



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

April 18, 2019

**CONTACT:**

Mayor's Press Office

312.744.3334

[press@cityofchicago.org](mailto:press@cityofchicago.org)

**MAYOR EMANUEL, ALDERMAN BURNETT JOIN SHAPACK AND FOCUS TO BREAK  
GROUND ON THE NEWEST FULTON MARKET DEVELOPMENT**

*New 17-Story Office Building at 167 North Green Will Create 250 Construction Jobs and More  
Than 4,000 Permanent Jobs When Fully Occupied*

Mayor Rahm Emanuel today joined Alderman Burnett (27th Ward), development partners Shapack and Focus and capital partner Walton Street Capital to break ground on the latest project in Fulton Market District, building on years of investment in an area that is now powering the City's growing tech and innovation ecosystem.

"In recent years, the Fulton Market District has been reborn and is now home to some of the world's largest technology, consumer brand and professional service businesses," said Mayor Emanuel. "By working closely with the community and Alderman Burnett, we have been able to ensure this neighborhood is a vibrant, mixed-use economy of the 21st Century, while also harnessing this growth to support economic development throughout the City."

In June 2016, Mayor Emanuel expanded the Downtown Zoning District to include the West Loop and Fulton Market District. This change catalyzed approximately two dozen commercial, residential and mixed-use Planned Developments, valued at more than \$2.3 billion. These projects are supporting approximately 7,000 construction jobs and are projected to commit more than \$52 million to the Neighborhood Opportunity Bonus payments. Neighborhood Opportunity Bonus funds are used to support commercial corridor projects on the West, Southwest and South sides along with local infrastructure and citywide landmarks.

"This latest development builds on Fulton Market's historic roots as economic engine in Chicago," said Alderman Burnett. "We will continue to work closely with community members and the City as we continue modernizing infrastructure, beautifying the corridor and making it suitable for the mixed-use economy of the 21st Century."

The new 17-story building at 167 North Green will create 250 construction jobs and more than 4,000 permanent jobs when fully occupied. Additionally, the project provided \$5.8 million in a Neighborhood Opportunity Bonus payment in order to exceed their locations

base zoning by more than 250,000 square feet. The 10% local portion of the Neighborhood Opportunity Bonus payment will be applied toward streetscape and field improvements at Skinner park.

“167 North Green further merchandises Fulton Market District’s core bringing more than 600,000 square feet of office space and 35,000 square feet of urban retail to Green and Halsted Streets,” says Jeff Shapack, Founder & CEO of Shapack Partners. “Brands are attracted to the neighborhood because of its dynamic mix of restaurants, event venues, residential, office, hotels and retail. 167 North Green is located in the epicenter of this momentum, and provides office tenants large floor plates, unobstructed view corridors, and easy access to the City’s transit system.”

“This building is a collection of unique spaces that form a pedestrian connection through the heart of the site, uniting Halsted and Green Street pedestrians around a mid-block office-lobby,” says Tim Anderson, CEO of Focus. “This new pathway represents fresh thinking around the centuries-old concept of a mews, and the space will be the first of its kind in Chicago – attracting world-class companies and brands alike.”

Designed by Gensler Chicago, features of the project include:

- Public amenities at the base of building known as The Mews – creating an engaging pedestrian experience and connecting the neighborhood with the building (joining Green Street to Halsted Street) lined with retail
- Eight sides of floor to ceiling glass, allowing for tenants to never be more than 60 feet away from light
- 635,000 square feet of office space, with the largest floor plates available in Fulton Market at 46,000 square feet
- Penthouse amenity floor with a town hall space that converts to a basketball court, a roof terrace, a full-service gym, a tenant lounge and 360-degree views of the city
- Dedicated drop-off, onsite parking and indoor bike parking for tenants
- Accessibility to all modes of transportation including both Metra commuter stations, the CTA Morgan El Station, the Halsted Street bus line and the expressway

“The design of the building was a true collaboration. We are very aware of the historic character of the neighborhood and the expressive building is meant to immediately evoke images of the architecture that defines Chicago,” says Grant Uhler, Regional Managing Principal and Principal in Charge at Gensler Chicago. “The varying scale and design echoes and enhances the diversity of the surrounding neighborhood, with the masonry and steel detailing paying homage to the area’s industrial roots while looking at the city’s bright future.”

WeWork is the first publicly announced tenant for 167 North Green Street with plans to occupy the 4th, 5th and 6th floors totaling approximately 140,000 square feet. WeWork was an early adopter in Fulton Market signing their first lease with Shapack Partners in

mid-2013 and opening in the former Amity Packing building at 220 North Green Street in 2015. WeWork will have more than 200,000 square feet in Fulton Market District. 167 N Green Street is slated to open in late 2020. Focus is also serving as the general contractor for the project.

###