

THE FIELDS

YOU DON'T SEE THAT EVERY DAY



THE FIELDS - 4000 W. DIVERSEY AVE. CHICAGO, IL

QUALITY WORK EXPERIENCES

MANUFACTURERS OF THE HIGHEST QUALITY WORK EXPERIENCES · MANUFACTURERS OF THE HIGHEST QUALITY WORK EXPERIENCES · MANUFACTURERS OF THE HIGHEST QUALITY WORK EXPERIENCES · MANUFACTURERS



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Industrial History, Modern Innovation

The exposed brick, concrete, and steel of The Fields hearken back to an era when titans of industry walked its floors. It is a place where those who are inspired by authenticity, require flexibility, and want to rub elbows in a commercial melting pot will thrive.

THE DETAILS

FLOORS:
6

TOTAL BUILDING AREA:
~1,355,000 RSF

RENTABLE OFFICE AREA:
300,000 RSF

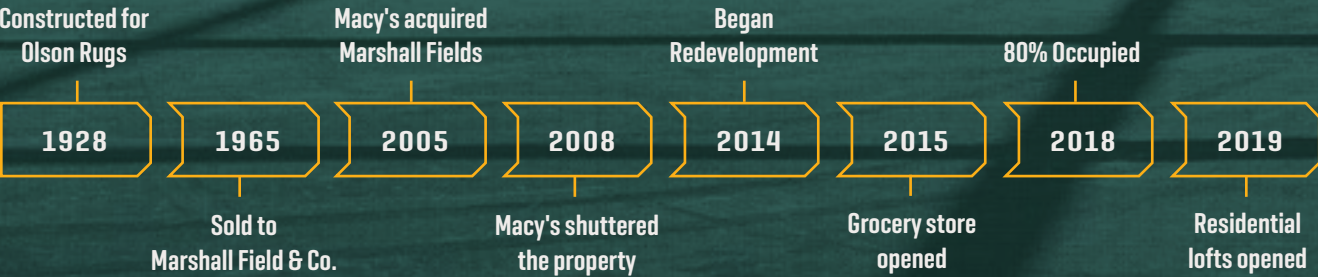
PARKING:
740+ Indoor Parking Spaces

WIREScore:
Platinum Accreditation

CEILING HEIGHTS:
14' / 18' / 22'

COLUMN SPACING:
22' On Center

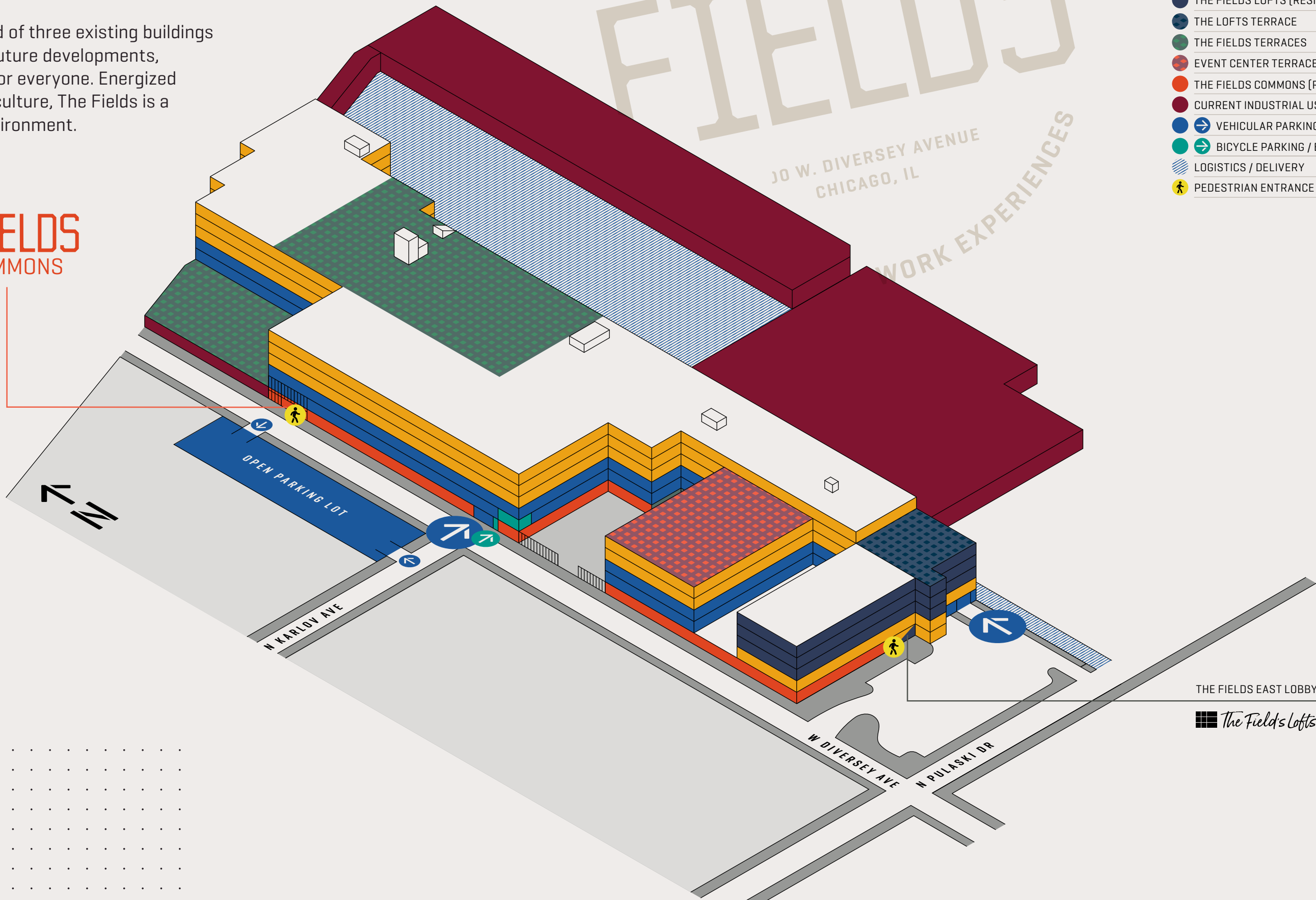
LOADING CAPACITIES:
Oversized Freight & 3.5
Acre Truck Court With
Multiple Docks



The Fields Works Hard For You

A 20+ acre campus comprised of three existing buildings and adjacent vacant lots for future developments, The Fields offers something for everyone. Energized with engaging neighborhood culture, The Fields is a collaborative, experiential environment.

THE
FIELDS
COMMONS



- OFFICE SPACE
- THE FIELDS LOFTS (RESIDENTIAL)
- THE LOFTS TERRACE
- THE FIELDS TERRACES
- EVENT CENTER TERRACE
- THE FIELDS COMMONS (RETAIL)
- CURRENT INDUSTRIAL USE
- VEHICULAR PARKING / ENTRANCE
- BICYCLE PARKING / ENTRANCE
- LOGISTICS / DELIVERY
- PEDESTRIAN ENTRANCE

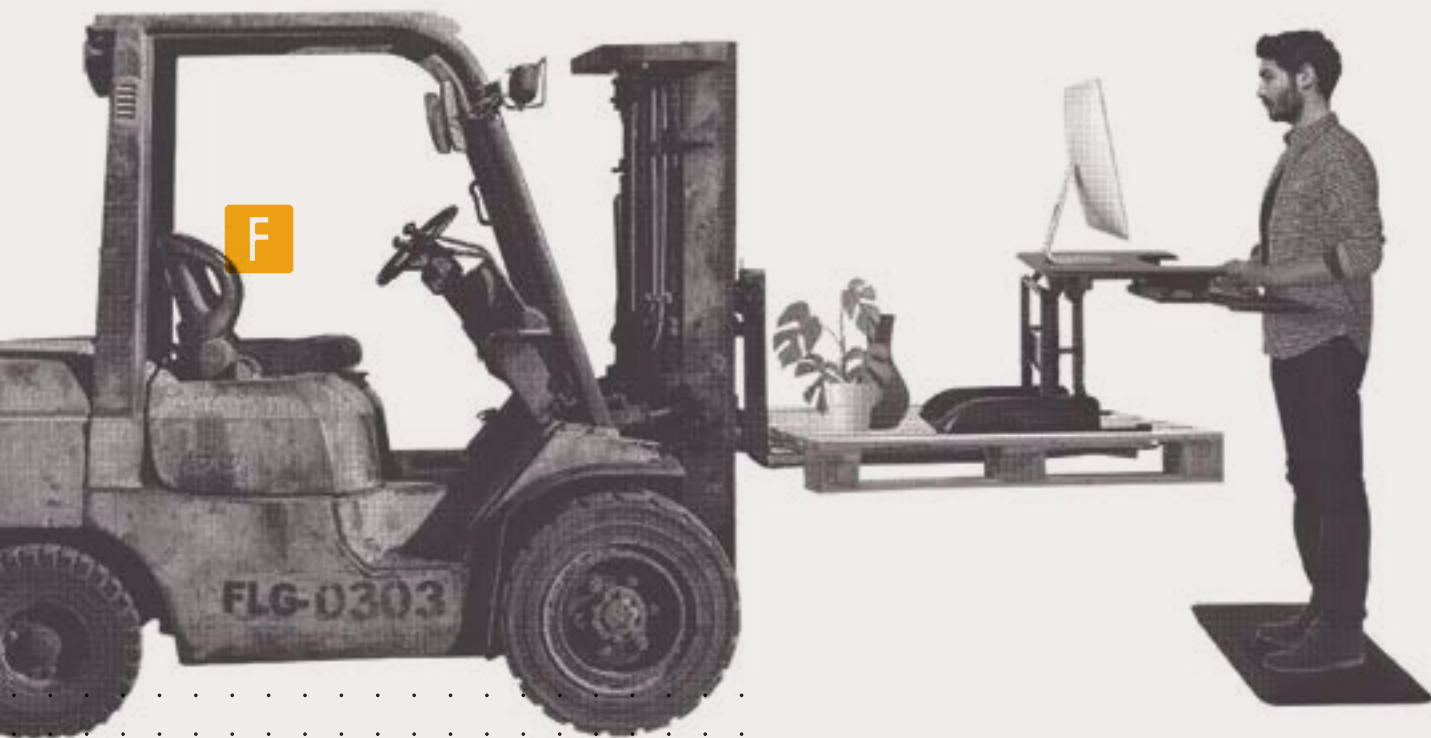
THE FIELDS EAST LOBBY

 The Fields Lofts

MULTIFUNCTIONAL OFFICE SPACE

We Stand For Innovation

With floorplates the size of city blocks, soaring ceilings and windows, and robust infrastructure wedded to a state-of-the-art tech backbone, The Fields is ideal for just about any type of business.



YOU DON'T
RICH INDUSTRIAL HISTORY
SEE THAT
MEETS MODERN INGENUITY IN
EVERY DAY
THIS MELTING POT OF CREATION









EXPERIENTIAL RETAIL

We Put The Diverse In Diversey

The Fields turns the office lobby into a dynamic, indoor retail street lined with locally sourced food, drink, and more.



YOU DON'T
BRAINSTORMING WITH
SEE THAT
THE BARISTA, THE BAKER,
EVERY DAY
AND THE DEAL MAKER



Office Entrance & Retail





OLSON'S

ALL-ENCOMPASSING AMENITIES

A Collaborative Lifestyle Ecosystem

- » First-floor grocery store
- » State-of-the-art technology infrastructure
- » Fitness center and yoga studio with locker rooms and showers
- » 50,000 SF rooftop terrace with incredible views
- » Wi-Fi throughout all amenities
- » 120,000 SF of food & beverage, maker spaces, and shops
- » Conference meeting spaces with client services staff
- » Support and flex space with multiple loading docks
- » 3.5-acre interior truck court with fully operational weigh station for tractor trailers
- » Oversized freight and passenger elevators
- » Shuttle bus to major transit stations
- » Indoor heated parking



RESIDENTIAL LOFTS

Your All-In-One Stomping Ground

With 123 modern loft apartments in the building, The Fields is a truly integrated, multi-use destination. Employees will love the unbeatable convenience, soaring ceiling heights, and high-end finishes. Retailers will benefit from a young and diverse community with needs that go way beyond 9 to 5.


- » Soaring 14' – 17' ceiling heights
- » Custom built closets with organizer systems
- » Stainless steel appliances
- » Kohler kitchen & bath fixtures
- » Fobbed entrances
- » Fitness center & yoga studio
- » Party room & roof deck with firepit and grilling area
- » Lounge with chef's grade kitchen
- » Coworking & study
- » Wi-Fi throughout amenities





Location


6 miles from the Loop, 11 miles from Midway, 12 miles from O'Hare, 17 miles from Lake Cook Road, with easy access to highways, train stations and road transportation; this area is a vibrant convergence of neighborhoods.

THE EASE

- 

DRIVING FROM THE NORTHERN SUBURBS?
Shave 60 minutes a day off your round-trip commute.
- 










TAKING THE METRA?
Arrive 20 minutes earlier than Union Station. 4 blocks from the Metra stop.
- 

TAKING THE CTA? Take the shuttle!
The Fields provides a looping shuttle between the building and the Blue and Brown Lines.
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TAKING THE BUS?
The building is across the street from buses 53 & 76.

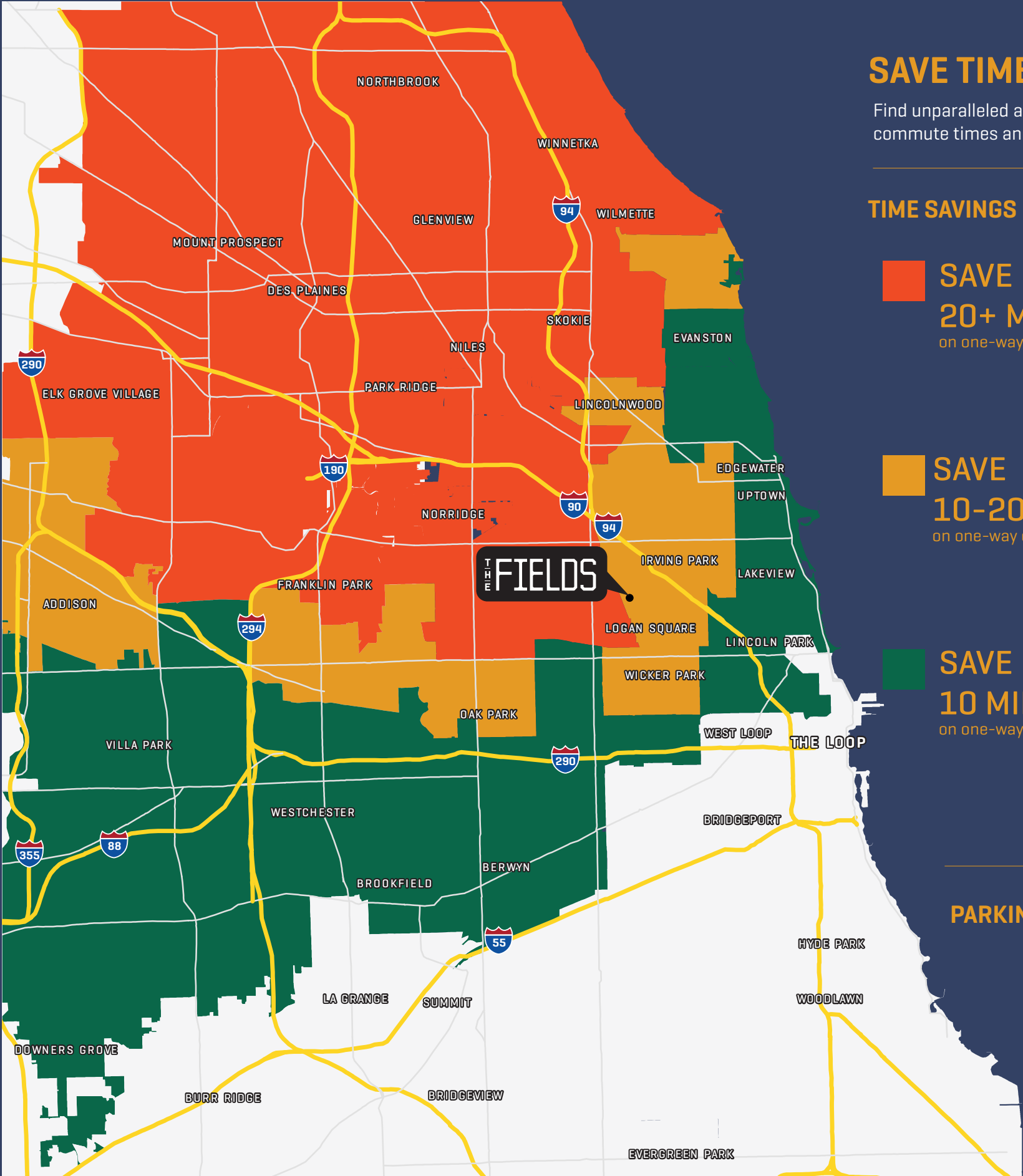


MAP KEY

 Metra	 Divy Station	 I-90/I-94
 CTA	 Bike Path	 Hospitals
 Bus	 606 Trail	 Fire Station

LOCATION

Access



SAVE TIME AND COST AT THE FIELDS

Find unparalleled access for everyone in your organization with convenient commute times and ample on-site parking.

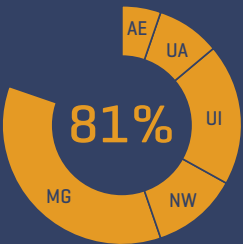
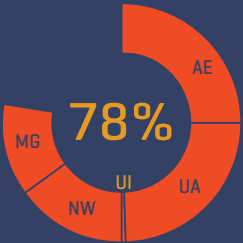
TIME SAVINGS

SAVE 20+ MIN on one-way commute

SAVE 10-20 MIN on one-way commute

SAVE UP TO 10 MIN on one-way commute

WORKFORCE MIX



AE AFFLUENT ESTATES
Established wealth—educated, well-traveled married couples.

Work: Prof/Mgmt
Age: 34-52
Income: \$108-\$180 K
Housing: Own
Edu: College Degree

UA UPSCALE AVENUES
Prosperous married couples in older suburban enclaves.

Work: Prof/Mgmt/Svcs
Age: 36-43
Income: \$94-\$117 K
Housing: Own
Edu: College Degree

UI UPTOWN INDIVIDUALS
Young, successful singles in the city.

Work: Prof/Mgmt/Svcs
Age: 33-38
Income: \$73-\$124 K
Housing: Own
Edu: College Degree

NW NEXT WAVE
Urban denizens, creative, young, diverse, hard-working families.

Work: Svcs
Age: 29-33
Income: \$42-\$52 K
Housing: Rent
Edu: HS Diploma/GED

MG MIDDLE GROUND
Thirty-something married/single Millennials in the middle.

Work: Prof/Svcs/Mgmt
Age: 33-39
Income: \$58-\$76 K
Housing: Rent/Own
Edu: College Degree

*Time savings commuting to The Fields vs. The Loop based on average 8 am rush hour traffic conditions.

PARKING COST SAVINGS

Save approximately
\$200 - \$250
per parking space / month at The Fields vs. The Loop

*Assumes average parking cost of \$350+ in The Loop

Culturally Rich Neighborhood



OVER 70 BARS & RESTAURANTS NEARBY | WALKING DISTANCE FROM CONVENIENCE STORES | DOG-FRIENDLY BUILDING & 12 PARKS WITHIN 2 MILES

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Learn More About The Fields

THEFIELDSCHICAGO.COM

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KNICKPOINT
VENTURES

