


1308 NORTH ELSTON



SALT DISTRICT  CHICAGO

41.905848 °N -87.659899 °W 





A New Destination

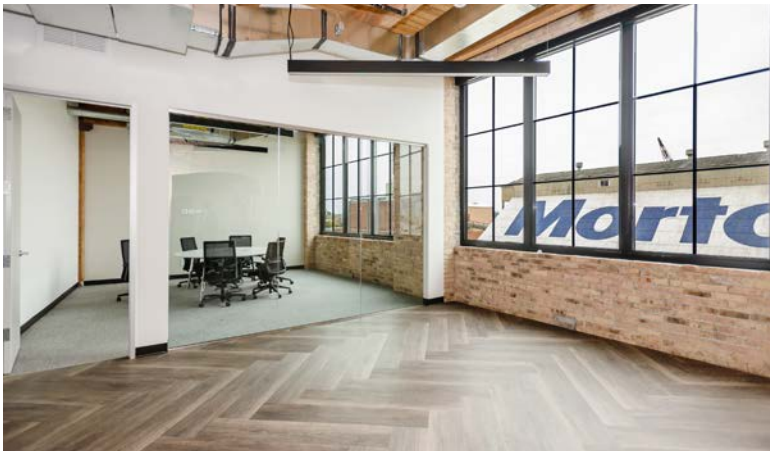
WITH AN OLD SOUL

41.905848 °N -87.659899 °W



Icon in the Making

*FIRST OF ITS KIND OFFERING IN THE
NEAR NORTH OFFICE MARKET*



1308 North Elston, a former light-fixture factory, has been transformed into a world-class working environment. With full floor and half floor opportunities in a high profile building visible to 400K+ commuters daily, this Class-A office location is sure to become an iconic landmark along the Kennedy Expressway.





High profile building in an easily accessible location away from the congestion of downtown.

N HALSTED STREET



84,163
Riders Per Day

ON UNION PACIFIC NORTH & NORTHWEST LINES



**Morton Salt
Development**

FUTURE ENTERTAINMENT/
CONCERT VENUE

**i3
08 NORTH
ELSTON**

Metra®

N ELSTON AVENUE



325,200
Cars per Day

ALONG I-90/94

A Breath of Fresh Air

Large block availability with up to three contiguous floors and thoughtfully planned amenities create an opportunity for a wide range of tenants to spread their wings and find inspiration away from the congestion of downtown.

Building Highlights

- + Full and half floor opportunities
- + Spectacular 32' glass lobby
- + 12-14 foot ceilings
- + Exposed timbers
- + Potential to accommodate 50+ car parking
- + Private landscaped courtyard with a stand-alone amenity building
- + Easily accessed via car / ride sharing or bike
- + 30%+ more square footage at the same price point as the West Loop / Fulton Market
- + Core and shell delivery or full turn-key available
- + Branding opportunity along Elston Avenue facing the massive Morton Salt Development, a future entertainment / concert venue



73,952
Riders per Day

ON CTA BLUE LINE



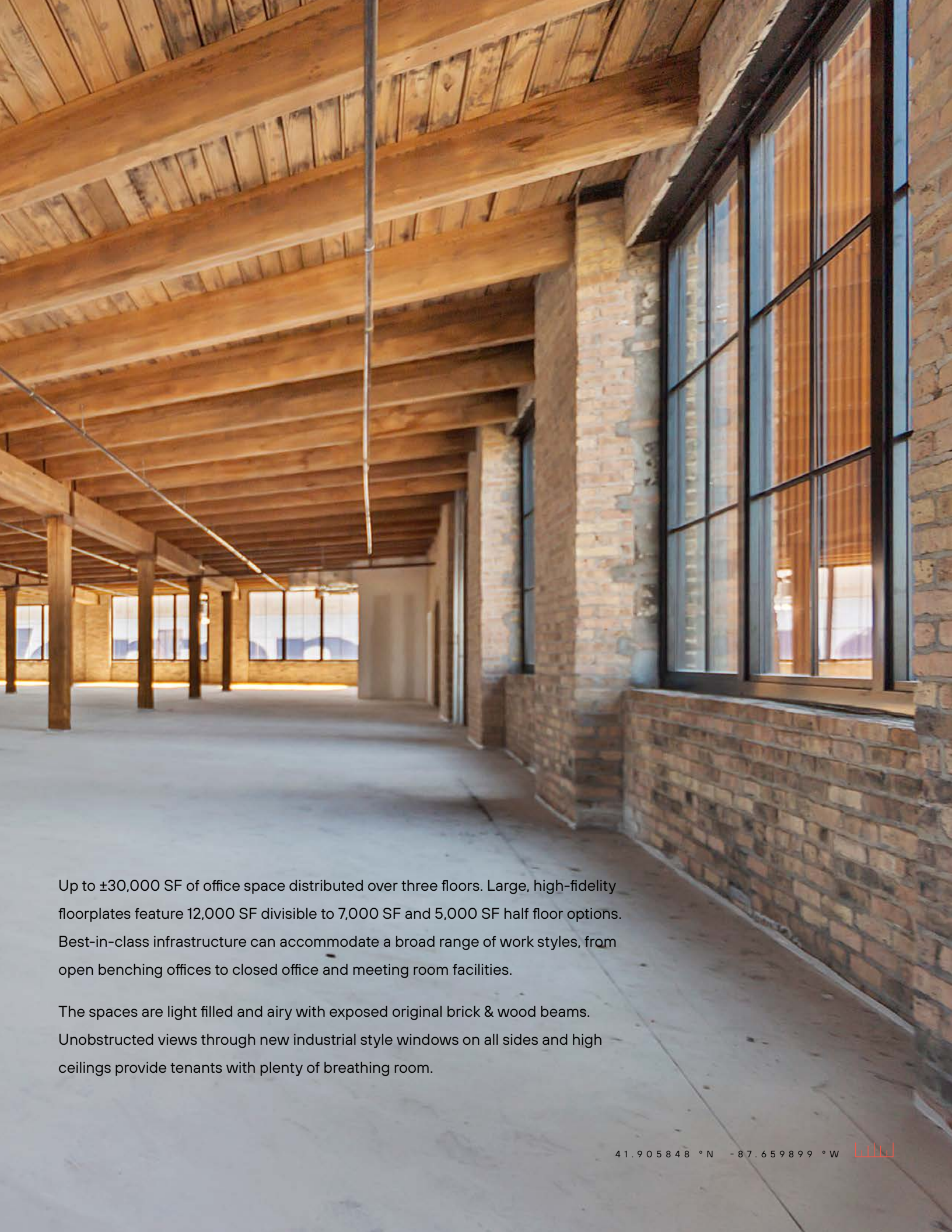


Wide Open Spaces

*LIGHT FILLED, DRAMATIC
BRICK & BEAM OFFICE SPACE*

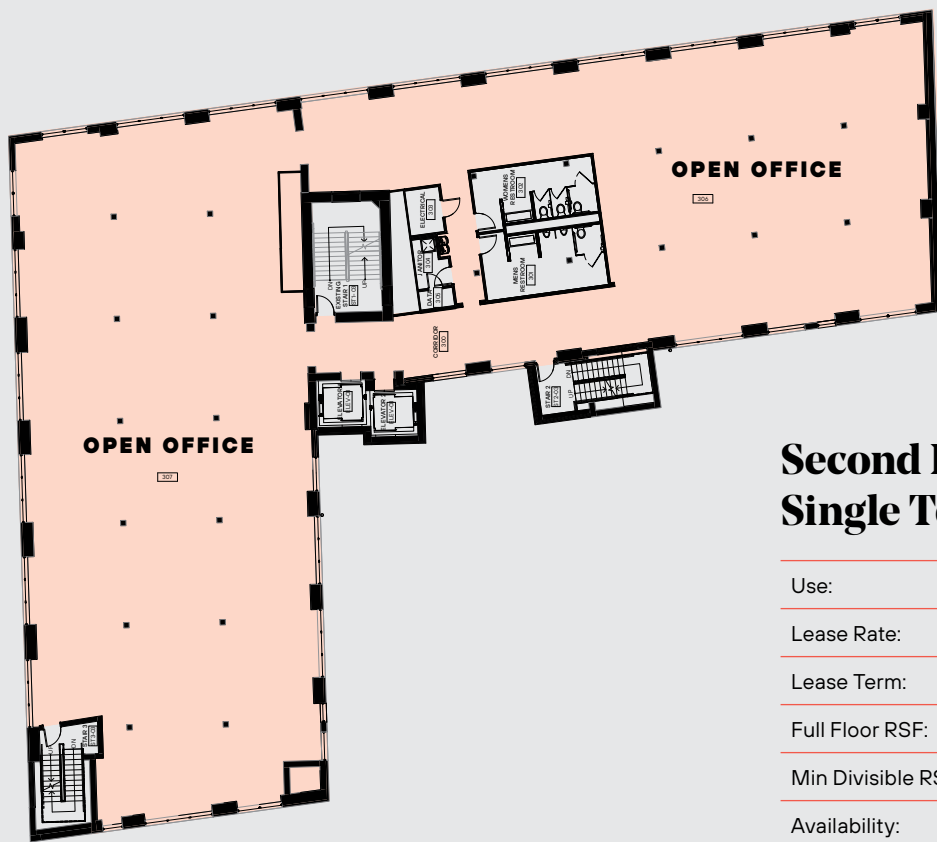
Building Facts

Building Height:	6 Stories
Year Built:	1914
Year Rehabbed:	2019
Building Type:	Office
Building Class:	A
Building Size:	72,000 SF
Typical Floor Size:	12,000 SF
Ceiling Heights:	12-14 FT
Parking:	Available



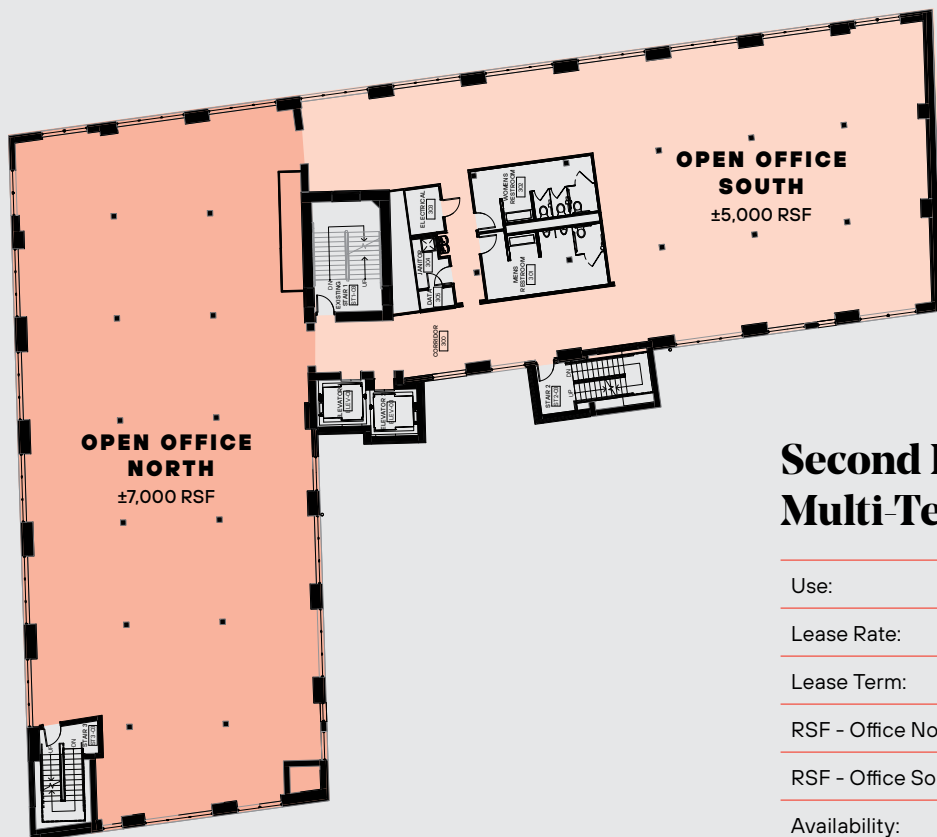
Up to ±30,000 SF of office space distributed over three floors. Large, high-fidelity floorplates feature 12,000 SF divisible to 7,000 SF and 5,000 SF half floor options. Best-in-class infrastructure can accommodate a broad range of work styles, from open benching offices to closed office and meeting room facilities.

The spaces are light filled and airy with exposed original brick & wood beams. Unobstructed views through new industrial style windows on all sides and high ceilings provide tenants with plenty of breathing room.



Second Floor Single Tenant Plan

Use:	Office
Lease Rate:	Mid \$20's Net
Lease Term:	Negotiable
Full Floor RSF:	±12,000
Min Divisible RSF:	±5,000
Availability:	Immediate



Second Floor Multi-Tenant Plan

Use:	Office
Lease Rate:	Mid \$20's Net
Lease Term:	Negotiable
RSF - Office North:	±7,000
RSF - Office South:	±5,000
Availability:	Immediate



Breathing Room

ROOM TO SPREAD OUT AND
PRIORITIZE PERSONAL SPACE



The future of the workplace may include physical distancing as a part of the “new normal”. With approximately **30% more square footage at the same price point as the West Loop / Fulton Market**, tenants at 1308 North Elston can afford to provide ample personal space, prioritizing safety—ensuring that their employees feel comfortable in a safe work environment.

- + New space, never previously occupied
- + Opportunity for self-contained space with dedicated bathrooms
- + Controlled traffic to building via doorman / security desk
- + Boutique building with less employee traffic coming in and out
- + Mid-rise building allows for taking stairs, eliminating the need for crowded elevators
- + Brand new high efficiency HVAC system allows for improved ventilation, high air quality, and increased capacity for fresh air circulation
- + Abundant outdoor space - private building courtyard

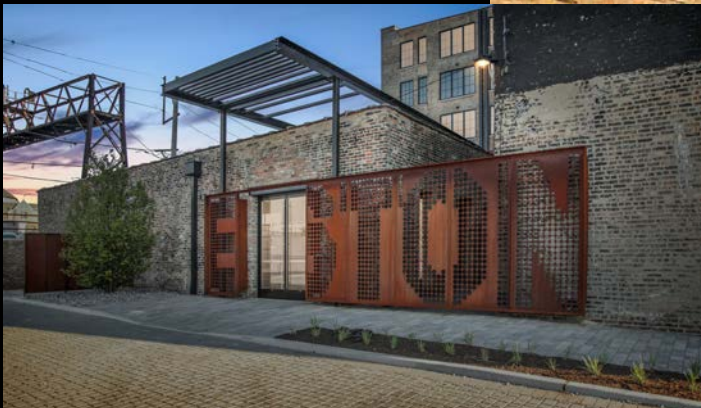


**1308 North Elston offers approximately
30% more square footage at the same price
point as the West Loop / Fulton Market.**



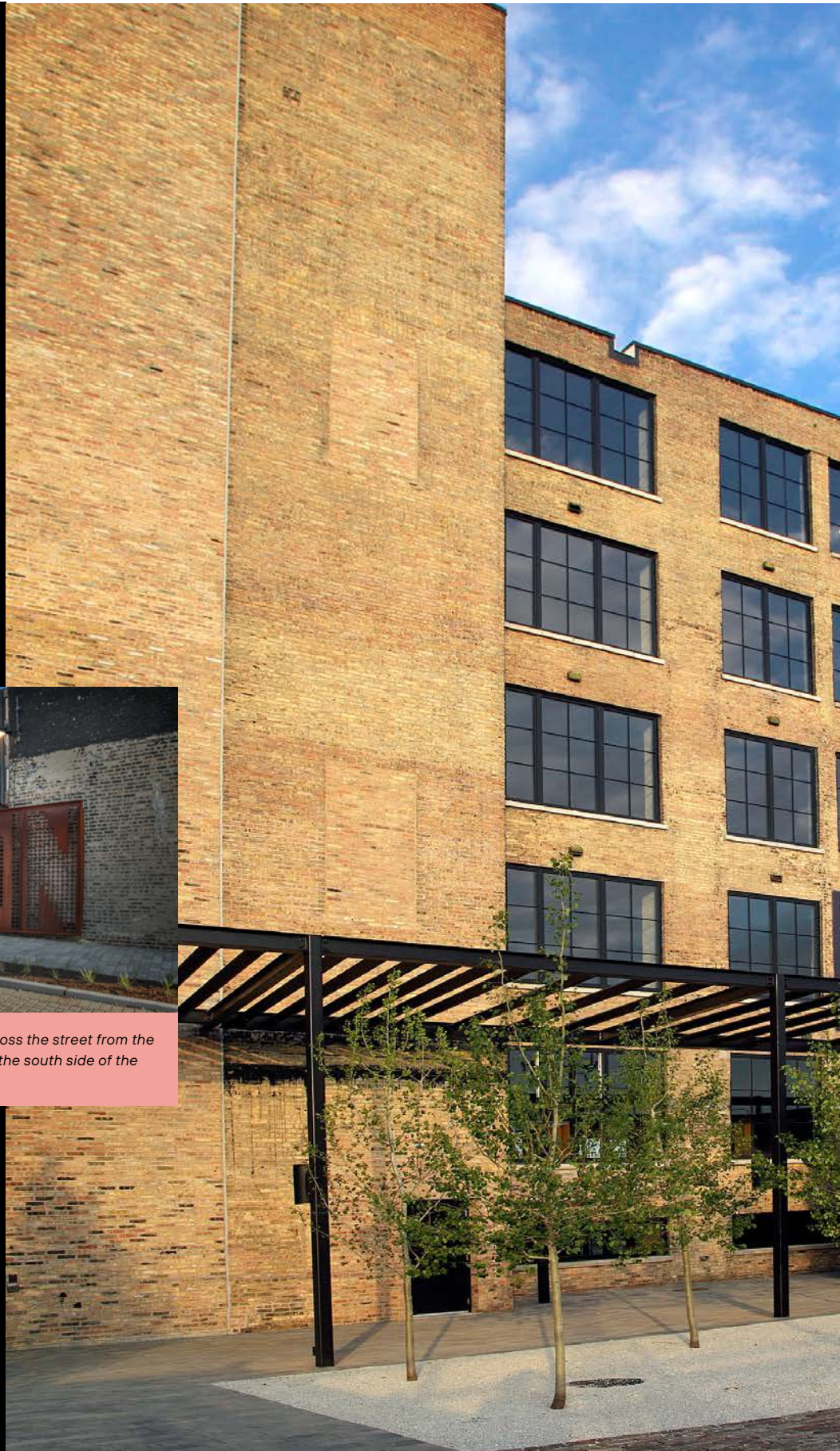
Exceptional Amenities & Outdoor Space

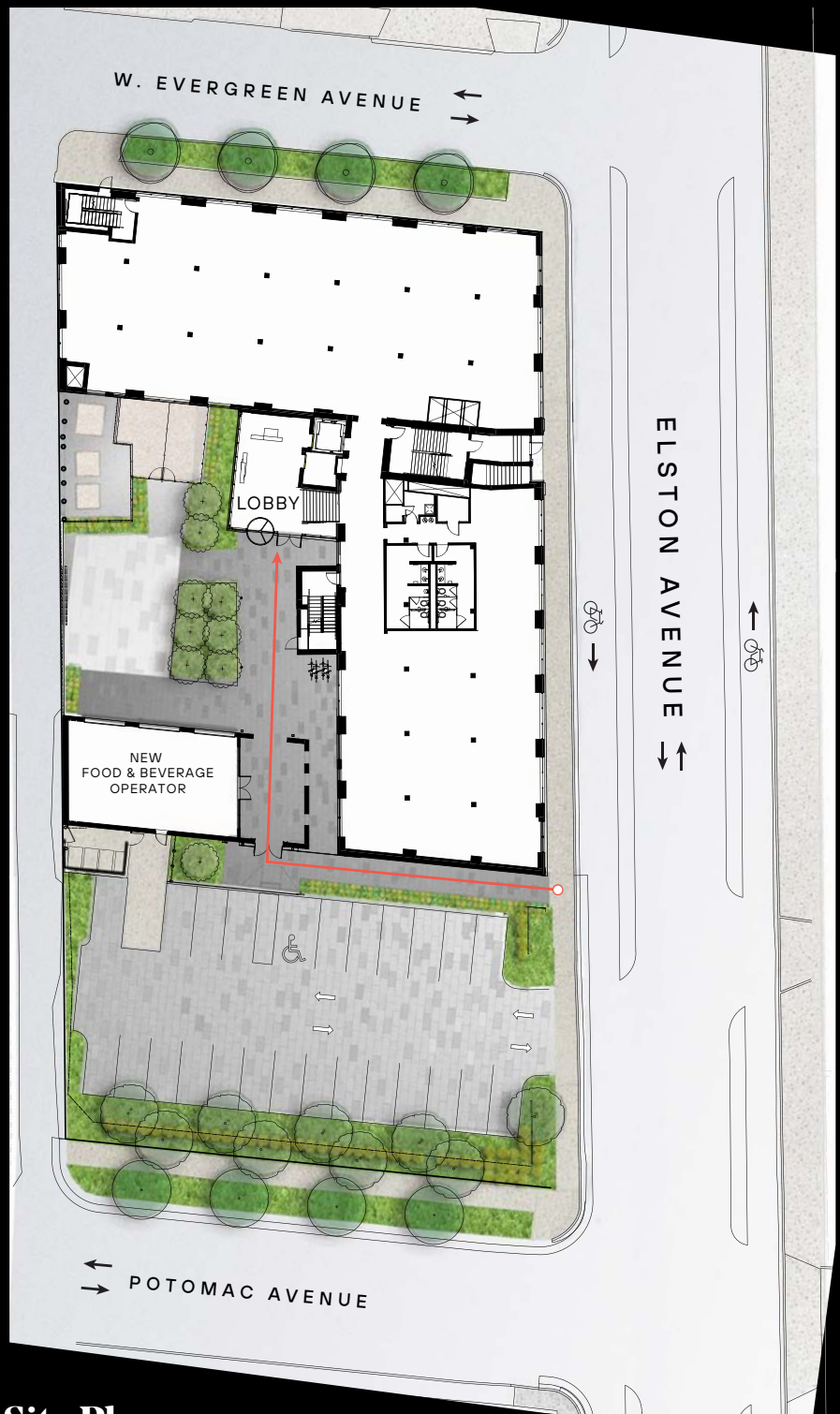
1308 North Elston features a private landscaped courtyard with a unique where tenants can safely socialize, work, dine, and relax.



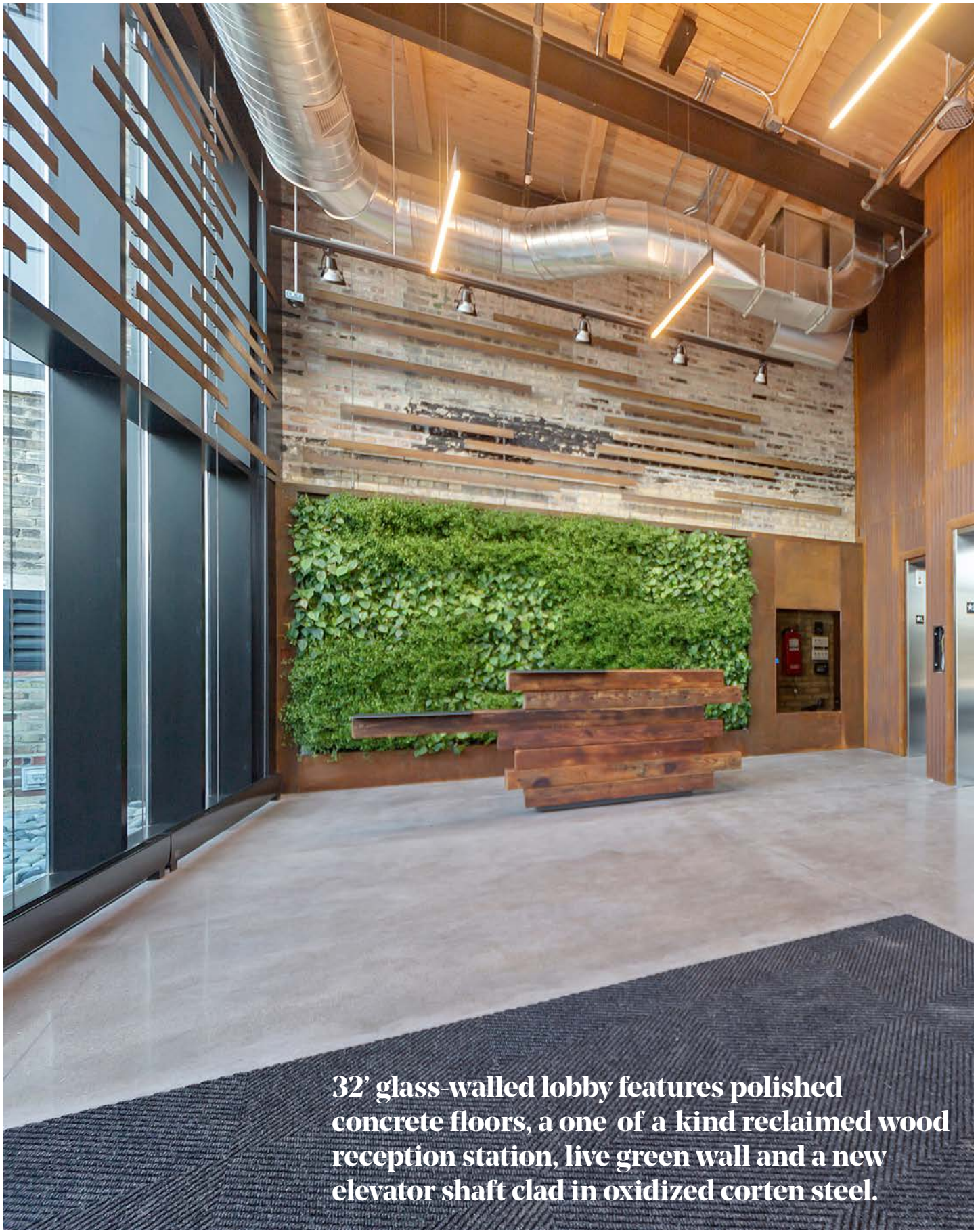
The building is located on Elston Avenue, directly across the street from the iconic Morton Salt building. The main entrance is on the south side of the building at Elston & Potomac.

A unique entry sequence leads visitors to spectacular 32' glass walled lobby. The building's walled and landscaped courtyard provides a private oasis for safely relaxing, meeting, and working.

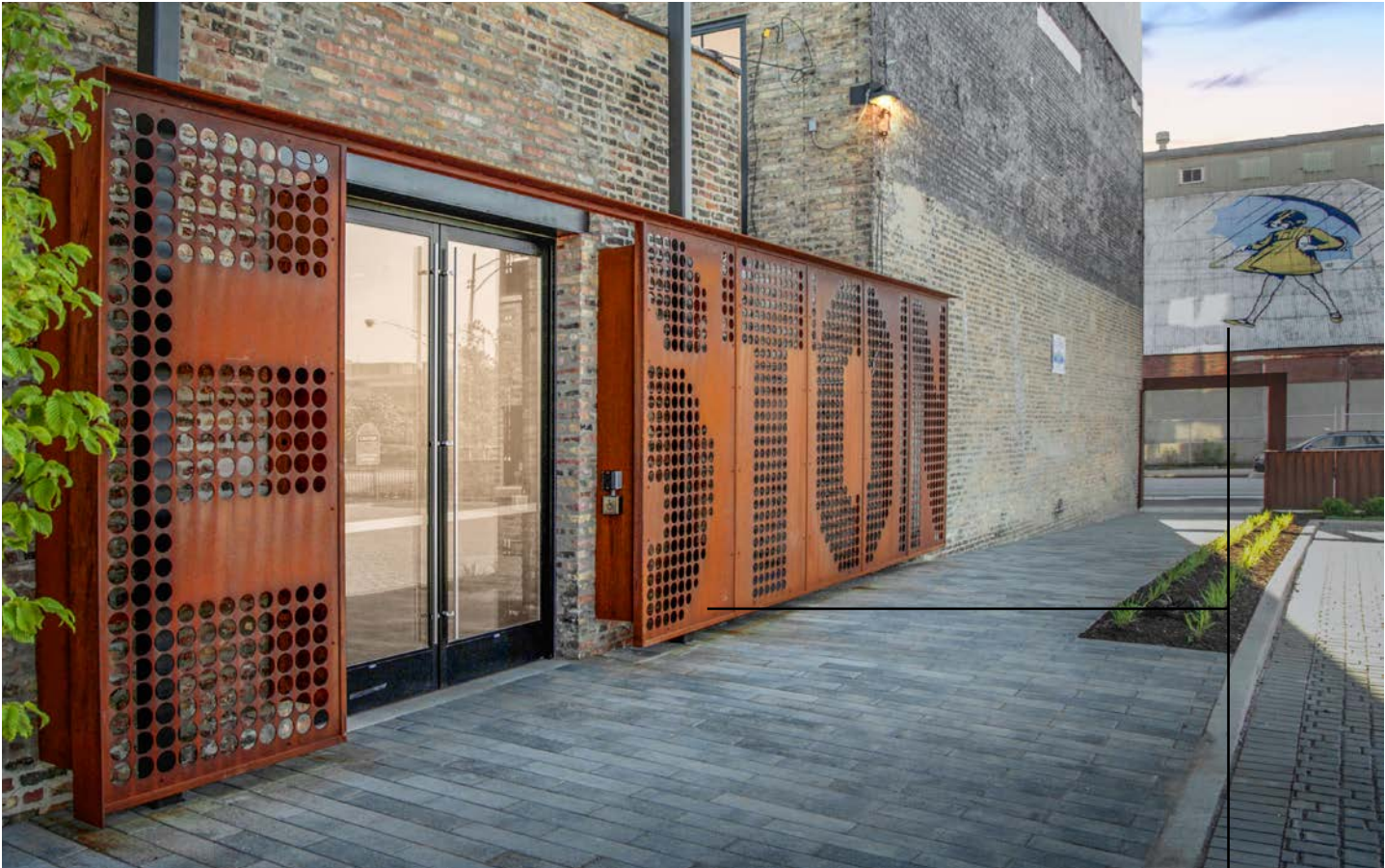




Site Plan



32' glass-walled lobby features polished concrete floors, a one-of-a-kind reclaimed wood reception station, live green wall and a new elevator shaft clad in oxidized corten steel.



Building Finishes

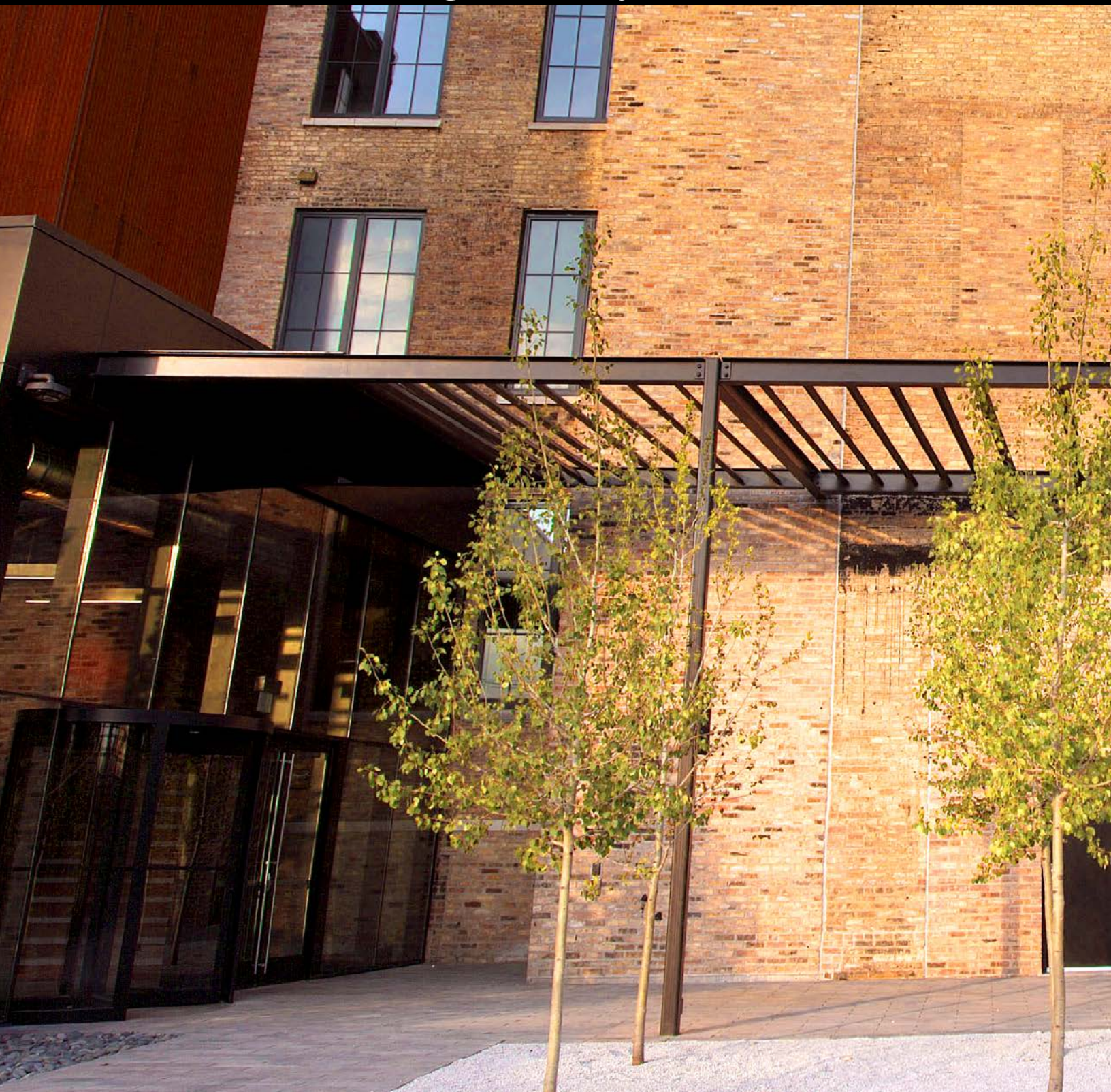


▲ Floor-to-ceiling glass wall (above) and decorative living wall (right) greet visitors in the building's lobby.

▲ The oxidized corten steel cladding on the new elevator shaft and entryway is a nod to the corrugated metal roof of the adjacent Morton Salt building.



Private Building Courtyard





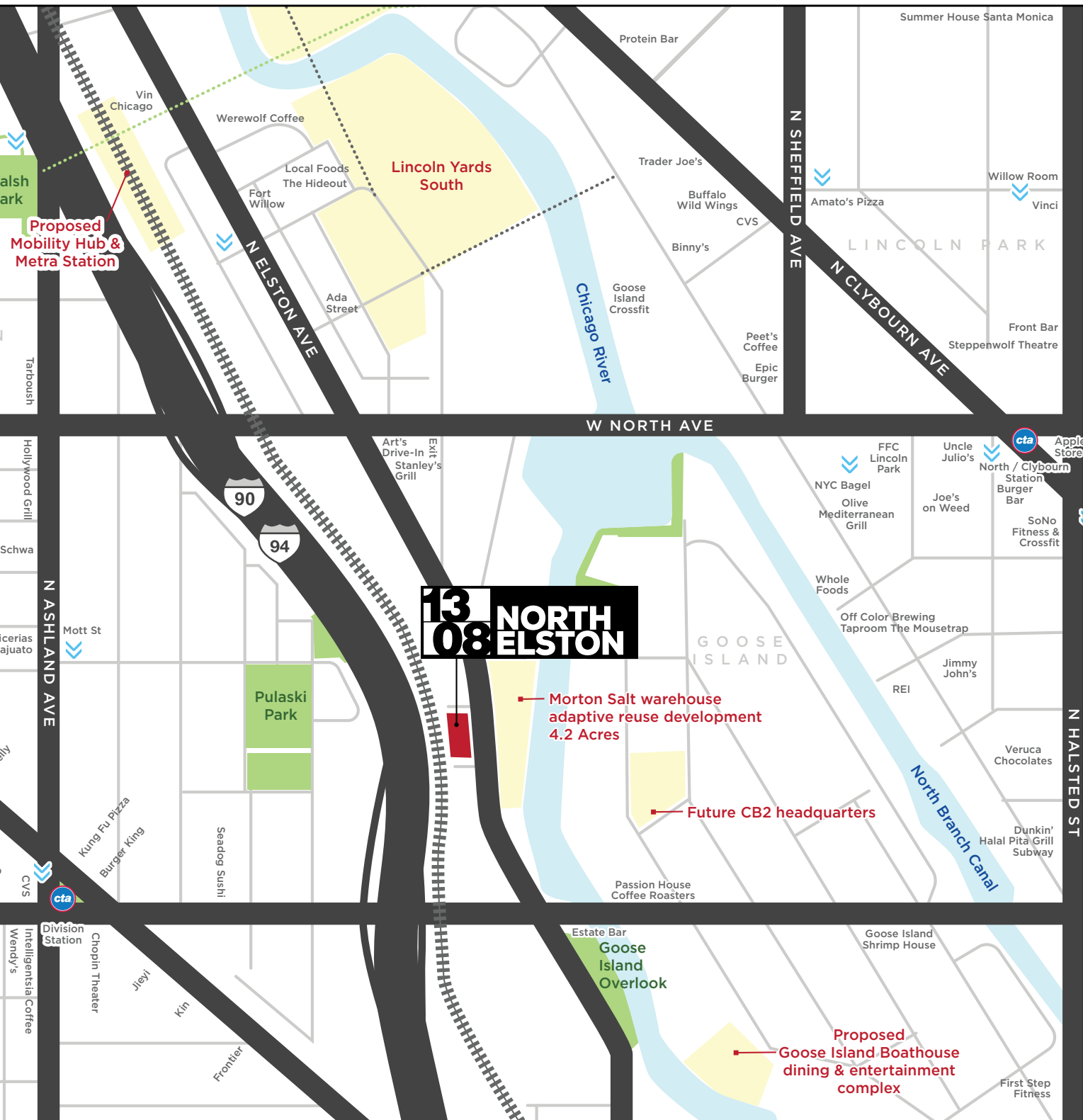
MODERN OFFICE SPACE,
5 MINUTES FROM HOME



This map illustrates the Wicker Park neighborhood in Chicago, bounded by Damen Ave to the west, Division St to the east, and the city grid. Key features include:

- Parks:** Churchill Park (top left), Wicker Park (center left, green-shaded), and Wicker Park Athletic Club (bottom right).
- Streets:** N Damen Ave, N Wolcott Ave, N Milwaukee Ave, N Wood St, and W Division St.
- Businesses and Landmarks:**
 - Churchill Park Area:** JuiceRx, En Hakkore, Lottie's Pub, Mindy's HotChocolate, Club Lucky, The Goddess & Grocer, Potbelly Dimo's Pizza, Forever Yogurt, Dunkin', Blue Fin, Lillie's Q, etra.
 - Wicker Park Area:** Starbucks Reserve, Bonci Pizzeria, Stan's Donuts, Damen Station (CTA), Urban Belly, Violet Hour, Rumi, Nick's, Native Foods Cafe, Umami Burger, Bongo Room, Worthington Coffee, Conard's Grill, Cumin, Kanella Breakfast Club, Walgreens, Emporium, Antique Taco, Standard Bar & Grill, Alliance Bakery, Caffe Streets, Phyllis' Smoke Daddy, Parlor Pizza, Machine, Sushu Taku, Milk & Honey, MAK, Via Garducci La Sorella, The Boundary, Collectivo, Easy Bar, Craft Pizza, Picante Taqueria, Miral, Cate Gelato.
 - Wicker Park Athletic Club Area:** Wicker Park Athletic Club, 5411 Empanadas, Starbucks, VinnyD's, Black Bull, Bordel, The Liteway, Gold Star, Mac's, Yolk.
- Other Landmarks:** BUCKTOWN (top right), @North Bar, Louie's Pub, Ina Mae Tavern, Olisat, Rakki Cafe, Whiskey Business, Falafel Grill, Carni Guan, Potbelly, Neon Wilderness, Target, Scene City, Bangers & Lace, Fox Trot Market, Big & Little's, The Angry Crab.

22 Δ



Nearby Transit

COMMUTER RAIL

Metra Clybourn Station	2 min drive
Ogilvie Transit Center (Metra)	5 min drive

CTA 'L' STATIONS

Division CTA Blue Line	12 min walk
Chicago CTA Blue Line	15 min walk
North & Clybourn Red Line	17 min walk

AIRPORTS

Midway International Airport	20 min drive
O'Hare International Airport	25 min drive

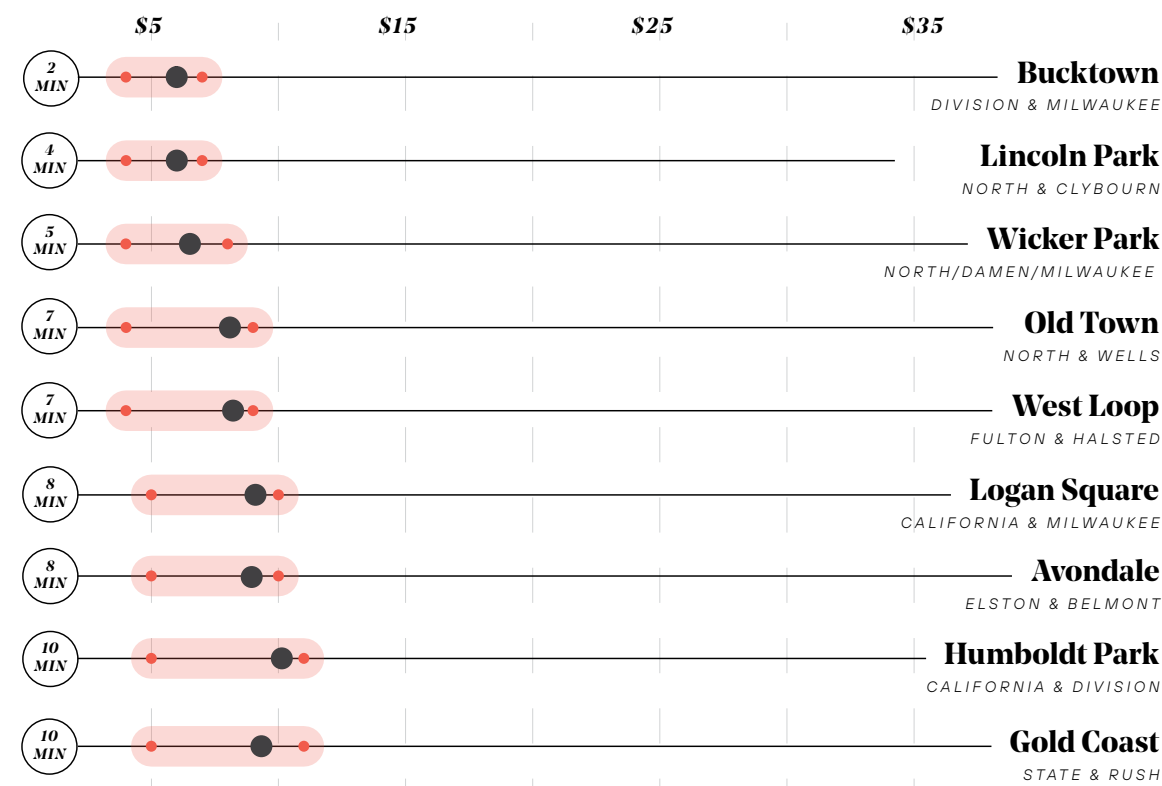
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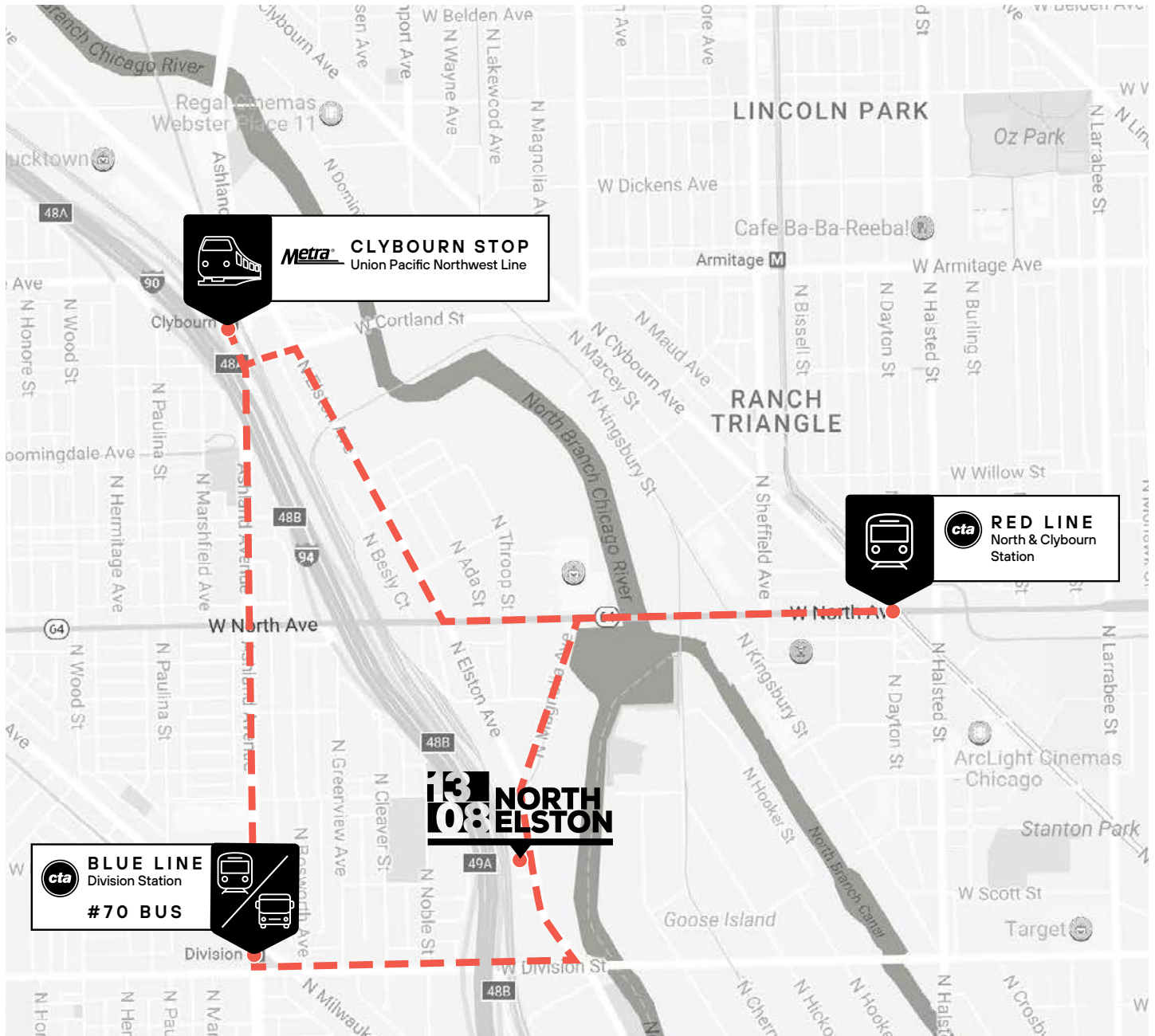
Average Rideshare Cost from 1308 North Elston

AVERAGES BASED ON POOL AND REGULAR RIDES ON LYFT & UBER *



* Averages do not take into account surge or promotional pricing. Drive times are based on Google. Costs and travel times are estimates only, actual cost and drive times may vary.

Proposed Transportation Shuttle Route



WALK SCORE

75

Very Walkable



TRANSIT SCORE

76

Excellent Transit



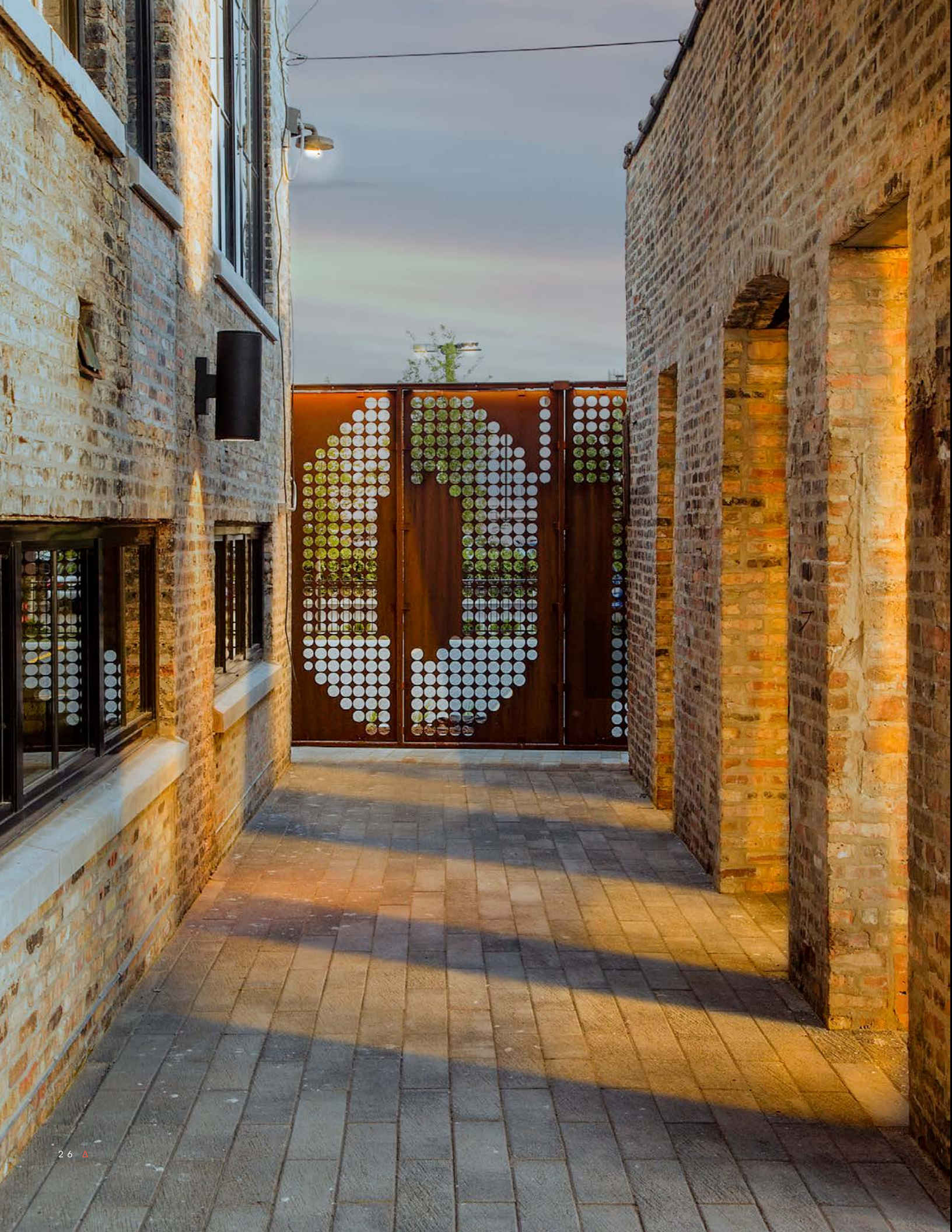
BIKE SCORE

93

Biker's Paradise

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ABOUT THE DEVELOPER

Farpoint Development

Farpoint Development is a Chicago-based real estate development firm founded in 2016 by the founding members of the successful real estate development company Sterling Bay. The Farpoint development team has nearly 100 years combined experience with the rehabilitation, redevelopment and adaptive reuse of severely compromised buildings in the Chicago area, including Hillshire Brands global headquarters at 400 S. Jefferson, Google, Inc.'s Midwest headquarters at 1000 W. Fulton, and the rehabilitation of the historic 12-story terra-cotta office building at 300 W. Adams.

Greco/DeRosa Investment Group

As a subsidiary of The Greco Companies, Greco/DeRosa Investment Group focuses primarily on real estate investment and financing. Having built an impressive portfolio of retail, mixed use, and industrial properties, GD has been a welcome partner to Farpoint Development on several new and exciting projects.

Greco/DeRosa Investment Group is an affiliate of the following companies: Greco PG5 Investments, GSI Financing, LLC, Greco Reggi Development, G4 Development Group, LLC.



1308 NORTH ELSTON

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