



400 NOBLE

REHABILITATION OF 60,000 SF WAREHOUSE LOFT BUILDING INTO CREATIVE OFFICE AND EVENT SPACE

CLIENT Shapack Partners | **LOCATION** Chicago, Illinois (Fulton Market) | **SIZE** 60,000 sf

PROJECT SCOPE

Eckenhoff Saunders partnered with Shapack Partners to reposition and redevelop 400 Noble, a former warehouse building situated on a 1.5-acre site just north of Fulton Market. The adaptive reuse project transformed approximately 60,000 sf of industrial loft space, along with a 10,000-sf mezzanine, into a creative office and event destination tailored to the needs of today's workforce.

The existing structure featured many of the qualities highly sought after in modern workplace environments, including 20-foot ceilings, expansive windows, abundant natural light, and flexible open floor plates. The design preserved the building's industrial character while introducing strategic upgrades that aligned with the rapid evolution of the surrounding neighborhood. The successful repositioning helped attract high-profile creative tenants, including Barstool Sports, which selected the property for its Chicago headquarters.

Working closely with Shapack Partners, the project team conducted a series of visioning sessions to establish a distinctive identity for the property and strengthen its position within Fulton Market's growing creative office market. Eckenhoff Saunders provided architectural and interior design services, including common area renovations, finish selection, exterior façade enhancements, new canopies, expanded window and door openings, and site improvements to the property's 48-space parking lot.