



1229 W Concord
Place

Discovery × You

Through a unique combination of wellness-driven design, state-of-the-art R&D facilities, collaborative workspaces, and robust amenities, 1229 W Concord Place provides 360-support to today's leaders in life sciences.

Overview

285K RSF
AVAILABLE

42K RSF
FLOOR PLATES

8
STORIES

15'
SLAB HEIGHTS &
FLOOR-TO-CEILING
GLASS

55
ENCLOSED
PARKING SPACES

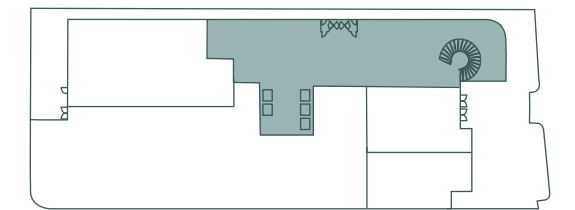
100+
BIKE STORAGE
RACKS

- Lab/office flexibility determined by tenant
- Gensler designed award-winning architect
- Amenity and fitness center on the 1st and 2nd floor
- Private balconies on every floor
- Chicago River 128' of frontage
- Conferencing and collaboration space
- Prominent signage opportunity
- Healthy building design: WELL Health-Safety Rating, RESET, Fitwel and LEED Silver minimum

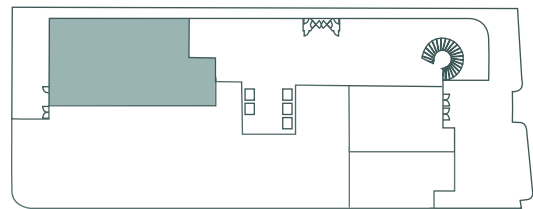




LOBBY
Open, healthy, touchless
lobby experience

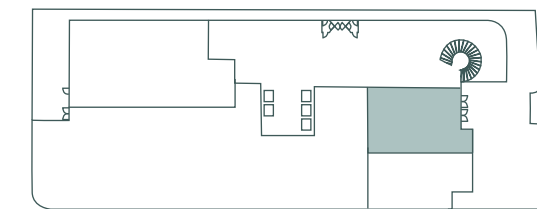


6,200 SF STATE-OF-THE-ART FITNESS CENTER
Natural tones and organic
materials encourage
a healthy lifestyle and
pay homage to the natural
environment





1ST FLOOR PREFUNCTION
Sweeping horizontal
planes echo open space
and natural environment



PATIO
Nautical curved facade
design echoes fluidity of
the Chicago River



Accommodated Systems

HYDRONIC
HEAT

NATURAL GAS
DISTRIBUTION

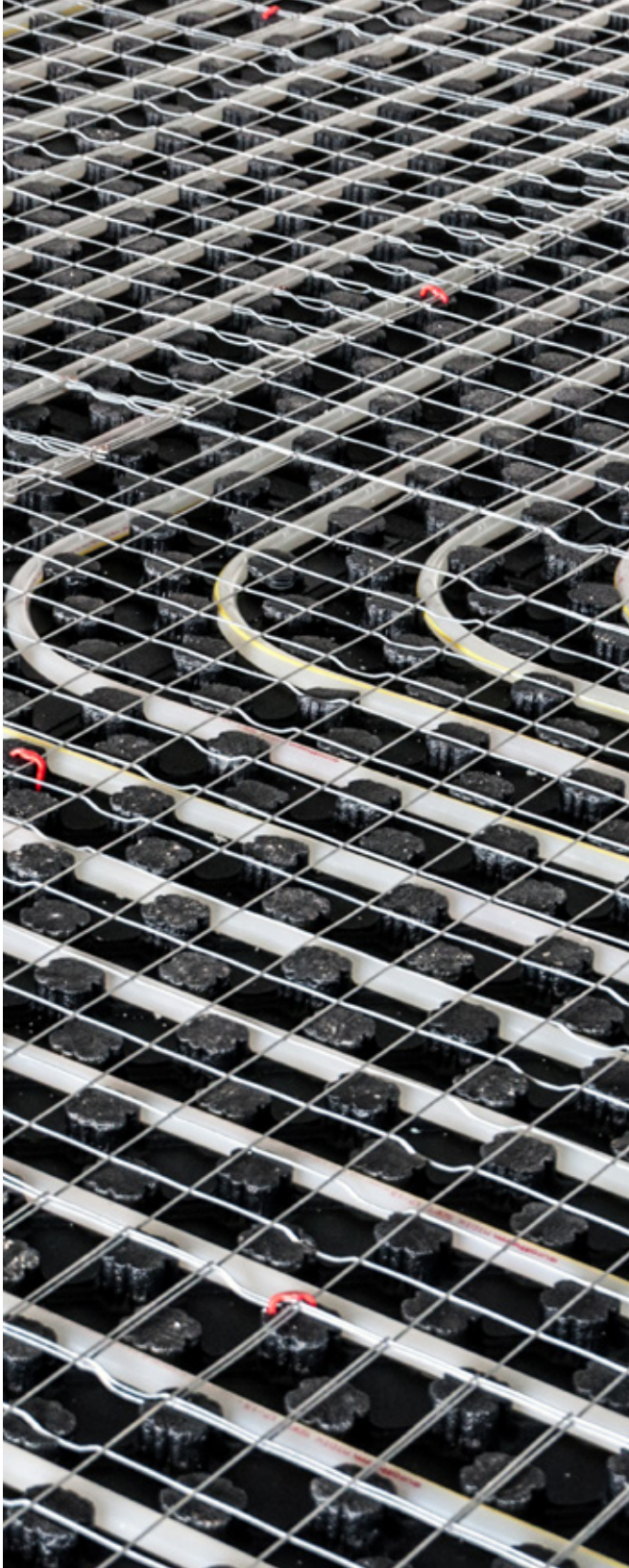
CENTRALIZED
GENERAL EXHAUST

WASTE NEUTRALIZATION
& ACID WASTE

FLOOR-TO-FLOOR CONNECTION
FOR TENANT SPECIFIC EXHAUST

OPTION:
STROBIC EXHAUST

OPTION:
TENANT CONDENSER WATER



Celebrate the Lab/Office Overlap

11'
LAB MODULES

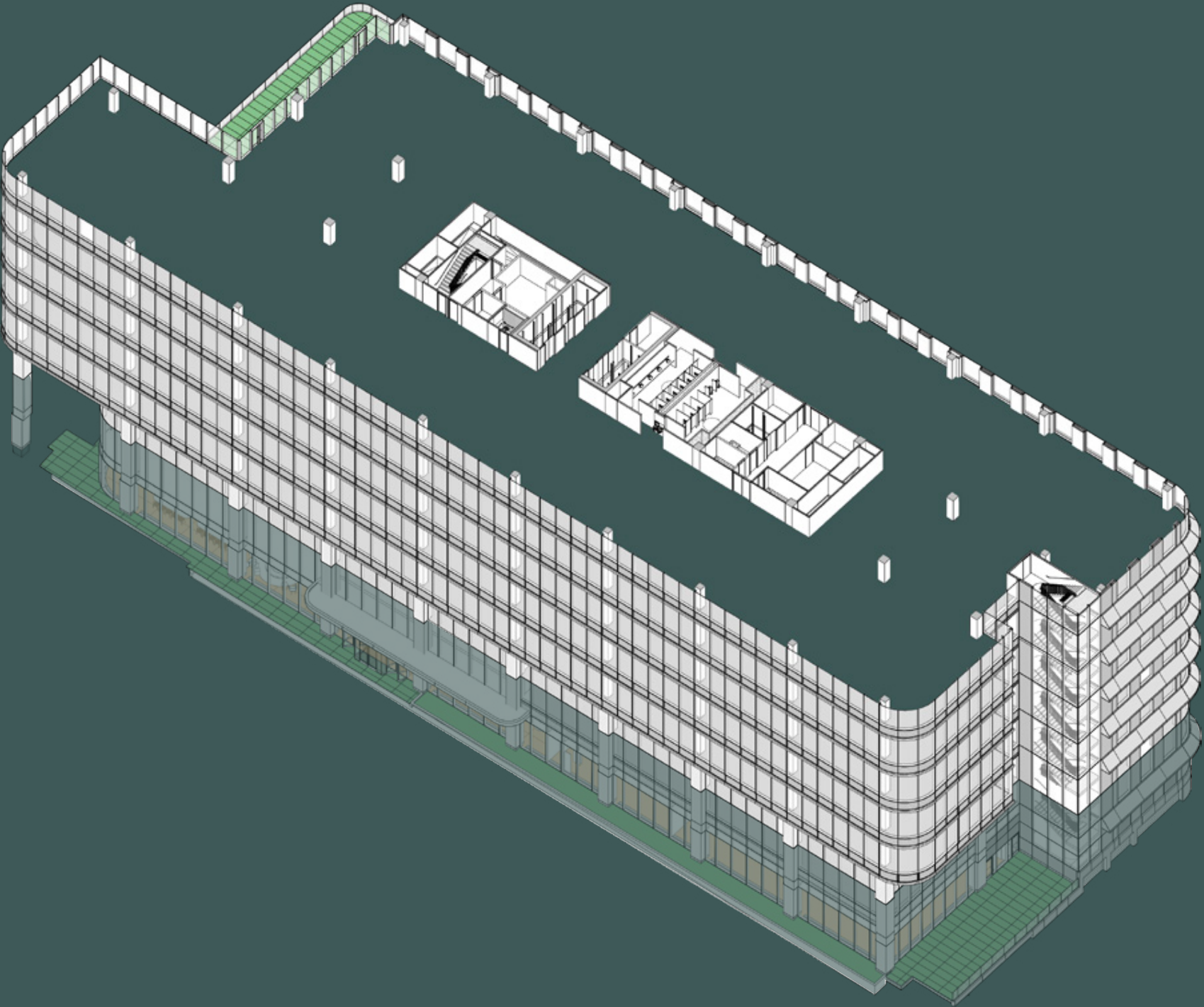
45'
CORE TO WINDOW

COMMUNAL & COLLABORATIVE SPACES
IN BETWEEN THE TWO PROGRAMS

11'-0" STANDARD MODULE
STRUCTURAL GRID

DESIGNED TO ACCOMMODATE
LAB/OFFICE FLEXIBILITY

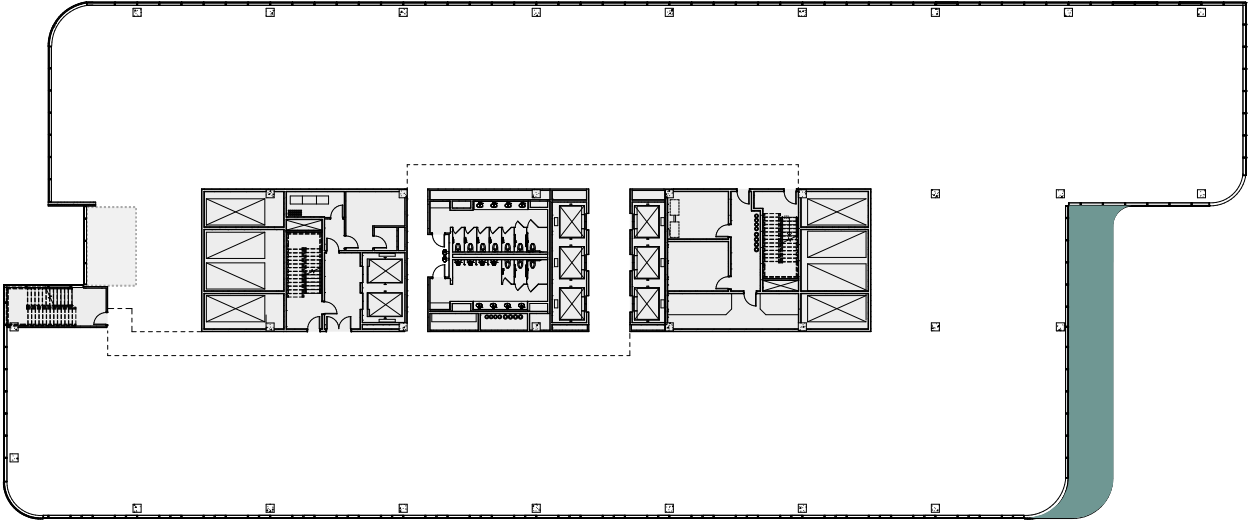
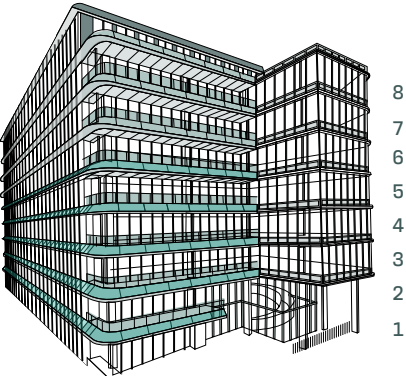
CLEAR SPAN



Tenant Office/Lab

43K RSF AVAILABLE PER FLOOR

675 SF BALCONIES ON EVERY FLOOR

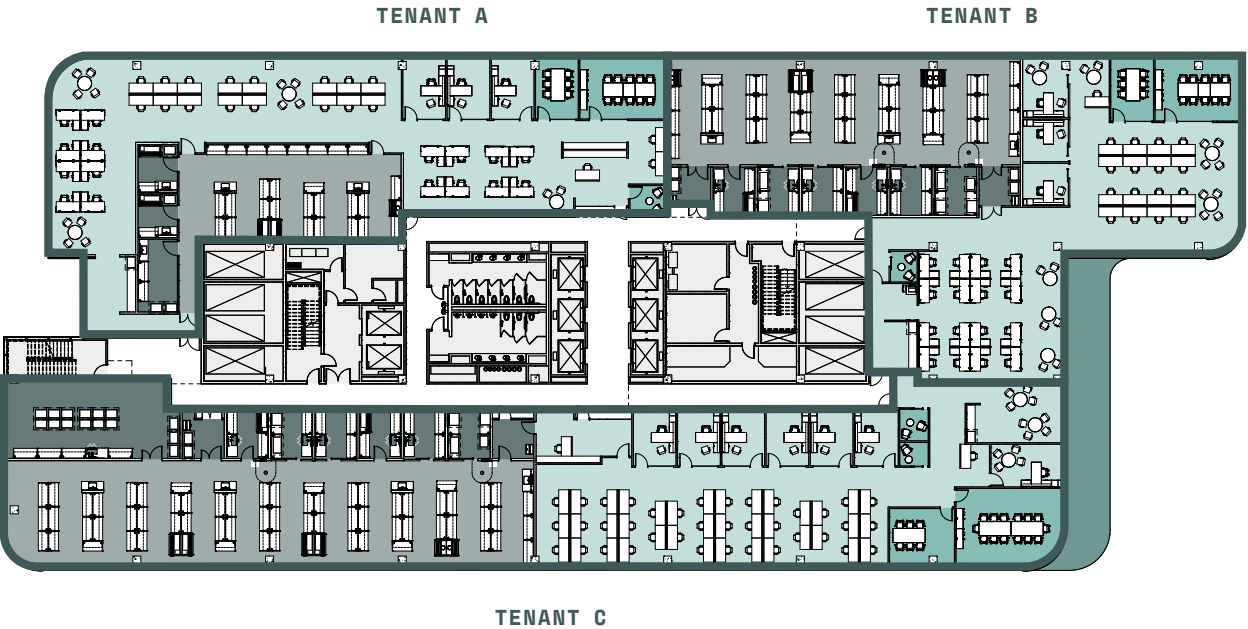


Tenant Office/Lab

TENANT A
● 5,400 USF OFFICE
● 5,400 USF LAB

TENANT B
● 4,400 USF OFFICE
● 3,400 USF LAB

TENANT C
● 5,400 USF OFFICE
● 1,800 USF LAB

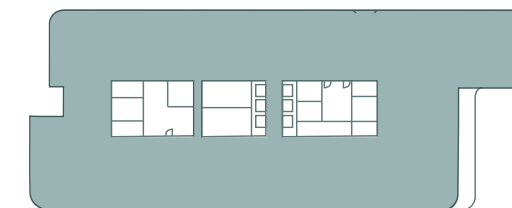


FLEXIBLE OFFICE/LAB SPACE
Light, bright and clean
materials assist in driving
daylight into the space





FLEXIBLE OFFICE/LAB SPACE
Circadian rhythm
lighting mimics
natural environment



BALCONY
Private balconies with
unencumbered skyline views



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