

A Sterling Bay Development

# 350

Fulton Market, Chicago



# 01

Overview →

# 02

Neighborhood →

# 03

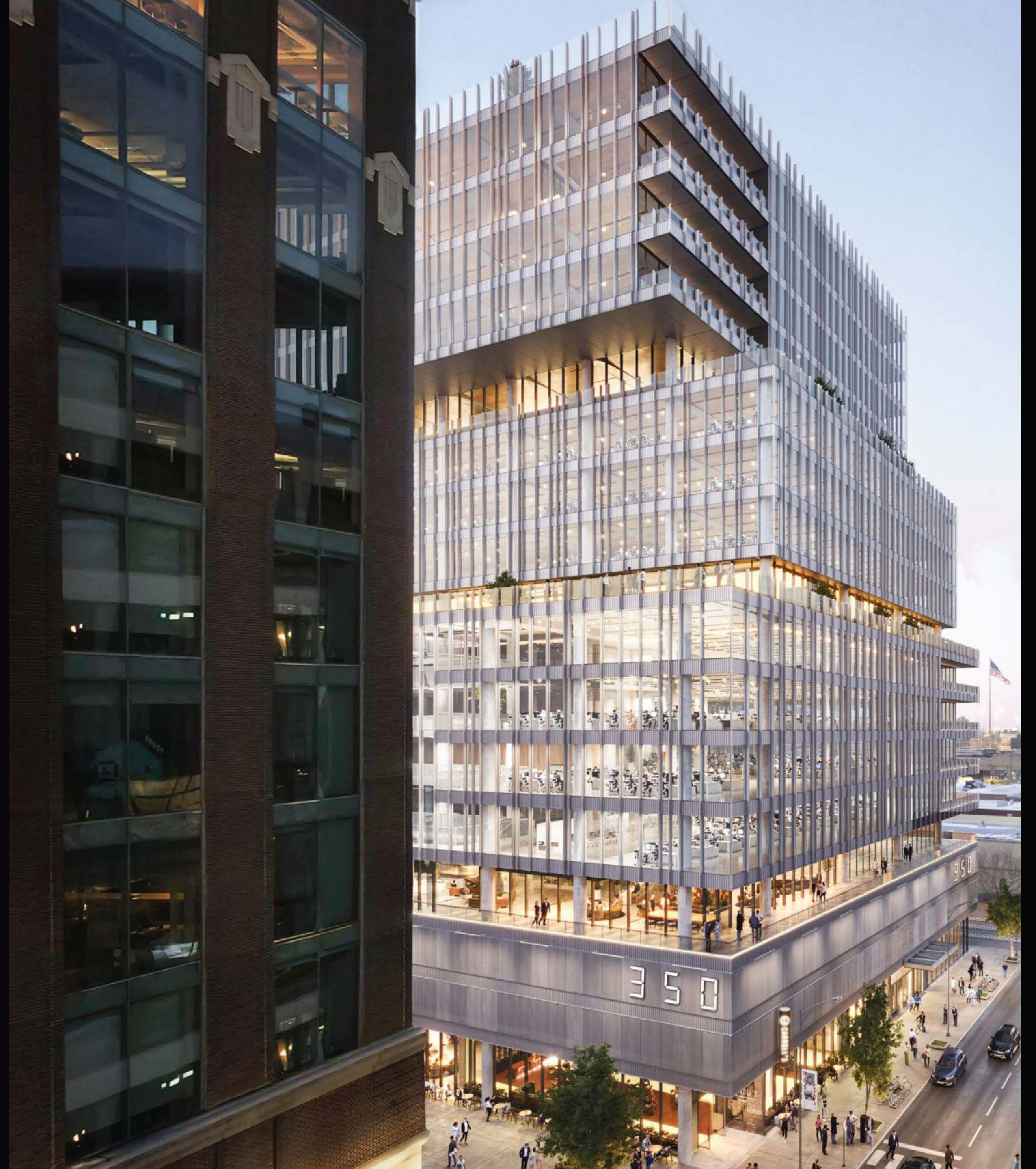
Floor plans →

# 04

Amenities →

# 05

Sustainability →



● 345 N MORGAN

1KFULTON ●

● EMILY HOTEL

# < 01 Overview

● LAKE/MORGAN L STOP

SWIFT & SONS ●

msnc



# 350 N Morgan. Clearly elevated.

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Eighteen stories of future-proofed perfection

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600K RSF available

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Outdoor space on every floor

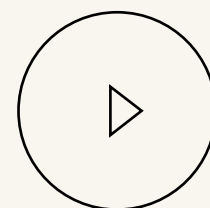
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Sets the bar for low-carbon concrete buildings in Chicago

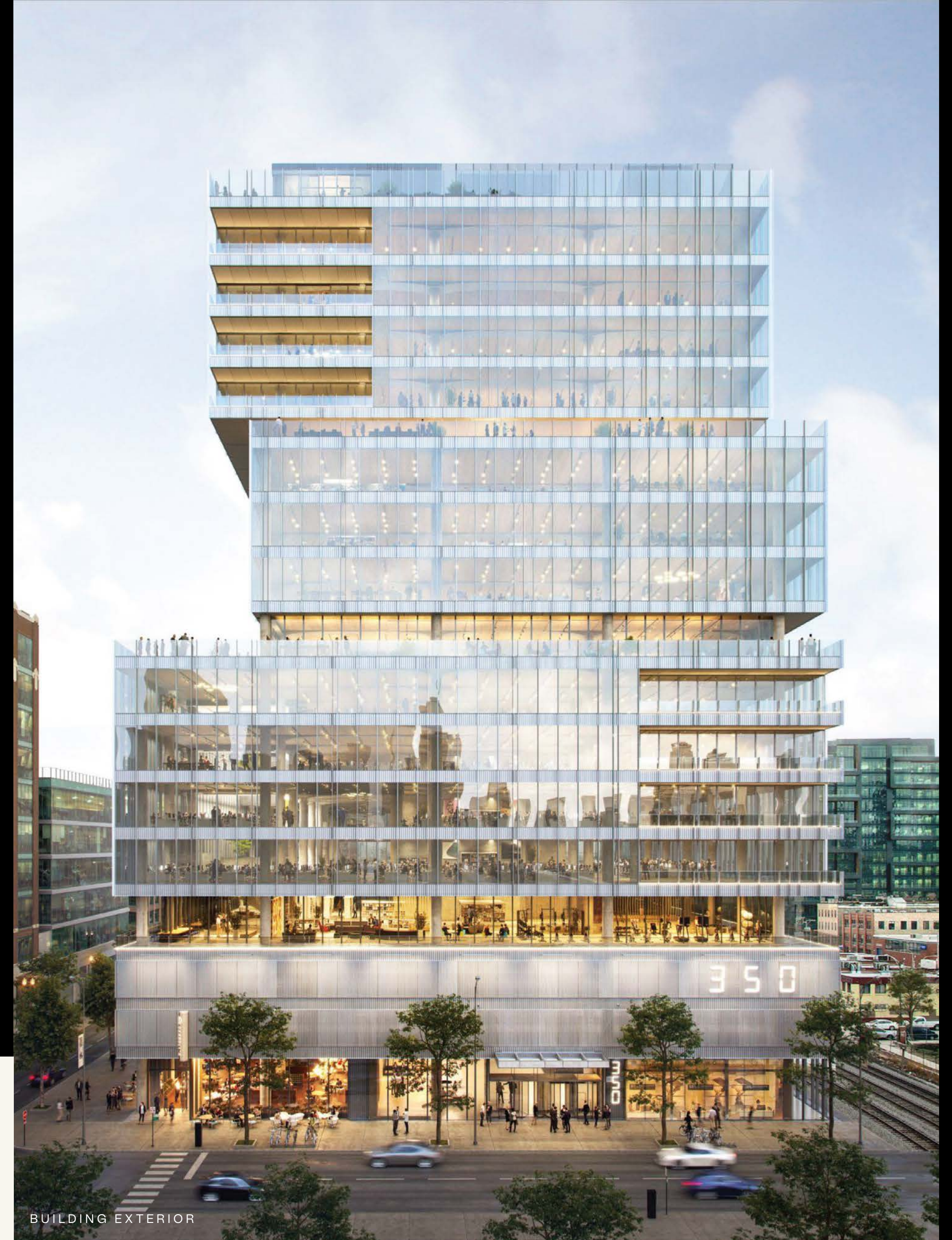
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Blurs the line between day job and nightlife

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PLAY THE FILM



BUILDING EXTERIOR



# Elevate your building.

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600,000 RSF available

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18 floors with 3-story atrium

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142 parking spaces

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36,000+ SF amenity floor

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

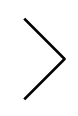
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13,000+ total SF of retail space (divisible between 2-3 tenants)

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< 02 Neighborhood



Elevate your neighborhood.

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



03 CTA LINES NEARBY	425+ RESTAURANTS BARS, & CAFES
08 MINUTE SHUTTLE FROM OGILVIE	45+ FITNESS STUDIOS & GYMS
25+ HOTELS NEARBY	110+ SHOPS & BOUTIQUES





# Transportation

CLICK TO TOGGLE MAP LAYERS

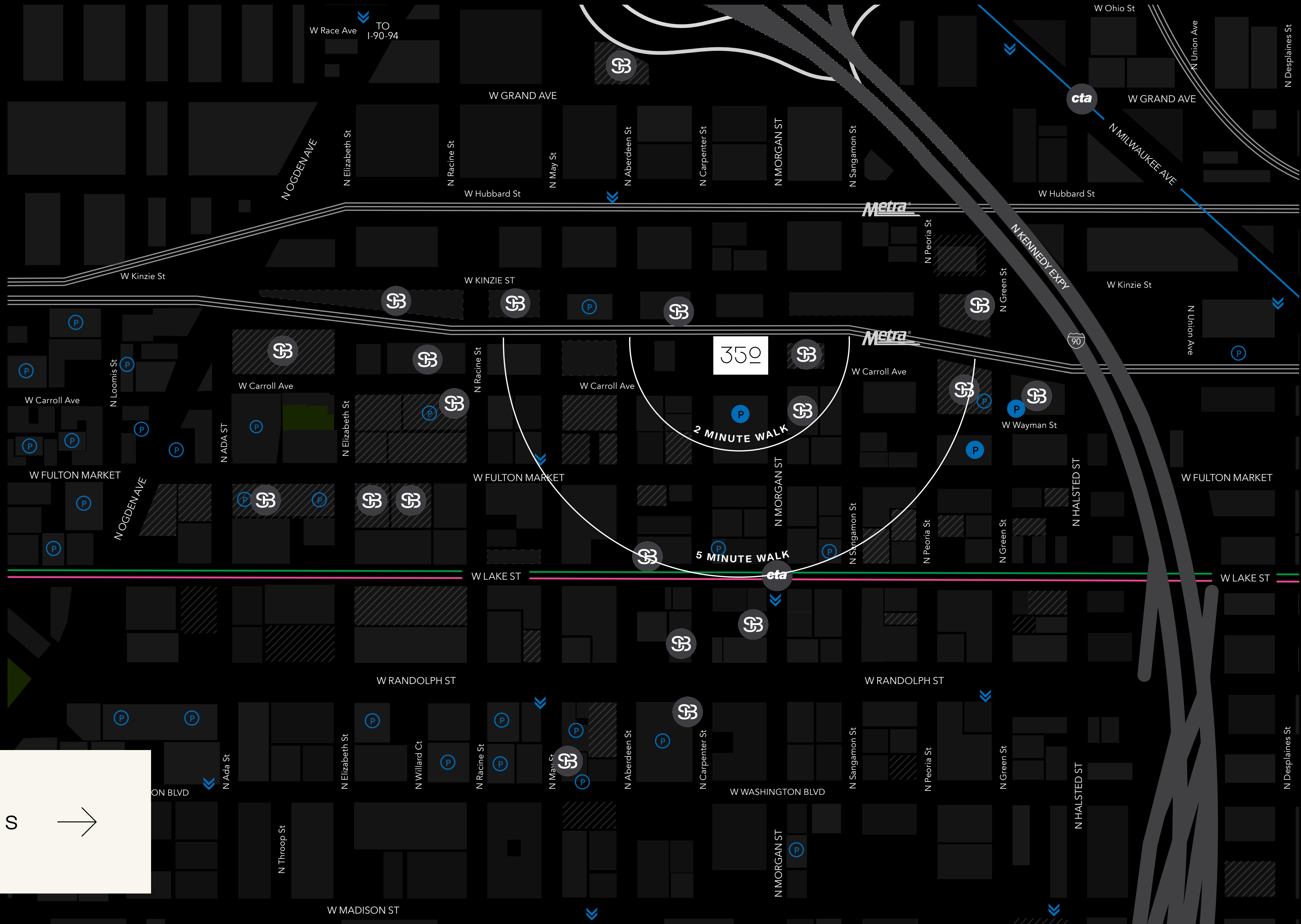
 Sterling Bay property

 CTA "L" stop

 Divvy station

 Parking

 Public Parking

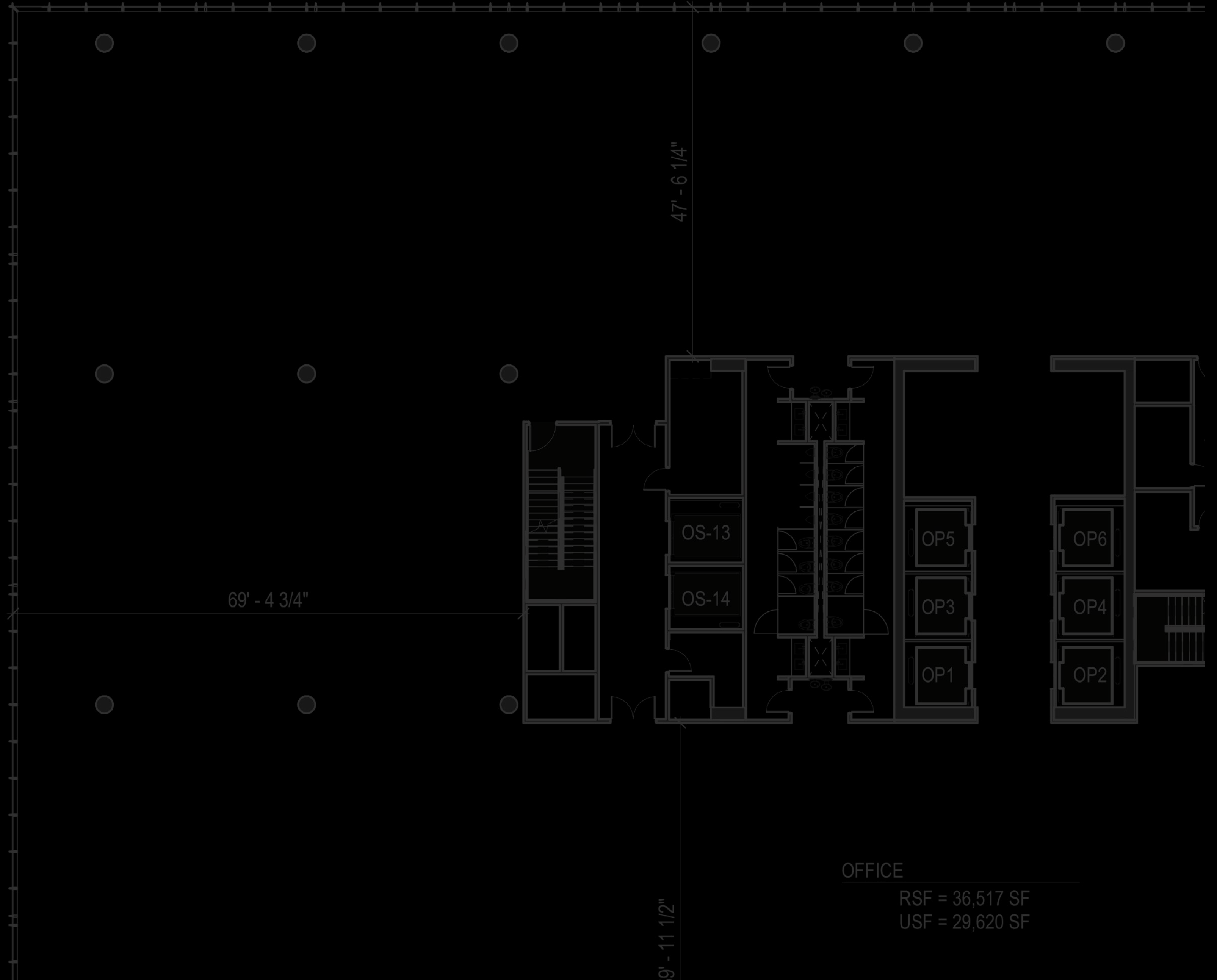


VIEW ON GOOGLE MAPS 





< 03 Floor plans



# Ground Floor

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

Retail entrances are available 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



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

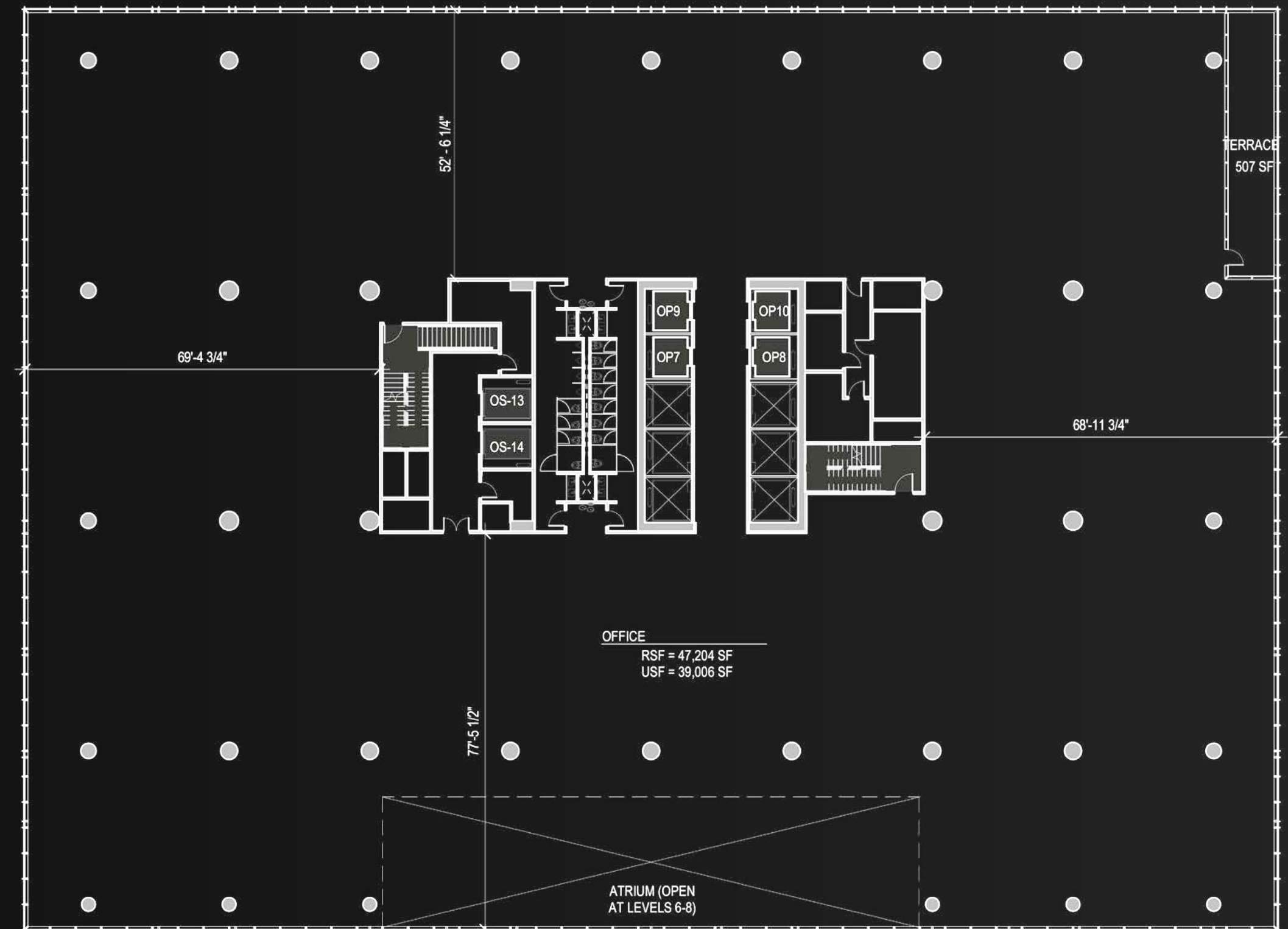
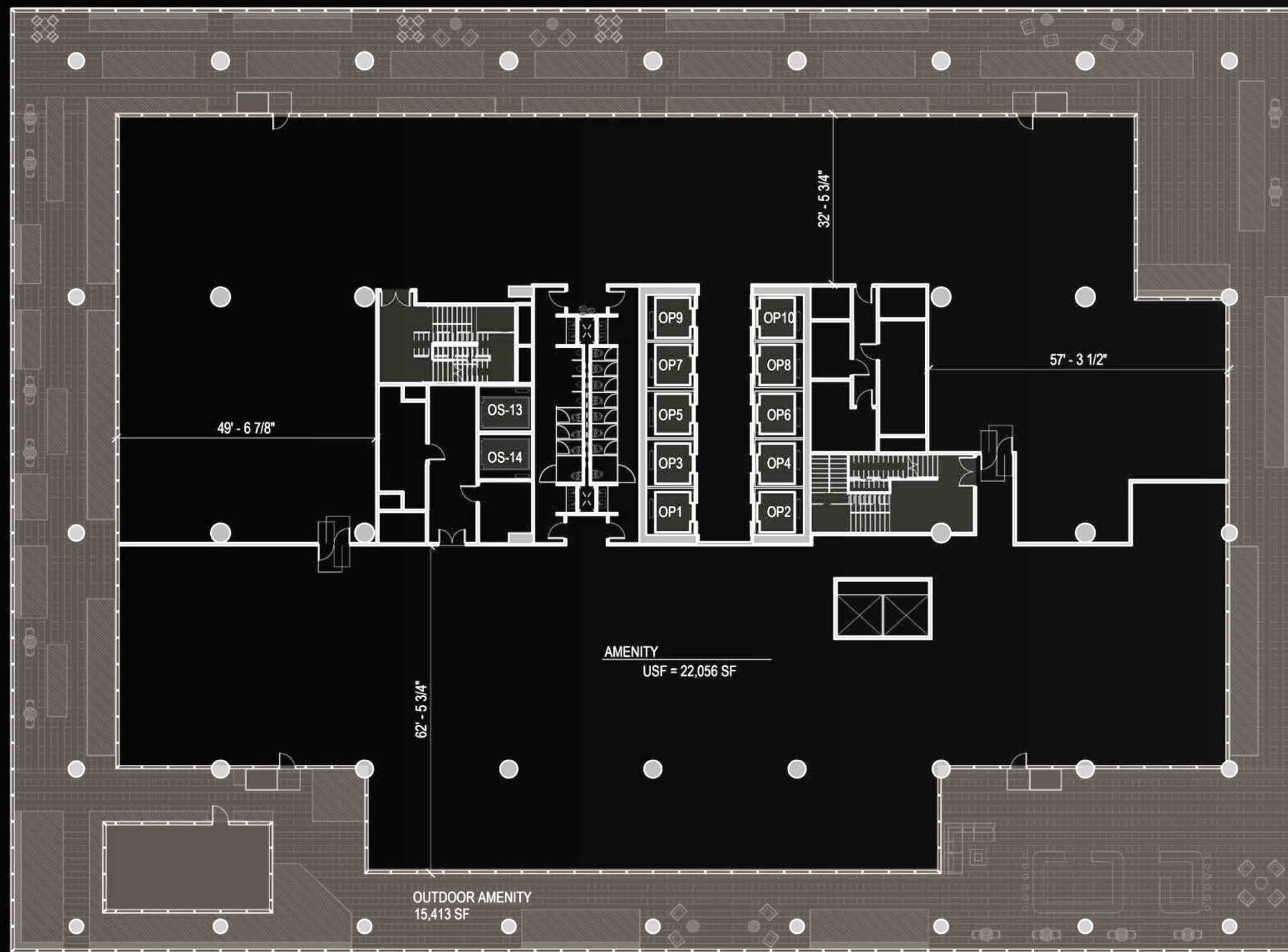


# Low-Rise Floor Plan

Up to 47,204 RSF office space available.

Multi-level south-facing atrium increases daylight autonomy.

Private outdoor terraces on floors 5-7.

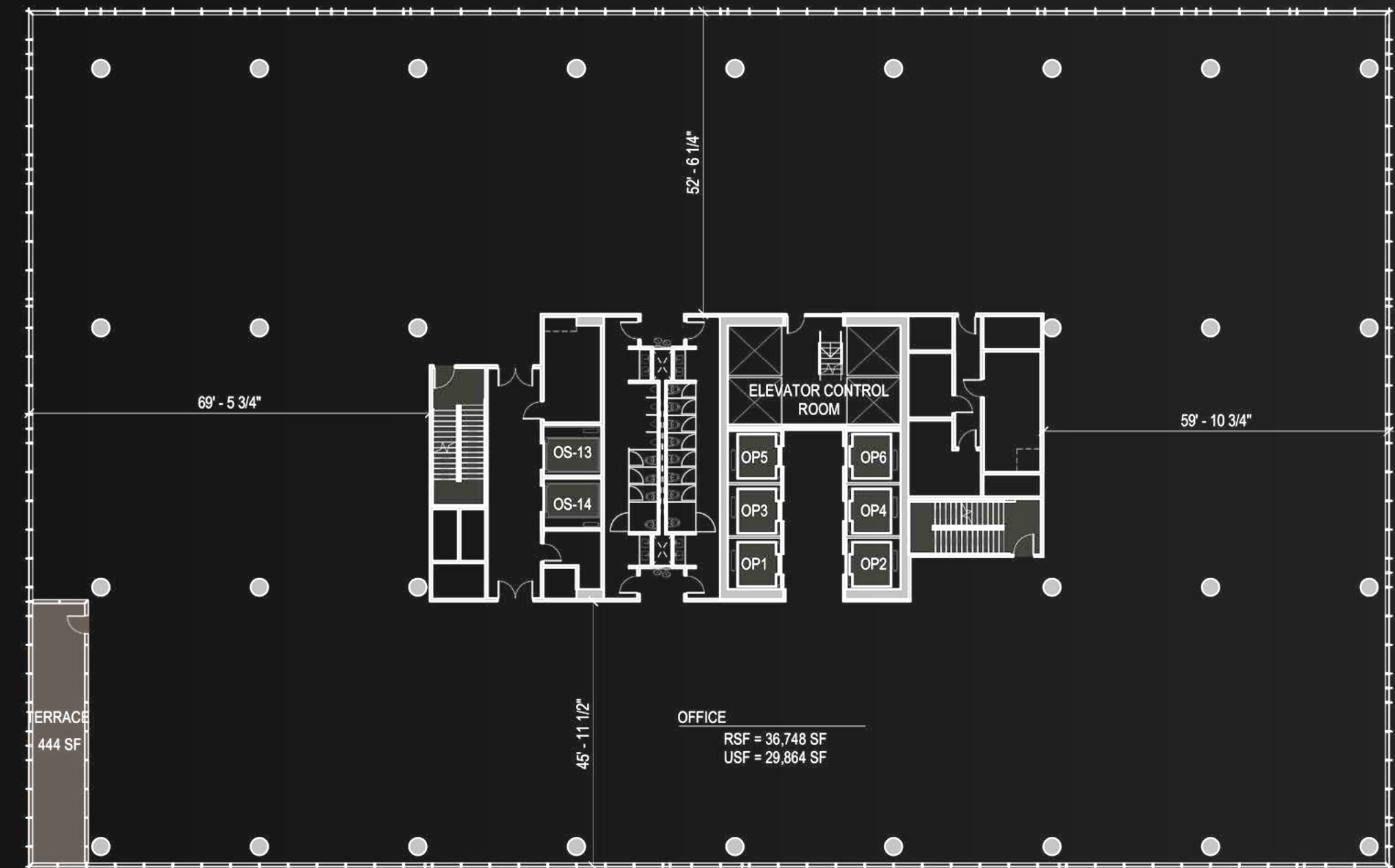
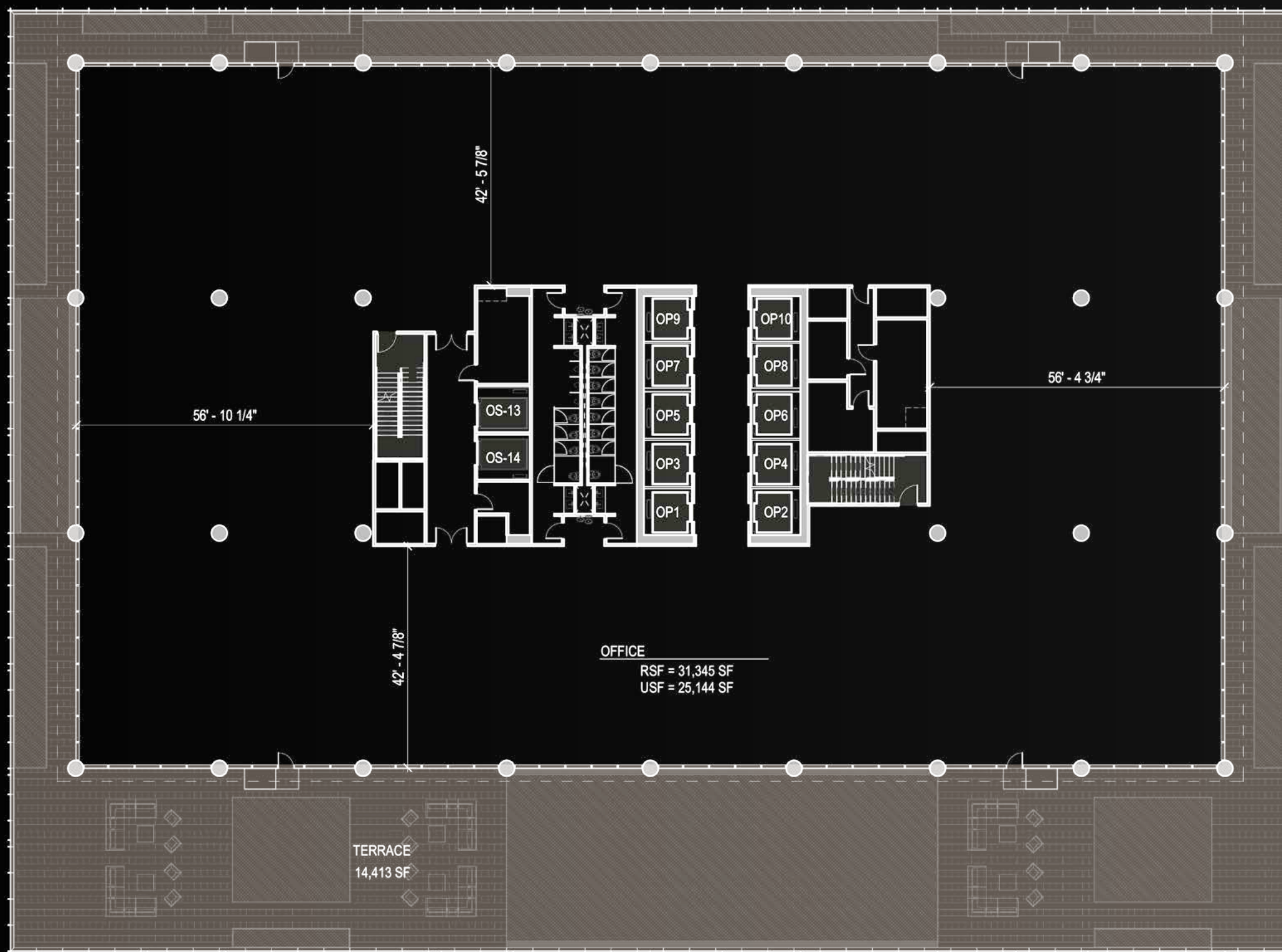


# Mid-Rise Floor Plan

Up to 37,463 RSF office space available.

14,413 SF terrace on floor 9.

Private outdoor terraces on floors 10-12.

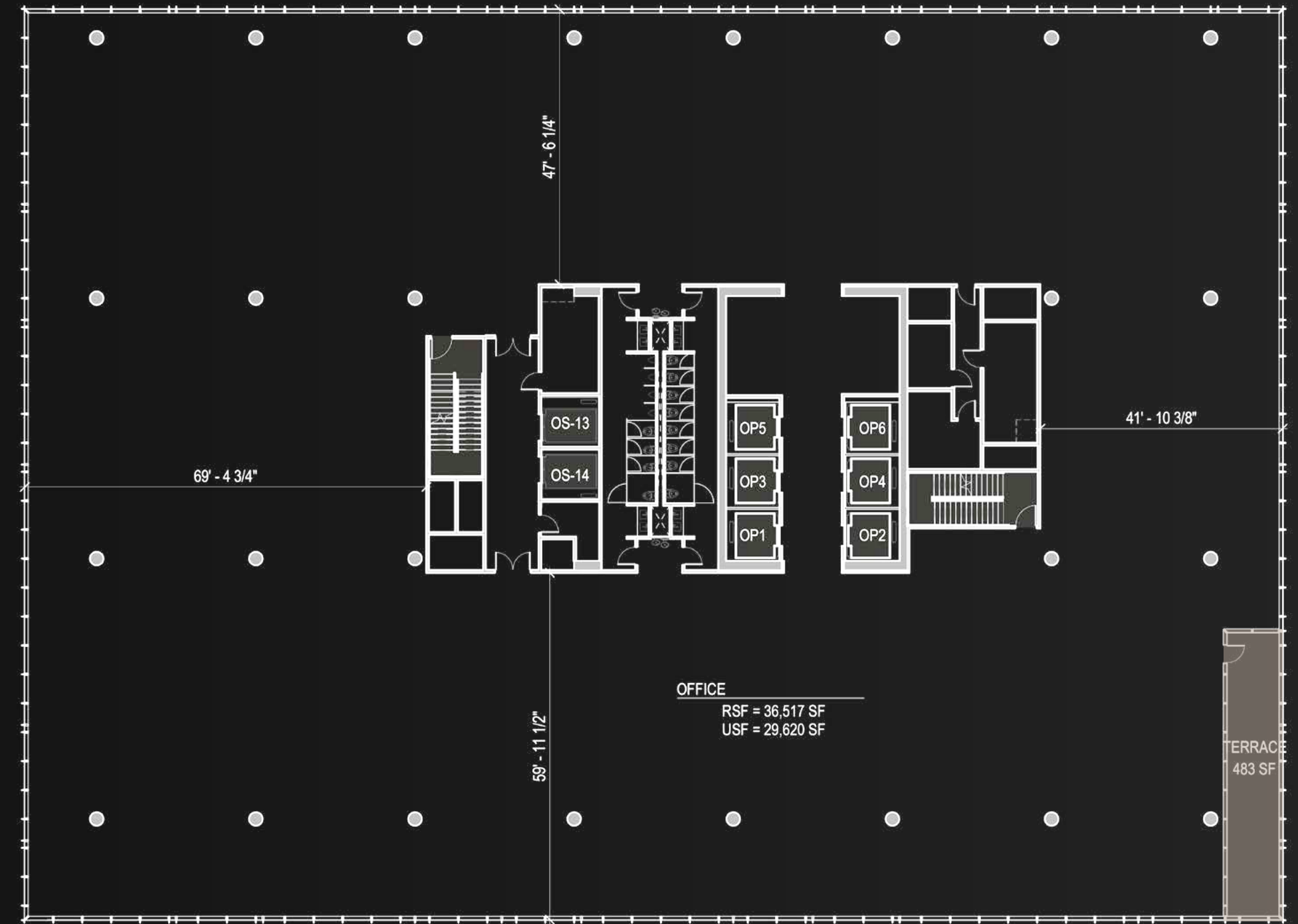
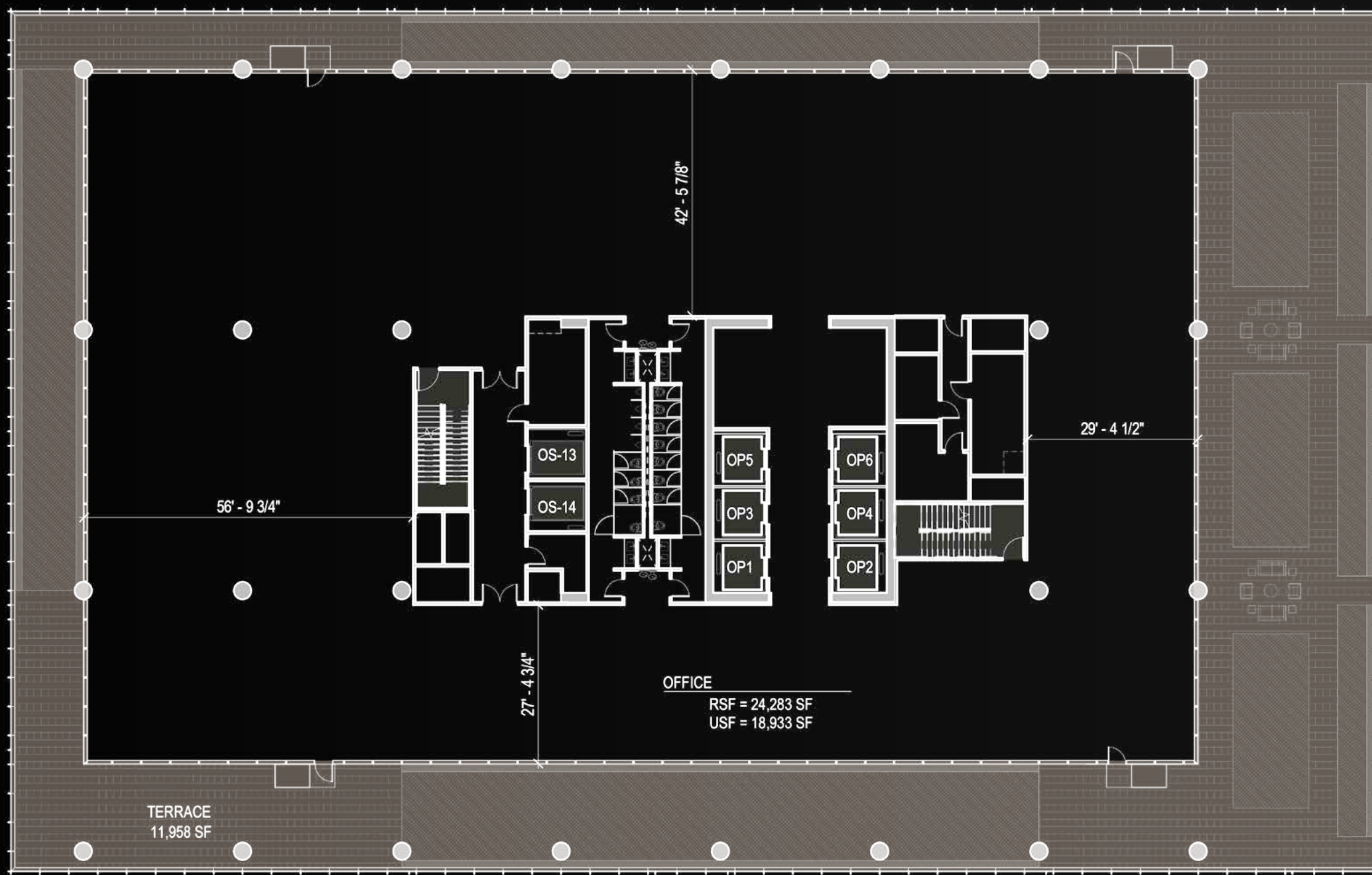


# High-Rise Floor Plan

Up to 36,517 RSF office space available.

11,958 SF terrace on floor 13 and 8,765 SF terrace on floor 18.

Private outdoor terraces on floors 14-17.





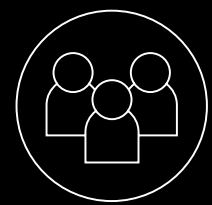


< 04 Amenities

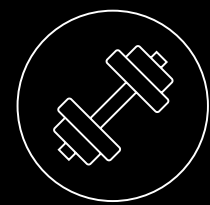


# Elevate your everyday.

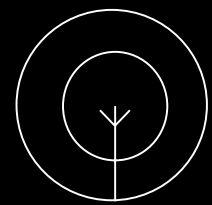
350 N Morgan takes amenities to the next level. Curated spaces. Wellness initiatives. Retail. Recreation. And so much more.



COMMUNAL GATHERING SPACES



FULL-SERVICE WELLNESS CENTER



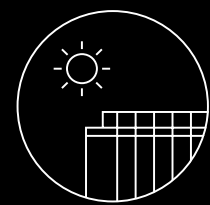
OUTDOOR PLAZA LEVEL



ACTIVATED RETAIL EXPERIENCE



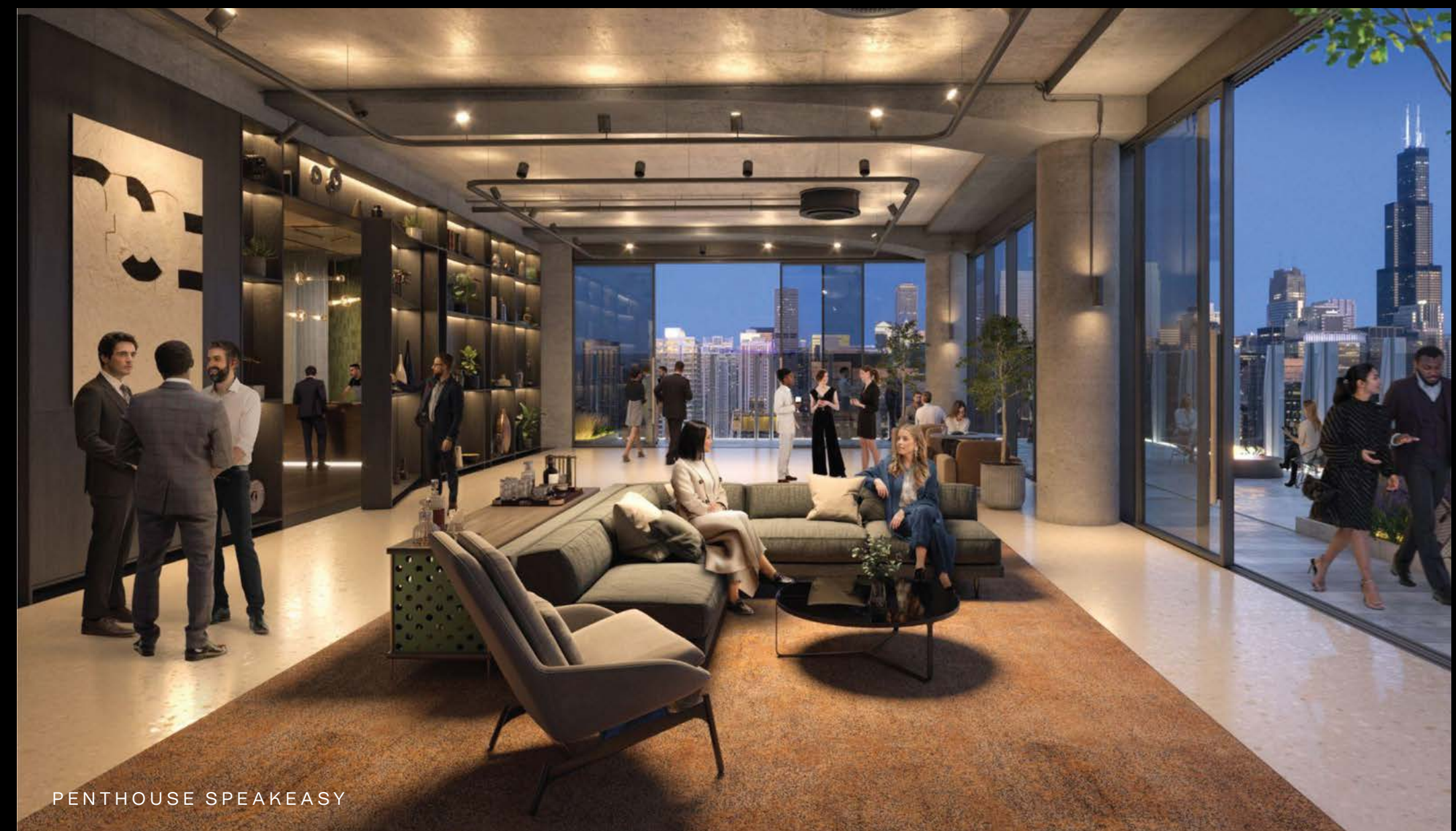
PENTHOUSE SPEAKEASY



WRAPAROUND TERRACES



WRAPAROUND TERRACE



PENTHOUSE SPEAKEASY





# 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



BOKA



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BIÂN



MEMBER NO. 000

# Elevate your office space.

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Outdoor space on every floor

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< 14' slab-to-slab ceiling height

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Floor-to-ceiling windows

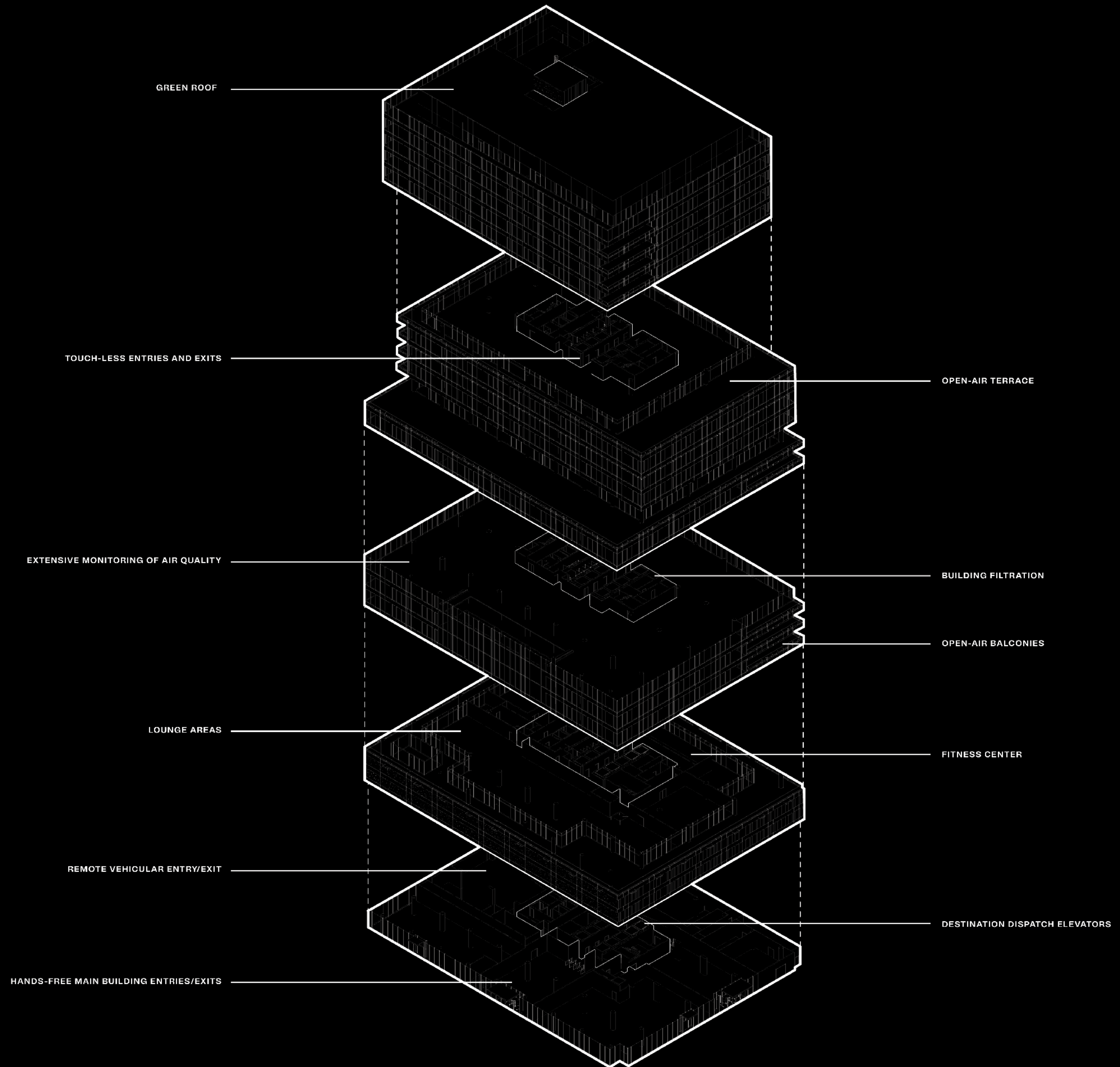
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5' spandrels

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Heated outdoor meeting rooms

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< 05 Sustainability



# Elevate sustainability.

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



MULTI-LEVEL ATRIUM

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

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Smart band beams reduce embodied carbon by approximately 50 tons

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

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Efficient construction techniques reduce materials by 10%

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DOAS HVAC system with 100% outside air

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## Leasing:

Contact [leasing@sterlingbay.com](mailto:leasing@sterlingbay.com)  
to elevate your office.

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