

## **Commerz Real and Space OS with new tenant app for “1330 West Fulton” in Chicago**

From 2021 onwards users of the Chicago office property “1330 West Fulton” can book meeting rooms, order food and meals, and in the event of problems communicate with the facility management and the reception using a new tenant app. The app was developed by the start-up company Space OS for Commerz Real, which has owned the building through its open-ended real estate fund hausInvest since 2019. In the near future the app can also be used to reduce the risk of a Covid-19 infection in the work areas thanks to contact-free entrances, contact-free payments and contact-free visitor management, for example. “We want to offer the users of ‘1330 West Fulton’ a communications platform for messages, events and security information, which in these difficult times at least allows people to come closer digitally,” explains Jens Böhnlein, Global Head of Asset Management at Commerz Real.

Space OS is a cloud-based software platform that connects buildings, their technology, and services with the occupiers through an app. It's a scalable operating system for flexible, safe, and people-centric workspaces. Marley Fabisiewicz, Founder of Space OS, explains: "We are only at the beginning of our journey to improve workplace wellbeing, flexibility, and sustainability. Our platform provides valuable data that was previously inaccessible. This makes it possible to manage real estate more effectively and provide better services to occupiers."

“1330 West Fulton”, which was completed in 2017 and has been certified with the LEED Gold sustainability standard, encompasses approx. 27,000 square metres (290,475 square feet) of leasable area and is virtually fully leased to 10 companies. The main tenants are the technology company Dyson, which is best known for its vacuum cleaners, and Glassdoor, an online platform for employer ratings. The average residual term of all the lease agreements is approx. six years. In addition to private balconies, all the tenants also have access to a roof terrace, a lounge, a fitness centre and a café/bar. Moreover, an exclusive restaurant from the 3-star chef Curtis Duffy opened in the building in 2020.

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## Commerz Real AG

Commerz Real is a subsidiary of Commerzbank AG with more than 45 years of market experience and approximately 34 billion euros in assets under management. The company combines comprehensive know-how in asset management and a broad-based structuring expertise to deliver its signature range of services of fund products focused on tangibles and bespoke financing solutions. The fund spectrum includes the open-ended real estate fund Hausinvest, institutional investment products as well as entrepreneurial participations in real estate, aircraft, regenerative energy and ships. In its role as leasing company of Commerzbank Group, Commerz Real offers tailored equipment leasing concepts along with bespoke financing arrangements for assets such as real estate, big-ticket equipment and infrastructure projects. [www.commerzreal.com](http://www.commerzreal.com)

## Space OS

[spaceOS](#) is a leading PropTech scaleup, providing technology for commercial real estate, flex space operators. It was developed in New York’s buzzing New Lab space in 2016 by founder and serial entrepreneur Marley Fabisiewicz. spaceOS has now raised a total of €4m and is active in more markets than any other provider, powering over 12m sq ft of workspace across 17 countries with over 75,000 users. spaceOS’ technology has been deployed by some of the industry’s largest office landlords, including Commerz Real, Immofinanz, and Sage, and by some of the world’s leading space-as-a-service operators, including Unicorn, Rooms, and Factory.