



TENANT SIGNAGE

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# 1229 W Concord Place

A Sterling Bay Development



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**DELIVERY MARCH 2023**

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

43K RSF  
FLOOR PLATES

8  
STORIES

15'  
SLAB HEIGHTS &  
FLOOR-TO-CEILING  
GLASS

55  
ENCLOSED  
PARKING SPACES

100+  
BIKE STORAGE  
RACKS

- 50% Lab/50% Office design. Flexibility determined by tenant
- Amenity and fitness center on the 1st and 2nd floor
- Chicago River 128' of frontage
- Prominent signage opportunities
- Gensler designed award-winning architect
- Private balconies on every floor
- Conferencing and collaboration space
- Healthy building design: LEED Gold, WELL Health-Safety Rating, RESET®, Fitwel®, and Wired Score Platinum



EAST VIEWPOINT OF 1229 W CONCORD

LOBBY  
Interior  
lobby signage  
opportunity



Ts TENANT SIGNAGE



LOBBY  
Open, touchless  
lobby experience  
with an abundance  
of natural light



# Conferencing Capacity

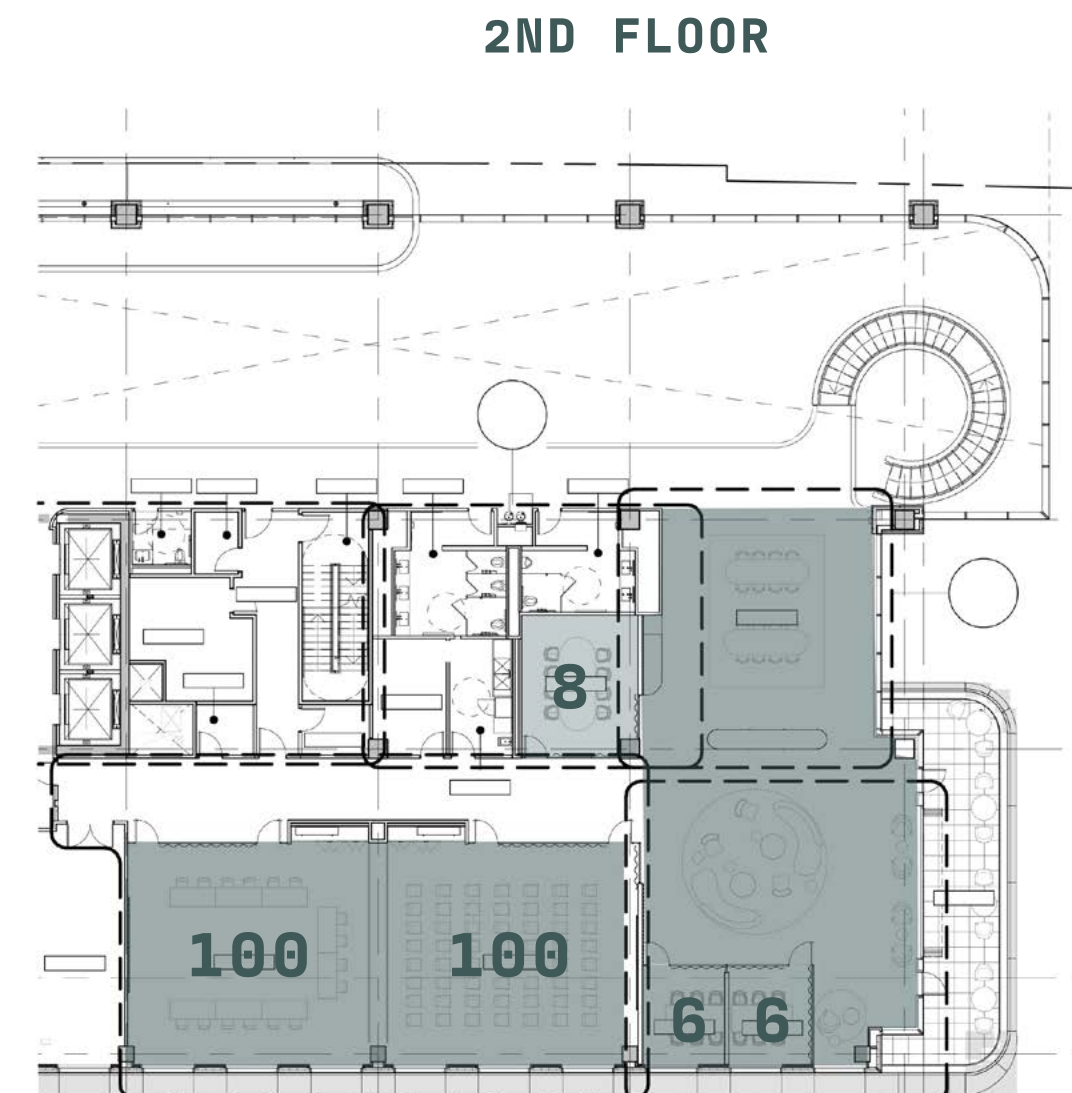
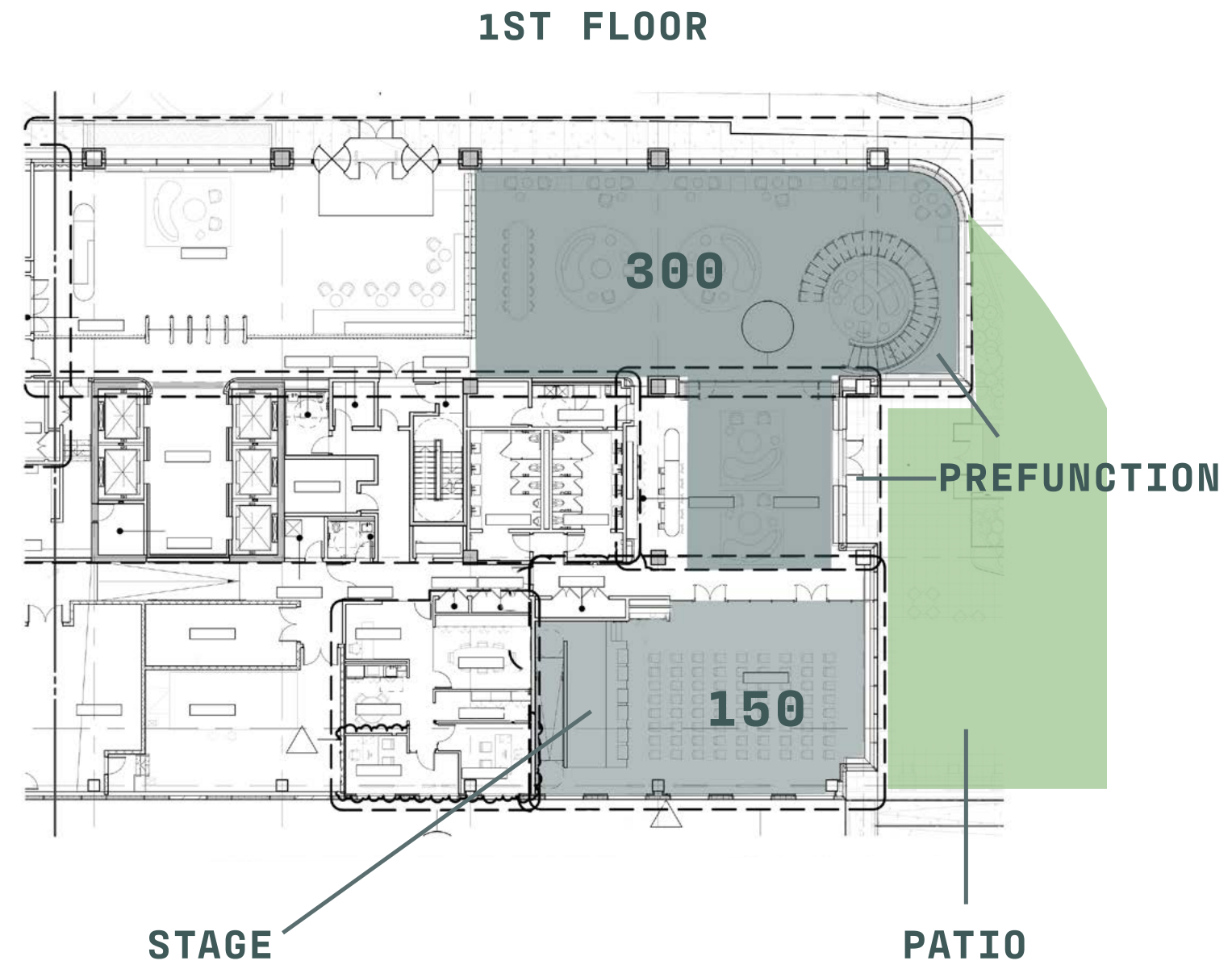
## CAPACITY

### ● 1ST FLOOR CONFERENCE ROOMS/ EVENT SPACE: UP TO 300

- ASSEMBLY SPACE: 300 OCCUPANTS
- TRAINING ROOM: 150 OCCUPANTS

### ● 2ND FLOOR CONFERENCE ROOM CAPACITIES: 6-100

- TWO, LARGE CONFERENCE ROOMS:  
100 OCCUPANTS
- MEETING ROOM: 10 OCCUPANTS
- TWO, HUDDLE ROOMS: 6-8 OCCUPANTS



STATE-OF-THE-ART FITNESS

Full-service 6,200 SF  
fitness center + 3,000 SF  
outdoor terrace



FIRST FLOOR PRE-FUNCTION + CONFERENCING

Natural light filled pre-function space with an all-day bar and catering kitchenette





PATIO

Nautical curved facade design echoes fluidity of the Chicago River

5,000 SF private terrace and public riverwalk



# Accommodated Systems

HYDRONIC HEAT

NATURAL GAS DISTRIBUTION

CENTRALIZED GENERAL EXHAUST

CENTRAL COMPRESSED AIR SYSTEM

WASTE NEUTRALIZATION & ACID WASTE

FLOOR-TO-FLOOR CONNECTION FOR TENANT SPECIFIC EXHAUST

8 W/USF  
FOR OFFICE  
AREAS

25 W/USF  
FOR LAB  
AREAS

4000  
MICRO-INVASIVE  
PROBES VIBRATION  
CRITERIA

OPTIONS  
STROBIC EXHAUST  
TENANT CONDENSER WATER  
TENANT INSTALLED GENERATOR

MERV 15 AIR FILTRATION

DEDICATED OUTDOOR AIR SYSTEM ("DOAS") HVAC

12 AIR CHANGES PER HOUR  
(VS. STANDARD 6-8)  
- CUSTOMIZABLE

TENANT GENERATOR ROOM

AVAILABLE AREAS ON MECHANICAL PENTHOUSE FOR TENANT EQUIPMENT  
(ADDITIONAL GENERATOR'S, RO / DI SYSTEMS, VACUUM, ETC.)



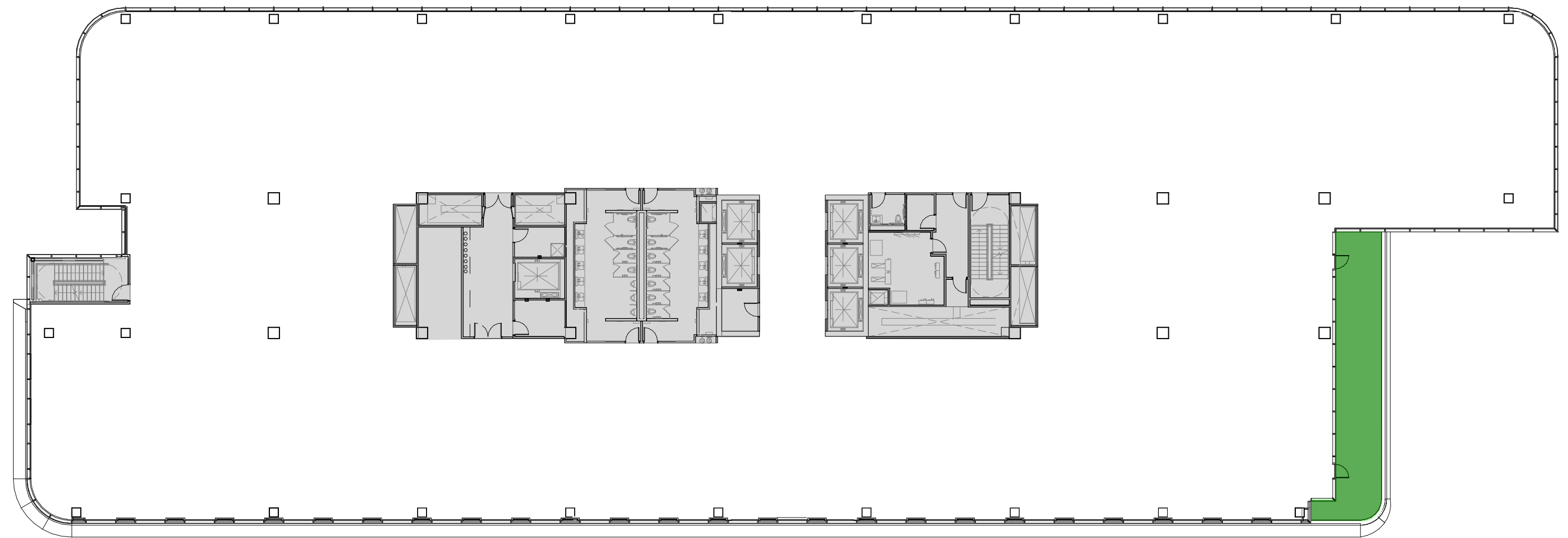
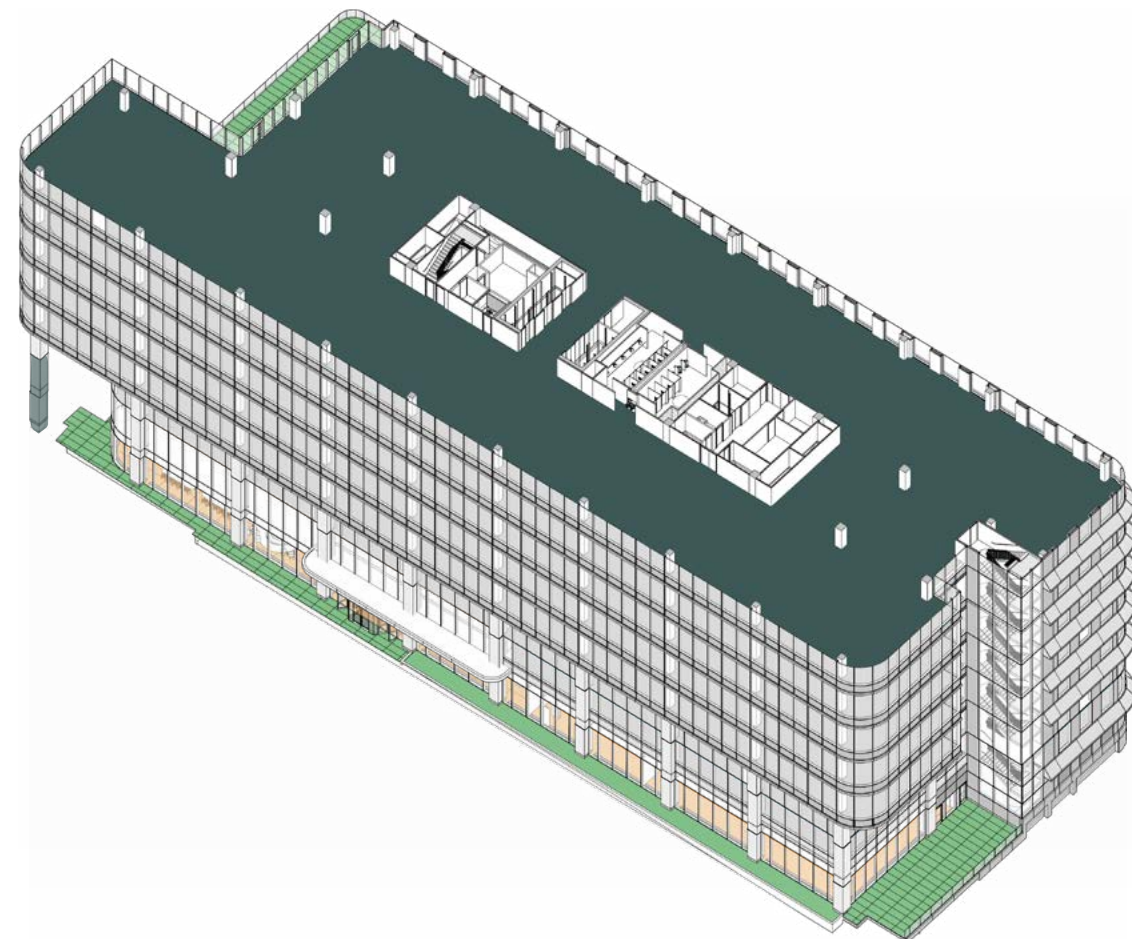
# Tenant Office/Lab

43K RSF

AVAILABLE PER FLOOR

675 SF

BALCONIES ON EVERY FLOOR



DESIGNED TO ACCOMMODATE 50% LAB/  
50% OFFICE FLEXIBILITY

COMMUNAL & COLLABORATIVE SPACES  
IN BETWEEN THE TWO PROGRAMS

- 11'0" STANDARD MODULE
- 45' CORE TO WINDOW CLEAR SPAN
- 4 INTERIOR COLUMNS
- 100 PSF LIVE LAND

# Tenant Office/Lab



## TENANT A

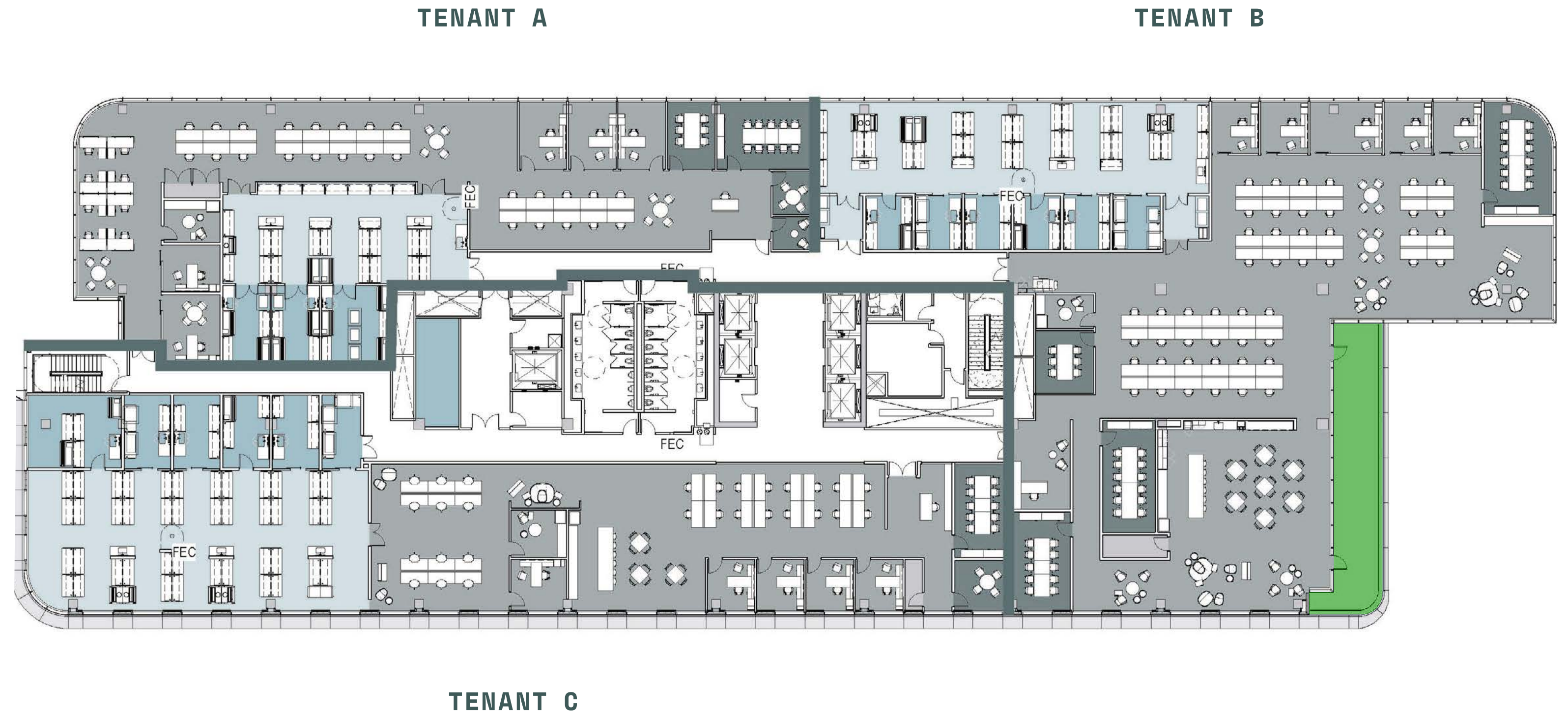
- 7,770 RSF OFFICE
- 3,330 RSF LAB

## TENANT B

- 12,600 RSF OFFICE
- 5,400 RSF LAB

## TENANT C

- 3,600 RSF OFFICE
- 5,400 RSF LAB

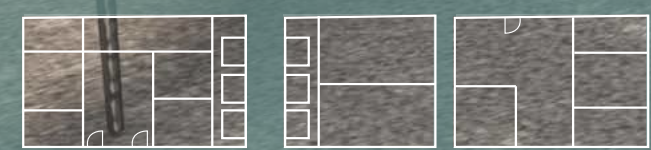


FLEXIBLE OFFICE/LAB SPACE

Open and airy office and lab space with natural light and unobstructed skyline views

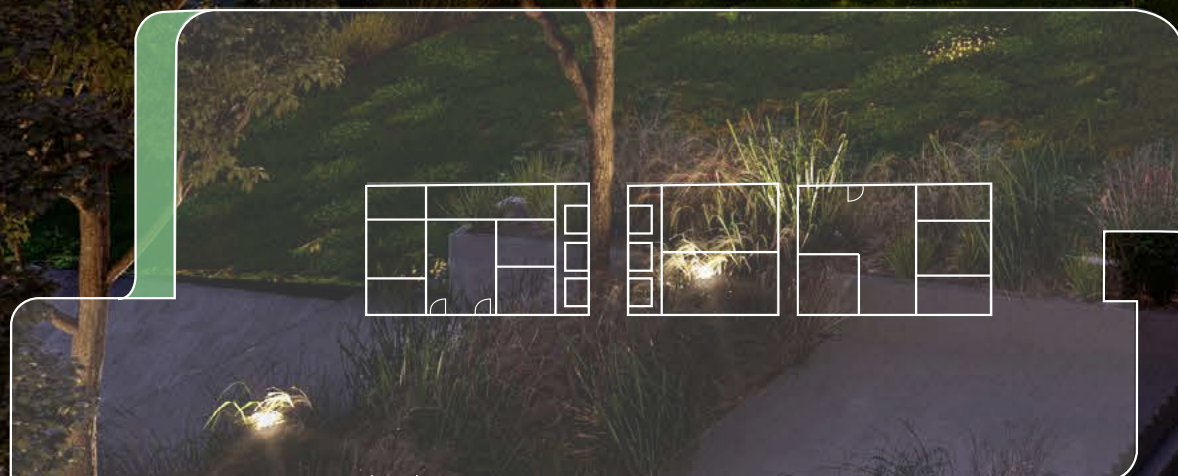
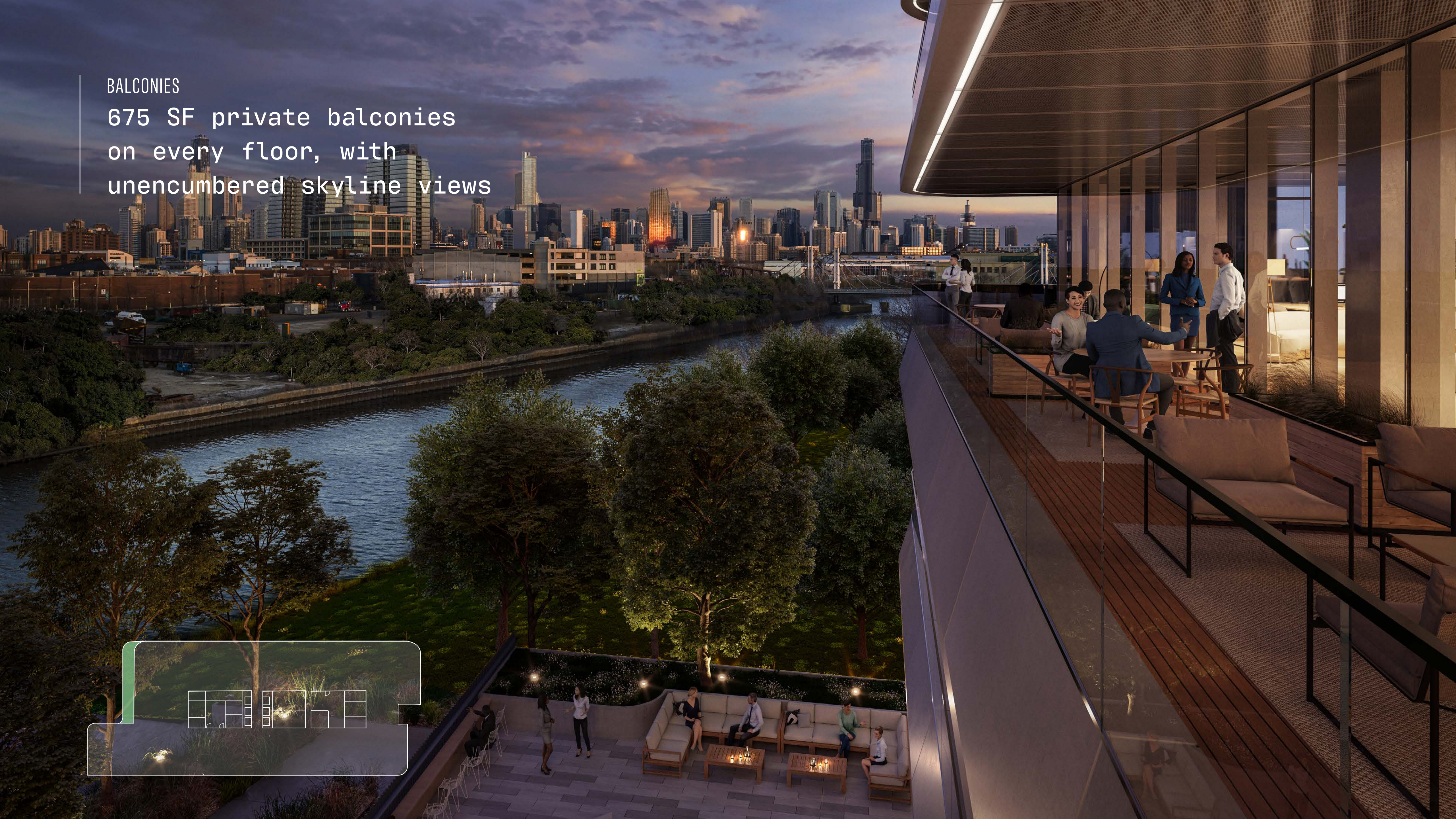


FLEXIBLE OFFICE/LAB SPACE  
Circadian rhythm  
lighting mimics  
natural environment



BALCONIES

675 SF private balconies  
on every floor, with  
unencumbered skyline views



1229 W Concord Place

THE STEELYARD







WEBSTER AVE

C.H. ROBINSON

WEBSTER AVE



N ASHLAND AVE

MENDELL ST

THROOP ST

CLYBOURN AVE

DICKENS AVE

ARMITAGE AVE

CORTLAND ST

KINGSBURY ST

ARMITAGE AVE

ARMITAGE

THE STEELYARD

ELSTON AVE

WILLOW ST

CONCORD PL



WALSH PARK

90

94

BUILDING E

BESLY CT

WABANSIA AVE

THE HOME DEPOT

KINGSBURY ST

CLYBOURN AVE

HALSTED ST

DAMEN

NORTH AVE

PARKING

1229 W Concord Place

NORTH/CLYBOURN

MILWAUKEE AVE

WOOD AVE

ASHLAND AVE

THROOP ST

N AVE

MAGNOLIA AVE

# The Steelyard: Lincoln Yards' cultural hub

1M

SQUARE FEET OF  
OFFICE, RESIDENTIAL  
AND RETAIL SPACE

650+

RESIDENTIAL  
UNITS

2

LIVE MUSIC VENUES

1

WATER TAXI STOP

7+

RESTAURANTS

700+

PARKING SPACES  
DELIVERING WITH  
THE STEELYARD

● RESIDENTIAL (345,000 SF)

● COMMERCIAL (620,000 SF)

● RETAIL (171,000 SF)



BUILDING  
E

7 ACRE  
PARK

1665  
THROOP

THE  
STEELYARD

1229 W Concord  
Place

THE STEELYARD

Pedestrian plaza connecting office, retail, residential, entertainment venues and diverse food & beverage options forming a vibrant district.



THE STEELYARD

Riverfront location complete with riverwalk, public fields, open space, kayak launch and water taxi

1229 W Concord Place



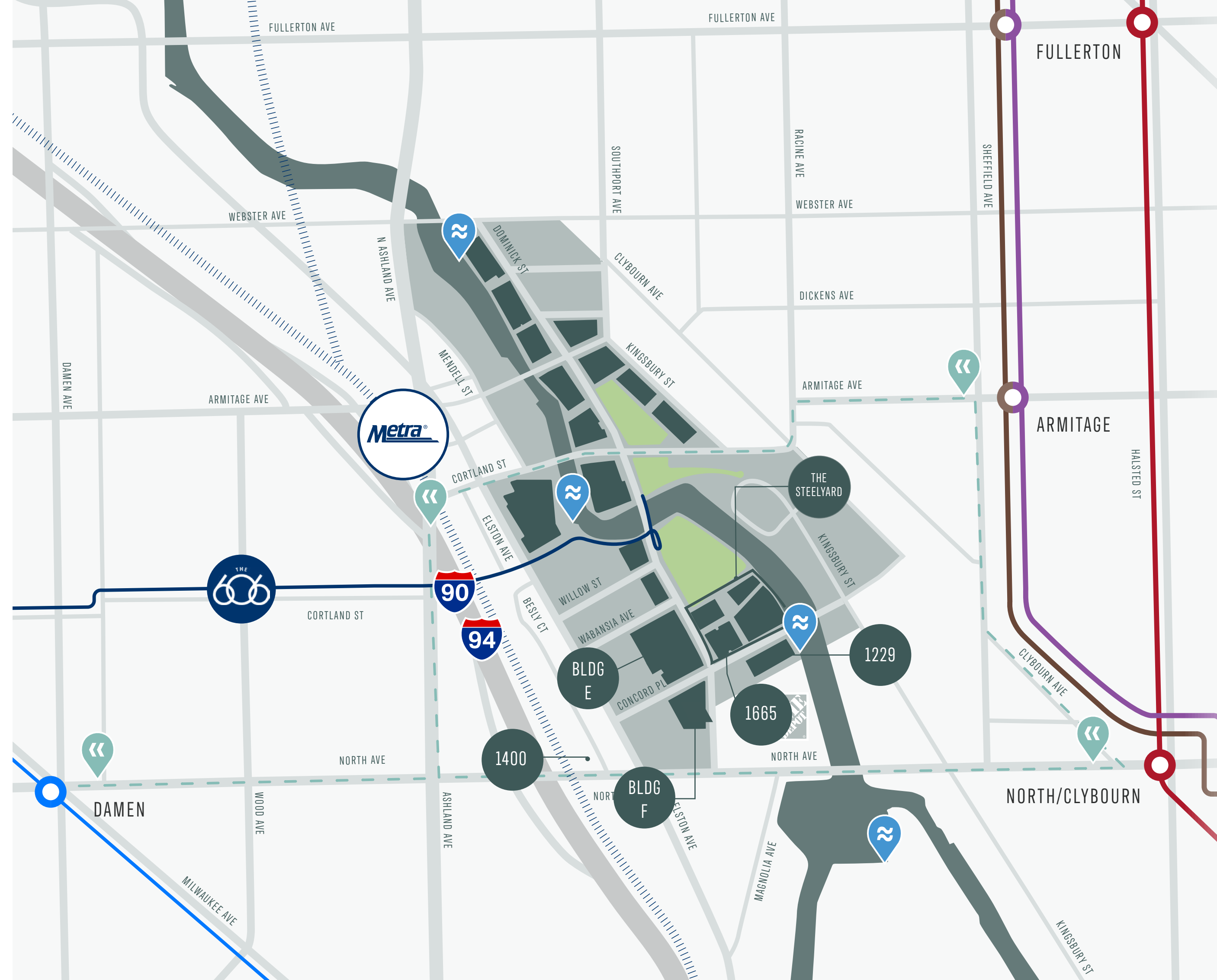
THE STEELYARD  
Riverfront location  
complete with  
riverwalk, public  
fields and open space

1229 W Concord  
Place



# Ease of Connectivity & Transportation

- EASY ACCESS TO 90/94 AT NORTH AVE. & ARMITAGE AVE.
- 55 UNDERGROUND PARKING SPOTS
- ADDITIONAL PARKING THROUGHOUT SITE
- CLYBOURN METRA STATION
  - UNION PACIFIC NORTH (EVANSTON, GLENCOE, HIGHLAND PARK)
  - UNION PACIFIC NORTHWEST (PARK RIDGE, ARLINGTON HEIGHTS, BARRINGTON)
- FOUR "L" STOPS WITHIN ONE-MILE
  - BLUE LINE
  - RED LINE
  - PURPLE LINE
  - BROWN LINE
- SHUTTLE SERVICE TO ALL LINCOLN YARDS, SURROUNDING AMENITIES & PUBLIC TRANSPORTATION
- WATER TAXI STOPS (3) ON SITE SERVING OGILVIE AND THE LOOP



1229 W CONCORD

285,000 SF; LAB/OFFICE TURNOVER FOR TI 4Q 2022; 55 PARKING SPACES

1665 N THROOP

500K SF OFFICE; TURNOVER FOR TI 1Q 2025

1400 W NORTH AVE

100K+ SF LAB/OFFICE; DELIVERY 36 MONTHS FROM LEASE EXECUTION

BLDG E

PHASE I: 500K SF LAB/OFFICE; 2026 | PHASE II: 1.3 MSF OFFICE; 2027; 700 PARKING SPACES

BLDG F

300,000 SF LAB/OFFICE; 2026; 500 PARKING SPACES



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# Campus Ecosystem for Future Growth

- OVER 10.5 MSF OF POTENTIAL LIFE SCIENCES ACROSS THE 53+ ACRE LINCOLN YARDS DEVELOPMENT

## LIVE, WORK, PLAY

- DIRECT RESTAURANT AND RETAILER INFLUENCE SURROUNDING RESTAURANTS INCLUDE: ETTA, PEQUOD'S, SUMMERHOUSE, SUSHI SAN, ADA STREET.
- UP TO 6,000 RESIDENTIAL UNITS WITH 650 DIRECTLY ACROSS CONCORD PLACE IN THE STEELYARD
- 3,000 PERSON LIVE MUSIC VENUE WITH OVER 150 EVENTS PER YEAR (UTILIZE FOR EVENTS)
- 7-ACRE PARK WITH SOCCER FIELDS, PICKLEBALL COURTS, KIDS PLAYGROUND, DOG AREA, RIVERWALK EXTENSION OF 606, KAYAK LAUNCH AND MORE

## YEAR-ROUND PROGRAMMING

- SEASONAL FARMER'S MARKET
  - 30 OUTDOOR EVENTS ANNUALLY
  - OUTDOOR CORPORATE EVENTS FOR KASHIV BIOSCIENCES
-

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