



**2350 NORTH LINCOLN** AT THE LINCOLN COMMON

**Hines** **McCAFFERY**  
CHICAGO, ILLINOIS | JANUARY 2017



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# 2350 NORTH LINCOLN

## AT THE LINCOLN COMMON

- Outstanding location in the heart of Lincoln Park at the intersection of Lincoln, Halsted and Fullerton
- Exclusive, new construction office with vintage architectural details befitting of Lincoln Park
- Five stories with floor plates from 9,000 – 14,000 RSF
- Private, outdoor terraces on each floor
- Abundant natural light from large, industrial style windows and 11'-4" ceiling heights
- Ground floor retail/restaurant amenity
- Convenient to restaurants, boutique shopping and theaters
- 850-car parking garage next door
- Four blocks to the lakefront, Lincoln Park Zoo, Notebaert Nature Museum, biking and walking trails
- Transportation friendly: 2 blocks from CTA Fullerton El Station, multiple bus routes, protected bike lanes
- 2350 N. Lincoln is a part of The Lincoln Common - a master planned, mixed use development featuring 540 apartments; 40 luxury condominiums; 100,000 square feet of urban street retail; and 57,000 square feet of open green space
- Ready for occupancy 1Q 2018



# SITE PLAN



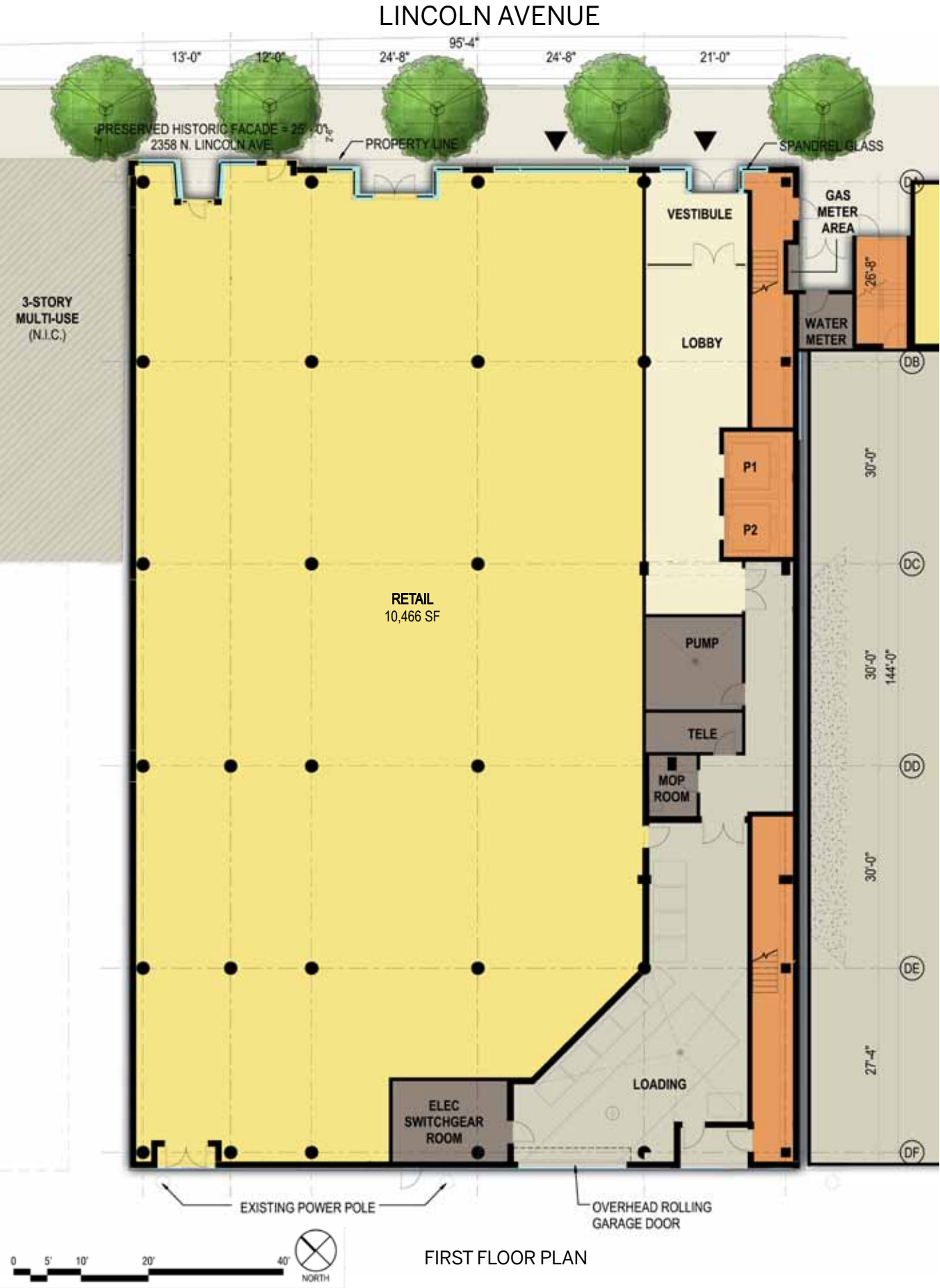
# elevation on north LINCOLN AVE

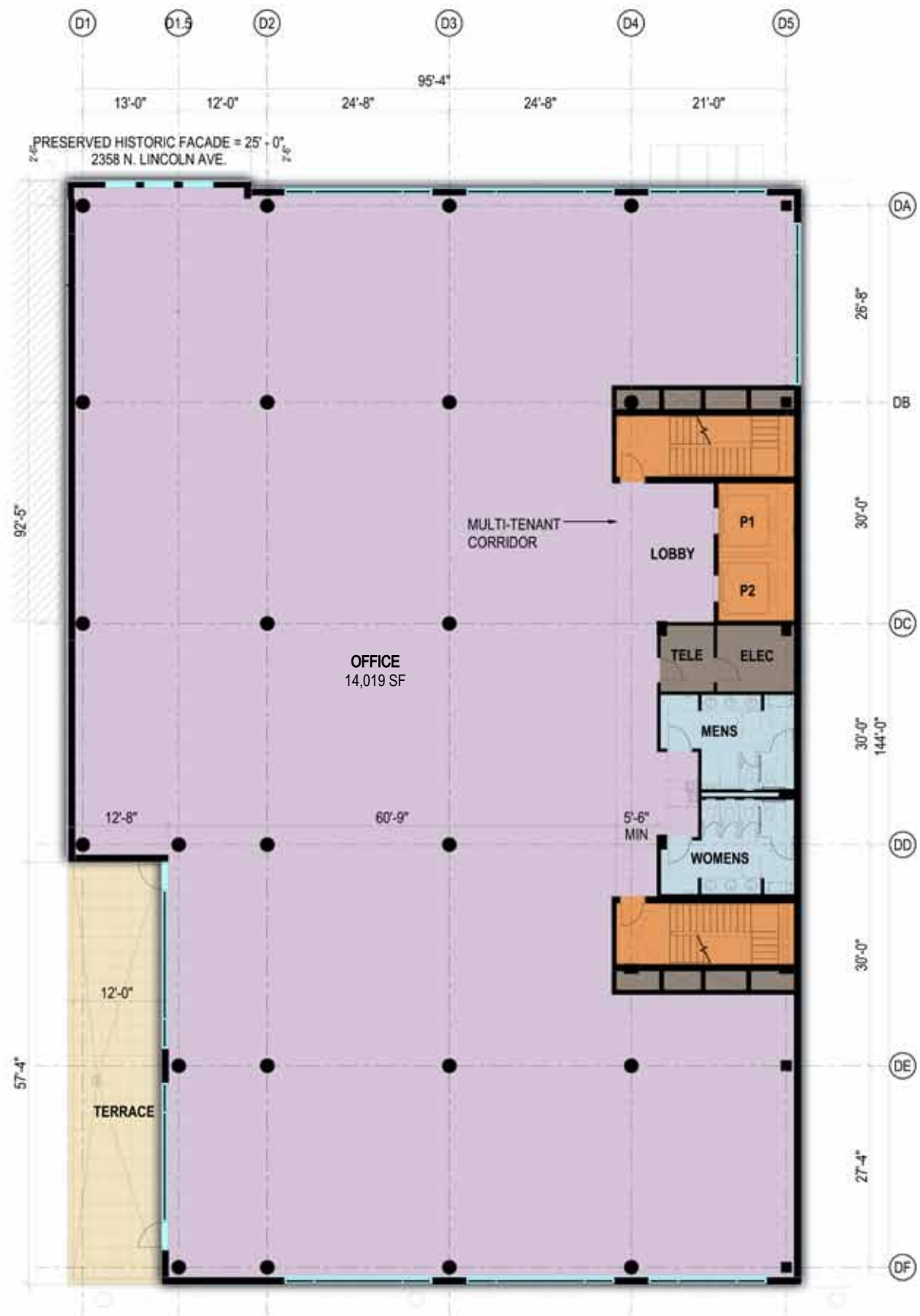


FLOOR PLANS



FIRST FLOOR LOBBY

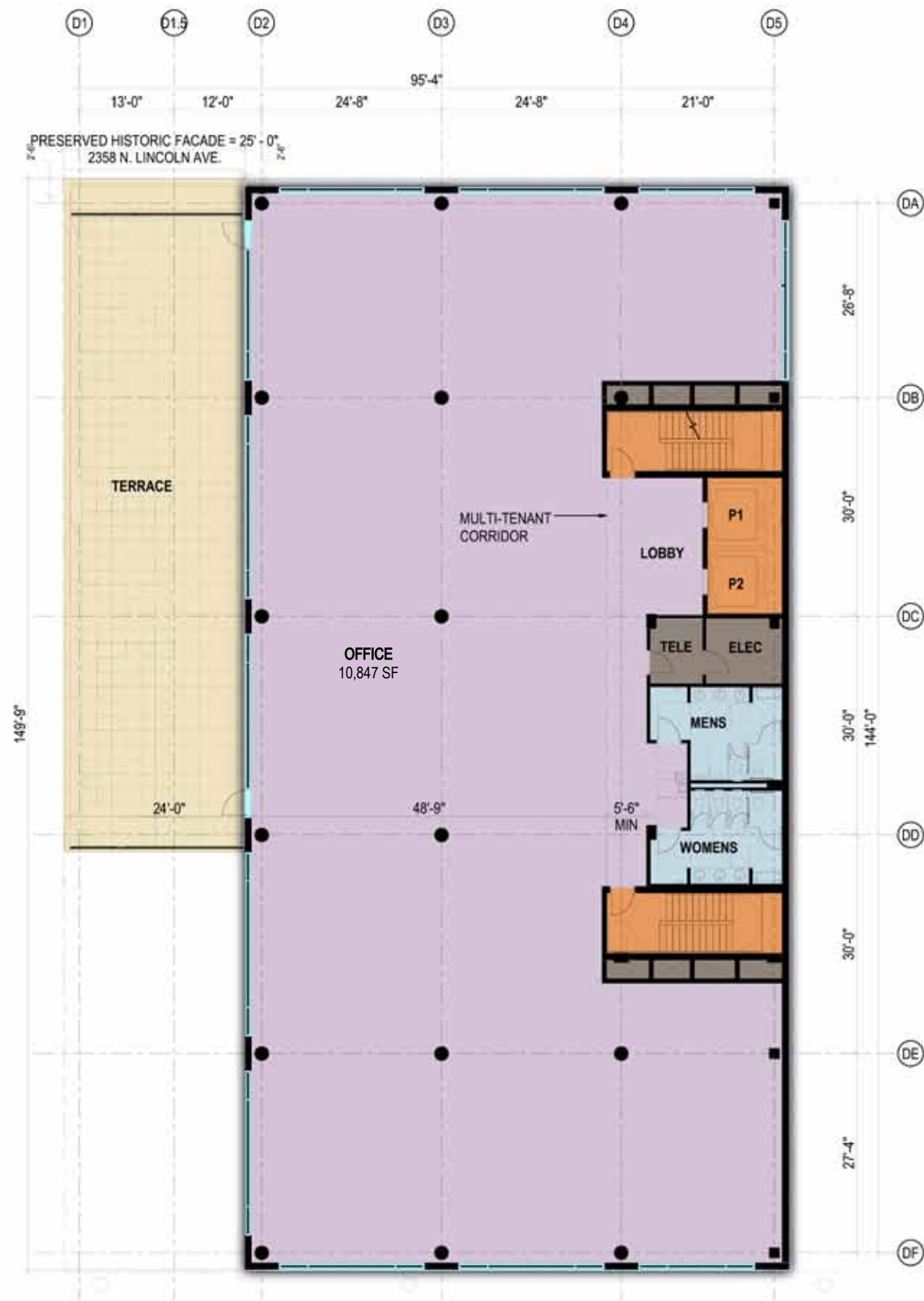




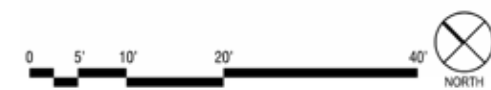
SECOND FLOOR PLAN



THIRD FLOOR PLAN

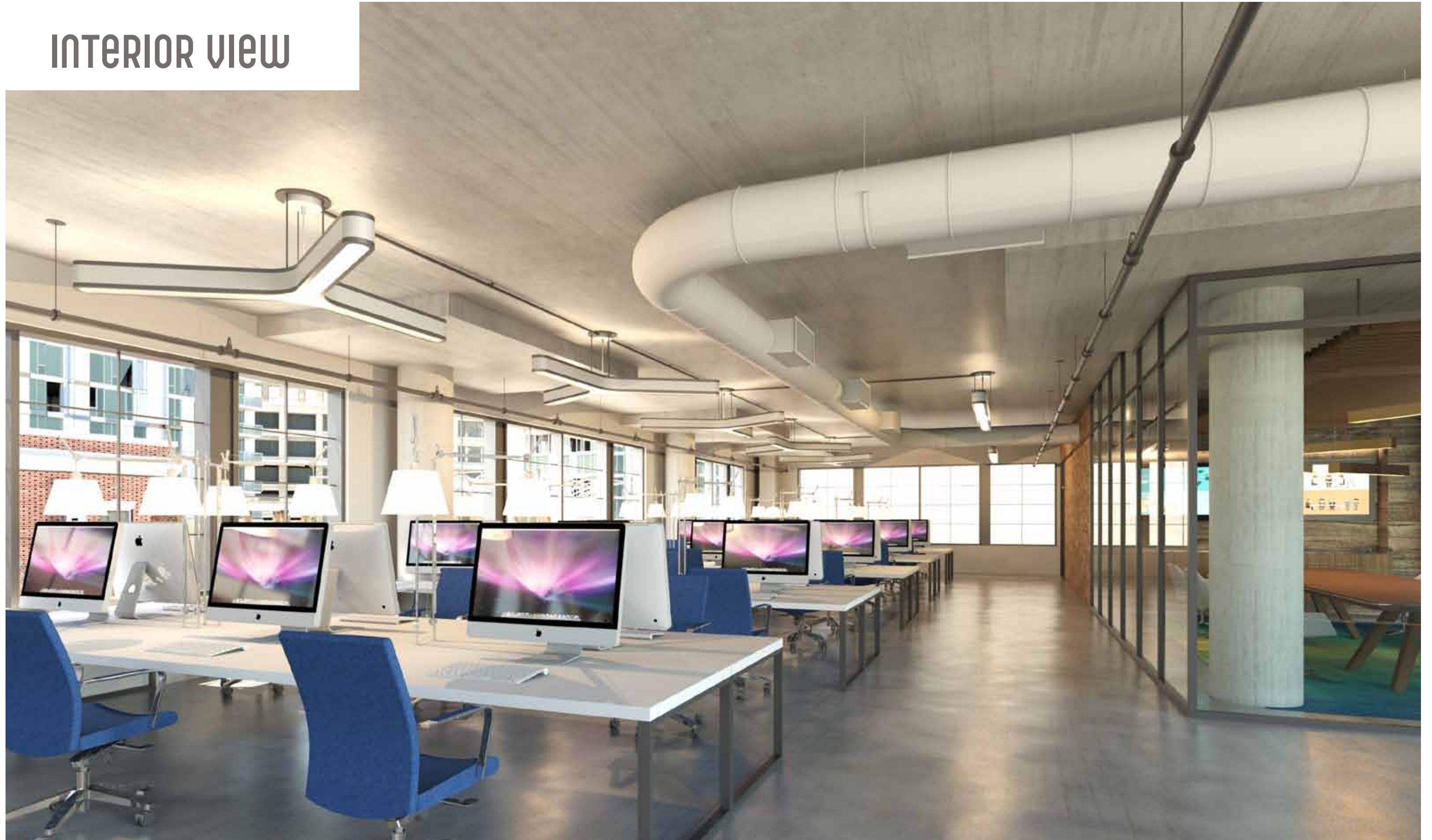


FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

## INTERIOR VIEW



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# FULL FLOOR TENANT SPACE PLANS



OPEN OFFICE PLAN  
13,556 SF (110 SF/PERSON)  
123 WORKSTATIONS



PRIVATE OFFICE PLAN  
13,556 SF (161 SF/PERSON)  
31 OFFICES, 53 WORKSTATIONS

# MULTI-TENANT SPACE PLANS



**MULTI-TENANT OFFICE PLAN**  
 TENANT A: 4,800 SF (100 SF/PERSON)  
 TENANT B: 3,158 SF (112 SF/PERSON)  
 TENANT C: 3,575 SF (102 SF/PERSON)



**MULTI-TENANT OFFICE PLAN**  
 TENANT A: 2,700 SF (108 SF/PERSON)  
 TENANT B: 2,247 SF (102 SF/PERSON)  
 TENANT C: 3,818 SF (123 SF/PERSON)

# OFFICE SQUARE FOOTAGE

FLOOR	OFFICE RSF	TERRACE SF
5	8,912	1,782
4	10,847	2,162
3	13,273	688
2	14,019	722
1	0	0



VIEW FROM FIFTH FLOOR TERRACE LOOKING SOUTH



VIEW FROM FOURTH FLOOR TERRACE LOOKING NORTHEAST



VIEW FROM THIRD FLOOR TERRACE LOOKING WEST

# AERIAL MASSING



**2350 NORTH LINCOLN** AT THE LINCOLN COMMON



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