



1400 W North Avenue Medical Office Build-to-Suit Opportunity

LINCOLN YARDS, CHICAGO

Live, work, play, grow at Lincoln Yards

A transformative
development
on Chicago's
North Side.

Lincoln Yards is located between two of the city's most iconic and lively neighborhoods, Bucktown and Lincoln Park. Built around 21 acres of green space and accessible through every mode of public transit, Lincoln Yards will be a lab and office destination unlike anywhere else in Chicago.



LINCOLN YARDS BY THE NUMBERS

2.9 miles
total length of extended 606

4,050 feet
total river frontage

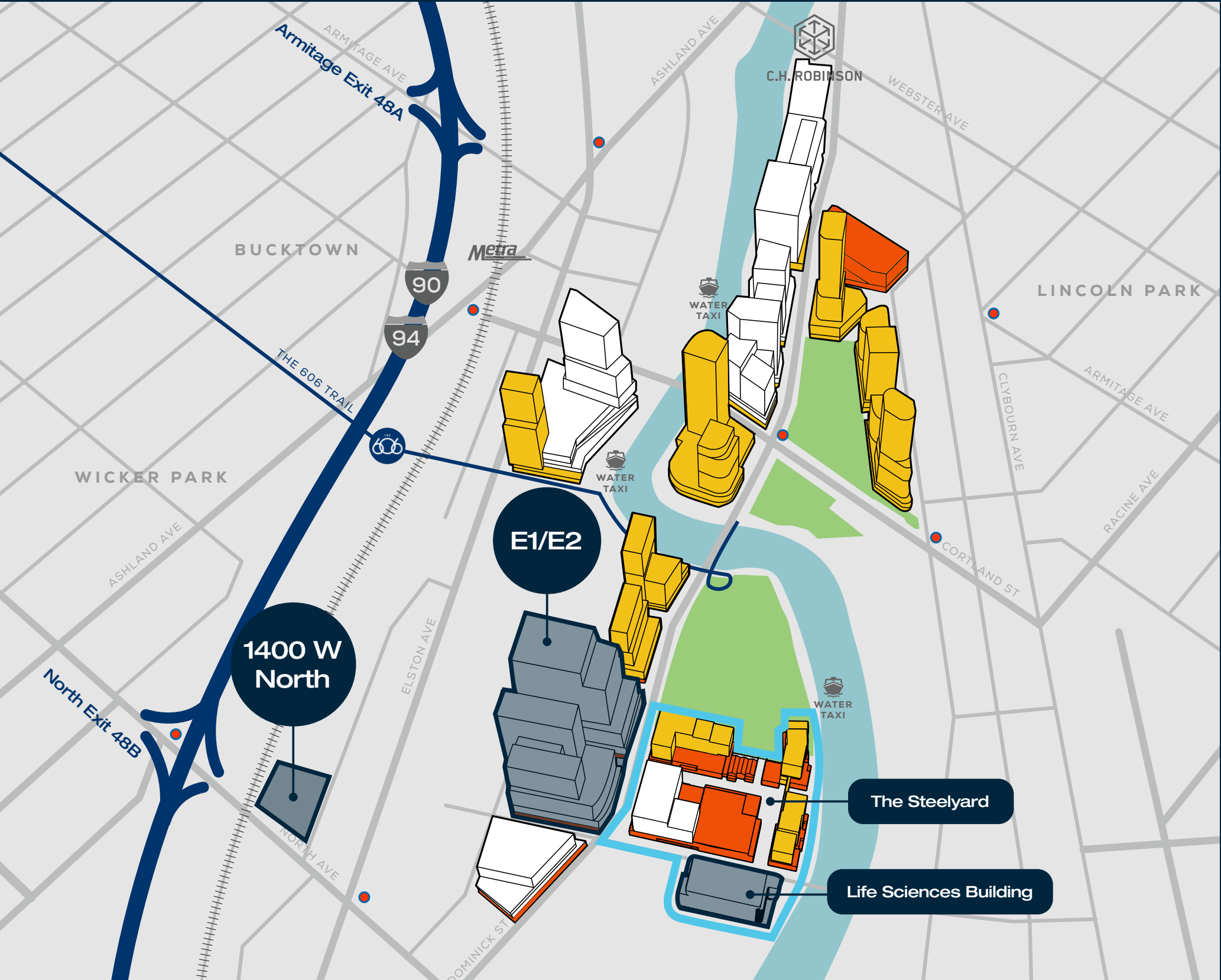
55 acre
mixed-use development

13
surrounding transit systems

ABOVE
LEFT

The Steelyard
Lincoln Yards

Life Science Cluster at Lincoln Yards



DEVELOPMENTS

- Life Sciences Building**
320,000 SF
- 1400 W North**
100,000 SF
- E1**
2.5M SF
- E2**
1.5M SF
- Steelyard**
1,000,000 SF

MAP KEY

- Residential
- Office
- Retail
- CTA
- 606 Extension

DETAILS

- Lincoln Yards South**
 - > E1/E2 - 4,000,000 SF of future growth space
 - > Parcel G1 & E1/E2 are part of the innovation district
- Life Sciences Space**
 - > Approximately 300,000 SF Lab/R&D
 - > 36,000 SF floor plate
- Approved Development**
 - > 55 acres of prime real estate
 - > 21 acres of public open space
 - > 100+ new shops and retail
 - > 5,000 new residences
 - > 1,000 new hotel rooms

1400 W North Avenue Medical Office Building Opportunity



Asset Type

Medical Office or Office Build-to-Suit

Location

Lincoln Yards

Approximate Building Size

100,000 SF

Stories

5

Floorplates

20,000 SF

Parking

Customizable

- > 31,731 SF site
- > Build-to-suit
- > Signage visibility to ~300,000 cars per day (“VPD”) on I-90/94 and North Avenue
- > Located directly off I-90/94, and minutes away from Metra station and various modes of public transit
- > Branding and naming rights
- > Floor-to-ceiling windows, abundant natural light, first-class amenity package and conferencing

Branded Besly Billboard Viewed from I-90/94



EXPOSURE

1.69M
weekly exposure

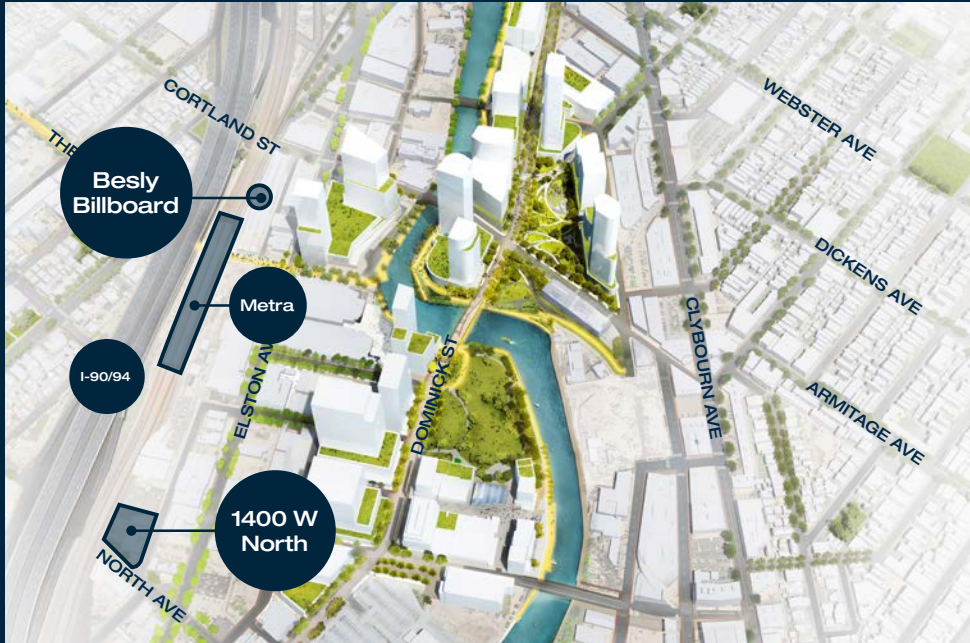
6.75M
per 4-week period

80M+
annually

COST

\$200K
per month, per side

1400 West North Avenue
provides the same
exposure at no cost





Highly visible from I-90/94, Metra and North Ave



STERLINGBAY.COM

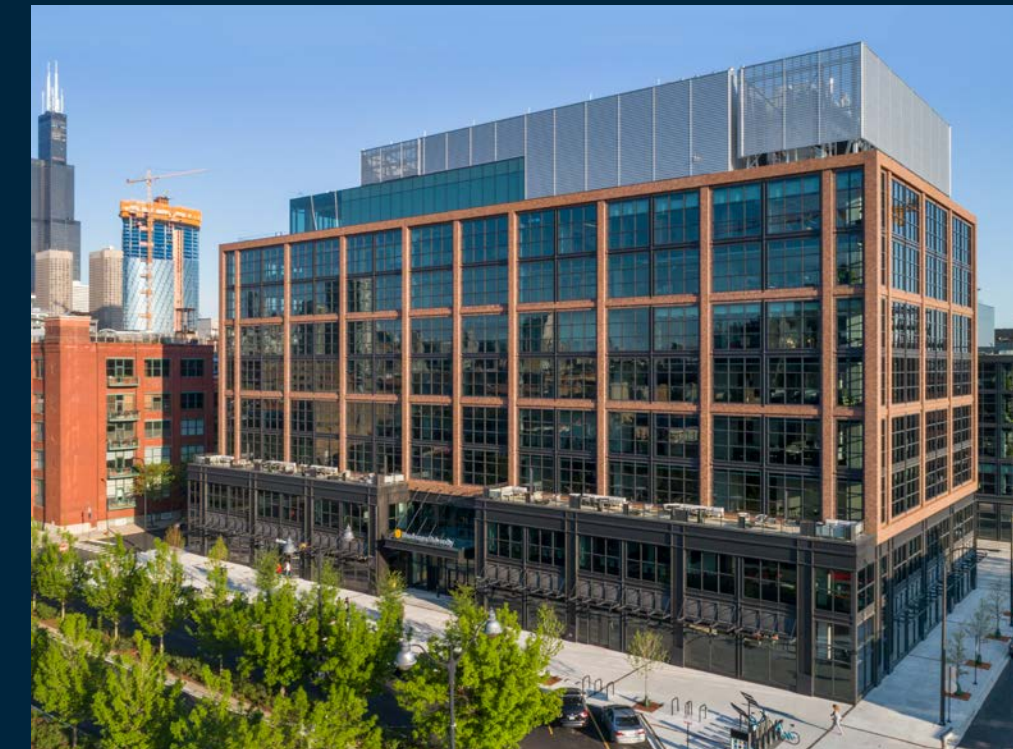


LINCOLNYARDS.COM



LEFT
BELOW
BOTTOM

Sterling Bay HQ
McDonald's Global HQ
Google's Midwest HQ



We Are Sterling Bay

Developers, investors,
builders, innovators.
We are driven by a
passion for what we do.

FOR MORE INFO

Russell Cora
rcora@sterlingbay.com
312.202.3442

Jessica Brown
jbrown@sterlingbay.com
847.420.0044

