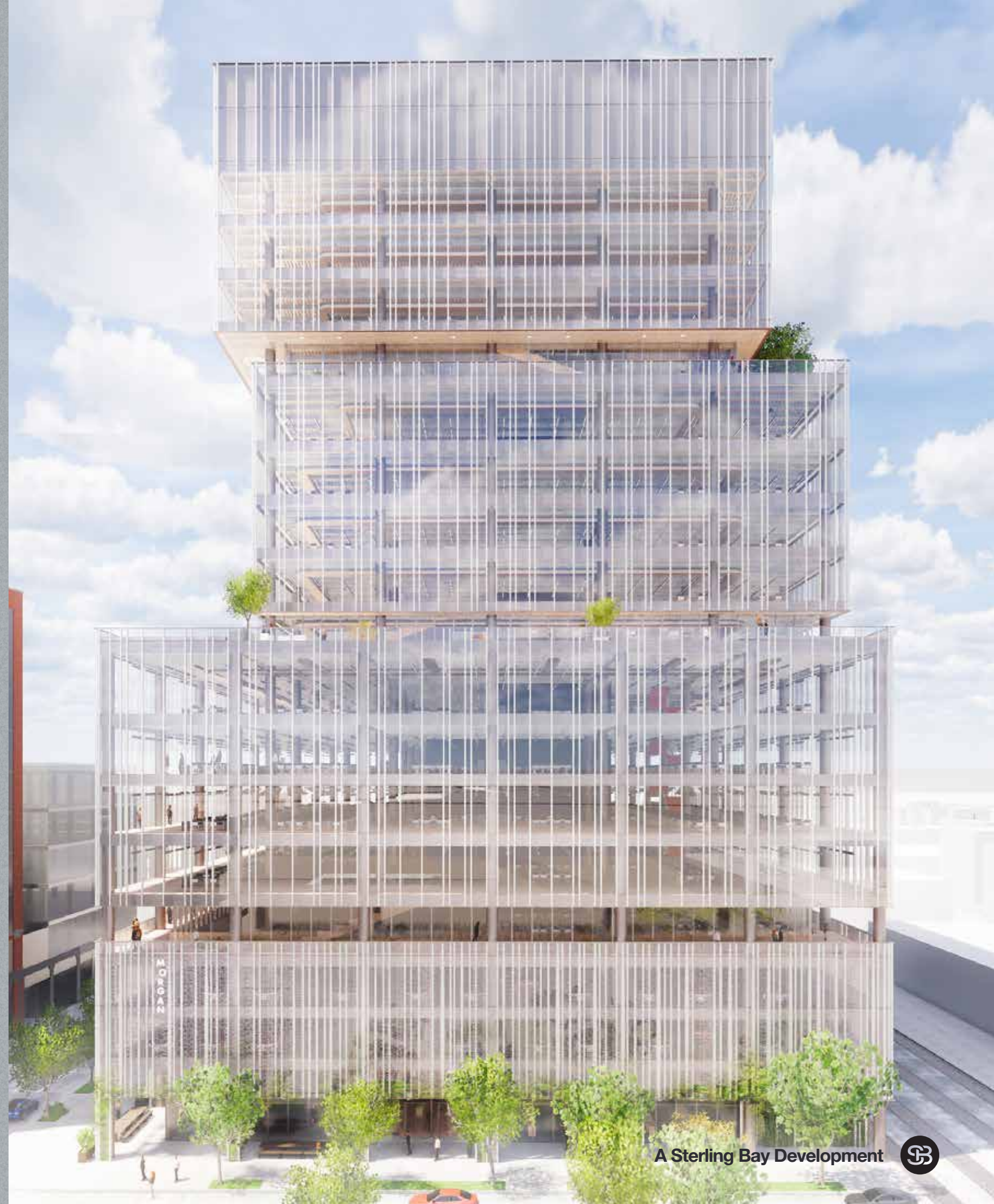


# 350

NORTH  
MORGAN

Next gen office in the  
heart of Fulton Market



A Sterling Bay Development



# A dynamic setting for a head-turning office space.



CONCEPTUAL RENDERING



## SURROUNDING LANDMARKS

- 01 **350 North Morgan**
- 02 **345 North Morgan**
- 03 **The Ace Hotel**
- 04 **Google Midwest HQ**

Establish your brand at the center of Chicago's tech and innovation hub.

350 N Morgan offers tenants an innovative office space surrounded by the best leisure, retail, restaurant and bar options in Chicago. A hub for young creatives, Fulton Market has become the most appealing destination for businesses looking to attract the next generation of innovative thinkers.

The staggered design and unique facade create a compelling and light, cloud-like exterior, while the shifted volumes create a lofted and expansive interior, highly sought-after in modern office environments. This effect also leads to ample room to design tenant amenities, indoor/outdoor spaces, or terraces.



# A highly modern building for tomorrow's workforce.

A modern, innovative design to reflect it's tenants, 350 N Morgan's staggered volumes creates lofty, open floorplates complete with outdoor balconies and decks, while floor to ceiling windows and a slatted facade bathe the building in ample natural light.



**500,000<sub>sf</sub>**  
modern office building

**30-45,000<sub>sf</sub>**  
office floors

**35,000<sub>sf</sub>**  
of ground floor retail space

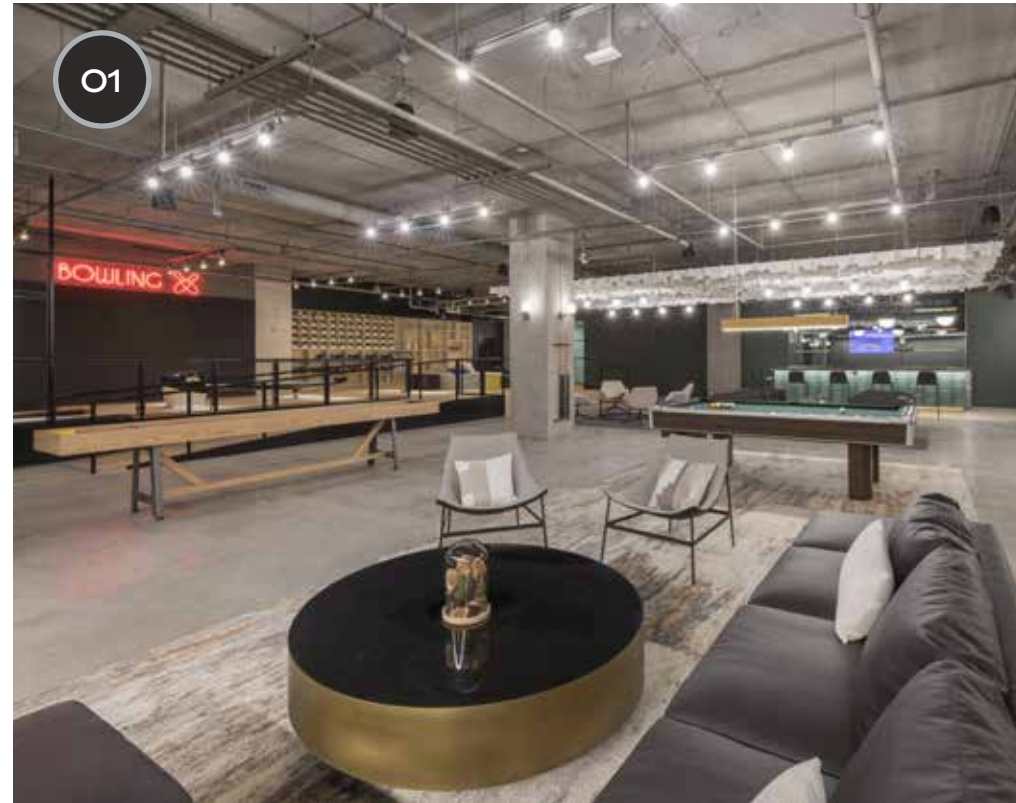
**300** parking spaces  
in on-site garage

- Full service tenant fitness center
- Amenity bar, lounge, and common areas
- State-of-the-art conferencing facilities
- Private terraces and outdoor spaces
- Expansive roofdeck with skyline views
- Shuttle service

# Sterling Bay's amenity spaces are in a class of their own.

From roofdecks, to fitness centers, to indoor/outdoor bars and lounges, and even a bowling alley and pool lounge, Sterling Bay sets itself apart in the tenant experience we provide all our partners.

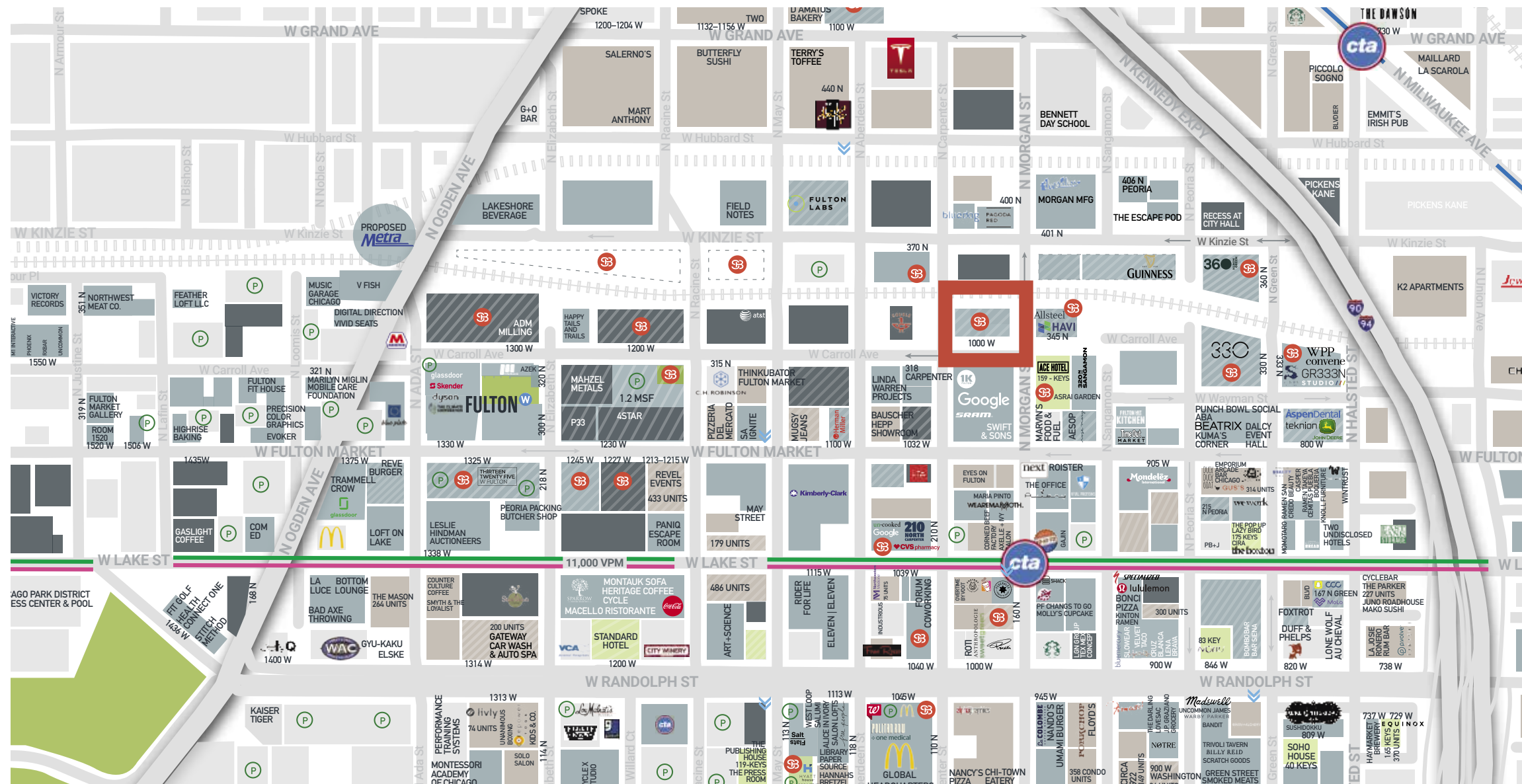
We pair every one of our developments with extensive and innovative amenity spaces that prioritize our tenants well being, comfort, and satisfaction with their environment. We have built our reputation with a focus on tenant experience and ensuring that every building has signature Sterling Bay capabilities.



- 01 Bowling lounge
- 02 Lap pool
- 03 Roof deck
- 04 Conferencing
- 05 Lounge
- 06 Convertable space



# Fulton Market is Chicago's youngest, hippest, fastest moving submarket.



Populated with various world-class dining and bar options, as well as trendy retailers and an impressive, growing office roster, Fulton Market is the cities most attractive submarket for young creatives and professionals.

The neighborhood is also conveniently accessible though all major forms of public transit, with a shuttle route runing between 350 N Morgan and other major transporation stops, making the location an ease to reach from suburb or city.

**Google**  
directly across  
the street

**10 min**  
walk to Grand Blue  
Line Station

**03 min**  
walk to Morgan  
Green Line Station

**12 min**  
walks to Ogilvie  
Transportation Center  
and Union Station

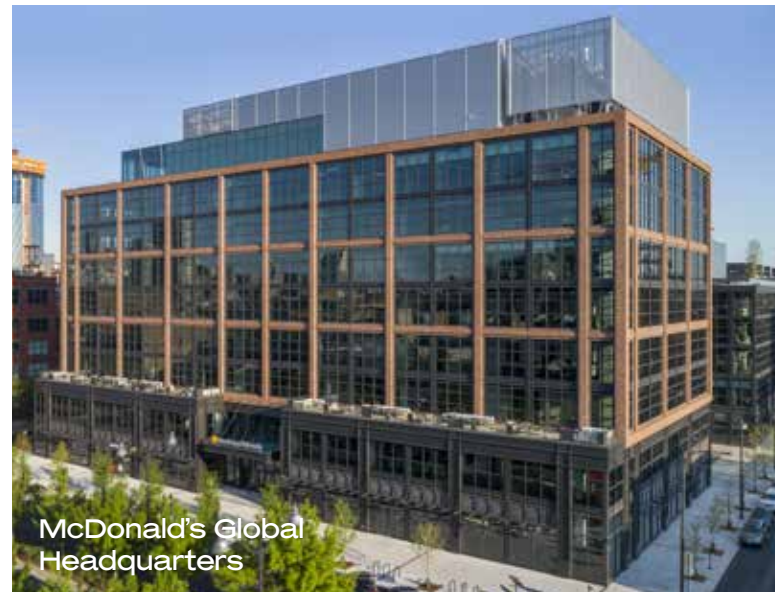
Google's Midwest  
Headquarters



# All from the company changing the face of Chicago.



C.H. Robinson  
Headquarters



McDonald's Global  
Headquarters

Sterling Bay is a leading investment and development company with expertise spanning all aspects of real estate ownership. Known for creating world-class urban campuses for companies such as Google, McDonald's, Uber, Glassdoor, Dyson, Tyson Foods and Pinterest, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

Sterling Bay's team of more than 200 professionals is responsible for a portfolio exceeding \$3 billion, and a development pipeline in excess of \$8.7 billion.

Find out more about Sterling Bay at [sterlingbay.com](http://sterlingbay.com)

**30**  
years of real estate experience

**45**  
properties currently owned

**13.3m**  
sq ft currently owned/managed

**\$8.2b**  
current assets under  
management

# 350

NORTH  
MORGAN

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