



1229
W Concord Place

Discovery × You

Through a unique combination of wellness-driven design, state-of-the-art R&D facilities, collaborative workspaces, and robust amenities, ALLY at 1229 W Concord Place provides 360-support to today's leaders in life sciences.

Overview

320K SF

BUILDING SIZE

280K RSF

AVAILABLE

42K SF

FLOOR PLATES

8

STORIES

15'

SLAB HEIGHTS &
FLOOR-TO-CEILING
GLASS

55

ENCLOSED
PARKING SPACES

100+

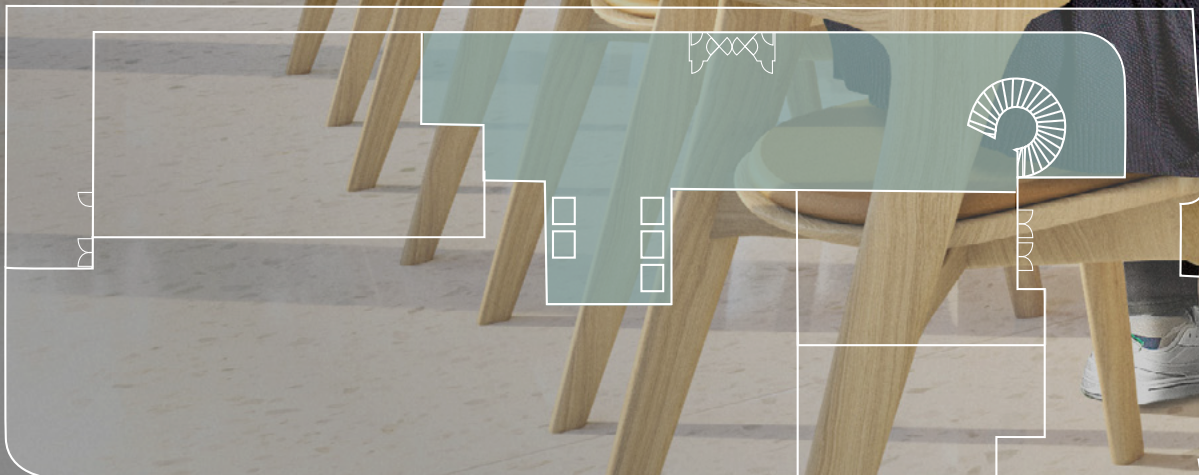
BIKE STORAGE
RACKS

- Lab/office flexibility determined by tenant
- Amenity and fitness center on the 1st and 2nd floor
- Chicago River 128' of frontage
- Prominent signage opportunity
- Gensler designed award-winning architect
- Private balconies on every floor
- Conferencing and collaboration space
- Healthy building design: WELL Health-Safety Rating, RESET, Fitwel and LEED Silver minimum



LOBBY

Open, healthy, touchless
lobby experience

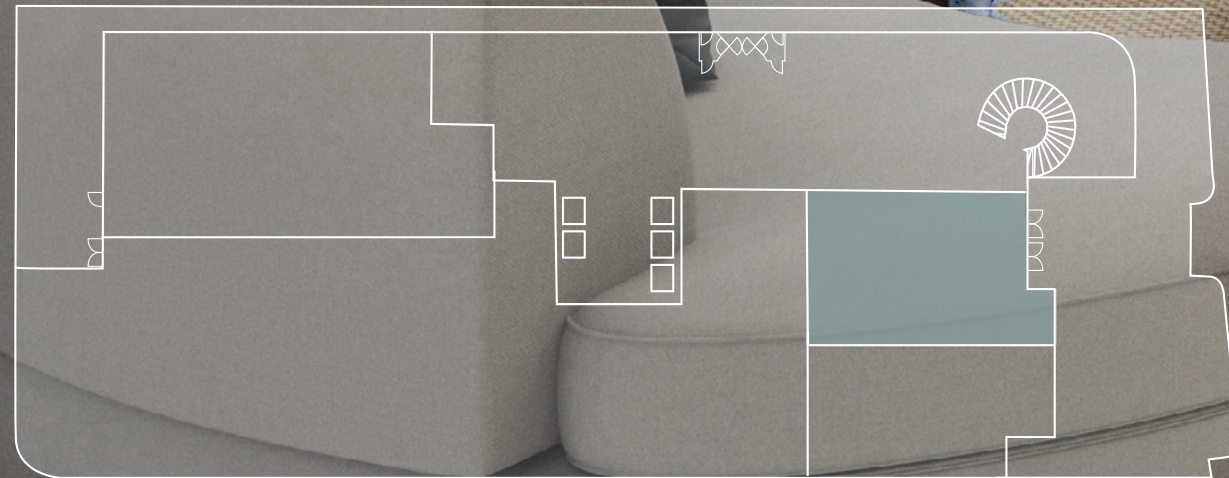


6,100 SF STATE-OF-THE-ART FITNESS CENTER
Natural tones and organic
materials encourage
a healthy lifestyle and
pay homage to the natural
environment



1ST FLOOR PREFUNCTION

Sweeping horizontal
planes echo open space
and natural environment



PATIO

Nautical curved facade
design echoes fluidity
of the Chicago River



Accommodated Systems

HYDRONIC

HEAT

NATURAL GAS

DISTRIBUTION

CENTRALIZED

GENERAL EXHAUST

WASTE NEUTRALIZATION

& ACID WASTE

FLOOR-TO-FLOOR CONNECTION

FOR TENANT SPECIFIC EXHAUST

OPTION:

STROBIC EXHAUST

OPTION:

TENANT CONDENSER WATER



Celebrate the Lab/Office Overlap

11'

LAB MODULES

45'

CORE TO WINDOW

COMMUNAL & COLLABORATIVE SPACES

IN BETWEEN THE TWO PROGRAMS

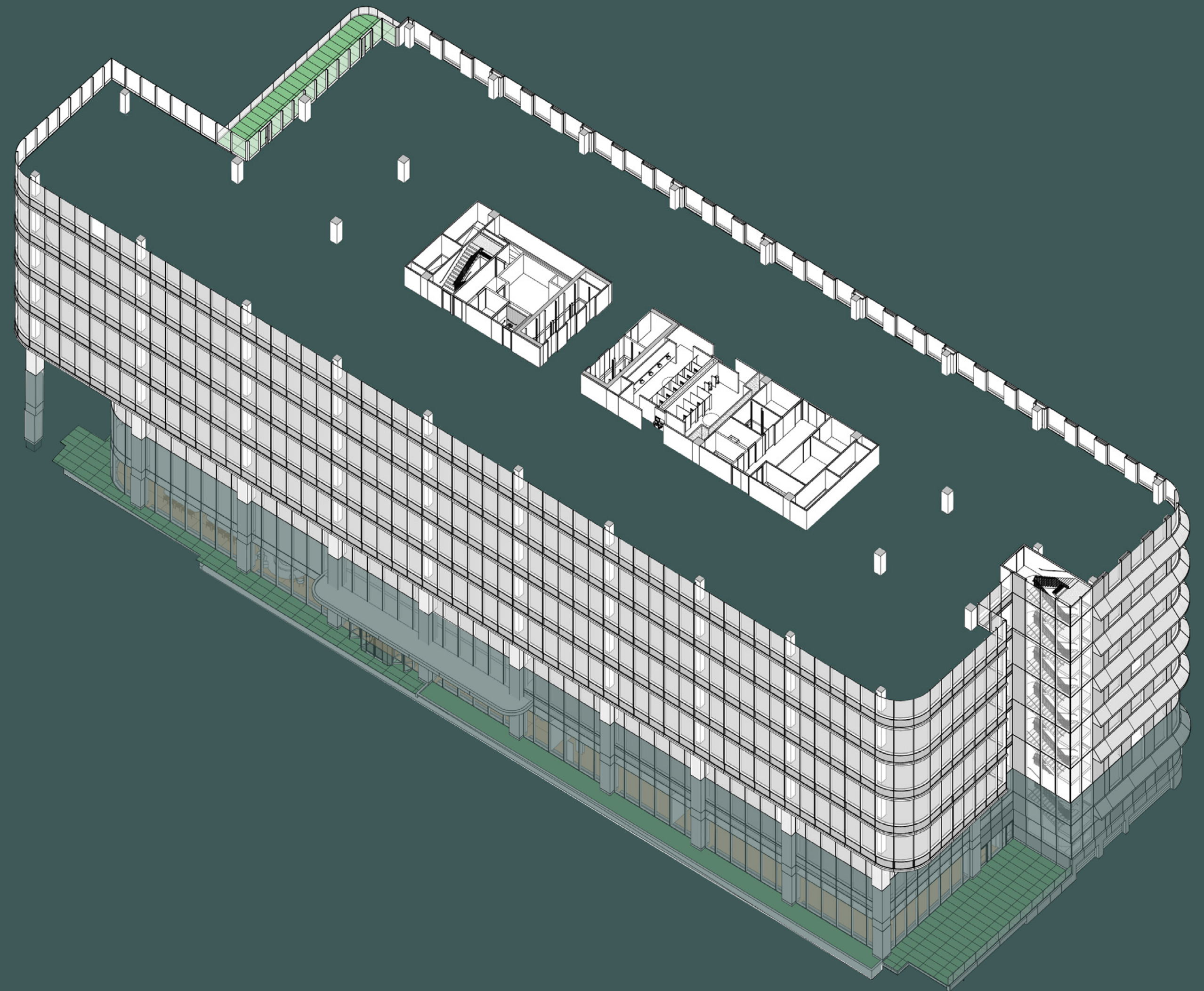
11'-0" STANDARD MODULE

STRUCTURAL GRID

DESIGNED TO ACCOMMODATE

LAB/OFFICE FLEXIBILITY

CLEAR SPAN



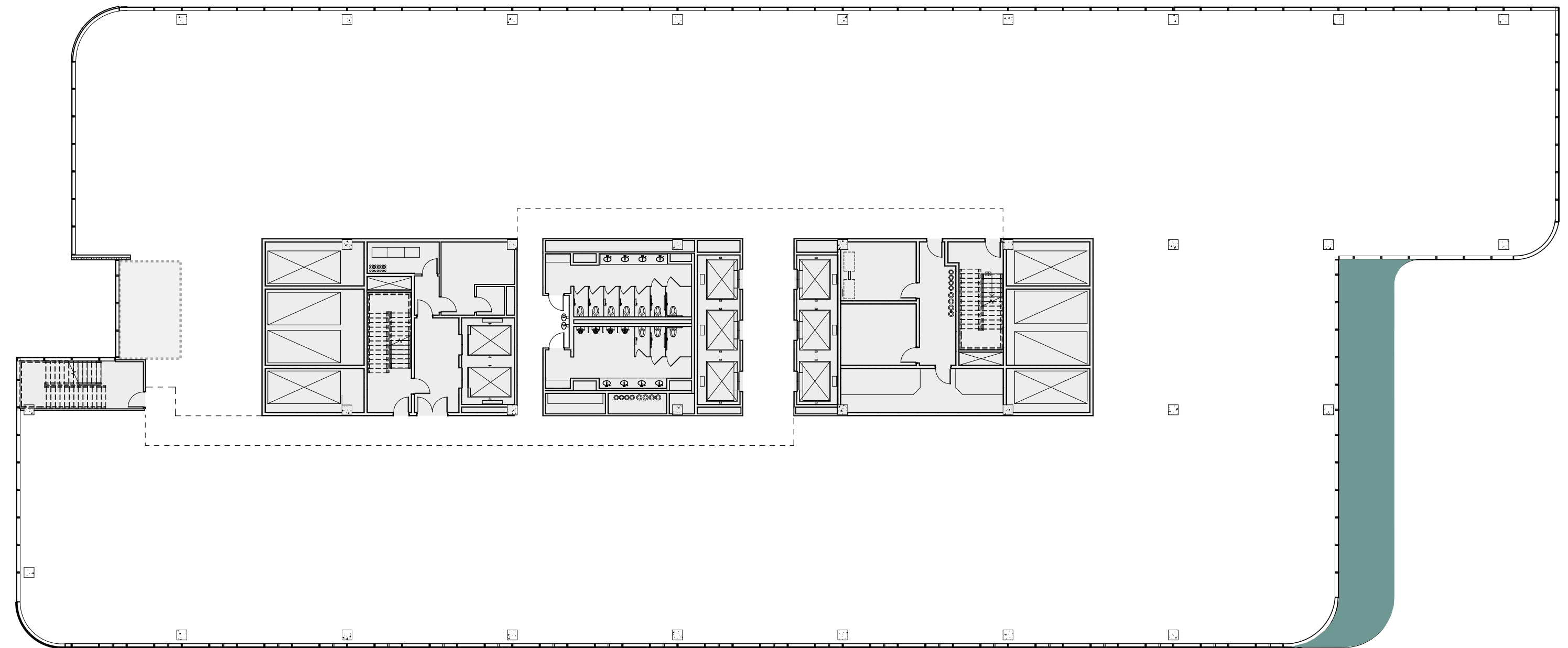
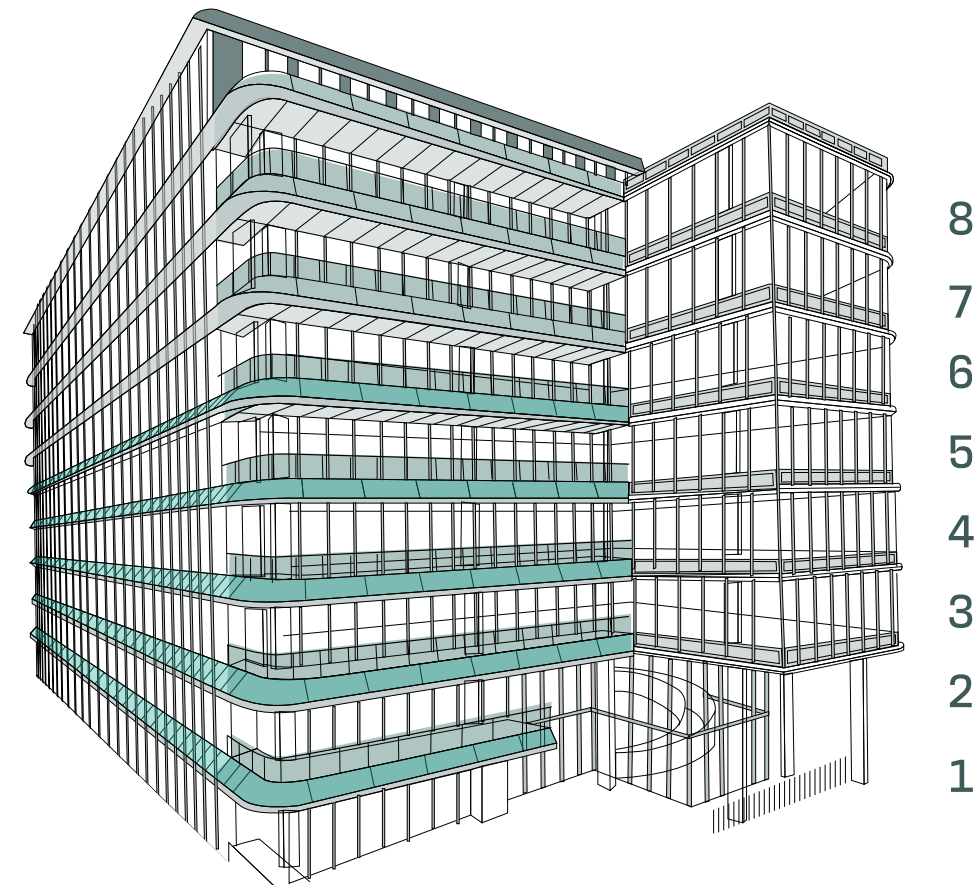
Tenant Office/Lab

42K SF

AVAILABLE
PER FLOOR

1.3K SF

BALCONIES ON
EVERY FLOOR



Tenant Office/Lab



TENANT A

TENANT B

TENANT A

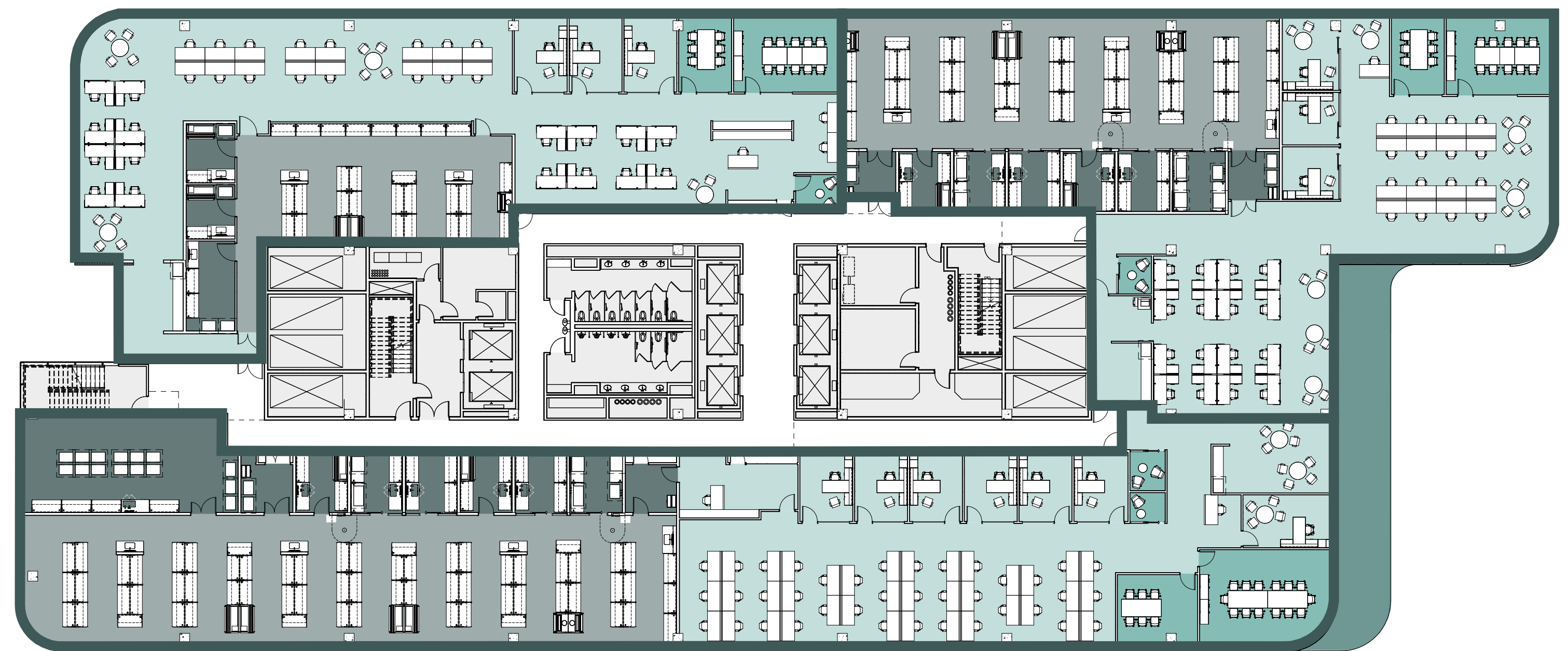
- 5,400 USF OFFICE
- 5,400 USF LAB

TENANT B

- 4,400 USF OFFICE
- 3,400 USF LAB

TENANT C

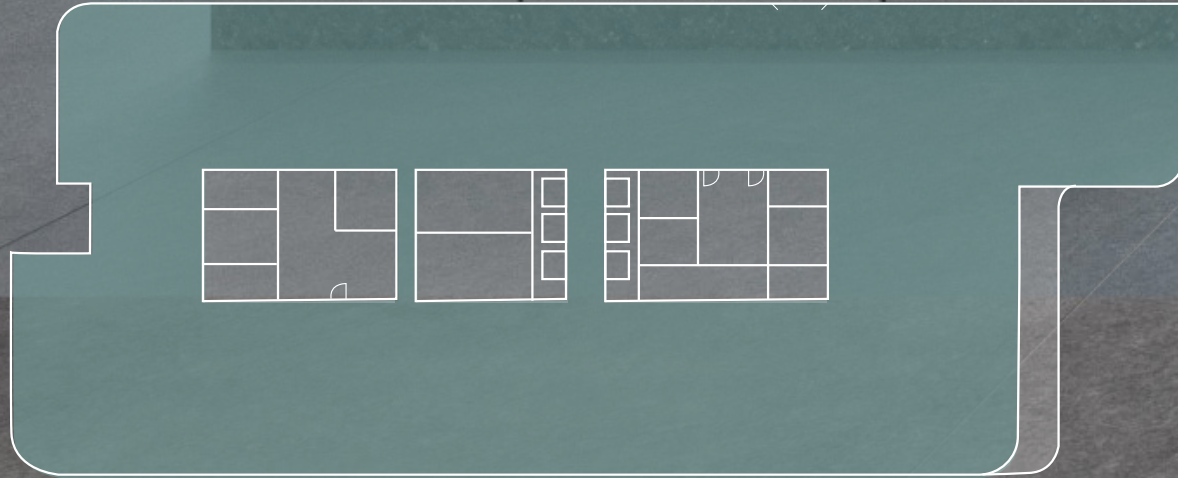
- 5,400 USF OFFICE
- 1,800 USF LAB



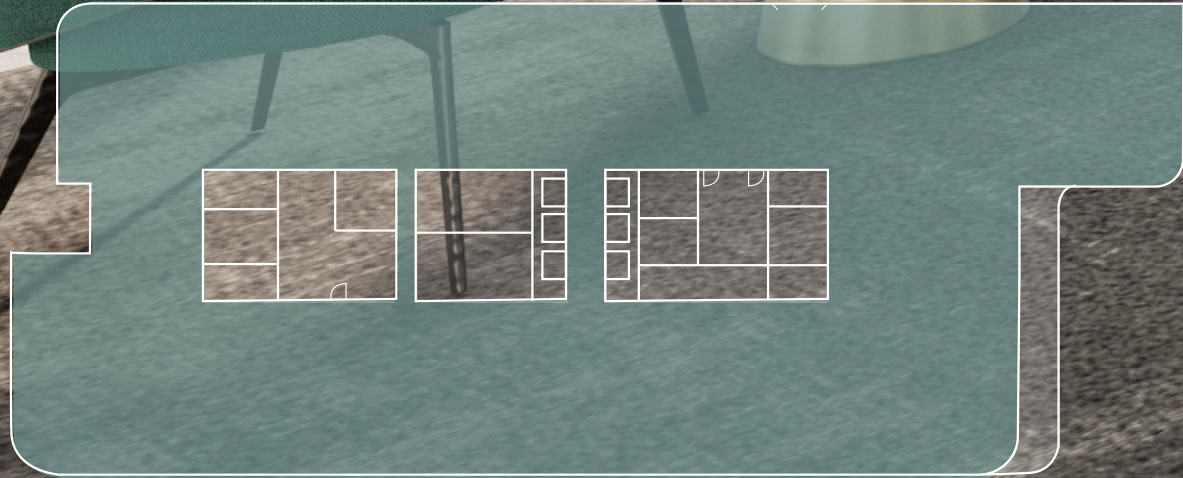
TENANT C

FLEXIBLE OFFICE/LAB SPACE

Light, bright and clean materials assist in driving daylight into the space



FLEXIBLE OFFICE/LAB SPACE
Circadian rhythm
lighting mimics
natural environment



BALCONY

Private balconies with
unencumbered skyline views





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