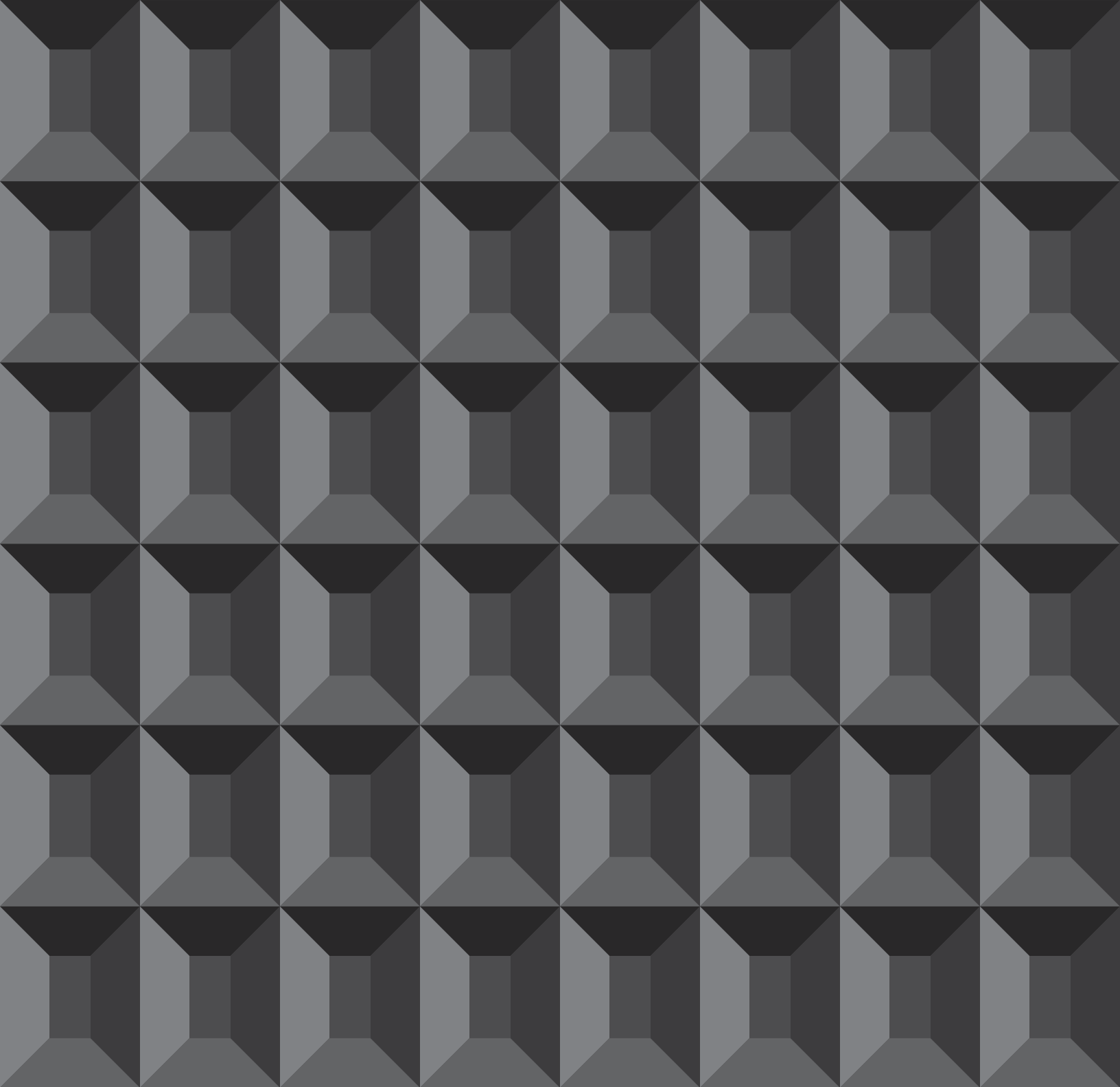


# 160 NORTH MORGAN

BOUTIQUE RETAIL SPACE AVAILABLE





RETAIL@STERLINGBAY.COM 312.202.3483

RETAIL OPPORTUNITIES  
AT 160 NORTH MORGAN

# SPACE TO ENVY

160 North Morgan is a 2,761 RSF retail opportunity at the base of a 30-story class-A multi-family development consisting of 282 luxury rental units. Located at the epicenter of Chicago's vibrant Fulton Market neighborhood, the site is visible from Randolph Street and Lake Street, adjacent to the CTA "L" Morgan stop and only 1 block from Google's Midwest Headquarters and McDonald's World Headquarters. Delivering in Fall 2023, the bKL designed retail and residential building is designed with masonry and metal materials that seamlessly integrates with the neighborhood surroundings.





View of 160 North Morgan from east





# PROPERTY DETAILS

## BUILDING FEATURES

Total: 2,761 RSF.  
Demised: 1,163 RSF (Retail South)  
& 1,598 RSF (Retail North) SF

Located in the heart of Fulton Market, steps from Randolph, Federales and the “L” stop

At the base of a new 282-unit luxury apartment building

New construction space designed for soft goods retail and restaurants

15’3” - 25’3” ceiling heights

Over 80’ of Morgan Street frontage

DELIVERY  
Fall 2023

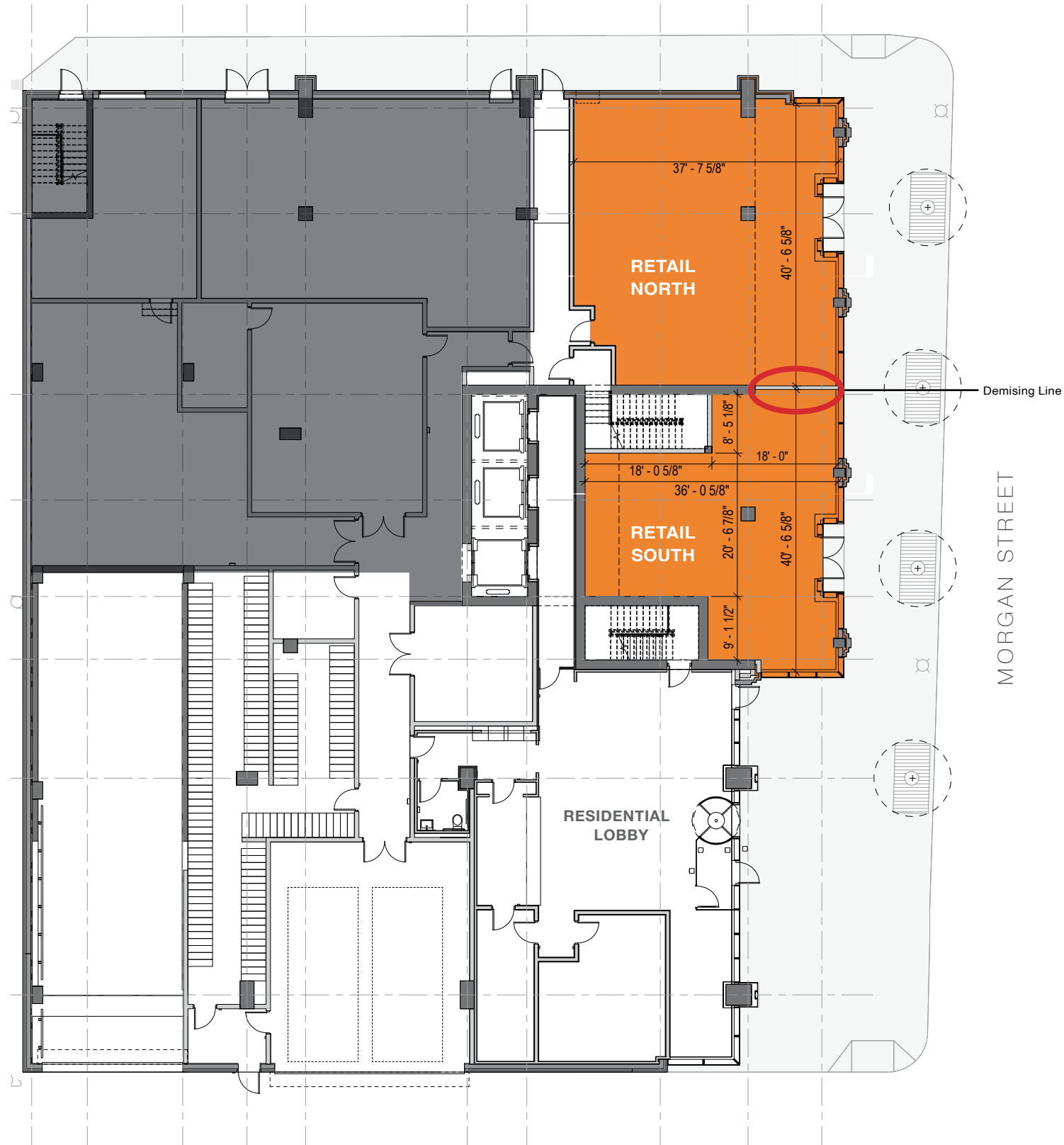
- |                             |           |                               |
|-----------------------------|-----------|-------------------------------|
| BEATRIX                     | EVER      | swæetgreen                    |
| allbirds                    | jenis     | La COLOMBE<br>COFFEE ROASTERS |
| bluemercury                 | Madewell  | WARBY PARKER                  |
| STUDIO///                   | LÝRA      | free people                   |
| un-cooked                   | Aēsop     | lululemon                     |
| FOX TROT<br>DELIVERY MARKET | rose mary | SPECIALIZED                   |

View of 160 North Morgan Retail from northeast





FEDERALES



SWEETGREEN, ANTHROPOLOGIE

## SPACE DETAILS

Total: 2,761 RSF.  
Divisible to;  
Retail South: 1,163 RSF  
Retail North: 1,598 RSF

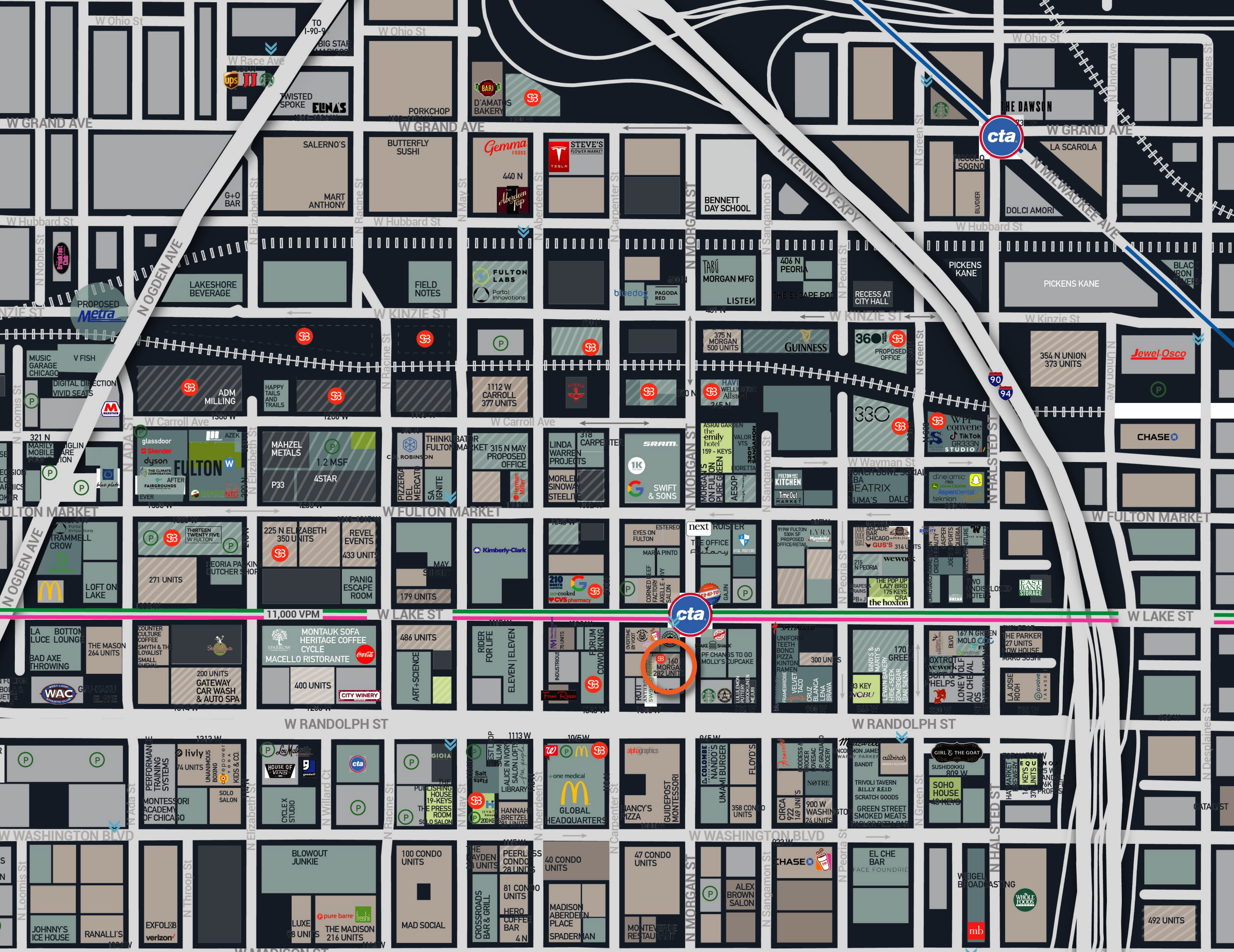
15'3" - 25'3" ceiling heights

Over 80' of Morgan Street frontage










New construction space designed for  
soft goods retail and restaurants

Delivers Fall 2023





## FULTON MARKET MAP LEGEND

-  Commercial / Office
-  Industrial
-  Residential
-  Hotels
-  Parks
-  Planned
-  CTA 'L' Station
-  Divvy Station
-  Parking



FULTON MARKET BY THE NUMBERS

48%

of Fulton Market population is between ages 25-34

9,000

new residential units  
(under construction or proposed)

\$132,250

average household income in Fulton Market

1,841+

Hotel Keys

4.5

Million SF in office HQ  
relocations in past 5 years

6 out of 22

Michelin Star Chicago restaurants



View from southeast on Randolph Street



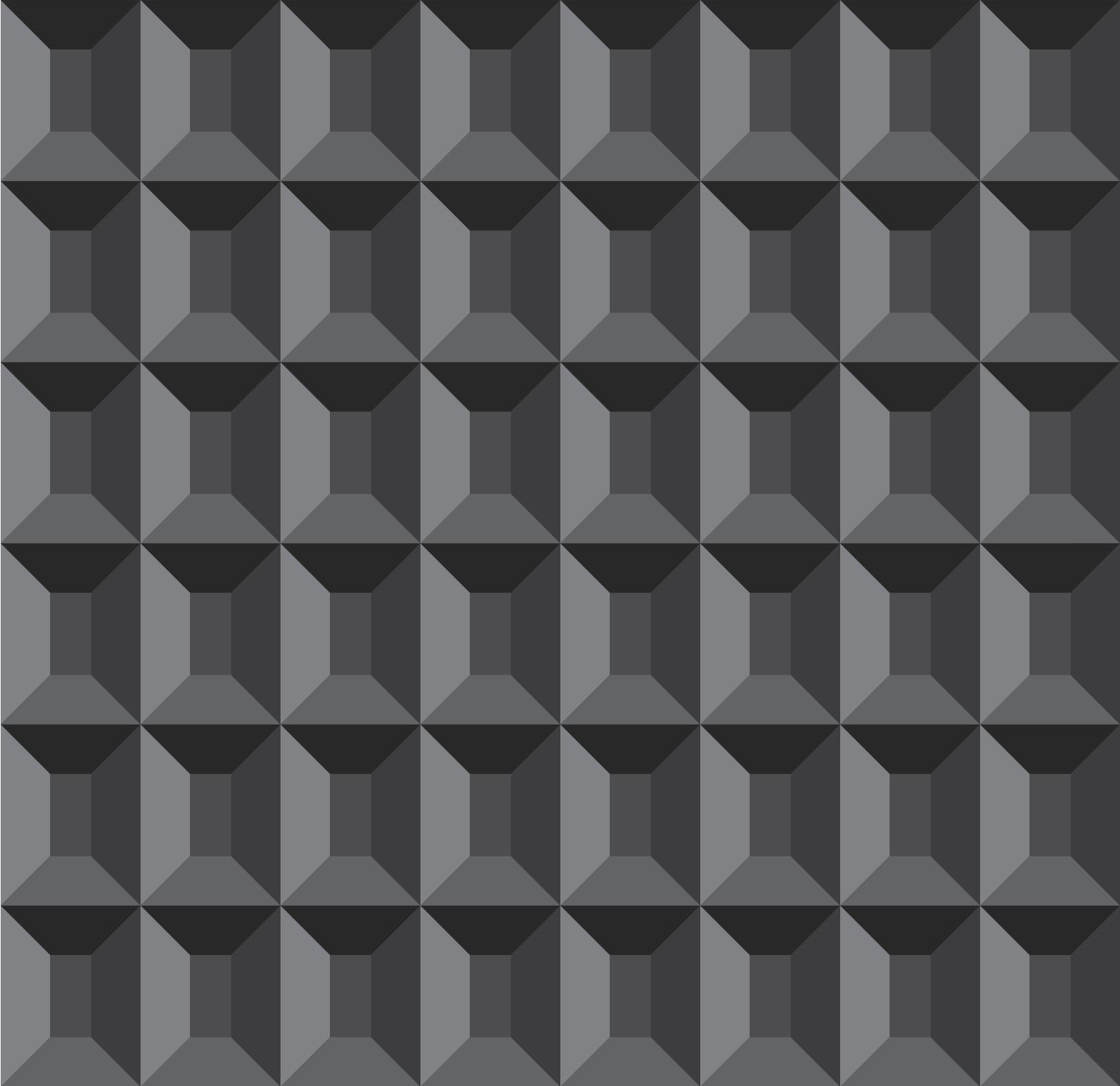


View from northeast: Federales and 160 North Morgan



# ABOUT STERLING BAY

Sterling Bay is a national real estate investment and development company with 30 years' experience creating transformative impact, from mixed-use developments to creative office spaces and beyond. Developing unique retail spaces that attract visitors for shopping, dining and other entertainment concepts is Sterling Bay's specialty. We are experts in creating a tenant experience that is cohesive and positive for the community. [www.sterlingbay.com](http://www.sterlingbay.com).



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