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345 N MORGAN



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# A SINGULAR BOUTIQUE OFFICE AND COMMERCIAL DESTINATION

345 N Morgan is a 200,000 SF ground-up office building located on one of Fulton Market's most dynamic blocks. Directly adjacent to 1Kfulton—home of Google's Midwest Headquarters, the Emily Hotel, Swift and Sons, and Roister—345 N Morgan lives at the center of it all.



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# A MODERN BUILDING INSPIRED BY THE PAST

Interior and exterior designs take cues from the craftsmanship of passenger train stations from the early 1900s. The use of brick, glass, and mosaic tiles nods to the past while creating a contemporary and upscale aesthetic. The building's concrete core walls remain exposed, adding raw materiality and complementing the industrial history of the neighborhood.

# A THOUGHTFUL DESIGN



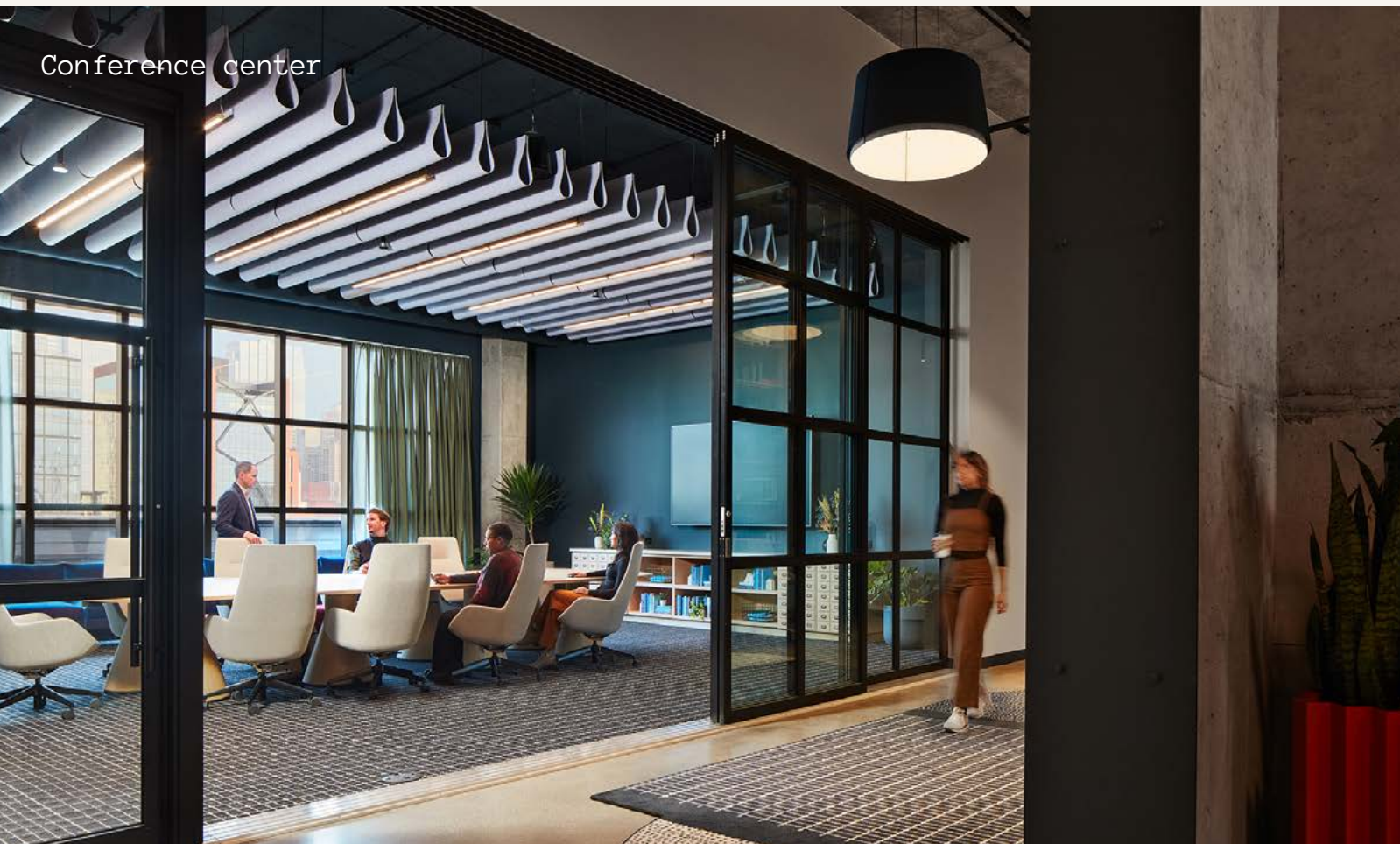
Sleek, modern lobby,  
taking inspiration from  
industrial materials and  
urban decor.

Lobby



# DESIGNED TO INSPIRE A DYNAMIC WORKFORCE

Conference center



## BUILDING

- 200,000 total SF
- 11 stories
- 13-16' ceiling heights

## EMILY HOTEL SERVICES

- Additional conference spaces
- Preferred dinner reservation status
- Large format conference alternatives

# STACKING PLAN

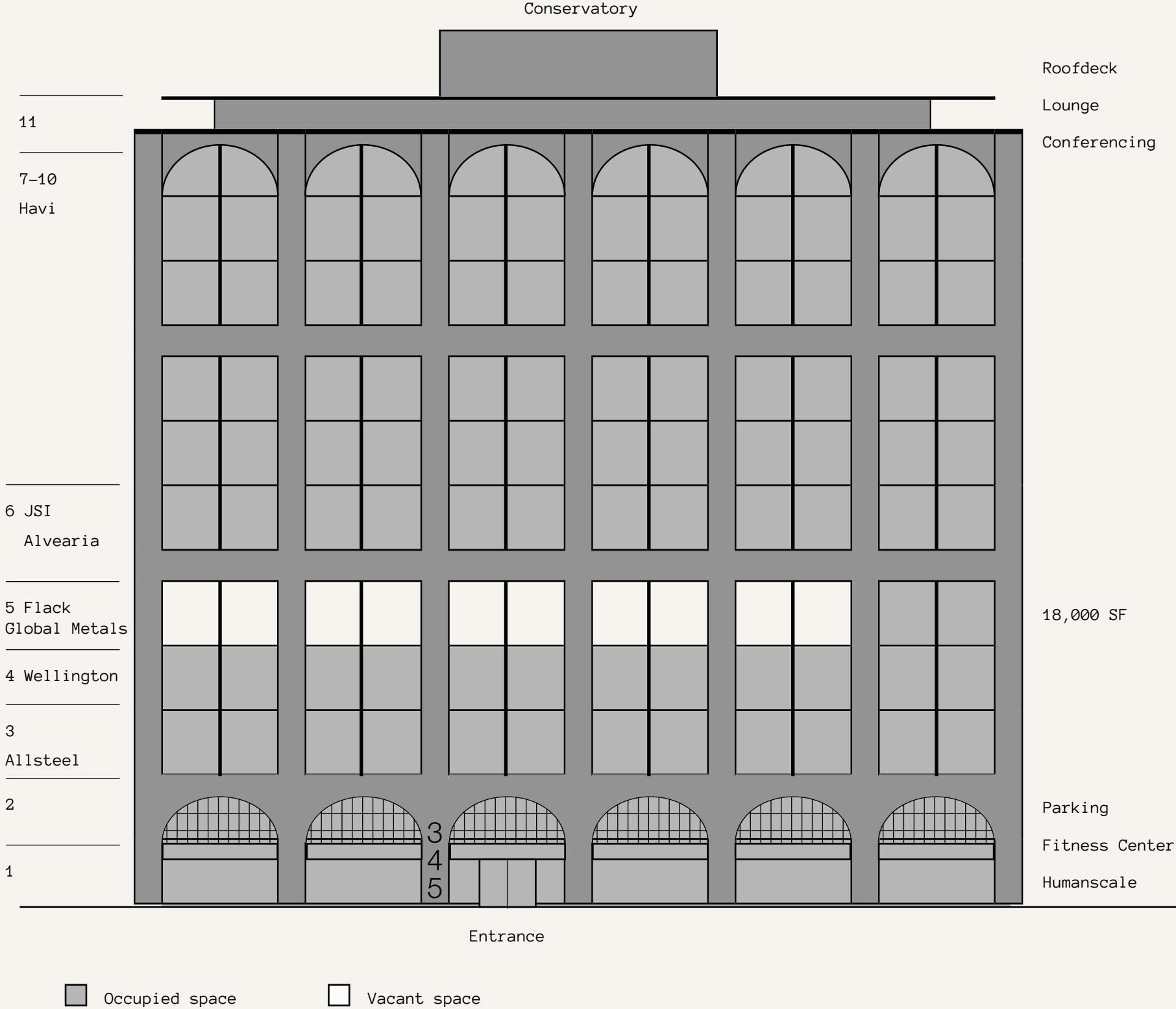
200,000 SF

11 STORIES

RETAIL, FITNESS, F&B

TOP FLOOR AMENITIES INCLUDING  
CONFERENCEING, LIBRARY, CONSERVATORY,  
BAR, AND ROOFDECK

18,000 SF AVAILABLE



# OPEN FLOORPLATES ALLOW MAXIMUM FLEXIBILITY AND COLLABORATION

## 5TH FLOOR VACANCY

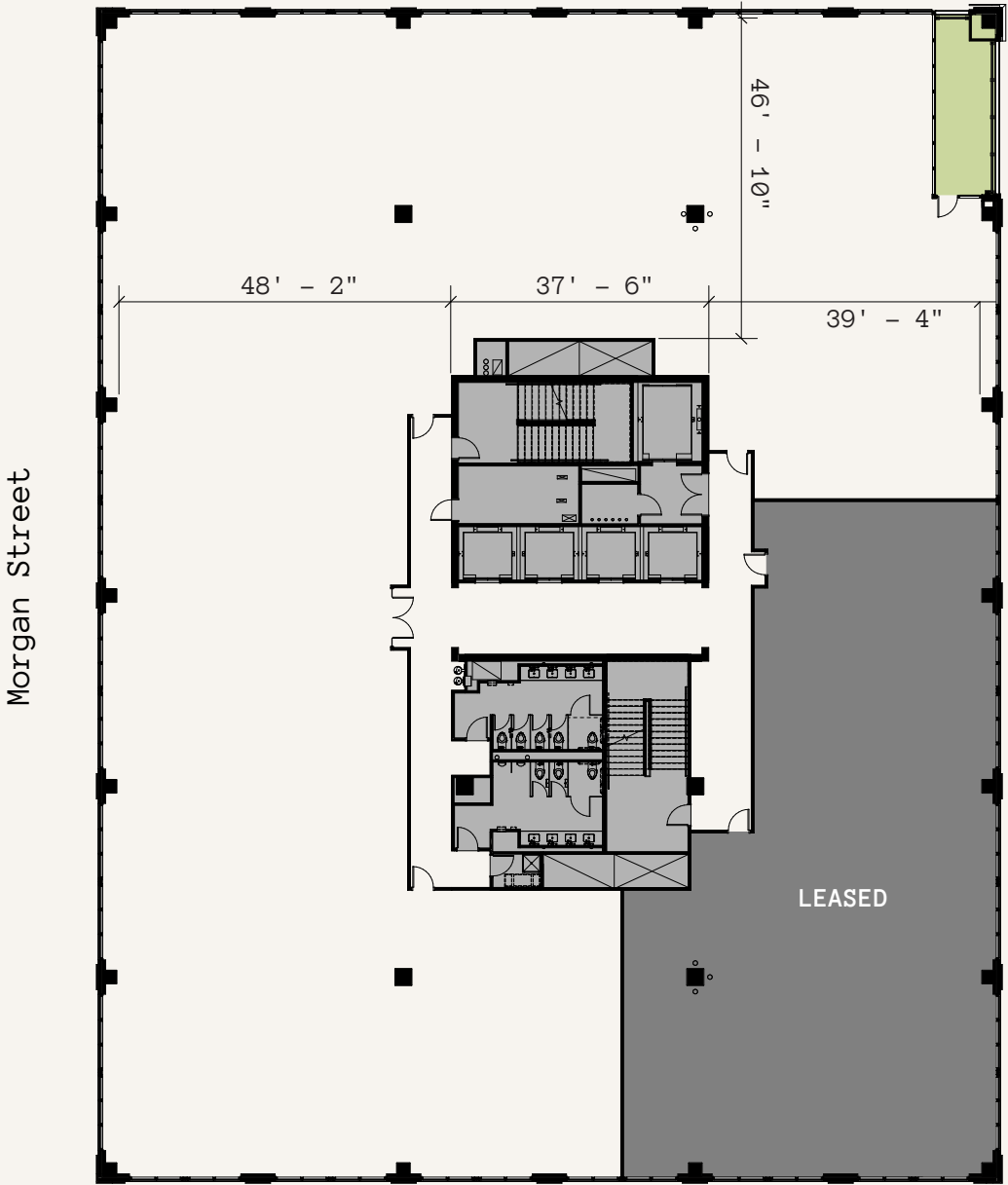
CENTER CORE EFFICIENT/BRIGHT

MINIMAL COLUMN PROVIDING MAXIMUM FLEXIBILITY

CAST IN PLACE CONCRETE CONSTRUCTION TYPE

24,000 RSF FLOORPLATES; 18,000 RSF REMAINING ON THIS FLOOR

229 SF PRIVATE TERRACE



Emily Hotel

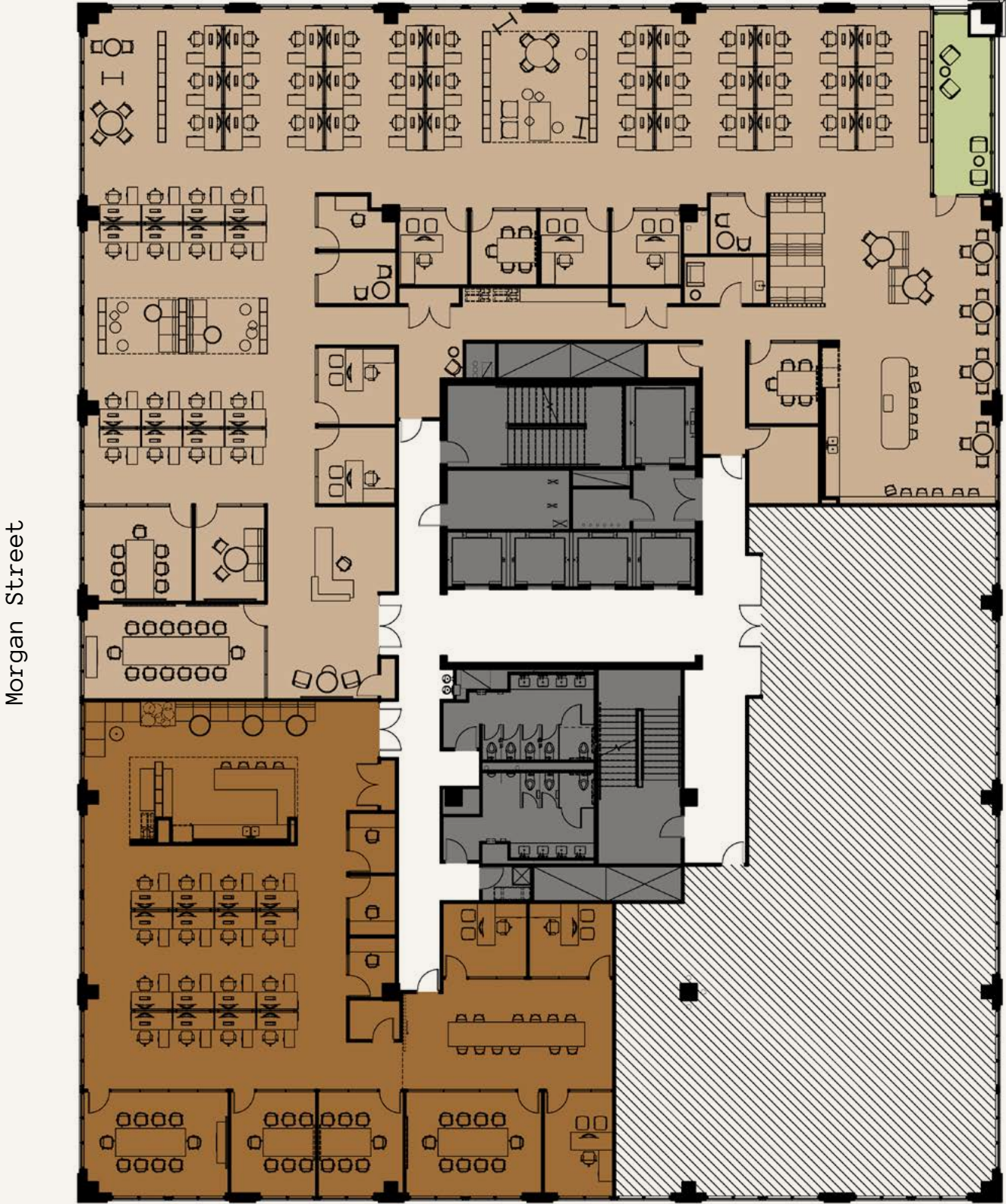


# TEST FIT 5TH FLOOR

## 5TH FLOOR VACANCY

**SPEC SUITE ONE**  
+/- 12,327 RSF  
229 SF PRIVATE TERRACE

**SPEC SUITE TWO**  
+/- 5,953 RSF



Emily Hotel





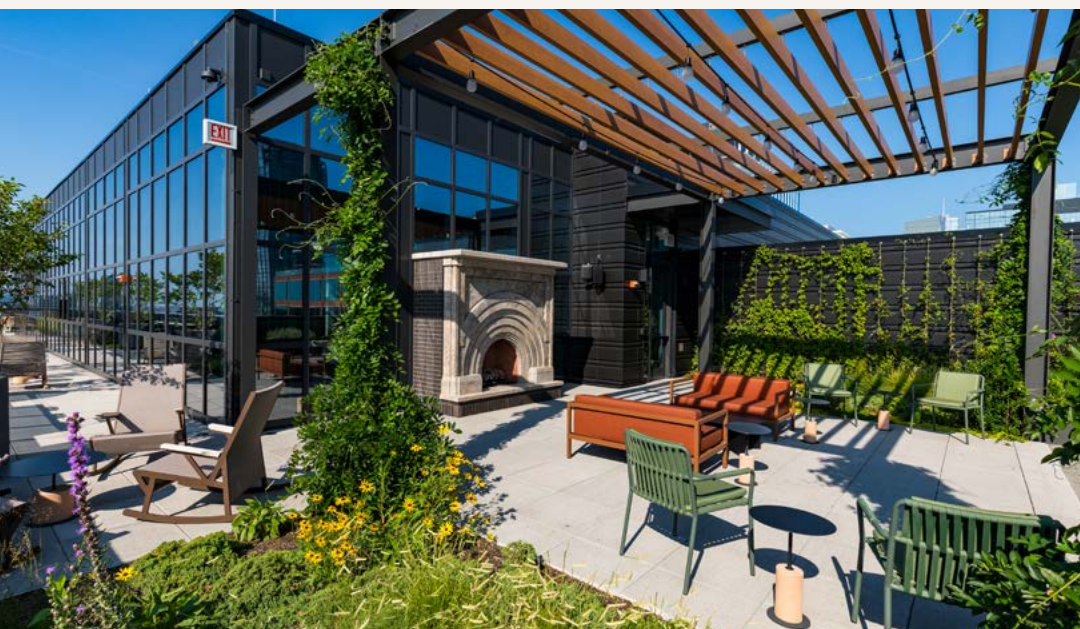
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# PERKS THAT REDEFINE THE WORKPLACE

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## AMENITIES

- Private outdoor terrace on every floor
- 34 heated parking spaces
- 5,000+ SF roof deck
- Conservatory bar and lounge rooftop
- Full-service fitness center
- Library and conference spaces



# EXTENSIVE 11TH FLOOR AMENITIES

CONSERVATORY

BAR

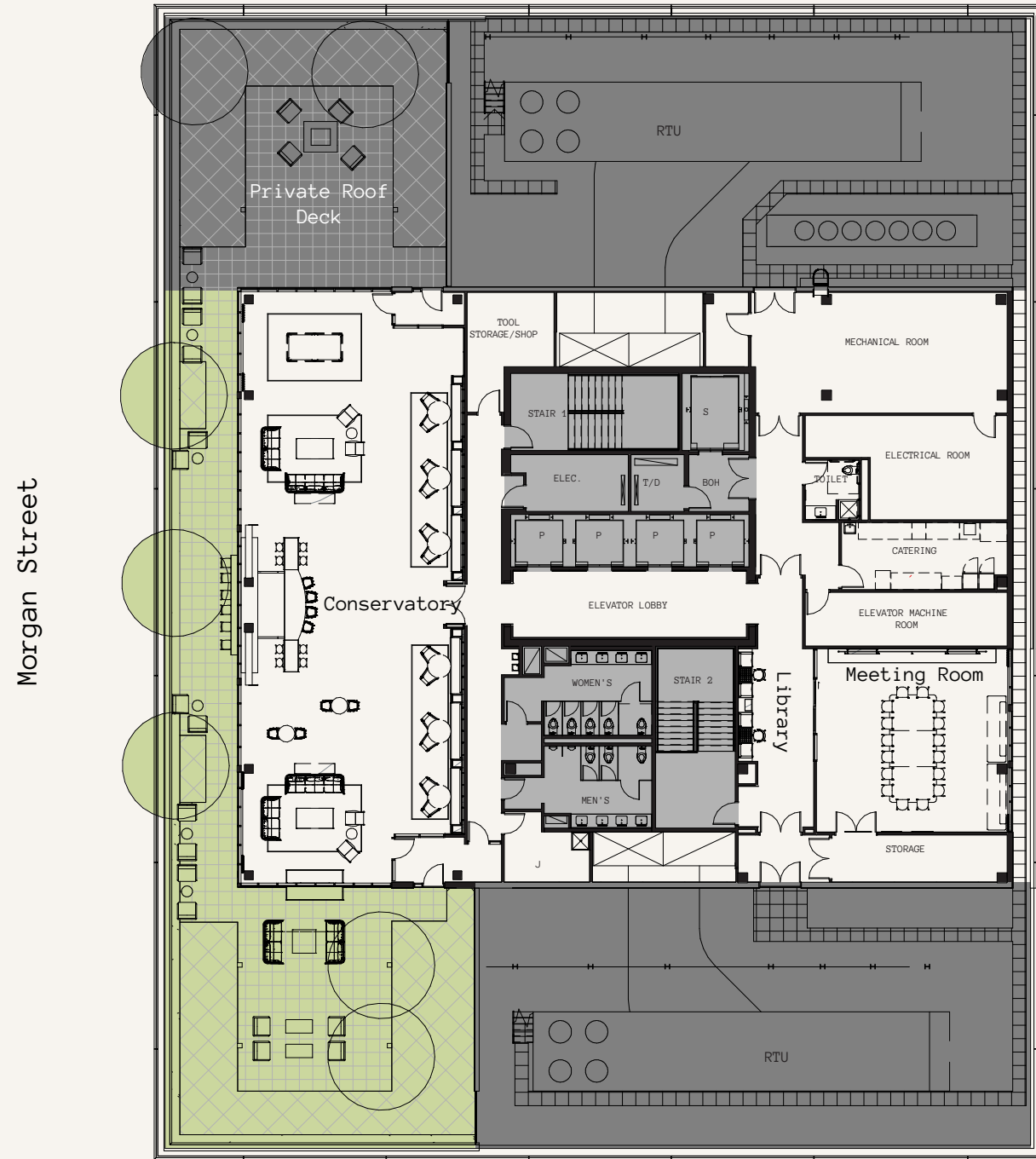
LOUNGE

LIBRARY

COMPLIMENTARY REFRESHMENTS

LIQUOR LOCKERS

DUAL-SIDED FIREPLACE



Morgan Street

Emily Hotel



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# FULTON MARKET IS WHERE A MODERN WORKFORCE WANTS TO BE

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**30+**

critically acclaimed restaurants, including 7 with Michelin stars and 9 James Beard Award winners

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**40K**

daytime population (2020)

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**\$40M**

neighborhood streetscape investment

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**#2**

of 93 Best Neighborhoods for Young Professionals (niche.com)

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**#4**

100 best places to live in America (Money Magazine)

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**4.5M SF**

office HQ relocation to Fulton Market in last 5 years

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**1,841**

hotel keys

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**3,801**

new residential units since 2014

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**15,000+**

residential units in pipeline



# IN A NEIGHBORHOOD THAT'S CHANGED THE DEFINITION OF LIVE, WORK, PLAY

## HOSPITALITY



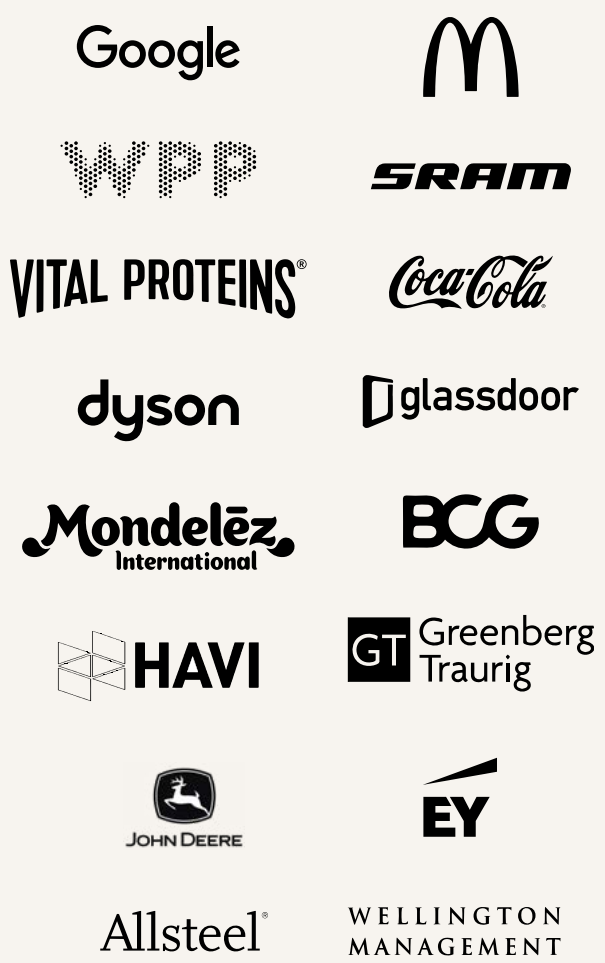
## RETAIL



## DINING



## OFFICE





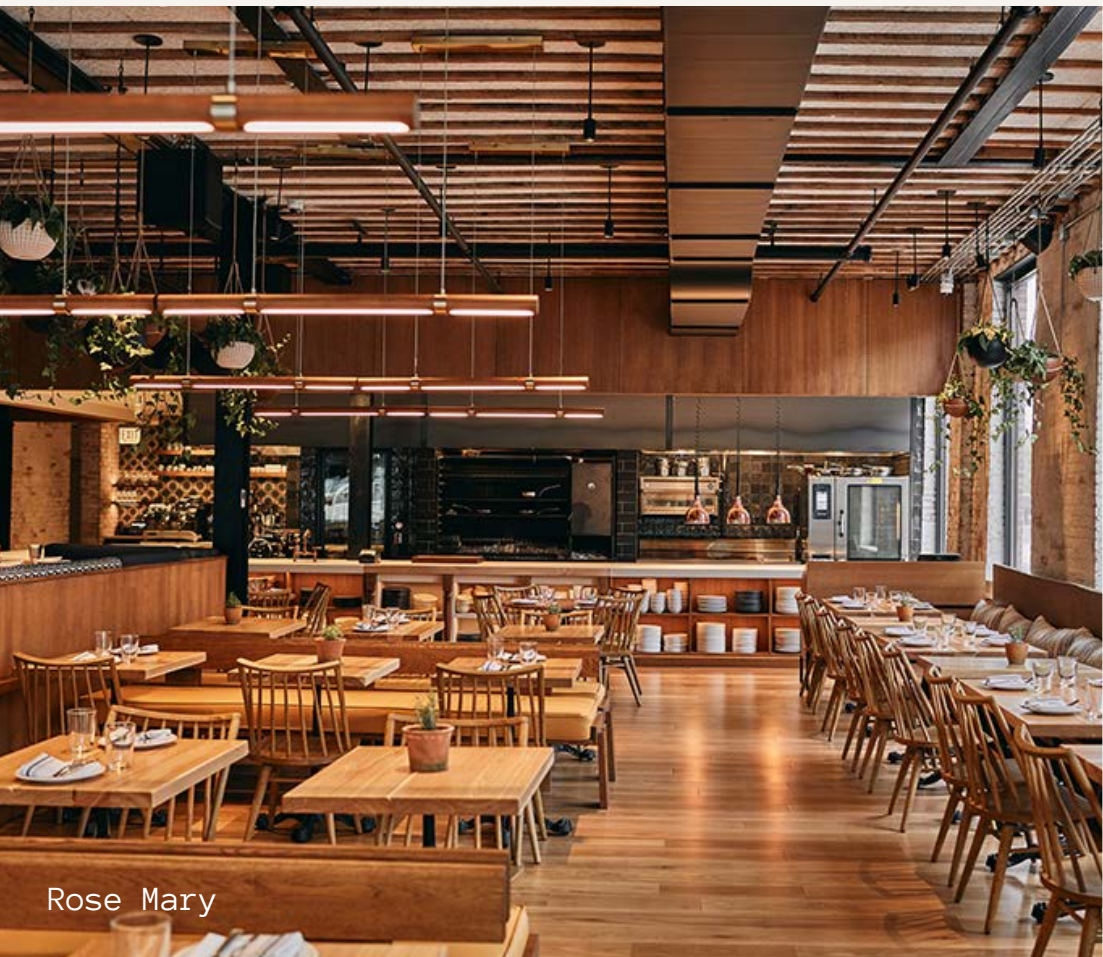
Sweetgreen



Entrance gate



The Hoxton



Rose Mary



Federales



Fairgrounds Coffee



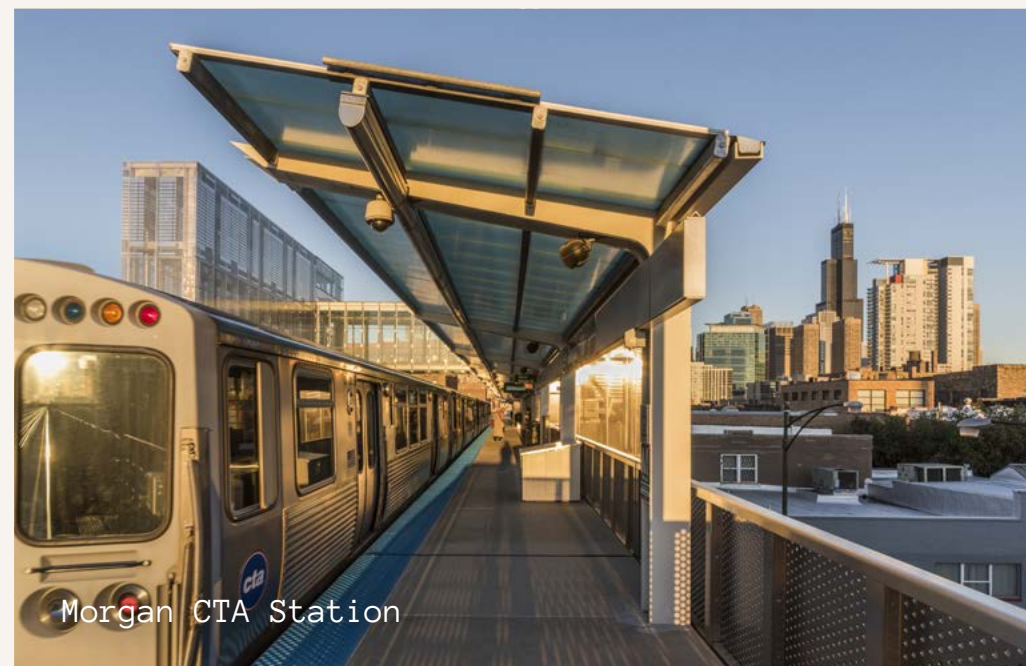
Soho House



Sundrip



Au Cheval



Morgan CTA Station



Global HQ

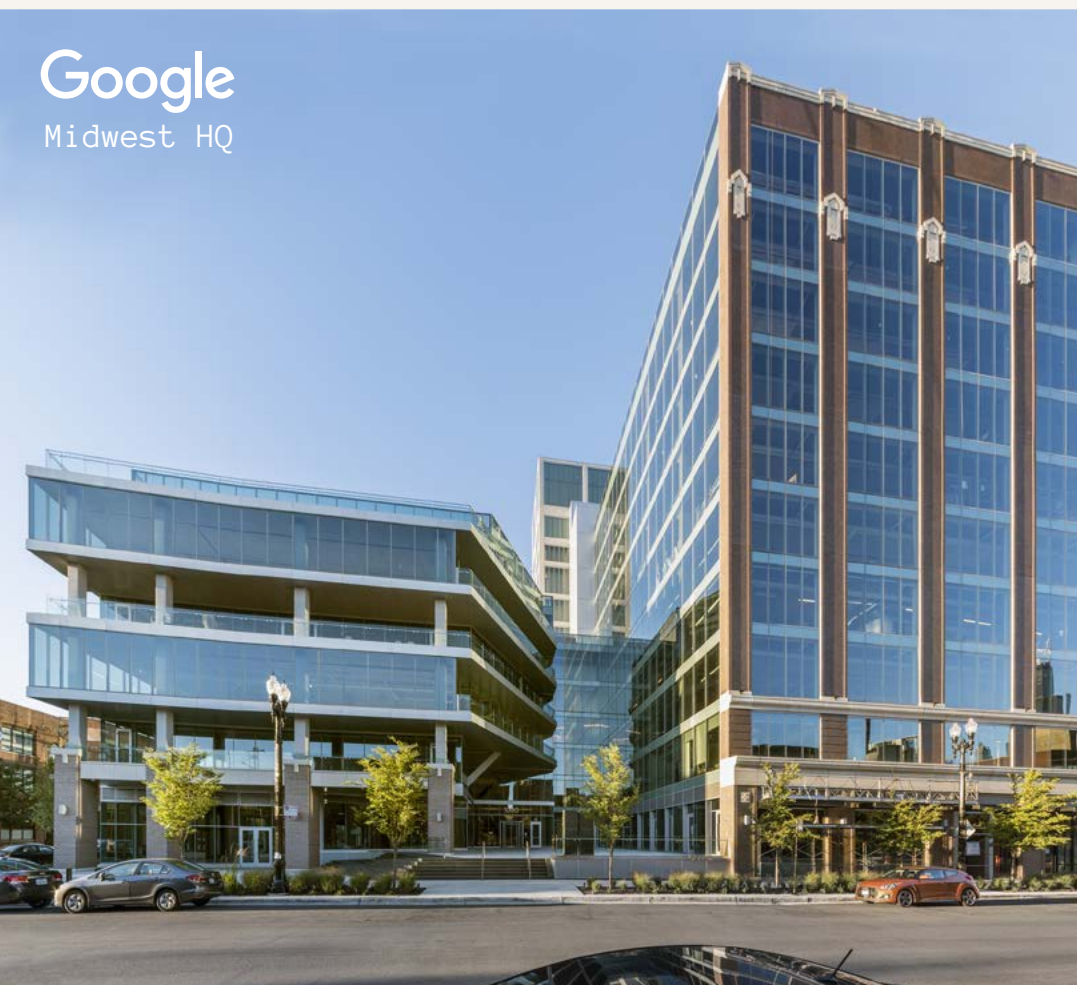


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# STERLING BAY: A HOSPITALITY-DRIVEN DEVELOPER WITH A STRONG TRACK RECORD



Midwest HQ



Sterling Bay is a hospitality-driven real estate company delivering innovative, connected, and collaborative spaces that place tenants first. Our buildings are sustainable, healthy, and accessible for all.



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# CONTACT

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