

A Sterling Bay Development

350

Fulton Market, Chicago



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● 345 N MORGAN

1KFULTON ●

● EMILY HOTEL

< 01 Overview

● LAKE/MORGAN L STOP

SWIFT & SONS ●

350



350 N Morgan. Clearly elevated.

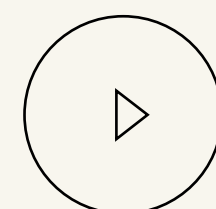
18 stories of future-proofed perfection

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





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)

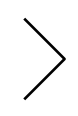
13,000+ total SF of retail space (divisible between 2-3 tenants)

Heated outdoor meeting room and shuffleboard court

MORGAN STREET LOBBY



< 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

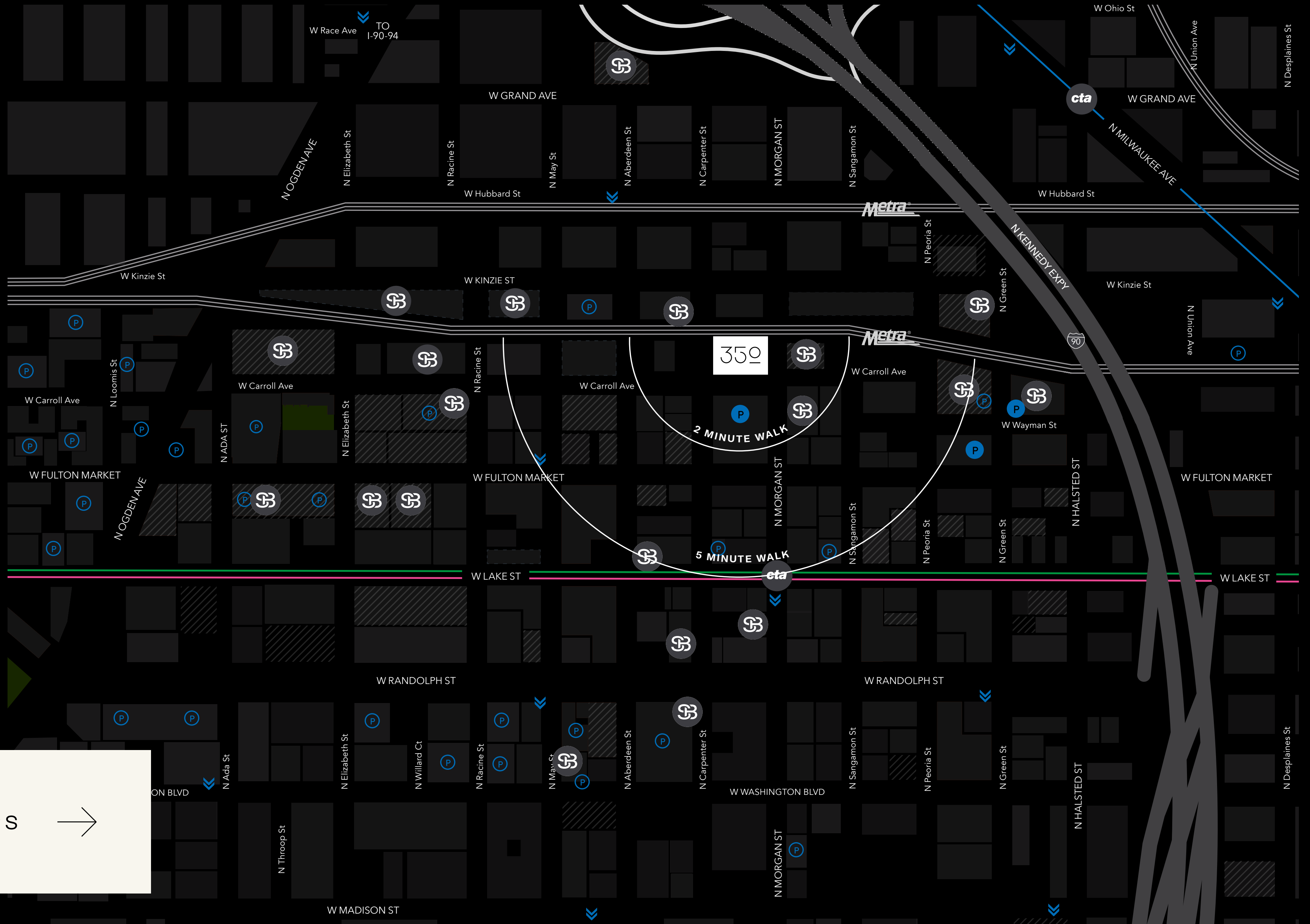
 Sterling Bay property

 CTA "L" stop

 Divvy station

 Parking

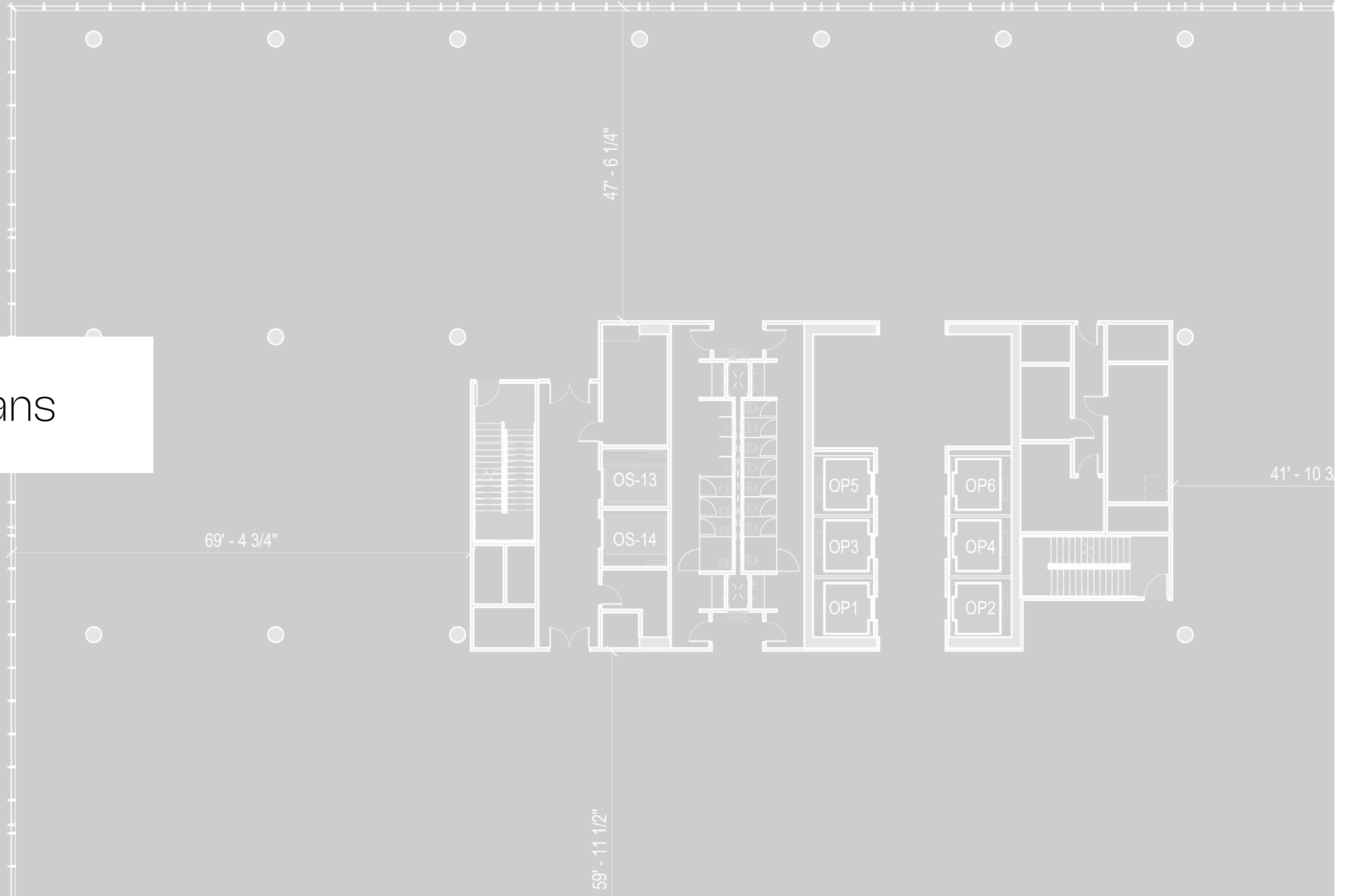
 Public Parking



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

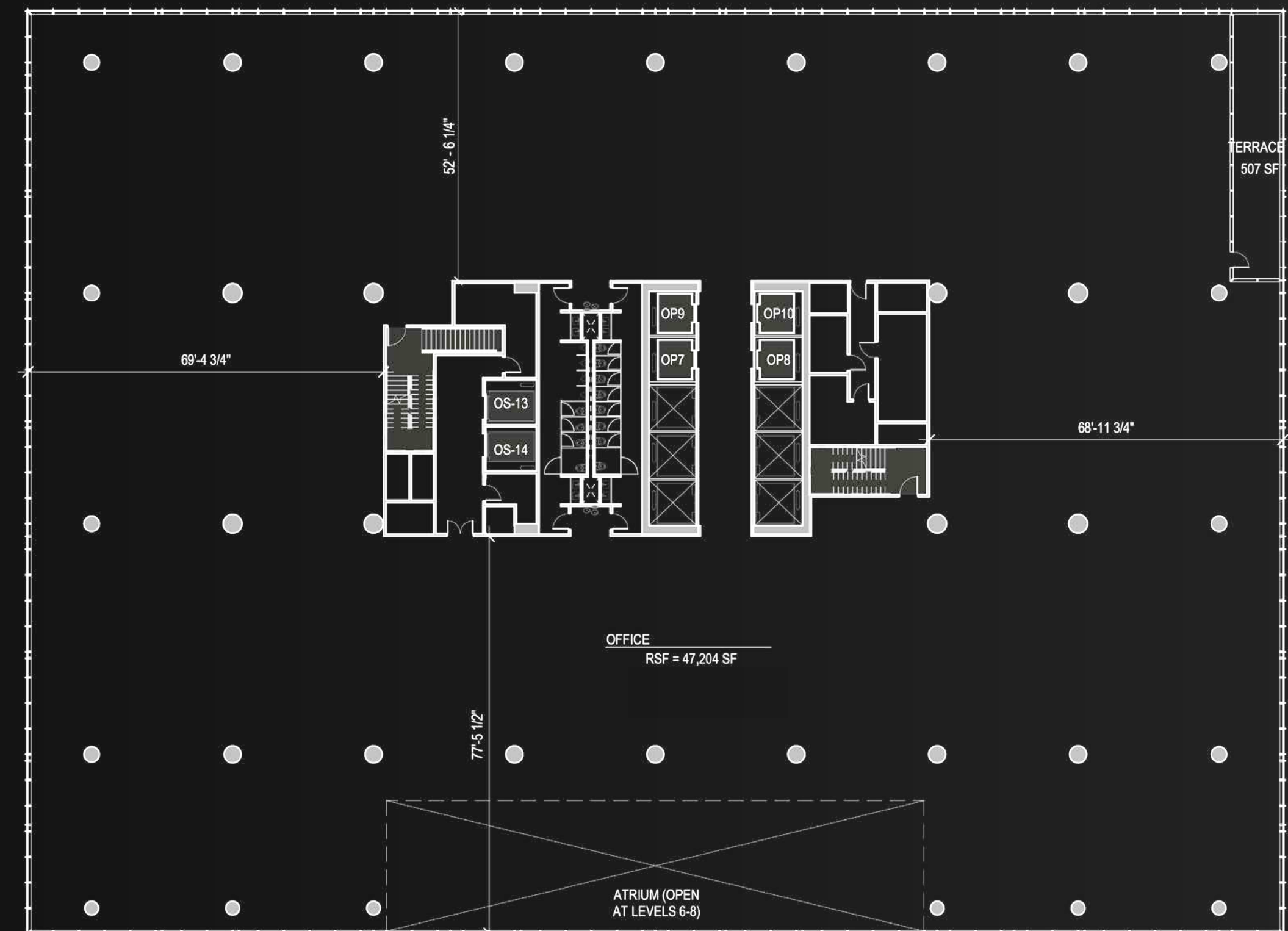
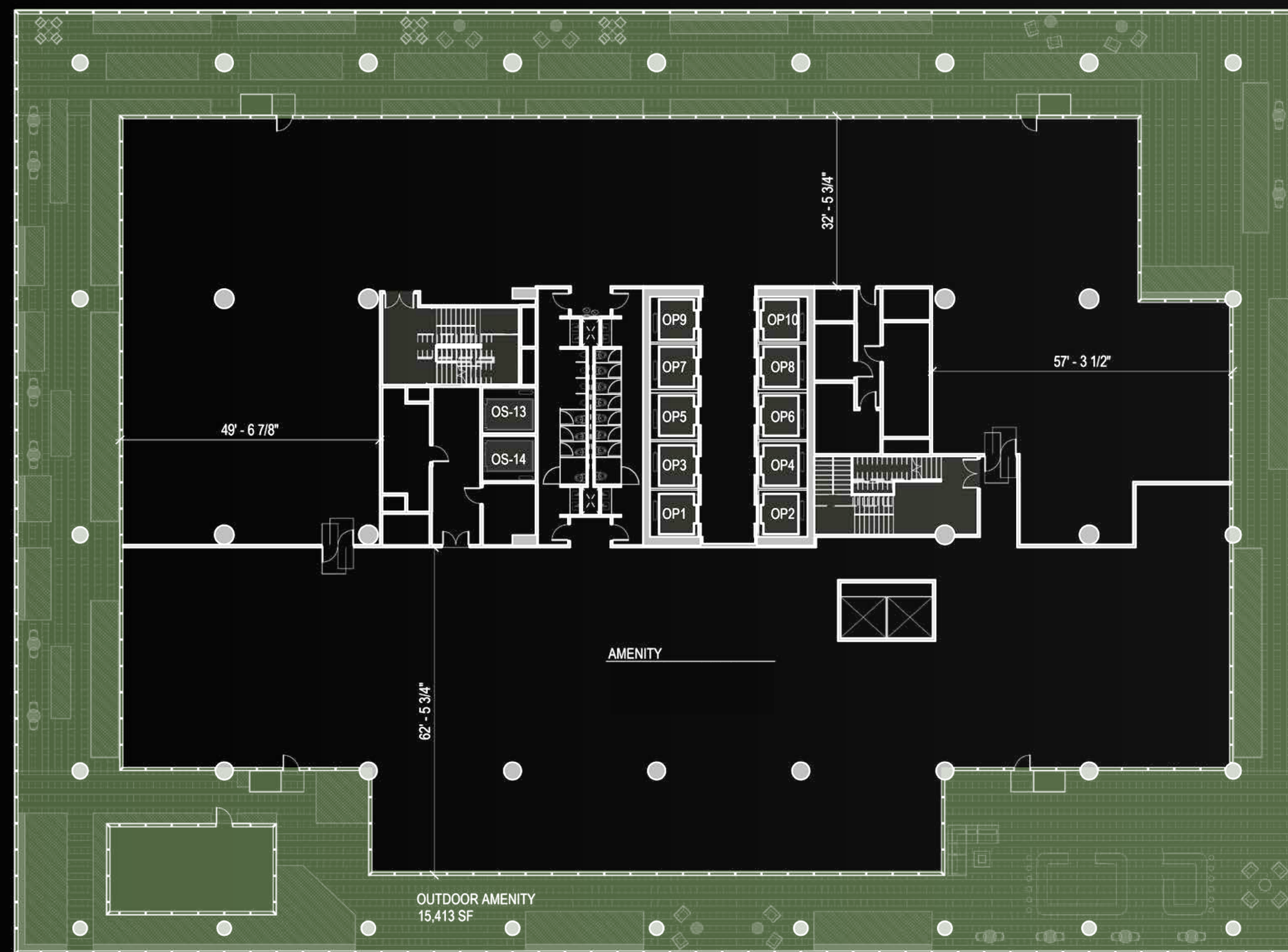


Low-Rise Floor Plan

47,204 RSF office space available, divisible.

Multi-level south-facing atrium increases daylight autonomy.

Private outdoor terraces on floors 5-7.



Mid-Rise Floor Plan

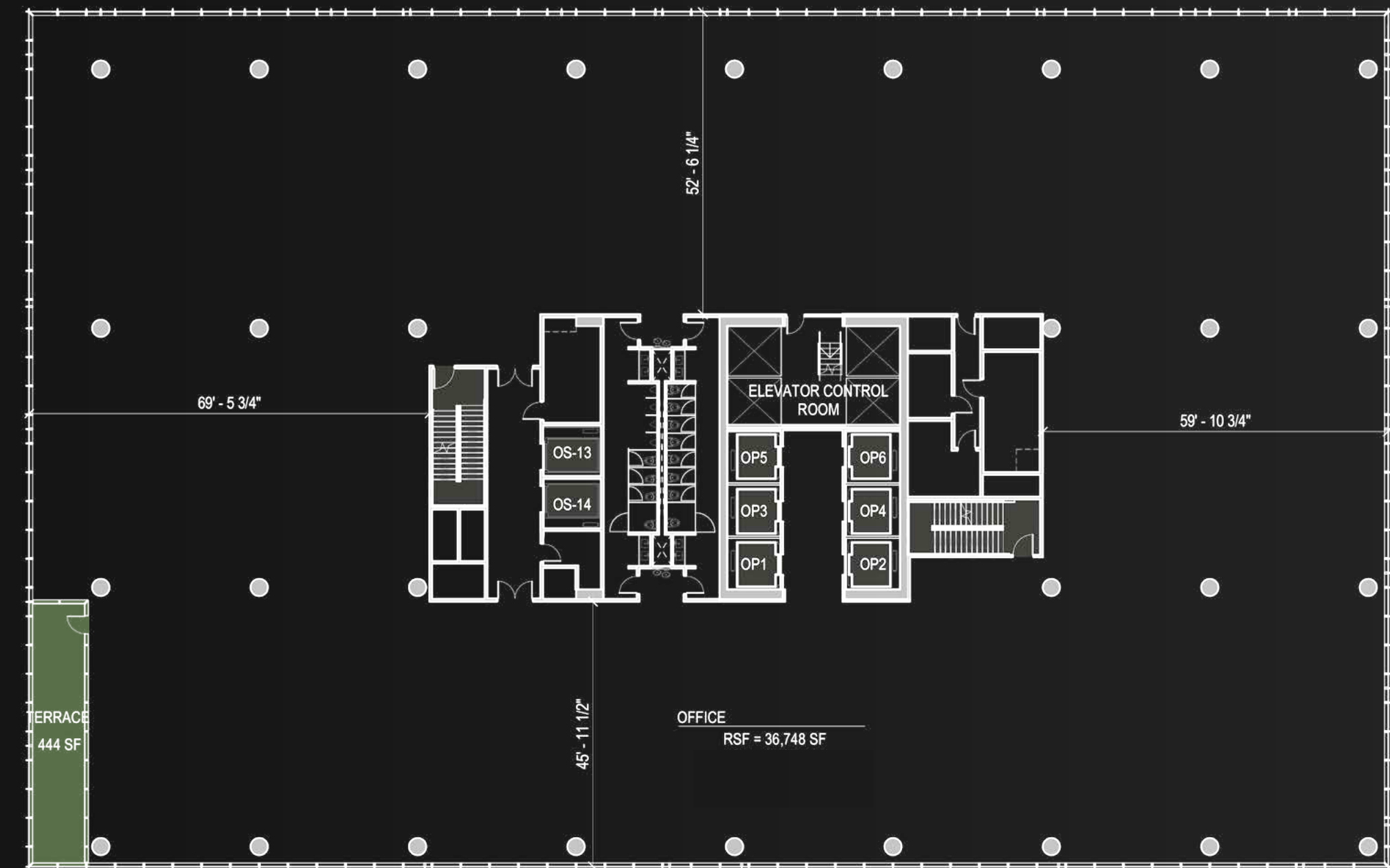
37,463 RSF office space available, divisible.

14,413 SF terrace on floor 9.

Private outdoor terraces on floors 10-12.



LEVEL 9



LEVEL 10

High-Rise Floor Plan

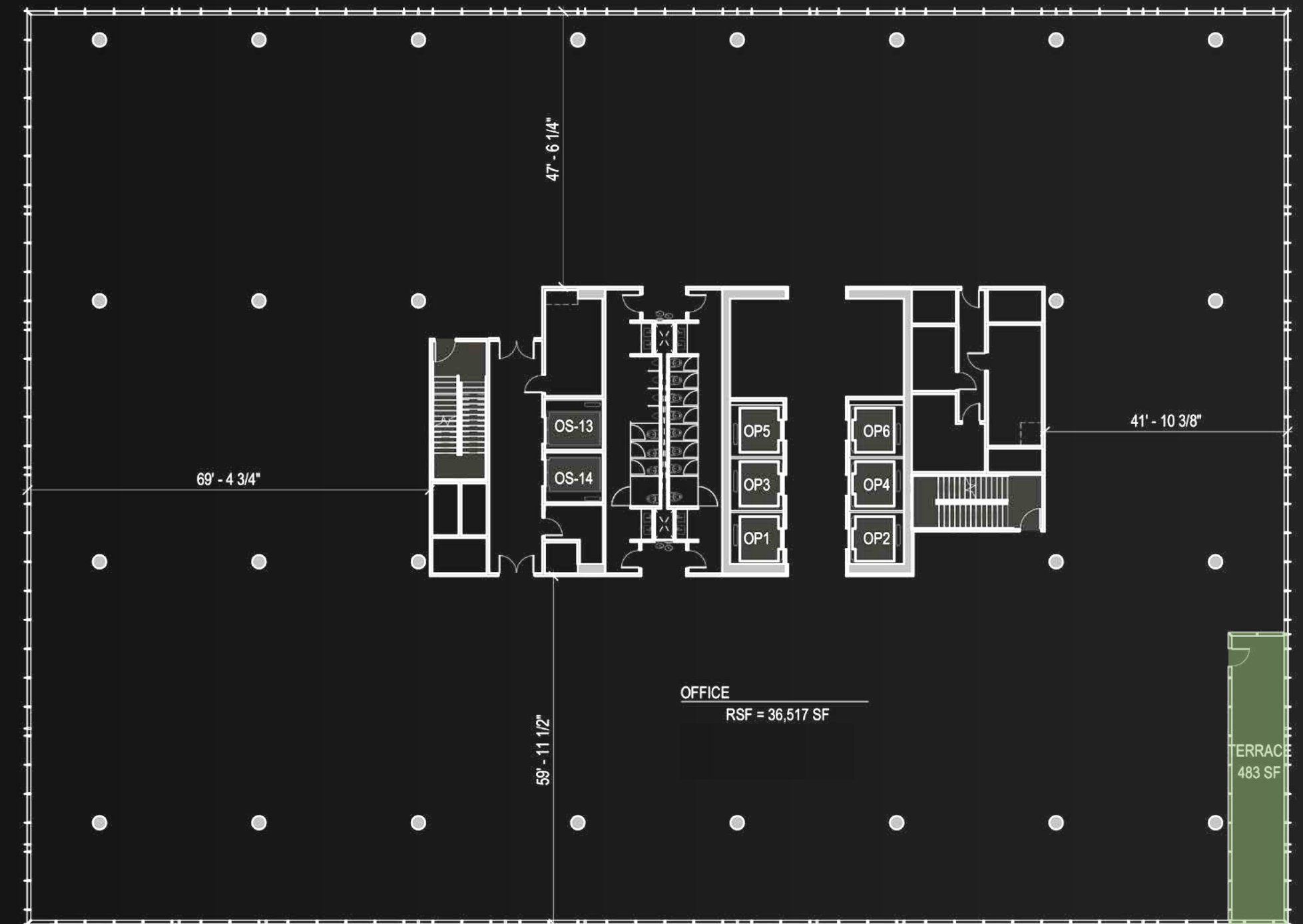
36,517 RSF office space available, divisible.

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

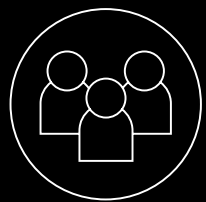




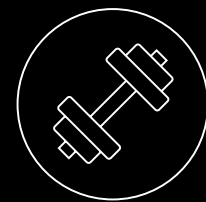
< 04 Amenities



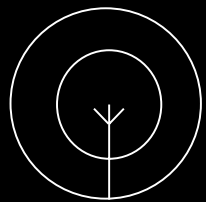
Elevate your everyday.



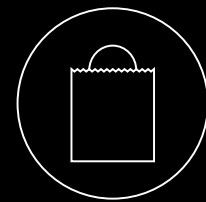
COMMUNAL GATHERING SPACES



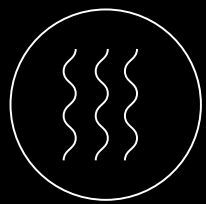
FULL-SERVICE WELLNESS CENTER WITH OUTDOOR FITNESS CAPABILITIES



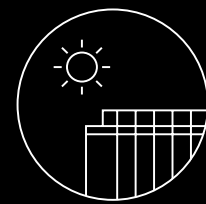
OUTDOOR PLAZA LEVEL



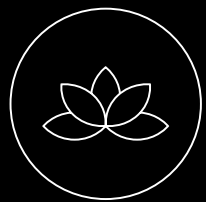
ACTIVATED RETAIL EXPERIENCE



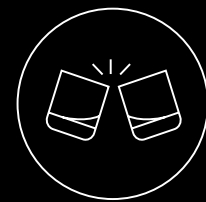
HEATED OUTDOOR MEETING ROOMS



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.



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



Elevate your office space.

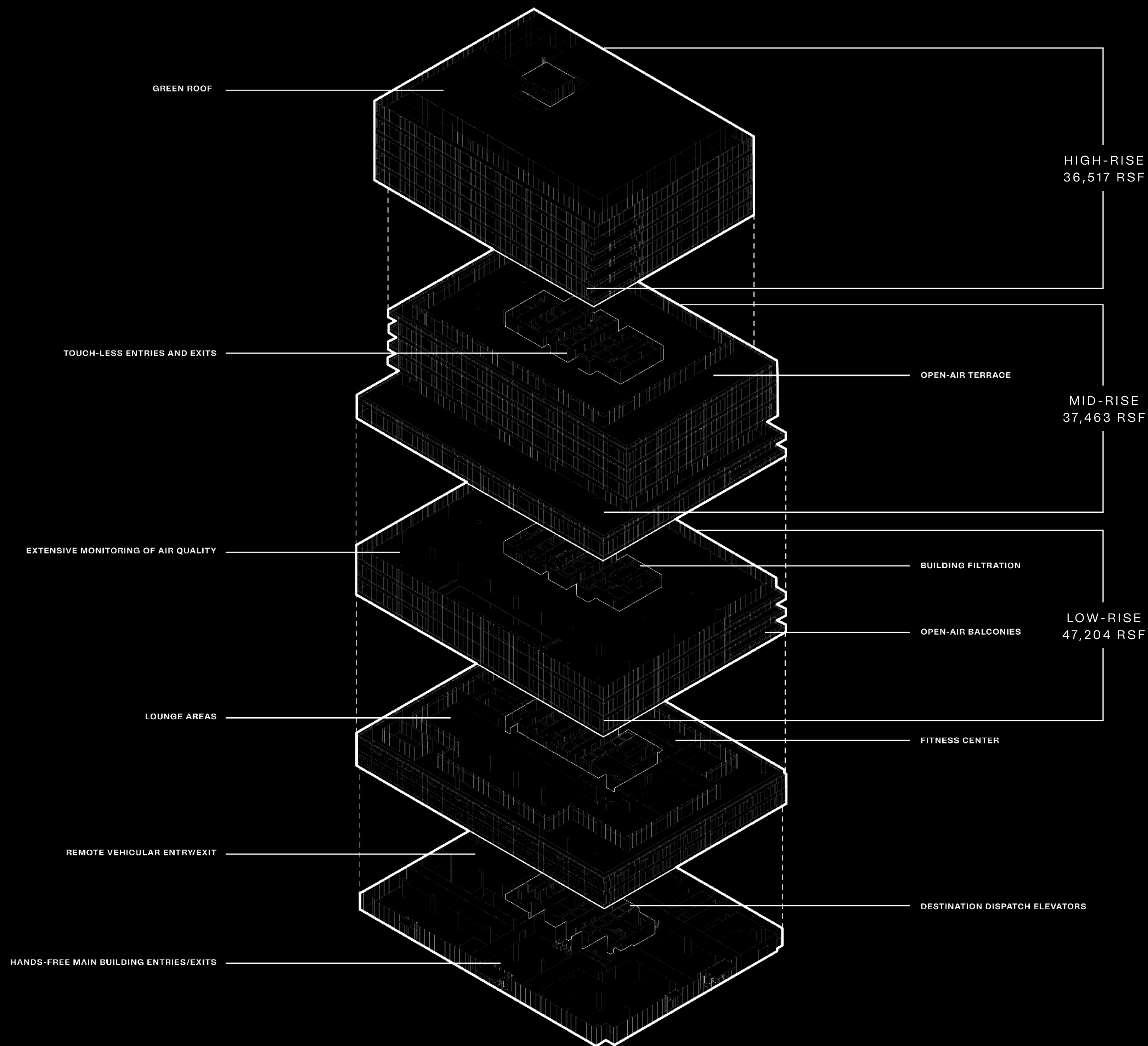
Outdoor space on every floor

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



Leasing:

Contact leasing@sterlingbay.com
to elevate your office.

Jessica Brown
jbrown@sterlingbay.com
847.420.0044

Austin Lusson
alusson@sterlingbay.com
708.744.5386

Russell Cora
rcora@sterlingbay.com
312.952.0279

