

A Sterling Bay Development

350

Fulton Market, Chicago



01

Overview



02

Neighborhood



03

Floor plans



04

Amenities



05

Sustainability





● 345 N MORGAN

1KFULTON ●

● EMILY HOTEL

< 01 Overview

● LAKE/MORGAN L STOP

SWIFT & SONS ●

THREE FIFTY NORTH MORGAN



350 N Morgan. Clearly elevated.

18 stories of future-proofed perfection

600K RSF available

Outdoor space on every floor

Sets the bar for low-carbon concrete buildings in Chicago

Blurs the line between day job and nightlife



PLAY THE FILM



BUILDING EXTERIOR



MORGAN STREET LOBBY

Elevate your building.

600,000 RSF available

18 floors with 3-story atrium

142 parking spaces

40,000+ SF amenity floor including a 16,000 SF outdoor terrace

3 building-within-a-building opportunities (150,000-180,000 RSF each, divisible)

13,000+ total SF of retail space (divisible between 2-3 tenants)

Heated outdoor meeting room and shuffleboard court



< 02 Neighborhood >

Elevate your neighborhood.

Experience the convenience and entertainment that only Fulton Market can provide.



03 CTA LINES NEARBY	160+ RESTAURANTS BARS, & CAFES
08 MINUTE SHUTTLE FROM OGILVIE	10+ FITNESS STUDIOS & GYMS
12+ HOTELS NEARBY	90+ SHOPS & BOUTIQUES

Transportation

CLICK TO TOGGLE MAP LAYERS

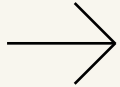
 Sterling Bay property

 CTA "L" stop

 Divvy station

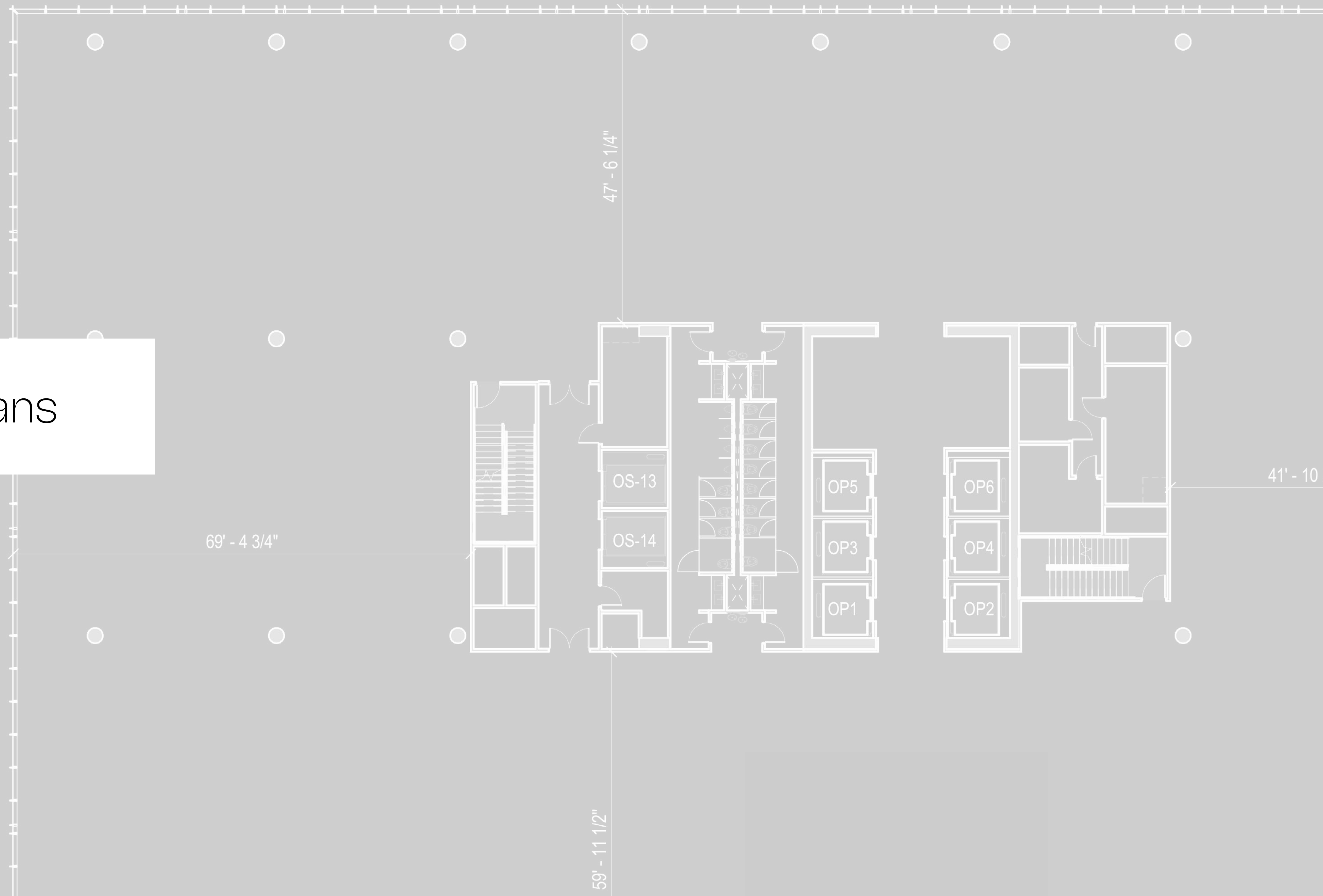
 Parking

 Public Parking

VIEW ON GOOGLE MAPS 



< 03 Floor plans



Ground Floor

13,000+ total SF of retail space, divisible

Retail entrances on N Morgan and W Carroll

Main lobby is located at 350 N Morgan

Private entrance available on Carroll Street

30' x 45' column spacing

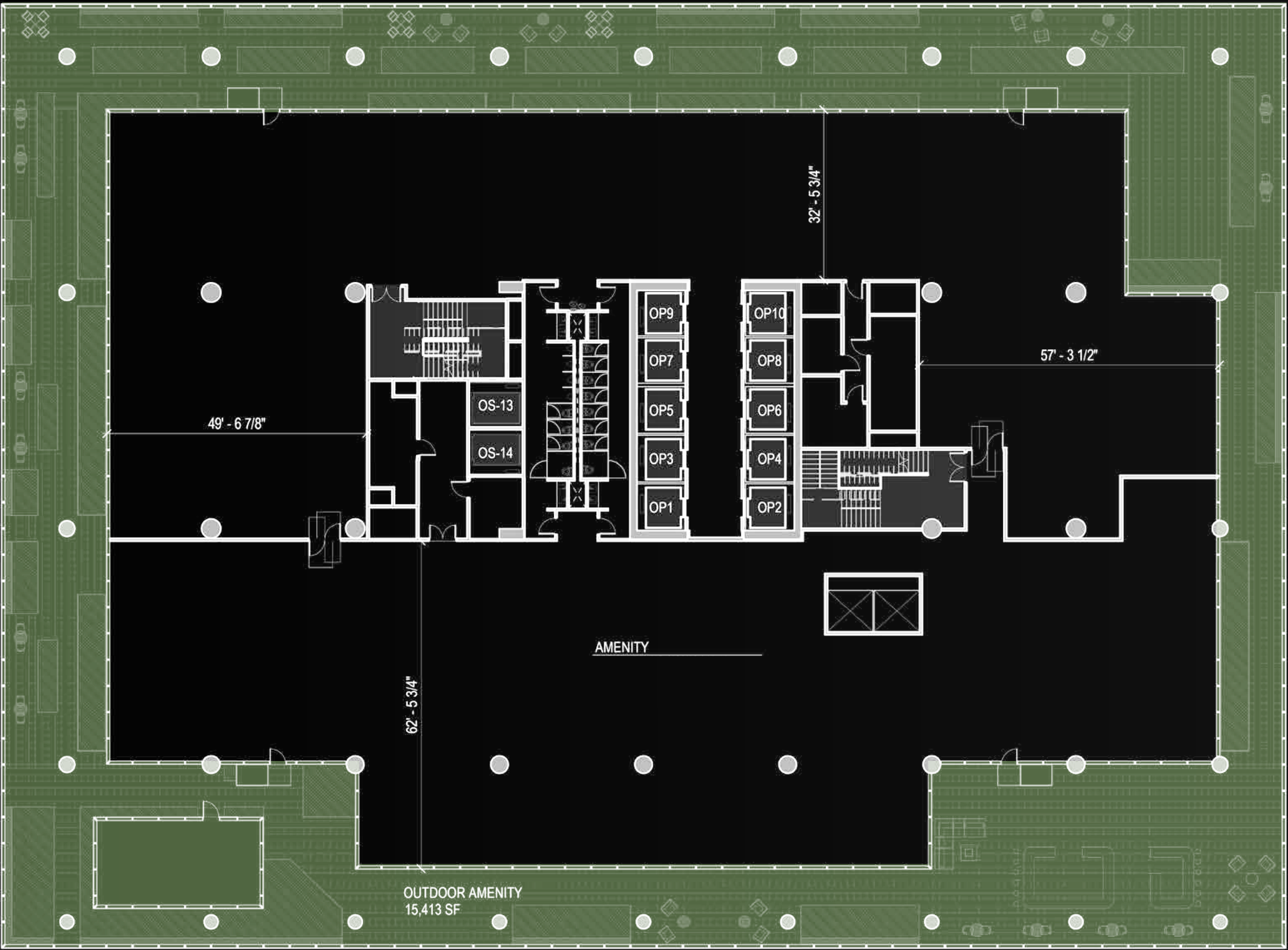
Three private 360 degree terraces available



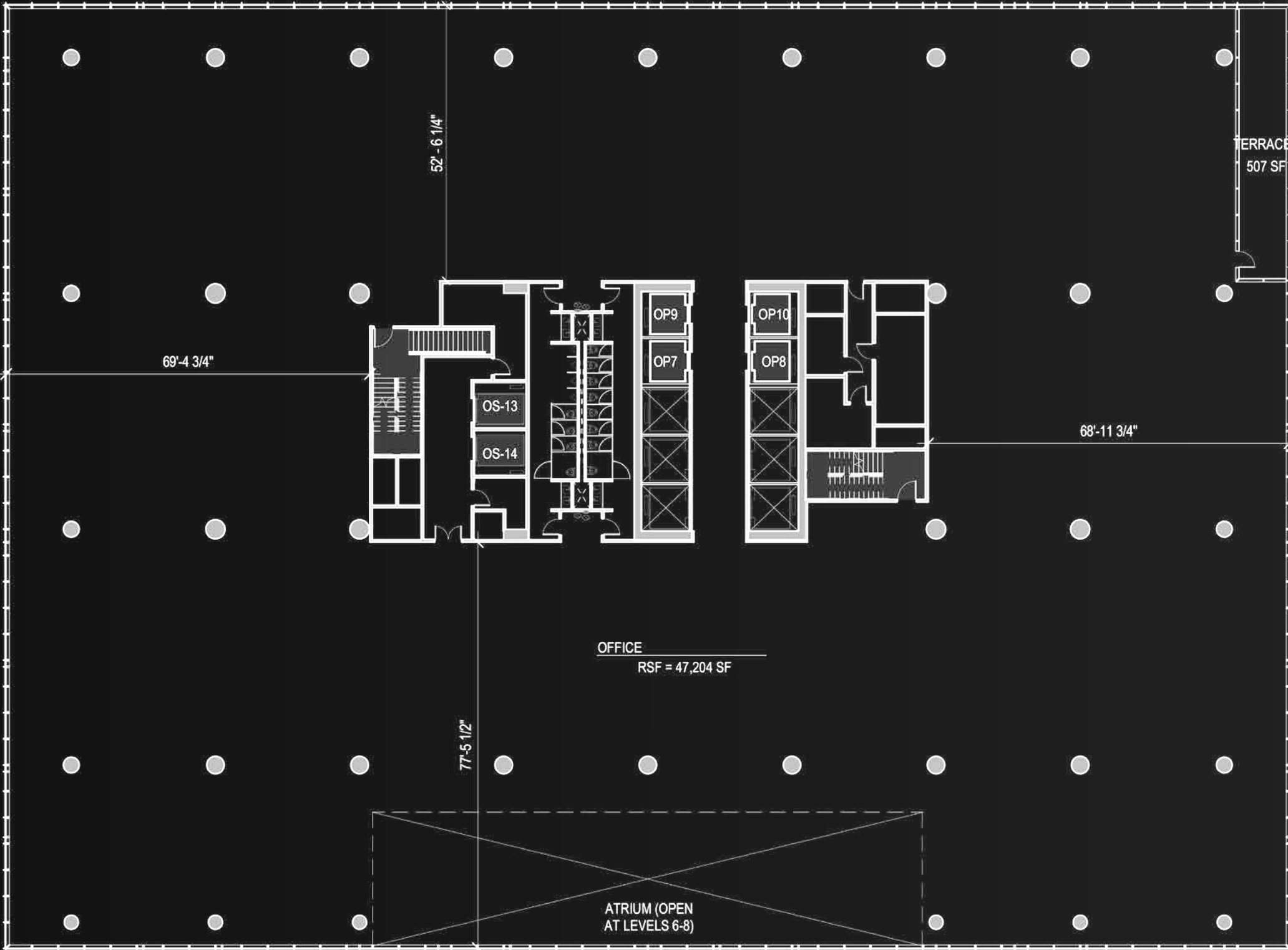
- LEVEL 1
- OUTDOOR AREA
 - BACK OF HOUSE
 - RETAIL
 - PARKING

Low-Rise Floor Plan

47,204 RSF office space available, divisible.
Multi-level south-facing atrium increases daylight autonomy.
Private outdoor terraces on floors 5–7.



LEVEL 4



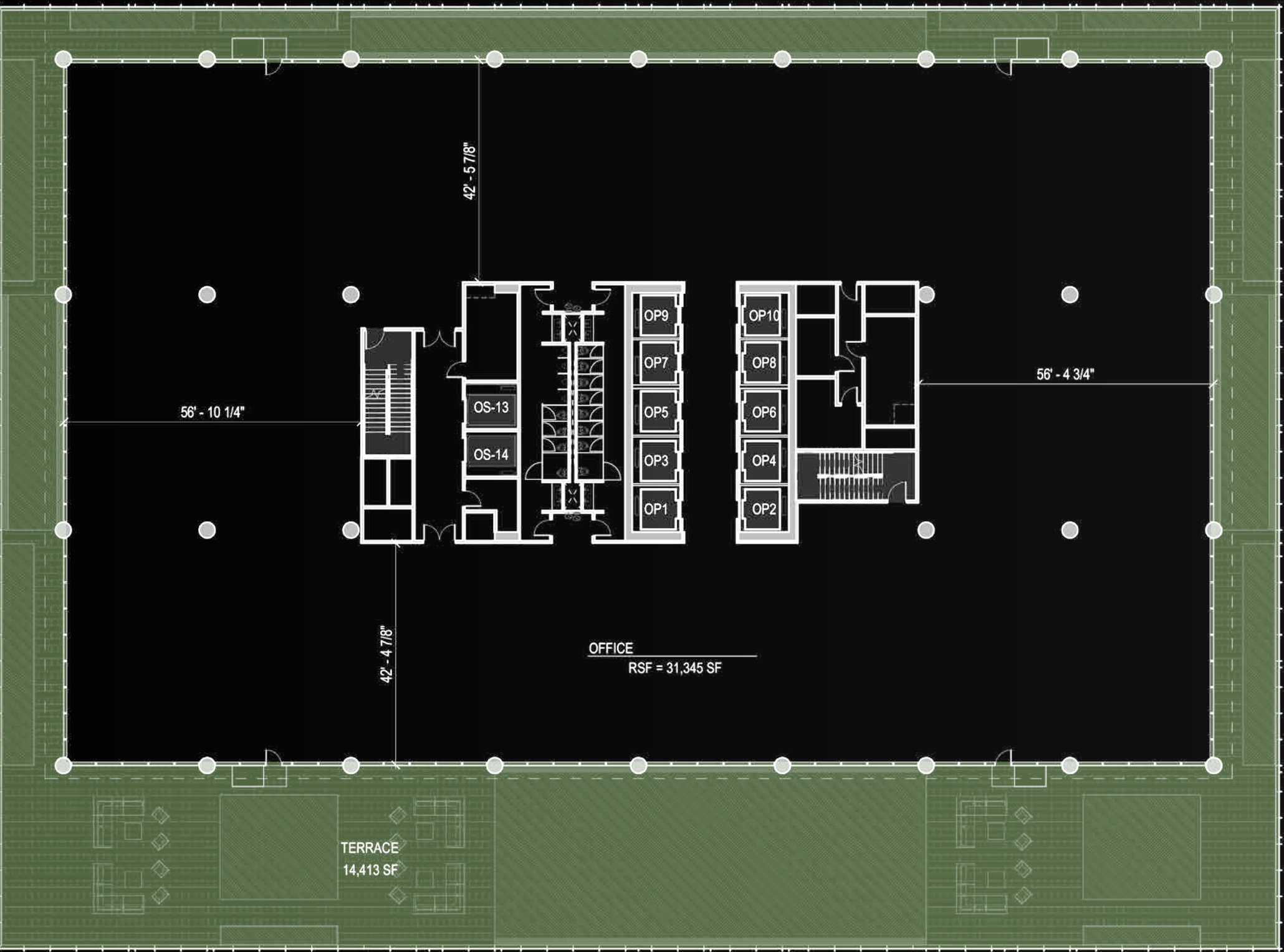
LEVEL 5

Mid-Rise Floor Plan

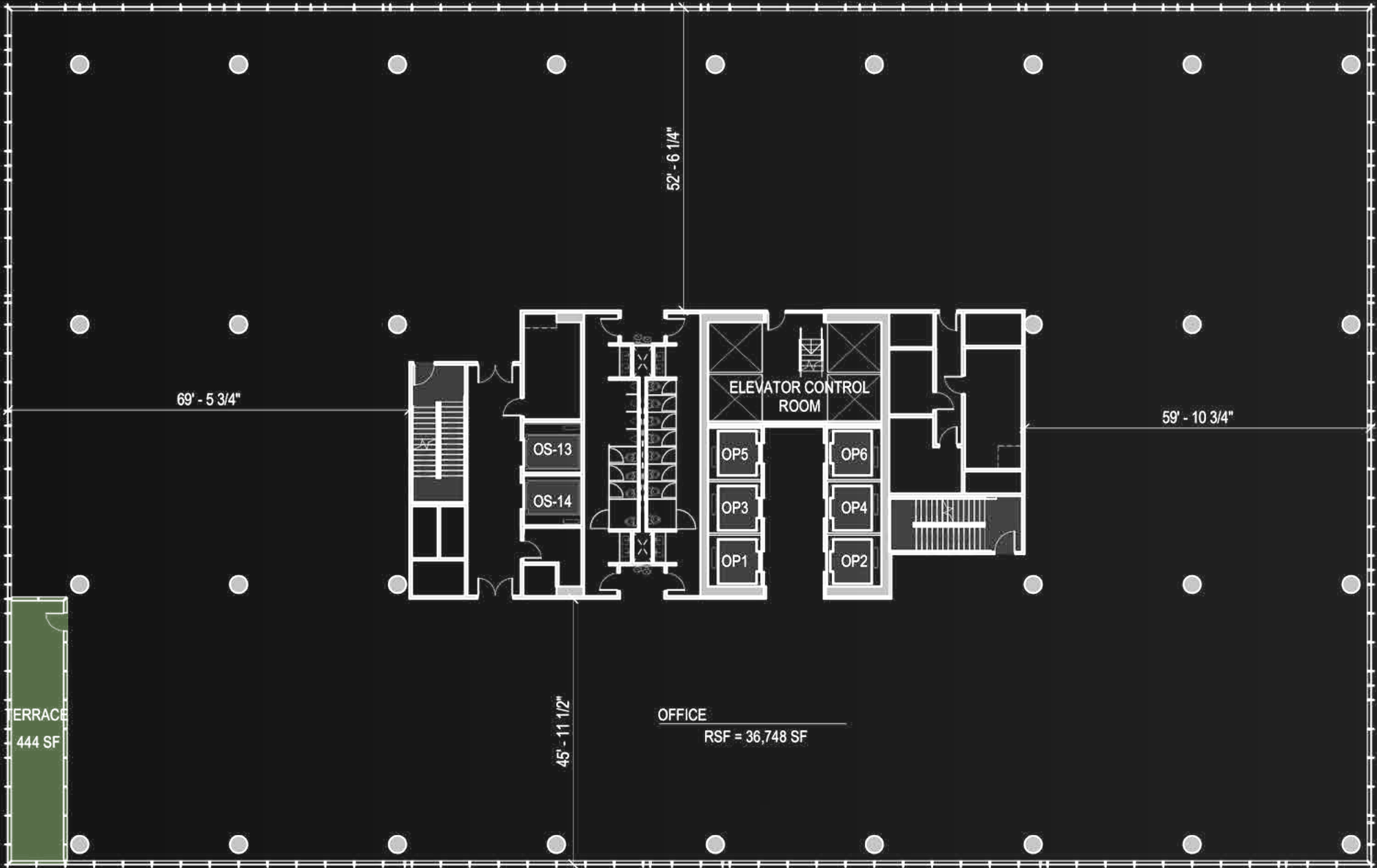
37,463 RSF office space available, divisible.

14,413 SF terrace on floor 9.

Private outdoor terraces on floors 10–12.



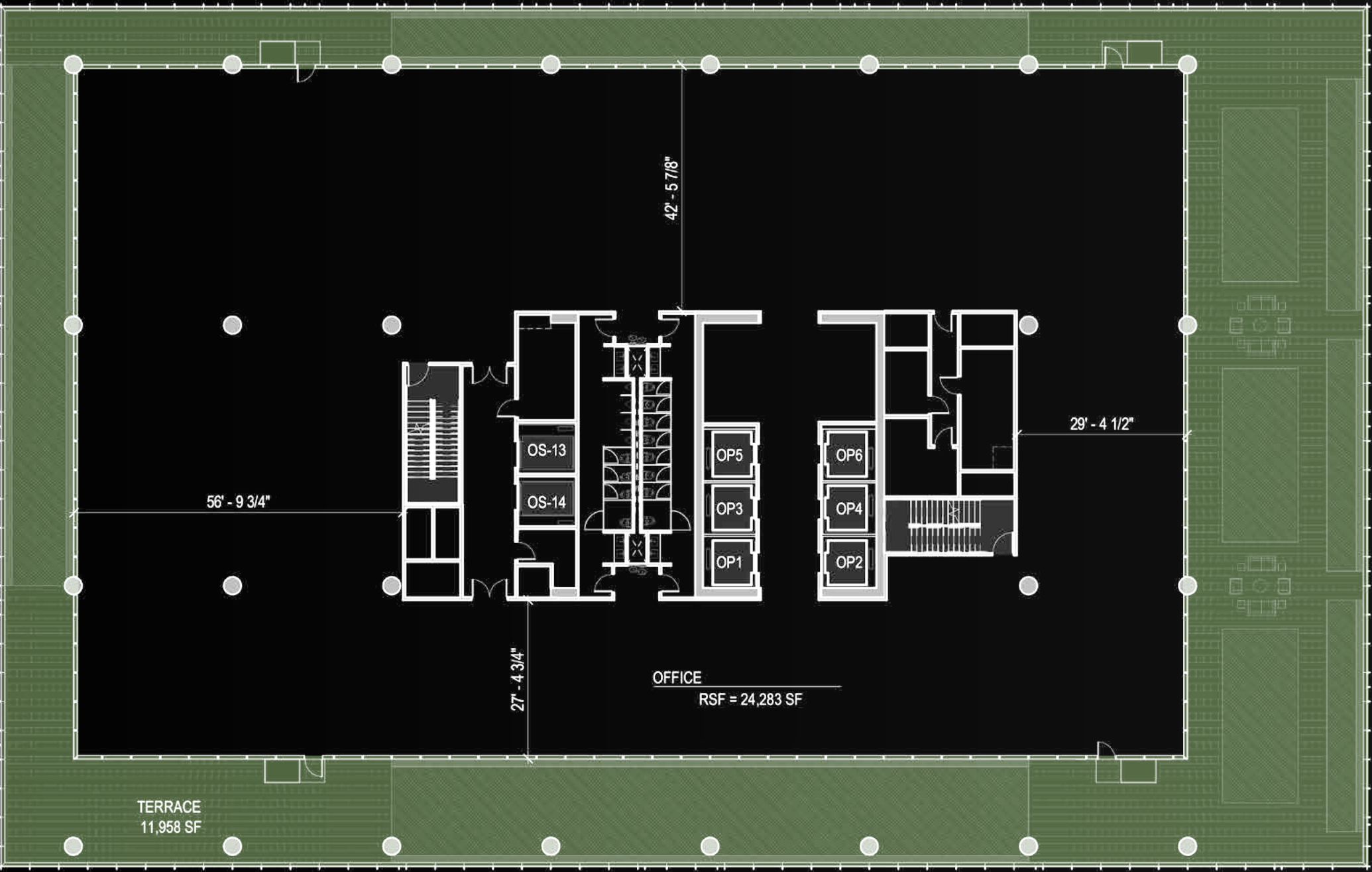
LEVEL 9



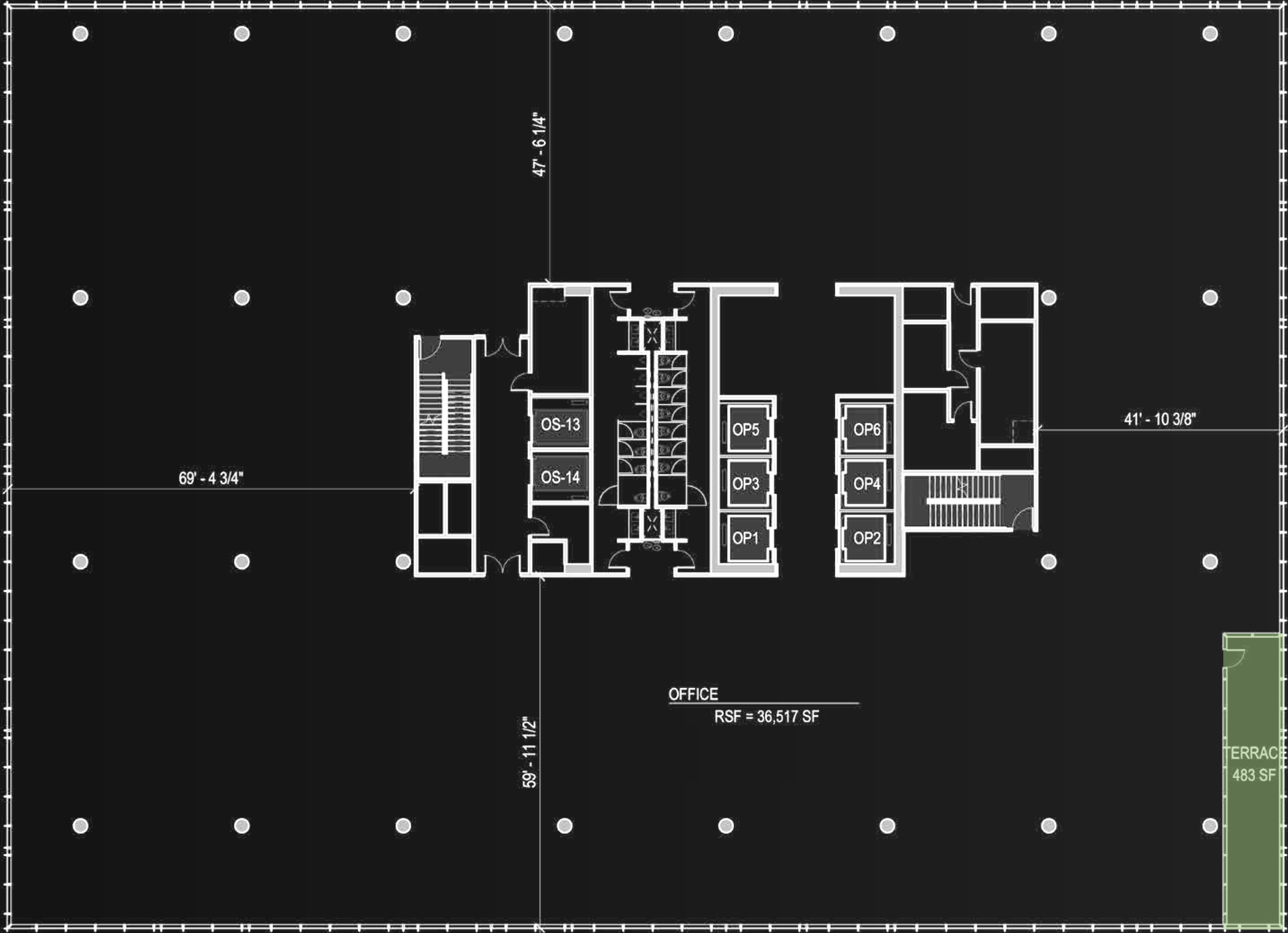
LEVEL 10

High-Rise Floor Plan

36,517 RSF office space available, divisible.
11,958 SF terrace on floor 13 and 8,765 SF terrace on floor 18.
Private outdoor terraces on floors 14-17.



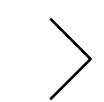
LEVEL 13



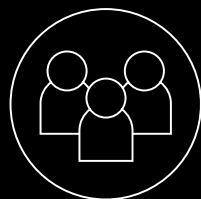
LEVEL 14



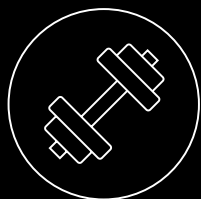
< 04 Amenities



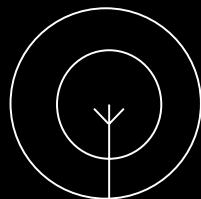
Elevate your everyday.



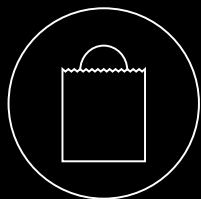
COMMUNAL
GATHERING SPACES



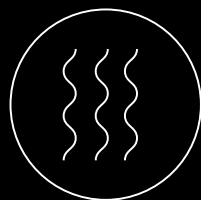
FULL-SERVICE
WELLNESS CENTER
WITH OUTDOOR
FITNESS
CAPABILITIES



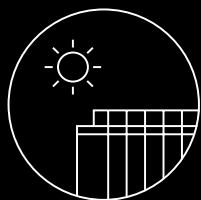
OUTDOOR
PLAZA LEVEL



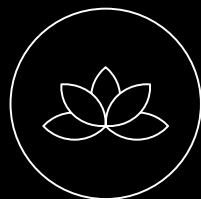
ACTIVATED RETAIL
EXPERIENCE



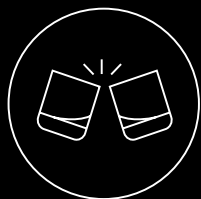
HEATED OUTDOOR
MEETING ROOMS



WRAPAROUND
TERRACES



WELLNESS ROOM



EVENT SPACE



TERRACE WITH OUTDOOR BAR AND SHUFFLEBOARD



AMENITY BAR







Clearly, a Sterling Bay development.

As developers, investors, builders and innovators, Sterling Bay believes in developing both properties and relationships—and in doing so—we transform spaces, businesses and communities.

sbx

EXCLUSIVE ACCESS TO CHICAGO'S BEST

An exclusive concierge program for Executive Team partners, sbx member benefits include access to reservations and exclusive offers to the cities most sought after restaurants, retailers and hotels

CHICAGO CUT
STEAKHOUSE

BOKA

ONE
OF
HOSPITALITY GROUP

4c

BIÂN

THE ALINEA GROUP

Heisler
HOSPITALITY

sbx

MEMBER NO. 000

Elevate your office space.

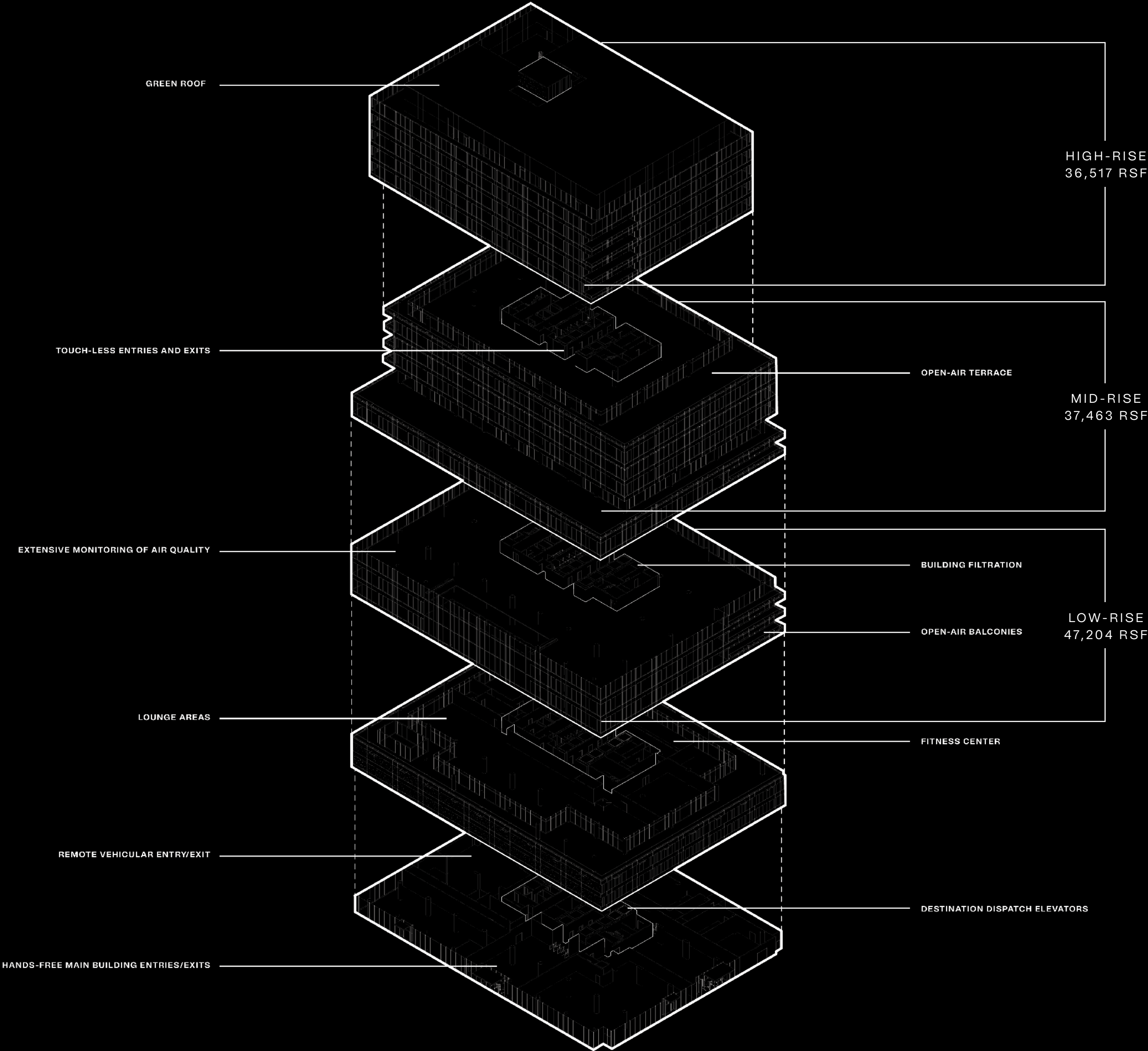
Outdoor space on every floor

14' slab-to-slab ceiling height

Floor-to-ceiling windows

5' spandrels

Heated outdoor meeting rooms





< 05 Sustainability

Elevate sustainability.

Designed to be the most efficient sustainable concrete building in Chicago.

High-performance glazing and vertical shades reduce the impacts of a low-angle sun

High, clear ceilings and a south-facing atrium increase daylight autonomy and decrease operational energy demands

Efficient construction techniques reduce materials by 10%

DOAS HVAC system with 100% outside air



OUTDOOR MEETING POD

Leasing:

Contact leasing@sterlingbay.com
to elevate your office.

Jessica Brown
jbrown@sterlingbay.com
847.420.0044

Daniella Hemsley
dhemsley@sterlingbay.com
847.849.9578

Russell Cora
rcora@sterlingbay.com
312.952.0279

Austin Lusson
alusson@sterlingbay.com
708.744.5386

