



817 W LAKE STREET

MIXED-USE DEVELOPMENT IN FULTON MARKET

CLIENT Sancerre Realty | **LOCATION** Chicago, Illinois (Fulton Market) | **SIZE** 7-stories, 60,000 sf

PROJECT SCOPE

Eckenhoff Saunders partnered with Sancerre Realty to design a boutique office development at the southeast corner of Lake and Green Streets in Chicago's Fulton Market district. The proposed seven-story, 60,000-sf building would replace an existing two-story commercial structure and surface parking lot, bringing new office and retail space to one of the city's most active mixed-use neighborhoods.

The 109-foot-tall building is clad in brick, glass, and metal, drawing inspiration from the industrial character and material palette that define Fulton Market. A carefully composed façade uses layered brick detailing, large-scale glazing, and articulated mullions to create depth, rhythm, and a clear hierarchy across the building envelope.

At street level, approximately 7,600 sf of retail space activates the pedestrian experience along Lake Street. Dark metal elements, expressed structural columns, and honed black granite distinguish the retail base from the office floors above, reinforcing a strong urban presence while respecting the neighborhood's architectural context.

The building's service core is positioned along the eastern edge of the site, maximizing efficient floorplates and allowing the brick-and-glass façade to wrap three sides of the structure, including a prominent public alley frontage.