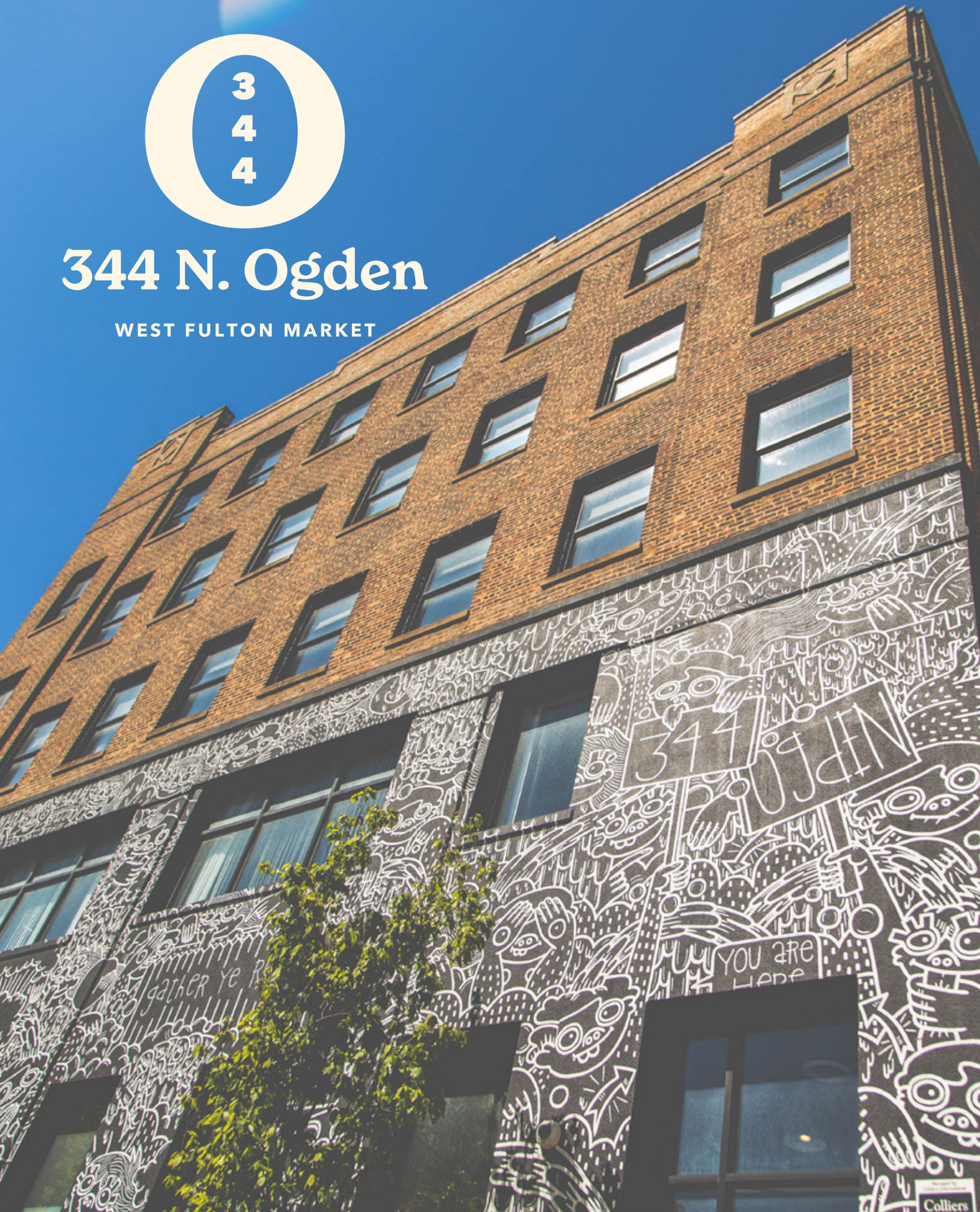




344 N. Ogden

WEST FULTON MARKET





4,252 to
33,850 SF
Available

BOUTIQUE
OFFICE SPACE



344 N. Ogden

WEST FULTON MARKET





LEASE RATE:

\$29.50 PSF
Modified
Gross

FLEXIBLE TERMS
AVAILABLE

Full & Half Floor Options

BRANDING OPPORTUNITES
FOR ANCHOR TENANTS





344 N. Ogden is a recently renovated, five-story boutique loft office property on the western edge of Chicago's Fulton Market neighborhood.



CLASSIC BRICK & TIMBER

Loft Aesthetic

The building's ±8,500 SF floor-plates offer flexibility and economy for small and mid-sized companies looking to reside in the vibrant, amenity-rich Fulton Market neighborhood.

Existing conditions in some suites provides the ability for move-in ready space and flexible lease terms. Classic brick and timber loft aesthetic provides ideal environment for creative and office users.

Exclusive branding/signage rights available for anchor tenant on highly visible south facing exterior façade.

On-site parking available.

The property offers close proximity to public transit via the CTA Green Line (Ashland) and convenient access to the I-90/I-94 and I-290 expressways.



Building Highlights

- Incredible Fulton Market value with rental rates at nearly 50% of buildings east of Ogden Avenue
- Recently renovated boutique brick & timber creative loft building
- Half-floor and full floors available
- Six blocks from Google's Midwest HQ
- Newly built existing conditions in some suites allows for immediate occupancy
- Elevator identity for full floor tenants
- Dynamic West Fulton Market location steps from Chicago's most acclaimed restaurants and nightlife
- Proximate to CTA Green Line (Ashland station) and across the street from proposed Metra station
- On-site parking and flexible lease terms available

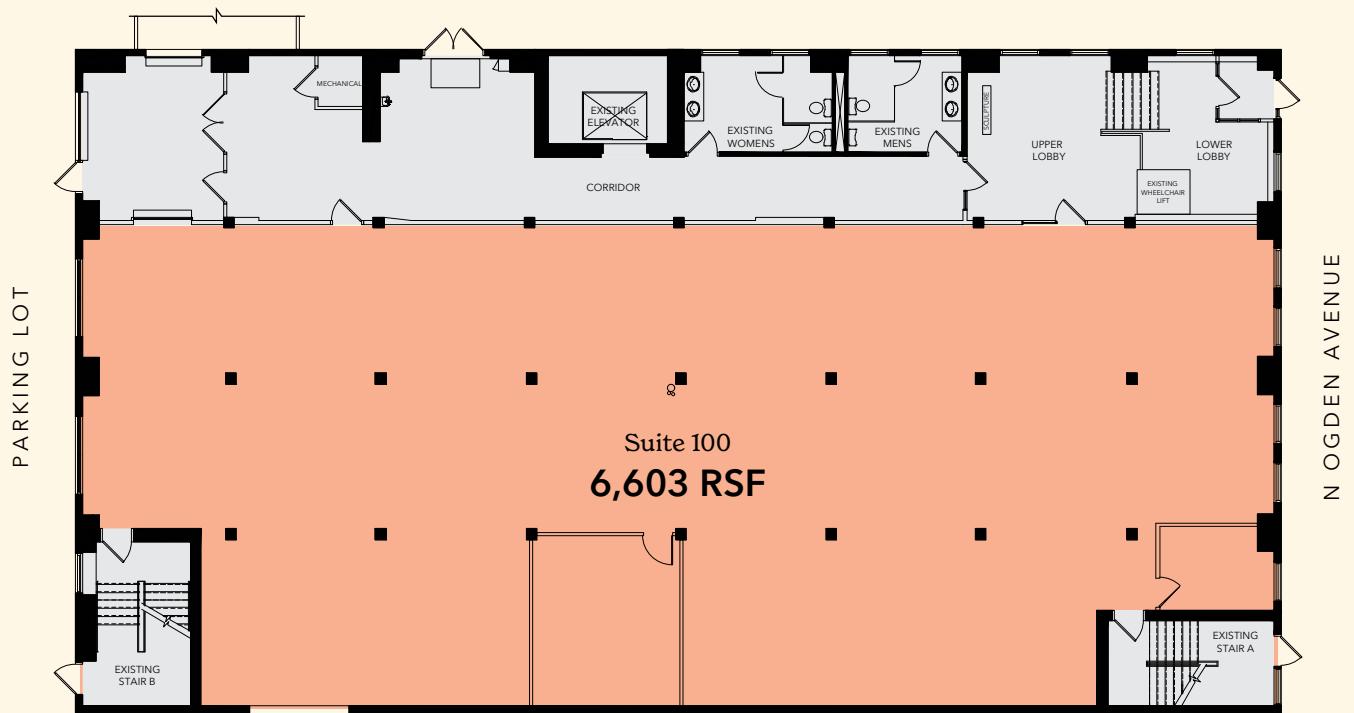


All of the amenities, none of the hassles.

Ideal location in West Fulton Market puts you in walking distance of all of dining, shopping, and entertainment amenities the West Loop has to offer at half the cost and without the congestion.

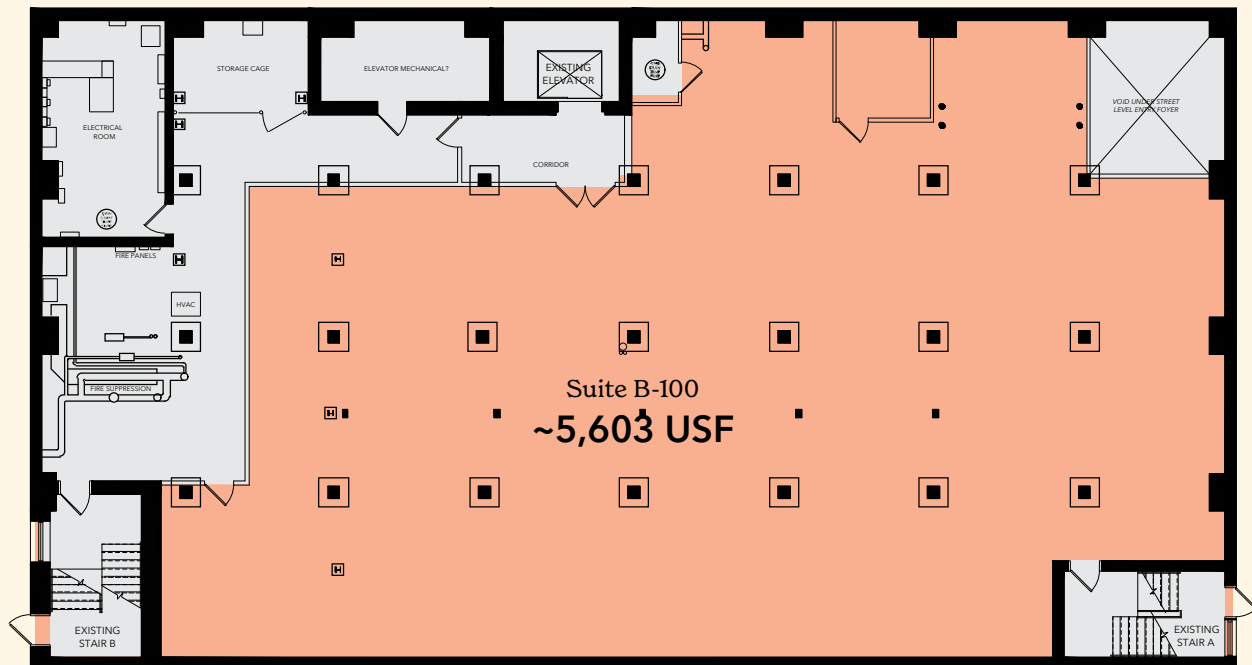


±8,500 SF floor-plates offer flexibility and economy for small and mid-sized companies.

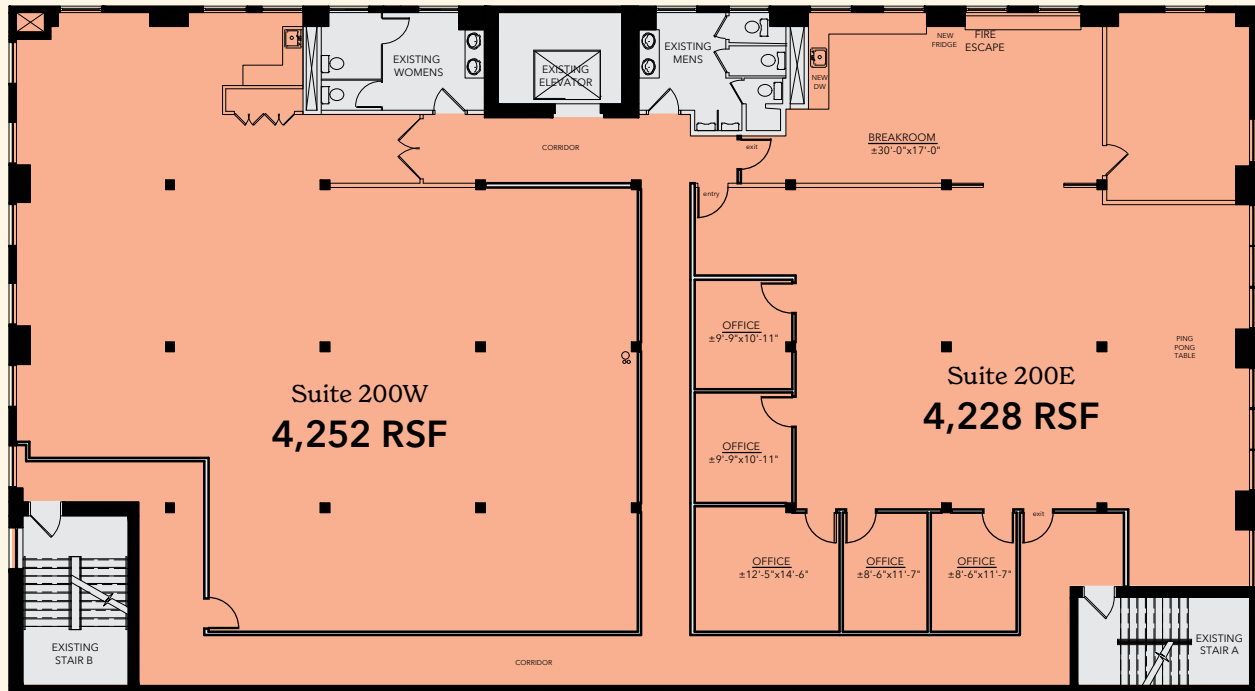


Floor 1

Virtual Tour Available: bit.ly/344N0gden1

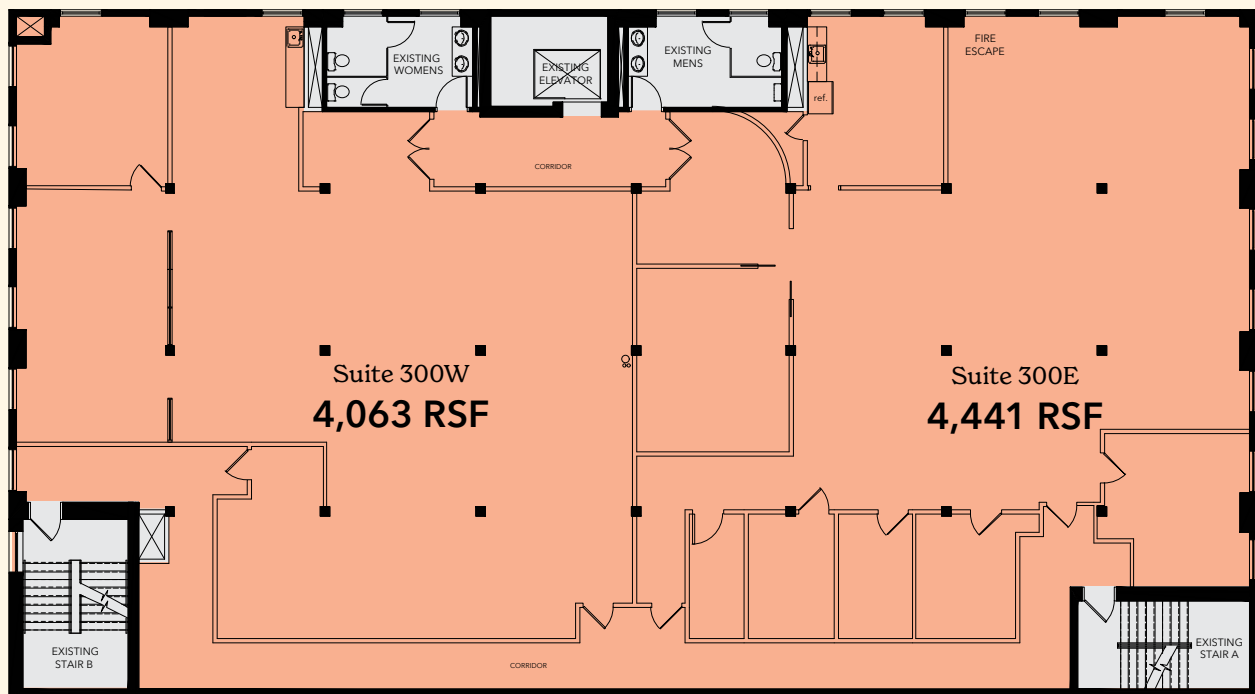


Lower Level

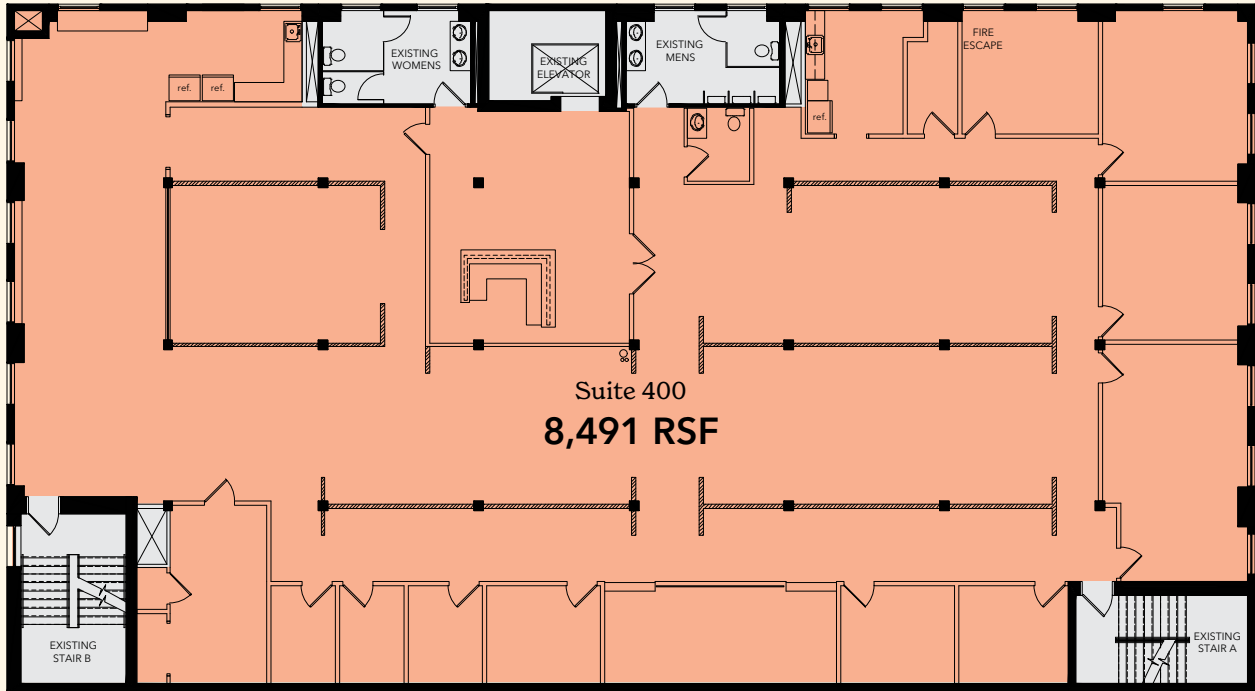


Floor 2

Virtual Tour Available: bit.ly/344N0gden2

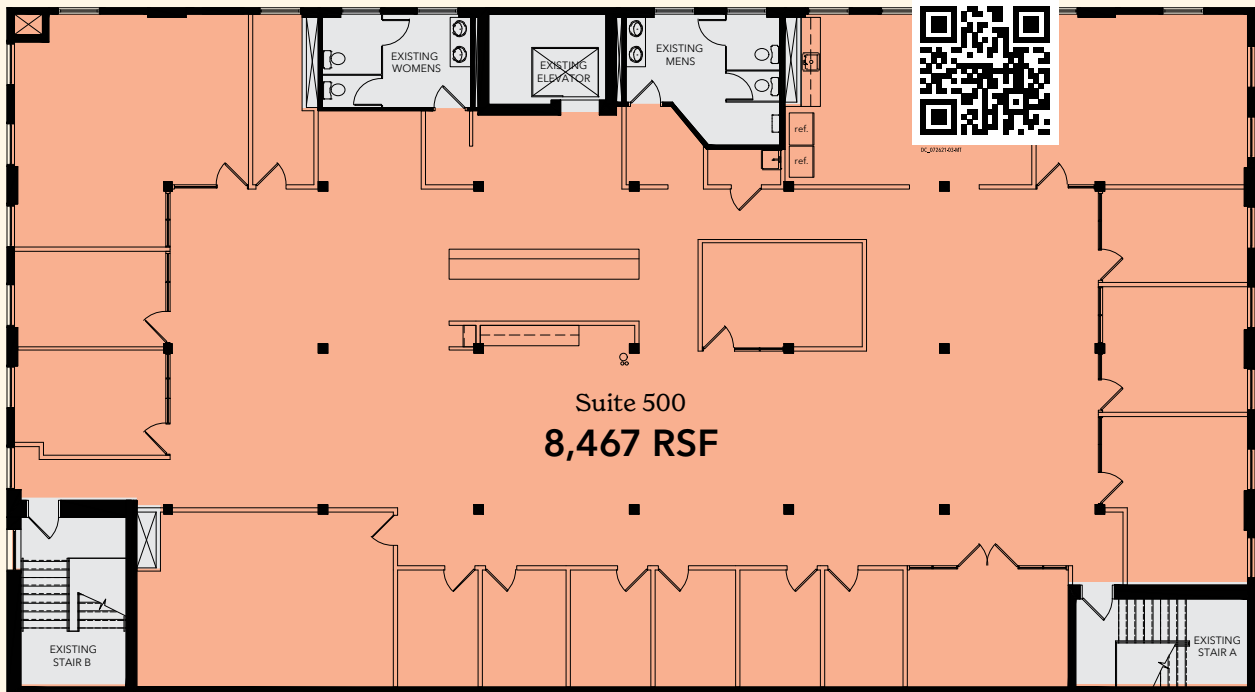


Floor 3



Floor 4

Virtual Tour Available: bit.ly/344N0gden4



Floor 5



Pitchfork Music Festival @ Union Park
6 min walk from 344 N. Ogden

WEST Fulton Market

Residential and commercial projects have reshaped the area over the past decade from a meatpacking center to a mixed-use area full of glamorous restaurants, high-rise offices and luxury shops.

As development moves further west and north, West Fulton Market and the nearby Kinzie Corridor are ideally positioned to be the next big boom in the West Loop.

A growing population of young professionals and families make their homes in the West Loop placing 344 N. Ogden within walking and biking distance of one of the city's most in-demand workforce talent pool.

Abundant dining and bar options around Randolph Street and Fulton Market provide endless lunch and happy hour options, from classic taquerias to futuristic cocktail lounge to wine tasting—and the neighborhood's evolution is far from finished.

Ever (2 Michelin stars)
3 min walk from 344 N. Ogden





Pioneers on a new frontier of opportunities

The West Loop development boom continues to move west, bringing an influx of planned & proposed new office, retail, developments and transportation options to West Fulton Market.

Early conceptual rendering imagines what the development & Metra station at the Archer Daniel Midland Flour Mill site might look like.

Directly across the street from 344 N. Ogden

WEST
**Fulton
Market**

Recently approved
12-story apartment
building @ 140 N. Ashland
10 min walk from 344 N. Ogden







344 N. Ogden

WEST FULTON MARKET

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