

WHOLE BUILDING OPPORTUNITY • 12,000-72,000 SQUARE FEET AVAILABLE



**13 NORTH
08 ELSTON**



Exposed brick and beam building

OUTLOOK

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

**PROMINENT SIGNAGE
OPPORTUNITY FOR
SINGLE TENANT OR
ANCHOR TENANT**

DOWNTOWN CHICAGO



84,163



**RIDERS PER DAY ON
UNION PACIFIC NORTH
AND NORTHWEST LINES**



325,200

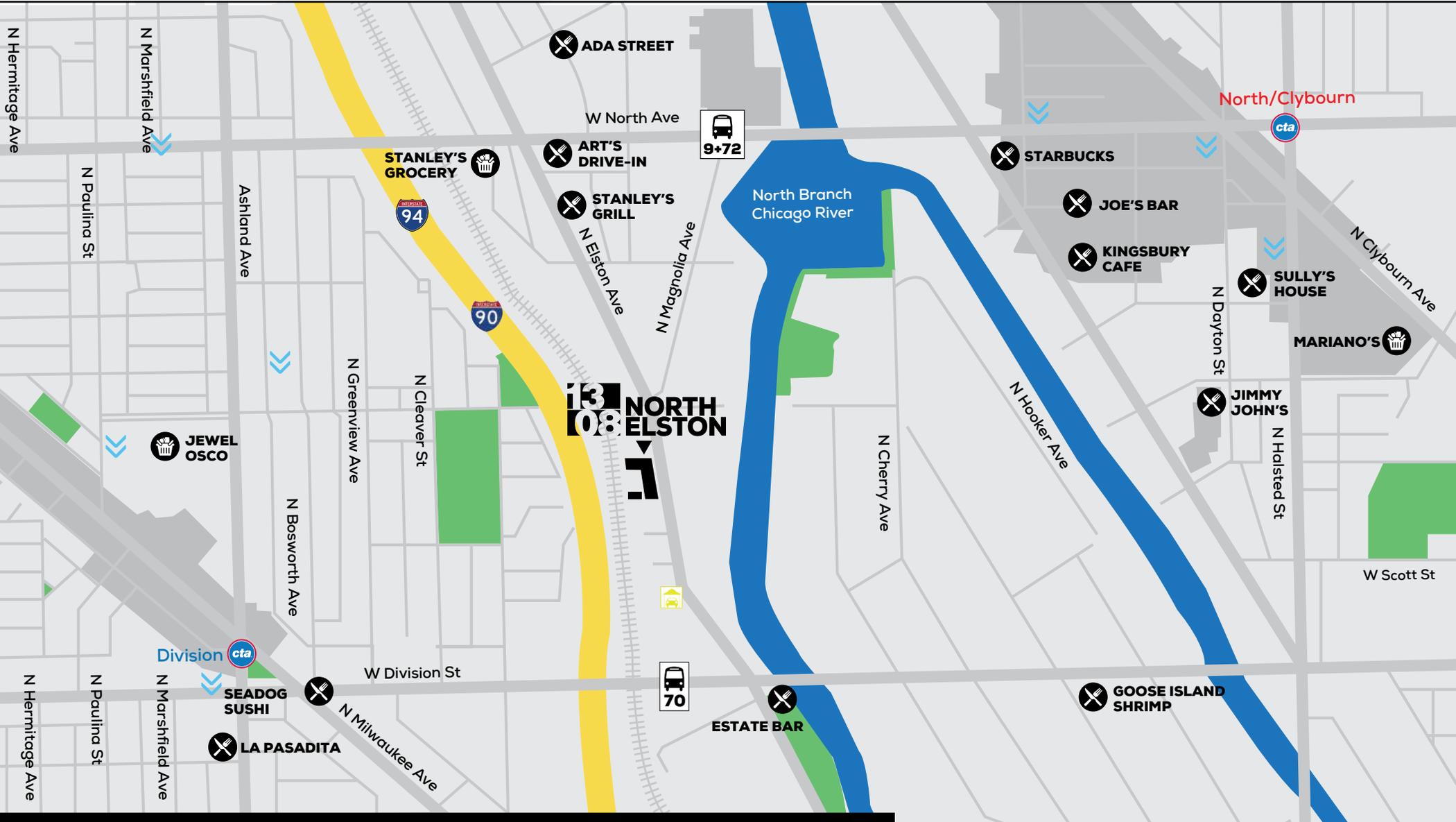
**CARS PER DAY
ALONG INTERSTATE 90**



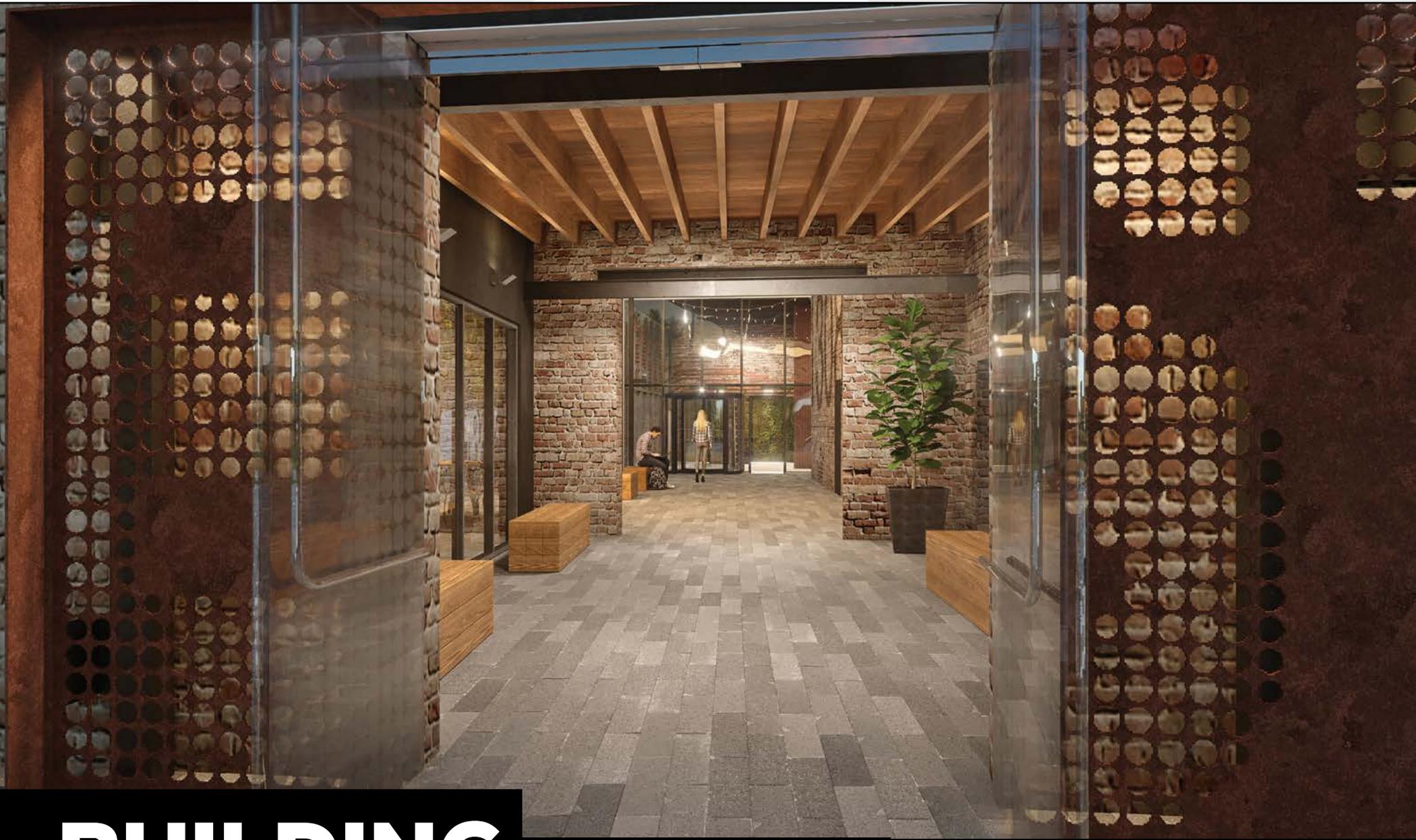
**13
08 NORTH
ELSTON**

SUPERIOR VISIBILITY

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ELSTON**



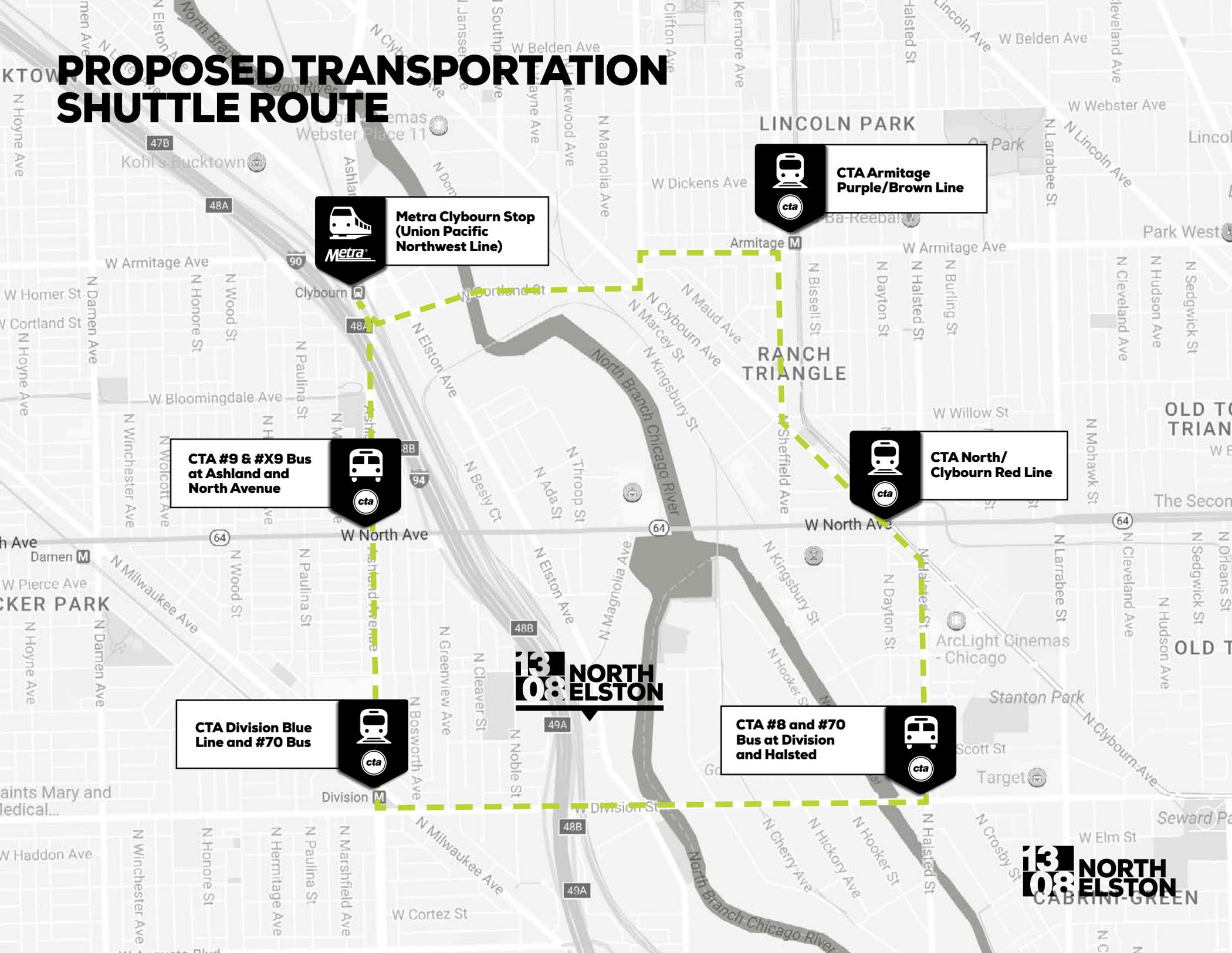
TRANSPORTATION



BUILDING LOBBY

13 NORTH
08 ELSTON

PROPOSED TRANSPORTATION SHUTTLE ROUTE



**CTA Armitage
Purple/Brown Line**

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

**CTA North/
Clybourn Red Line**

**CTA #9 & #X9 Bus
at Ashland and
North Avenue**

**CTA #8 and #70
Bus at Division
and Halsted**

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

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NORTH
ELSTON**

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CEILING HEIGHTS
RANGE FROM
12 TO 14 FEET



SPACE



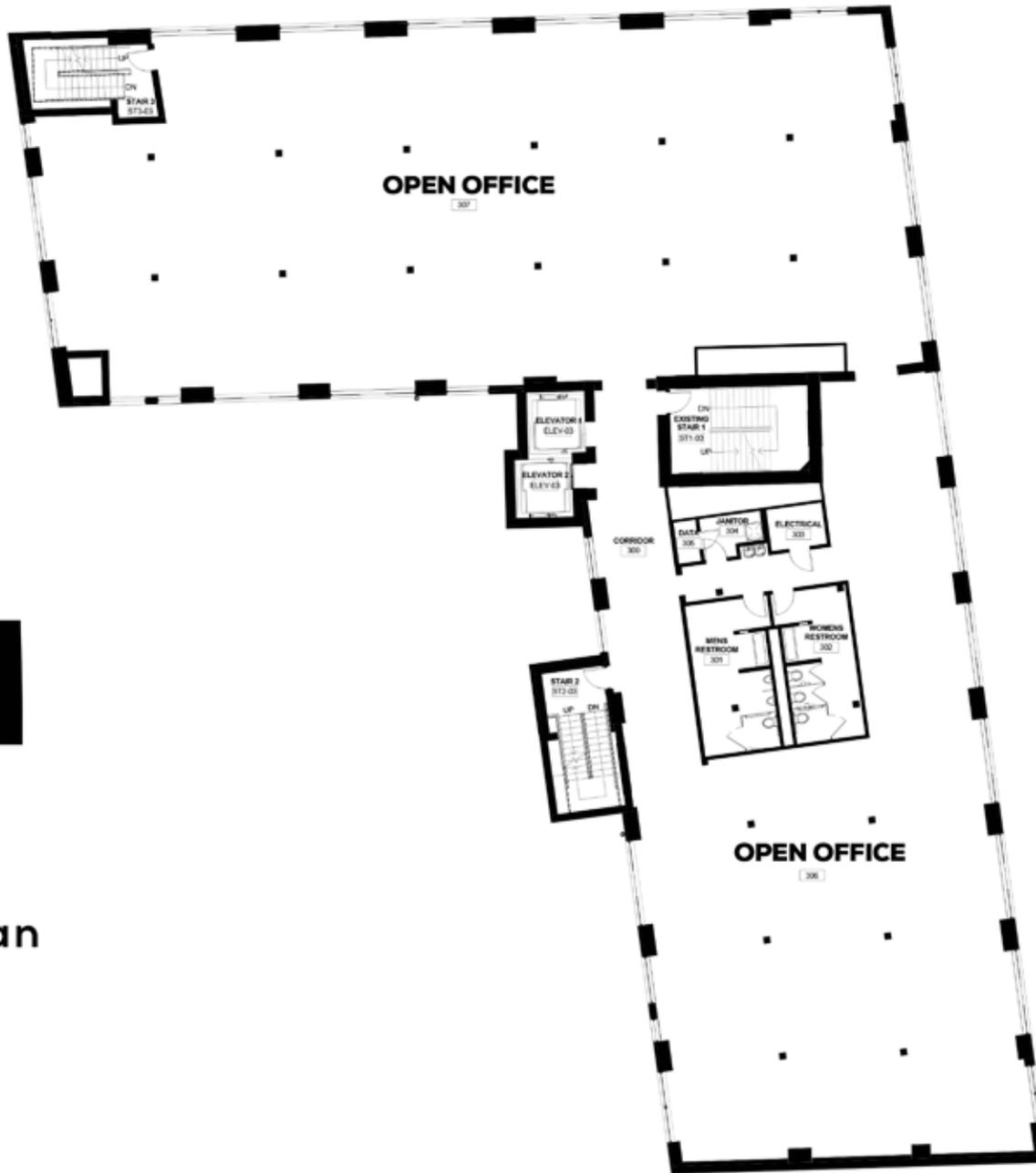
SITE PLAN



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.

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