



 Life Sciences   HARRISON STREET

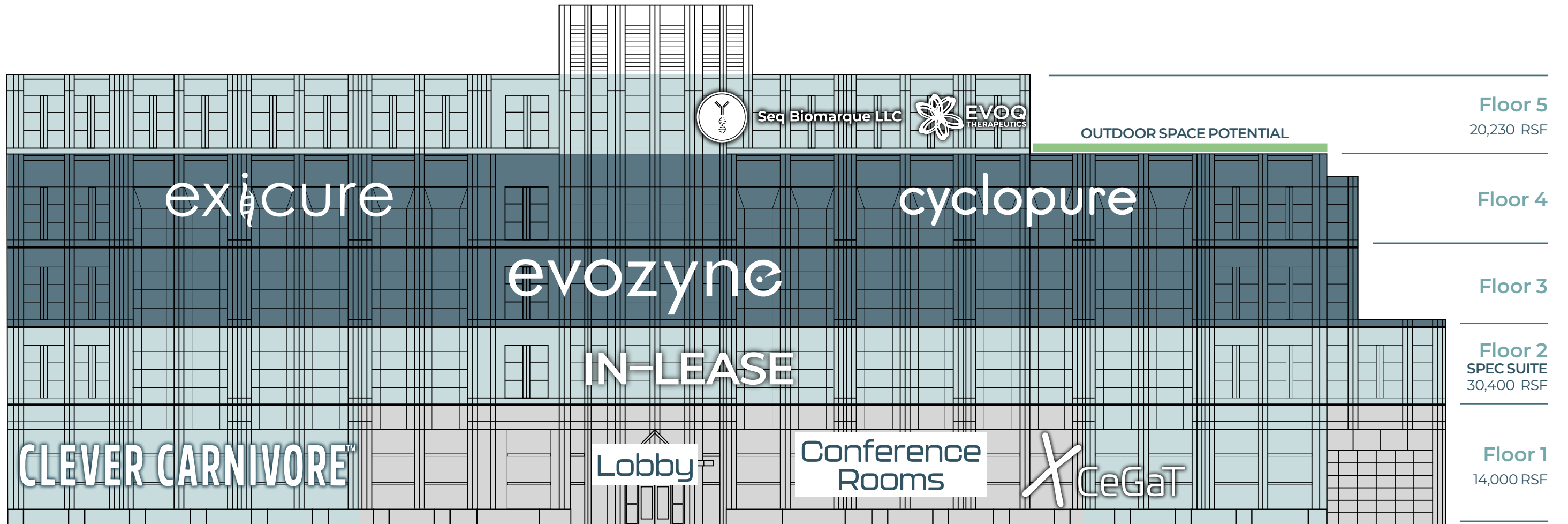
2430 NORTH HALSTED



Stacking Plan

KEY

- LEASED FLOOR
- AVAILABLE SPACE



Accommodated Systems



HVAC

- Two AHU per floor – allows tenants to have independent and customizable control to tenants
- 10 -22 ACH per floor



TENANT COOLING

- Stubbed cold condenser water



LAB EXHAUST

- Installed with 10 ACH per floor with ranging CFM ratings



ELECTRICAL

- Normal Power | 12 W/SF per floor
- Emergency Power | 6W/SF per floor (House generator system)



PURIFIED WATER

- Reverse osmosis system with 1000-gallon storage tank with minimum dispersment of 1.2 gpm



NATURAL GAS LINES

- 2" riser



LAB COMPRESSED AIR

- Duplex air compressor with two 20 HP compressors



VACUUM

- Triplex lab vacuum pump with three 10-HP pumps in basement mechanical room

- 3" risers



FLOOR VIBRATION

- 2,000 ups – 100,000 ups



BUILDING TOP SIGNAGE



Branding Opportunities

Availabilities:

- Building Top Signage
- Exterior Monument
- Exterior Blade
- Lobby
- Entry Plaque

BUILDING ENTRY MONUMENT



EXTERIOR BLADE

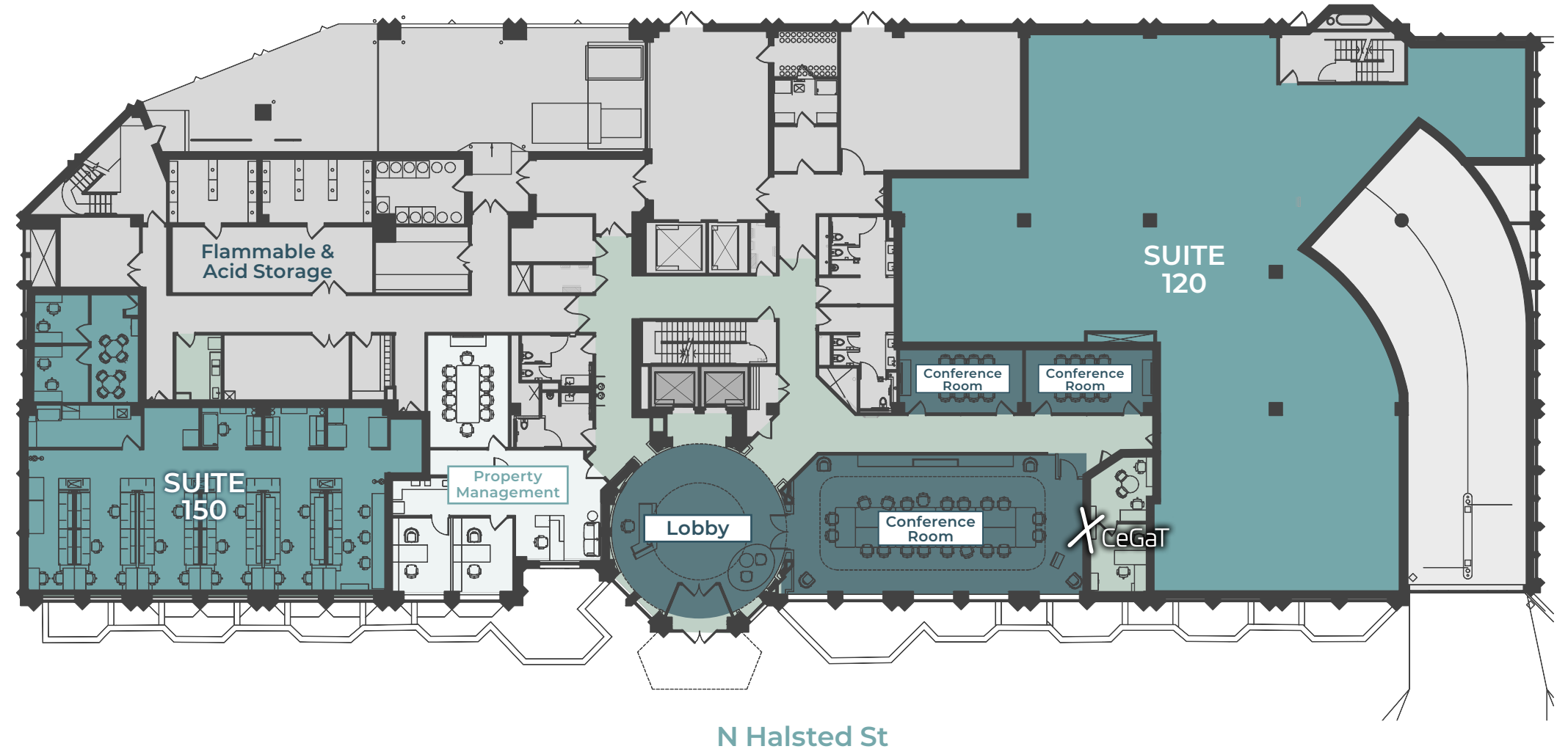




1st Floor

14,000 RSF Available

- Suite 150: 4,180 RSF
- Existing Lab & Office Space: 430 SF
- Suite 120: 9,395 RSF
- Existing Lab Space
- Up to 16' Ceiling
- Common Kitchenette



KEY

- LAB SPACE
- OFFICE SPACE
- PROPERTY MANAGEMENT
- AMENITIES

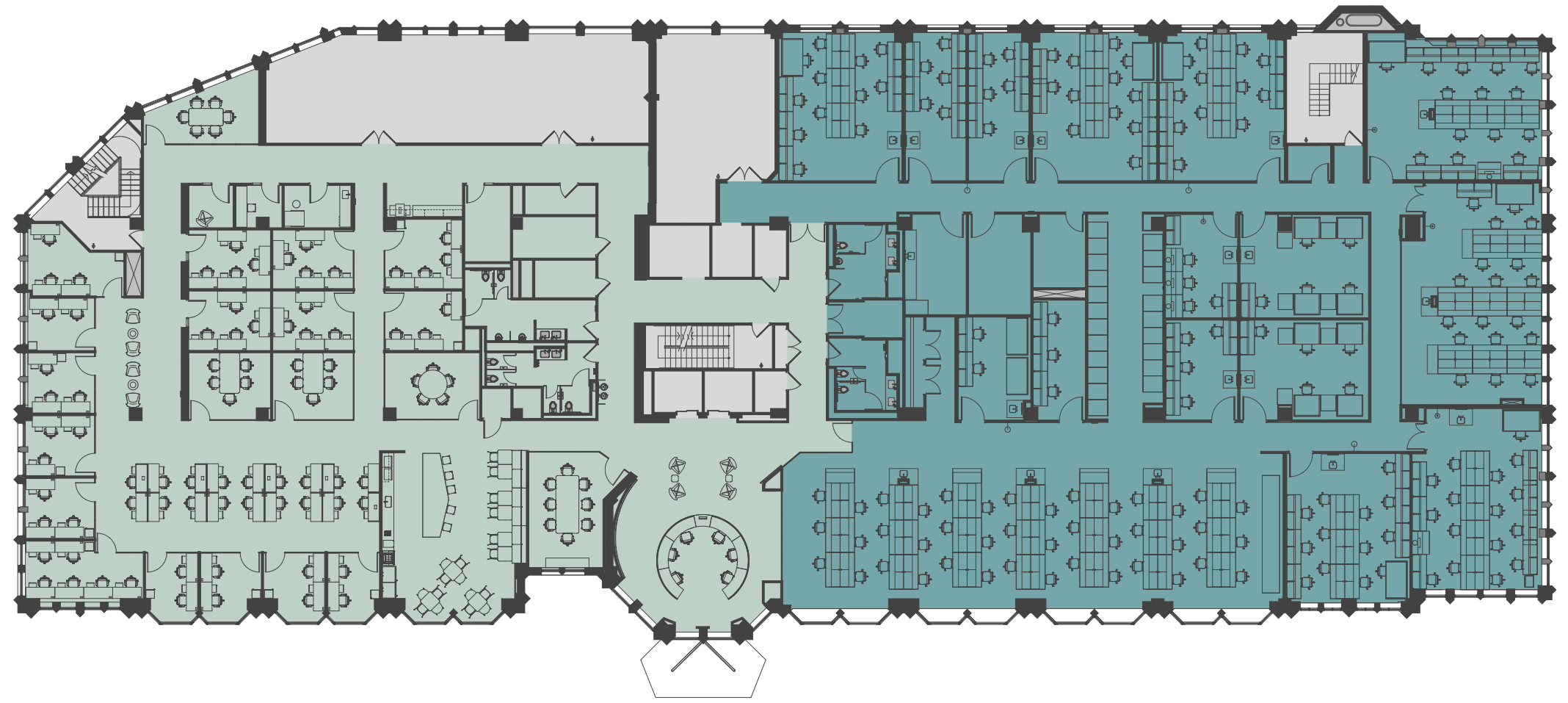




2nd Floor

30,400 SF Available

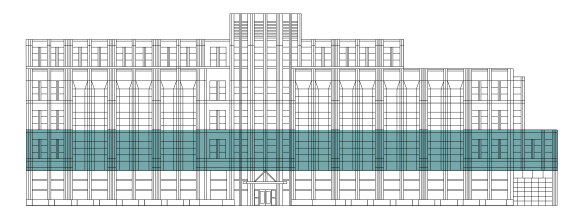
- 39 Benches in Shared Lab Space
- Nine Private Labs
- 14 Private Offices
- 17 Desks in Shared Office Space
- Five Conference Rooms
- Two Phone Rooms



N Halsted St

KEY

- LAB SPACE
- OFFICE SPACE





5th Floor

20,230 SF Available

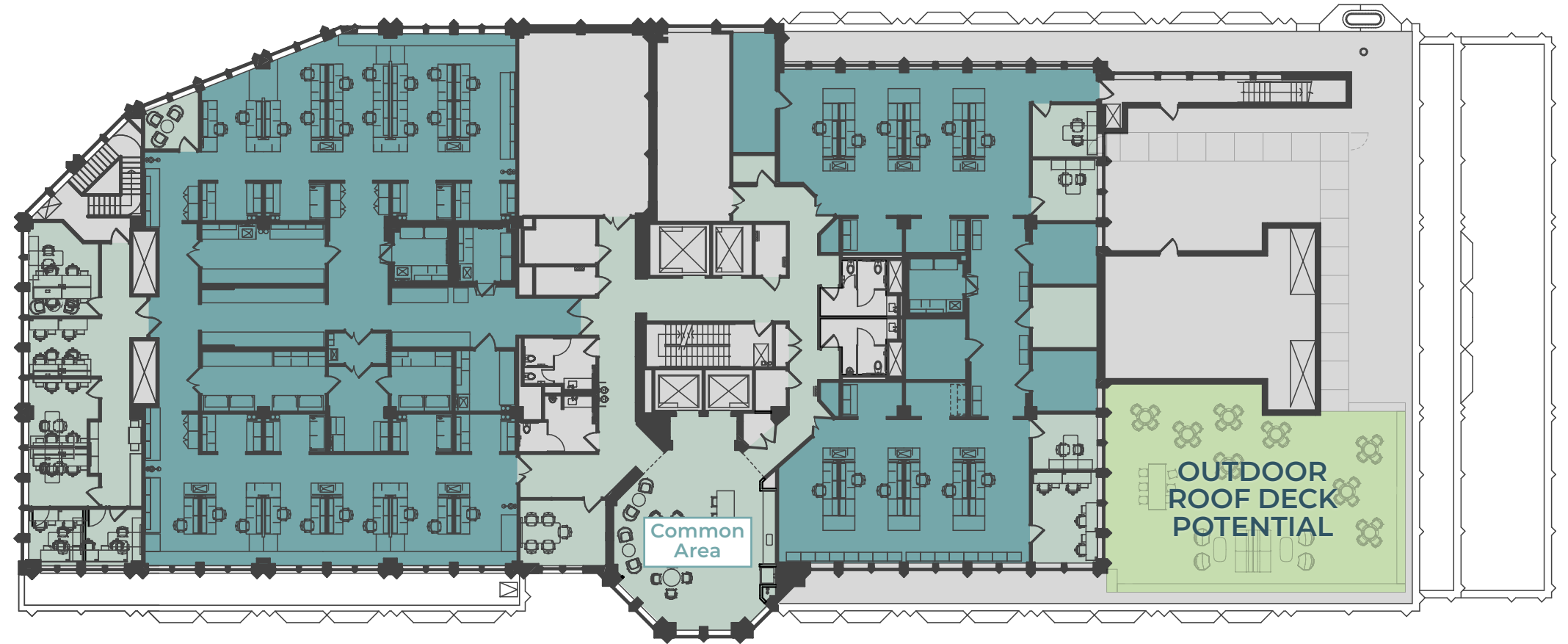
NORTH: 7,746 SF

- Six Long Lab Benches Power/Data
- Two Window Lab Benches Power/Data
- Option for Private Roof Deck

SOUTH: 12,487 SF

- Three Lab Benches Rcpt/Data
- Six Short Benches Power/Data
- Two Window Lab Benches

- Common Area Kitchenette and Breakroom
- Three 100 SF Chamber Walk-In Cooler Units
- Six 6' Fume Hoods
 - Three on the north
 - Three on the south
- Two 6' Biosafety Cabinets
- Two Tissue Culture Rooms



N Halsted St

KEY

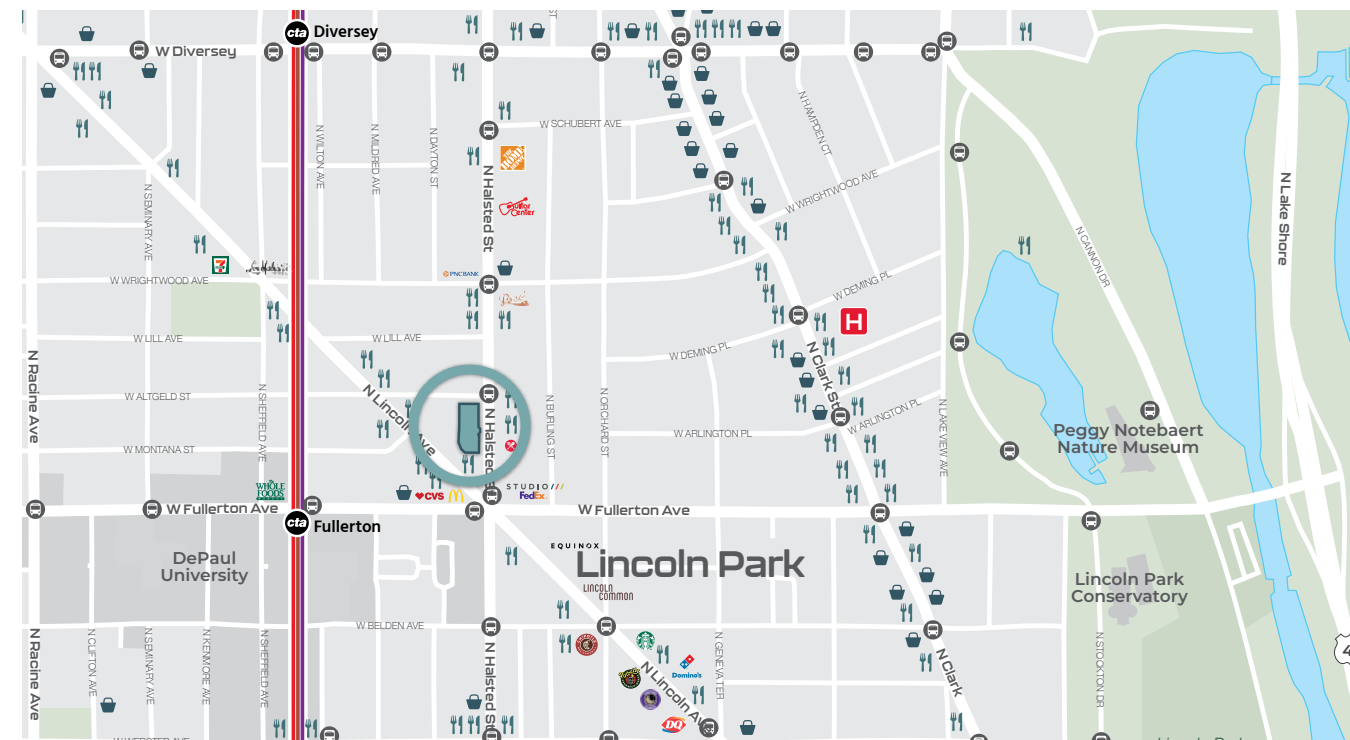
- LAB SPACE
- OFFICE SPACE



Within a Thriving & Prosperous Community

In the Heart of Lincoln Park

- One Block to Fullerton Red/Brown/Purple Line “L” Station
- Two Blocks to DePaul University Campus
- 15 Minute Drive to The Loop
- Underground 51 Space Secured Parking On-Site
- Easy Access to All Major Hospitals in the Area
- One minute walk to Lincoln Commons
- Five Minute Drive to I-90/I-94



AERIAL SHOT OF 2430 N HALSTED



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