k Fulton from cold storage into high-tech office, redeveloped 111 N. Canal into the West Loop's tech-tenant hub, and won awards for the reimagined corporate headquarters at 400 S. Jefferson now has its focus on 1308 N. Elston.

Expect great things at this one-of-a-kind location.

Ari Topper, CFA
ari@baumrealty.com
312.275.3113

Tyler Dechter
tyler@baumrealty.com
312.275.3132


FARPOINT


GRECO | DEROSA
INVESTMENT GROUP

 BAUM
REALTY GROUP