
345 N MORGAN



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.



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.



Building lobby

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 discounted
- Large format conference alternatives
- Preferred dinner reservation status
- Hotel stay discounted

STACKING PLAN

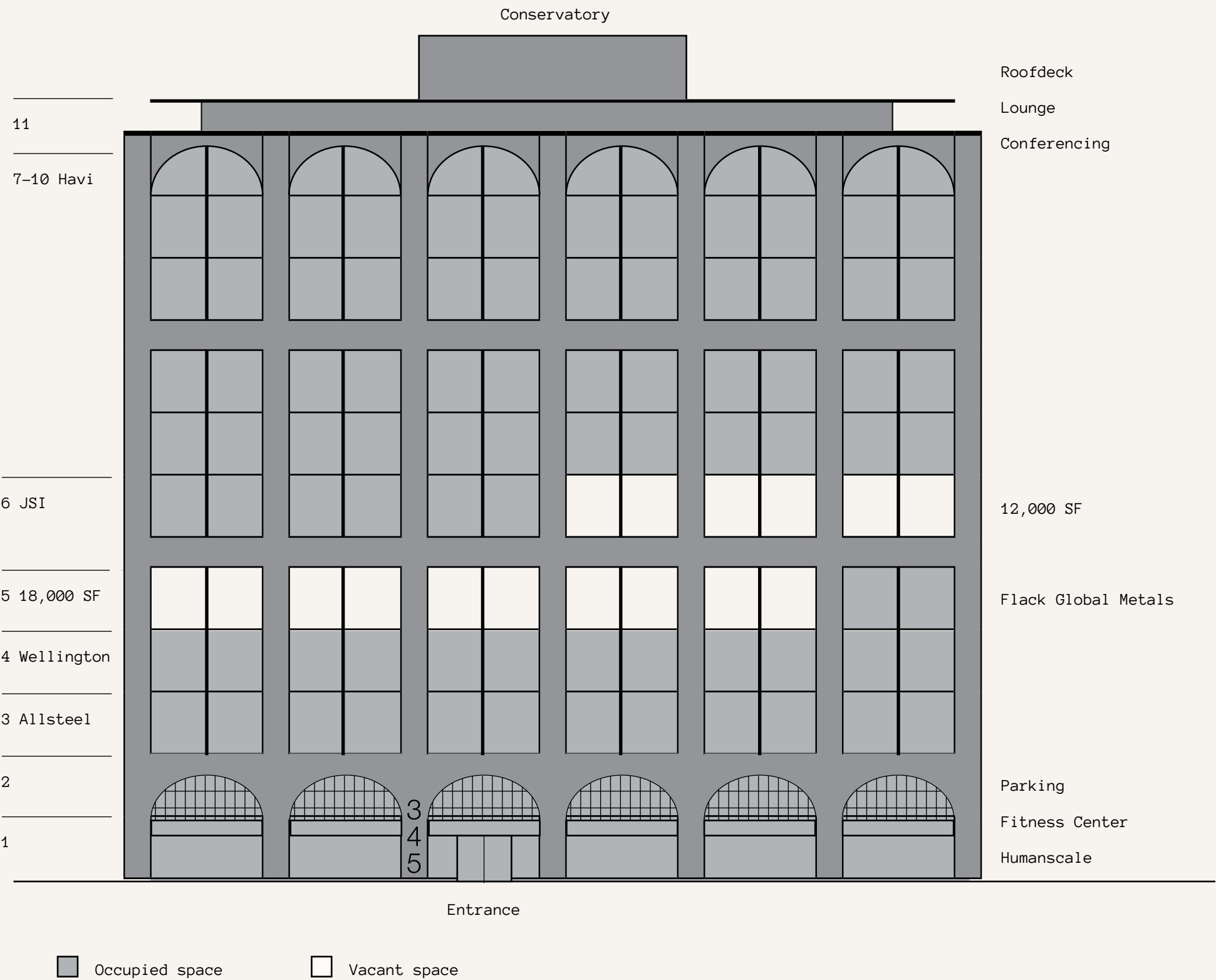
200,000 SF

11 STORIES

RETAIL, FITNESS, F&B

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

30,000 SF AVAILABLE
CONTIGUOUS VIA INTERNAL STAIR



OPEN FLOORPLATES ALLOW MAXIMUM FLEXIBILITY AND COLLABORATION

5TH FLOOR VACANCY

CENTER CORE EFFICIENT/BRIGHT

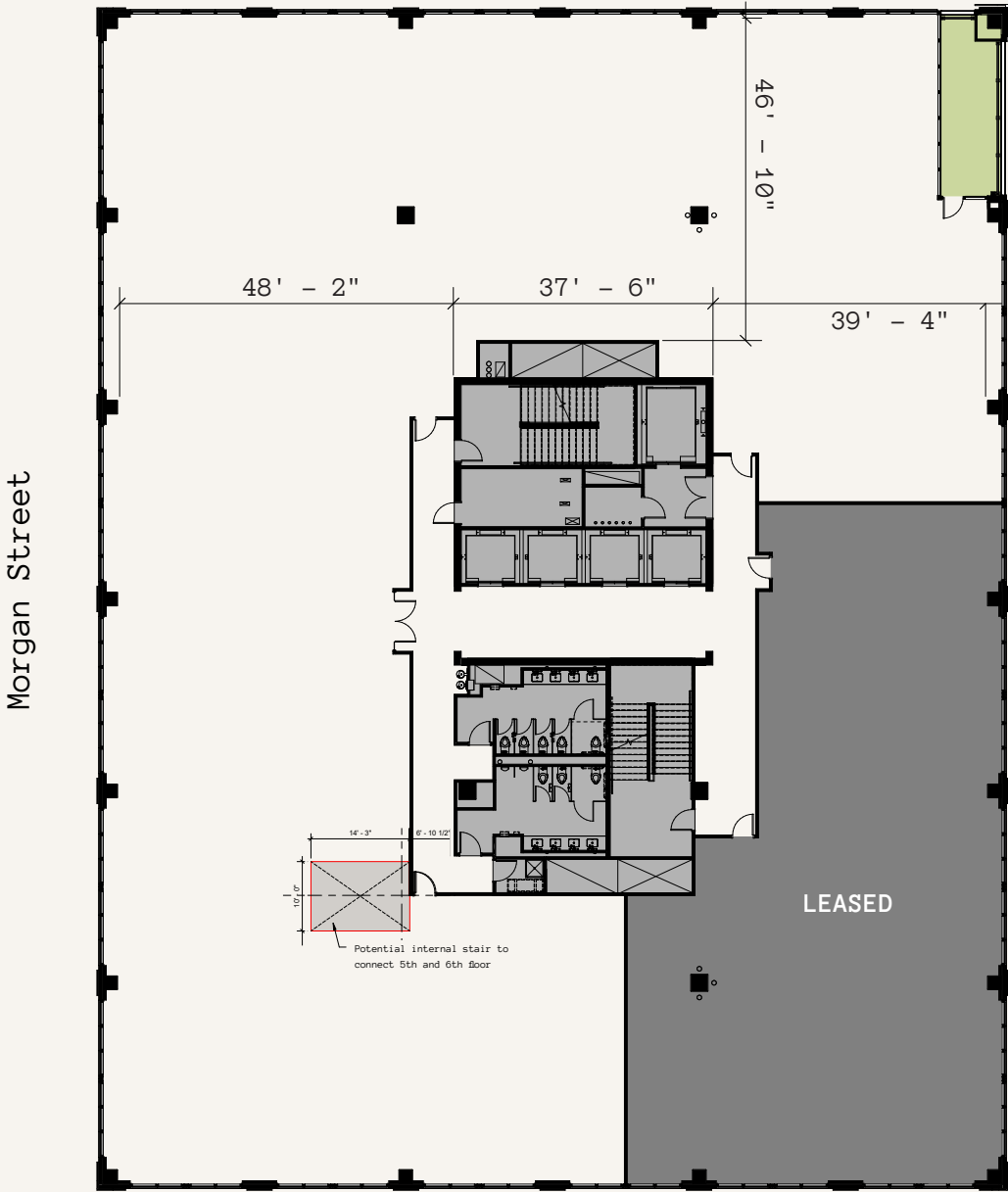
MINIMAL COLUMN PROVIDING
MAXIMUM FLEXIBILITY

CAST IN PLACE CONCRETE CONSTRUCTION TYPE

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

229 SF PRIVATE TERRACE

CONTIGUOUS AND CONNECTABLE
VIA INTERNAL STAIR TO VACANCY ON 6TH FLOOR



TEST FIT 6TH FLOOR

6TH FLOOR VACANCY

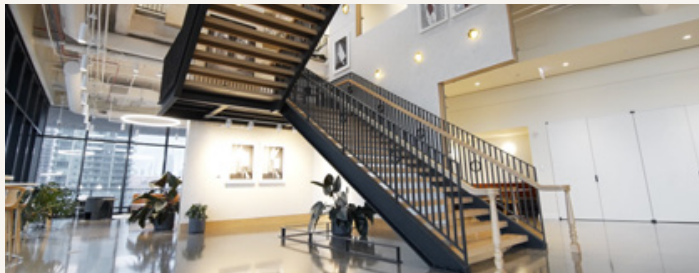
CENTER CORE EFFICIENT/BRIGHT

MINIMAL COLUMN PROVIDING
MAXIMUM FLEXIBILITY

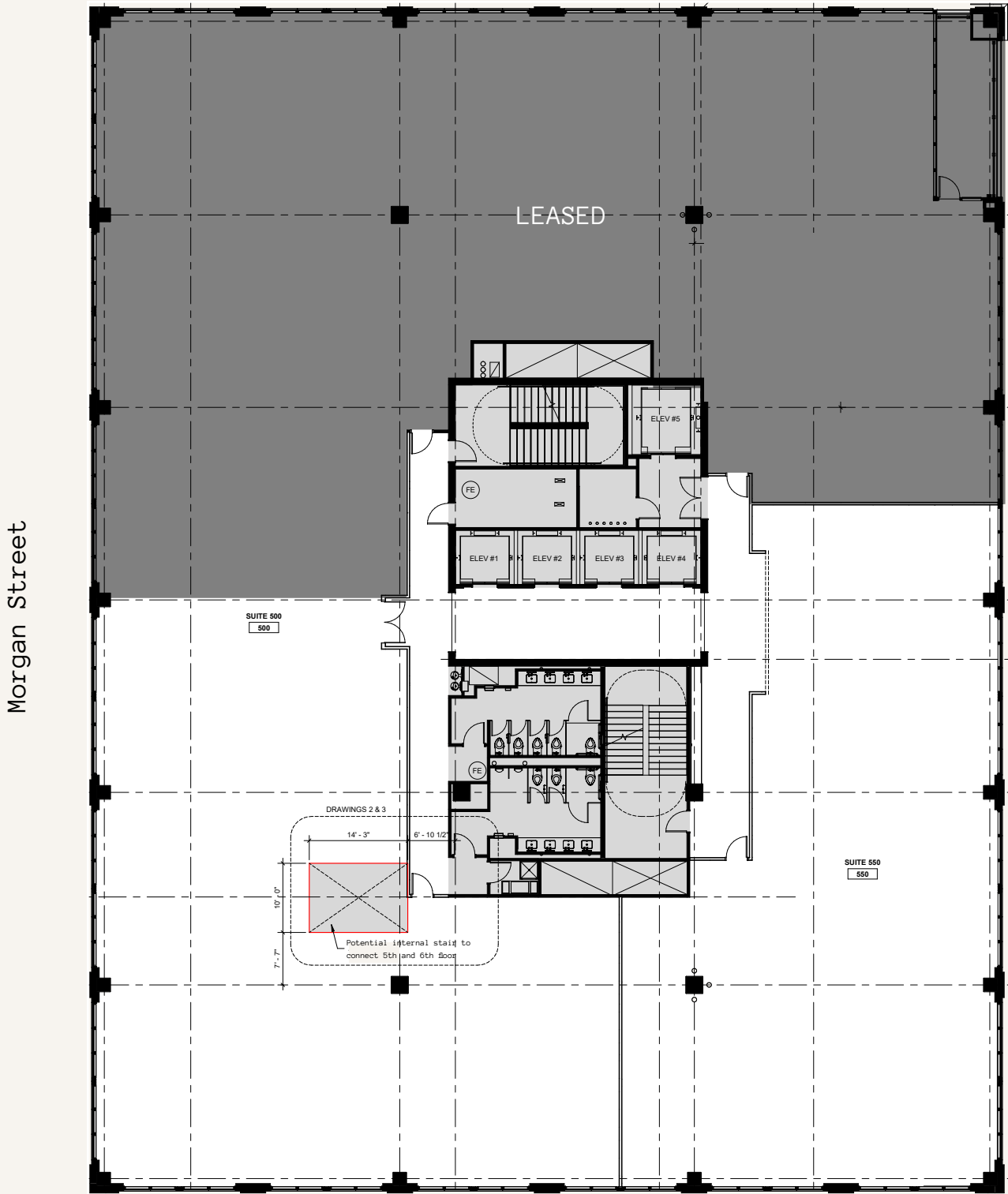
CAST IN PLACE CONCRETE CONSTRUCTION TYPE

24,000 RSF FLOORPLATES; 12,000 RSF
REMAINING ON THIS FLOOR

CONTIGUOUS AND CONNECTABLE VIA INTERNAL
STAIR TO VACANCY ON 5TH FLOOR



Internal stair reference image



12,000 SF
REMAINING ON THIS FLOOR

Emily Hotel



PERKS THAT REDEFINE THE WORKPLACE

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

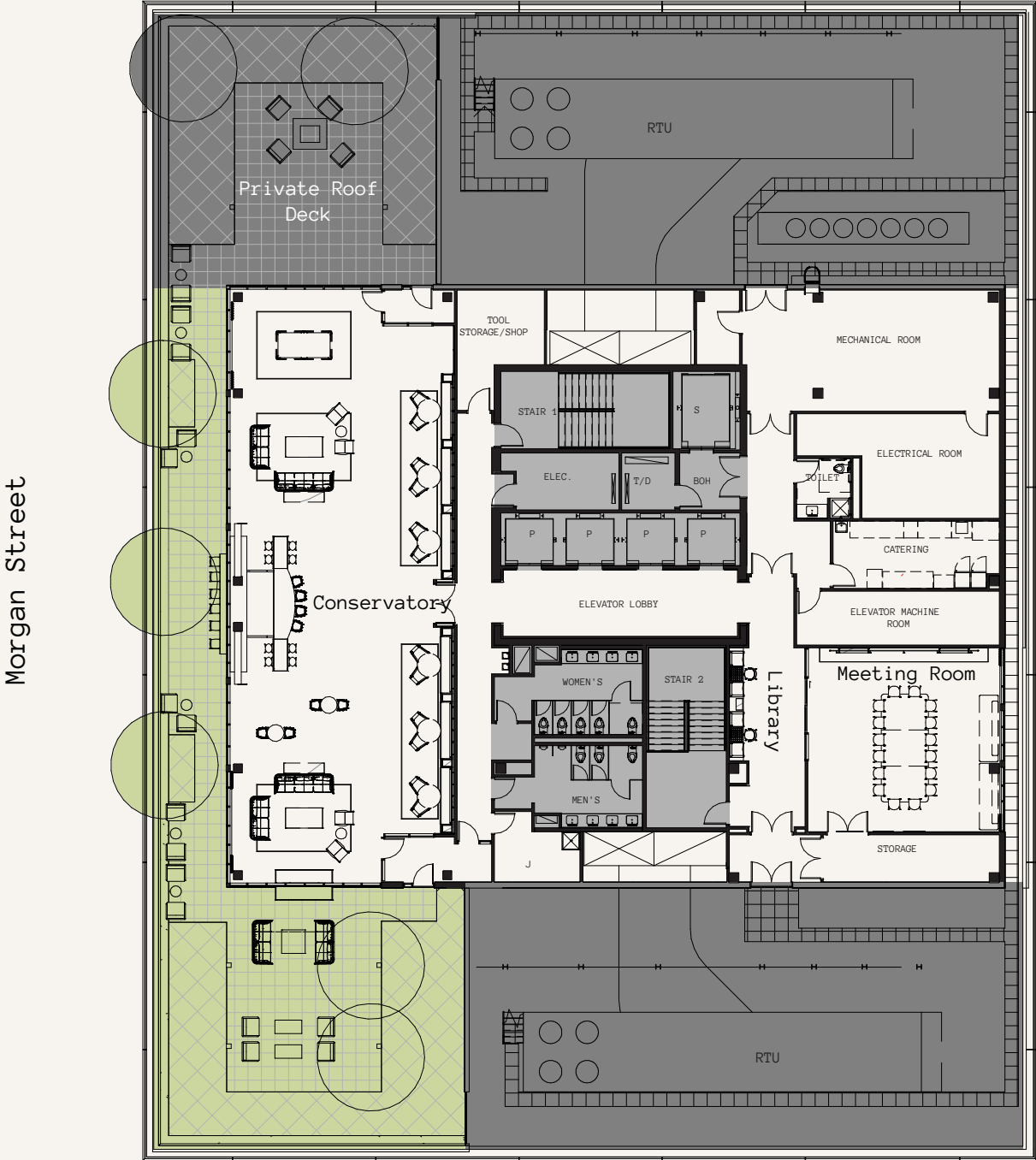
LOUNGE

LIBRARY

COMPLIMENTARY REFRESHMENTS

LIQUOR LOCKERS

DUAL-SIDED FIREPLACE



Emily Hotel

FULTON MARKET IS WHERE A MODERN WORKFORCE WANTS TO BE

30+

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

40K

daytime population (2020)

\$40M

neighborhood streetscape investment

#2

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

#4

100 best places to live in America (Money Magazine)

4.5M SF

office HQ relocation to Fulton Market in last 5 years

1,841

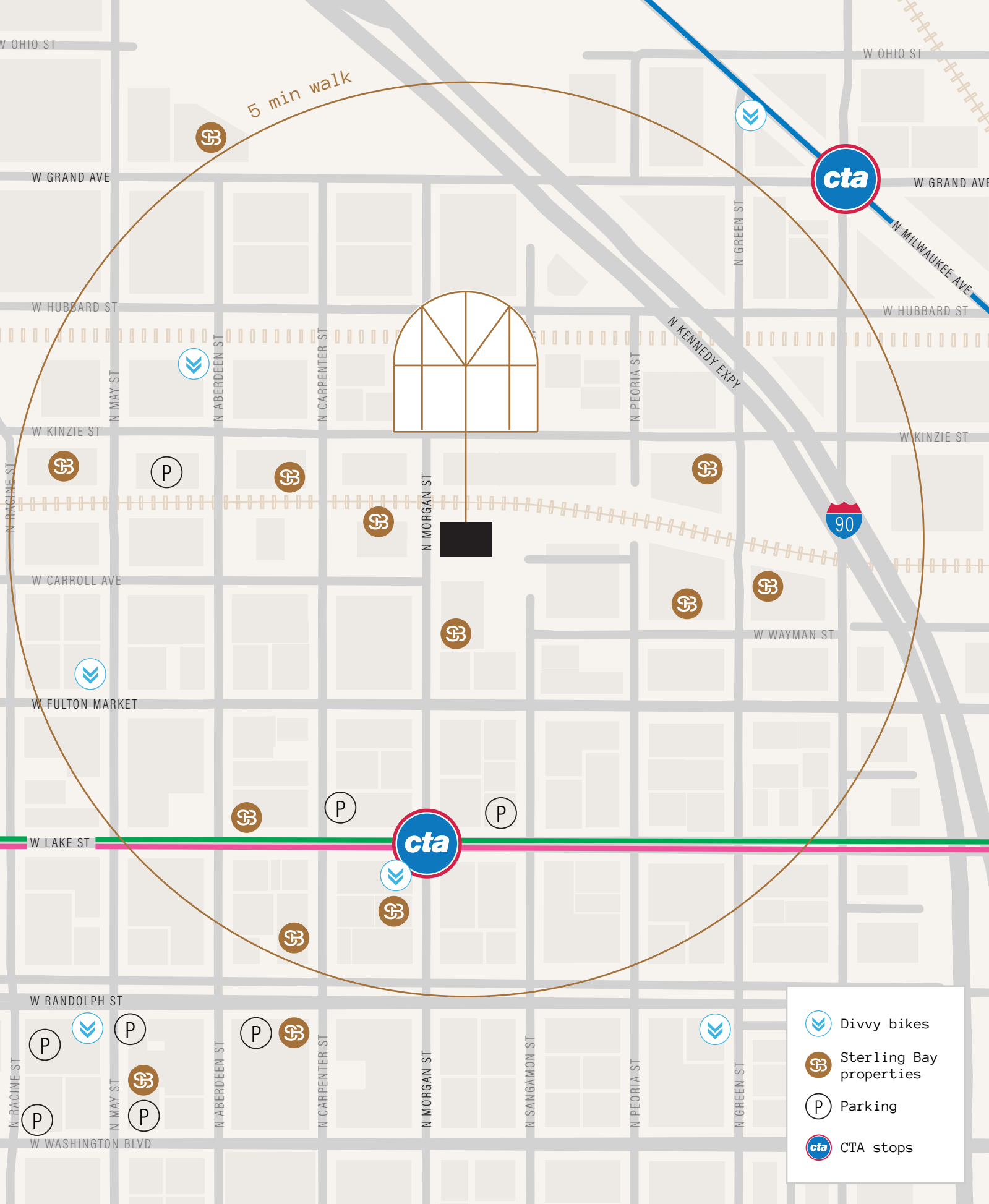
hotel keys

3,801

new residential units since 2014

15,000+

residential units in pipeline



FULTON MARKET IS ACCESSIBLE, CONNECTED, AND VISIBLE

3 MIN TO CTA GREEN AND PINK LINES

6 MIN TO CTA BLUE LINE

5 MIN TO I-90/94

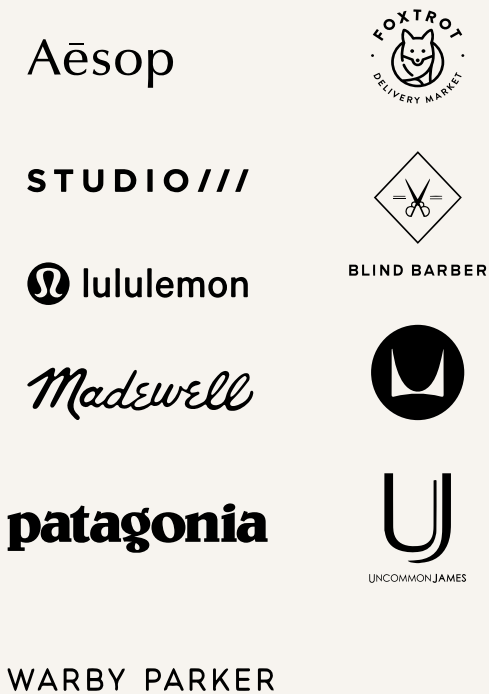
7 MIN TO THE LOOP

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

HOSPITALITY



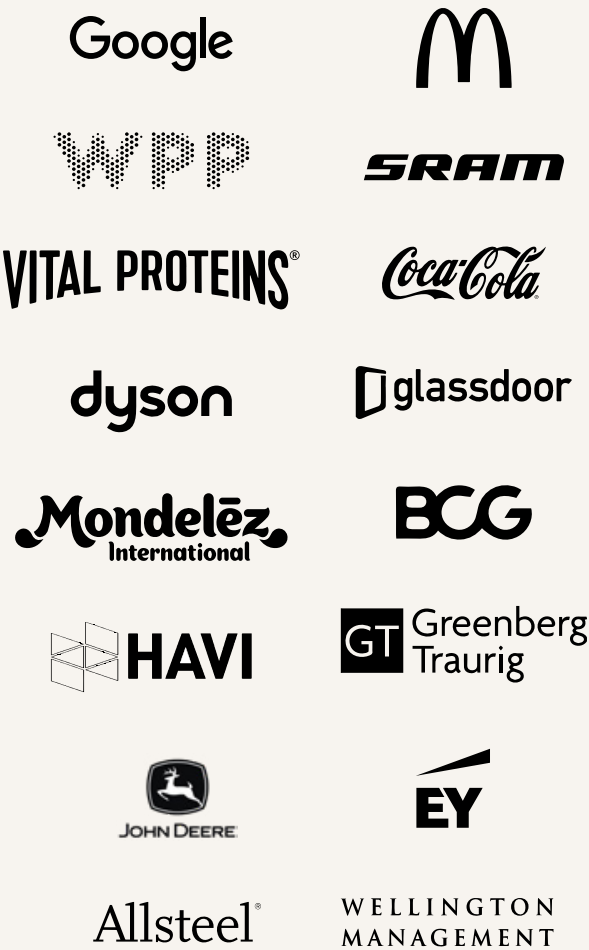
RETAIL



DINING



OFFICE





Sweetgreen



Entrance gate



The Hoxton



Rose Mary



Federales



Fairgrounds Coffee



Soho House



Au Cheval



Morgan CTA Station



Sundrip



Global HQ



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

Google

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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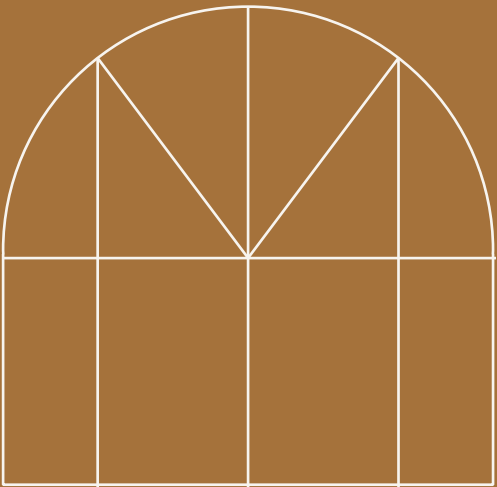
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