1229 W Concord Place

A Sterling Bay Life Sciences Development
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
- 128’ of Chicago River frontage
- Prominent signage opportunities
- Designed by award-winning architecture firm Gensler
- Private balconies on every floor
- Conferencing and collaboration space
- Healthy building design: LEED Gold, WELL Health-Safety Rating, RESET®, Fitwel®, and Wired Score Platinum
Interior
lobby signage opportunity
LOBBY LOUNGE
Open, touchless lobby experience with an abundance of natural light
SECOND FLOOR LOUNGE • CONFERENCING
State-of-the-art conferencing with accommodations for 6-200
Conferencing Capacity

1ST FLOOR

- LOBBY: 300
- STAGE: 125
- PREFUNCTION
- PATIO WITH SEATING

2ND FLOOR

- PREFUNCTION
- CONFERENCING STAGE
- LOUNGE: 8
- PATIO
- OPEN TO BELOW
- LOBBY: 200
STATE-OF-THE-ART FITNESS

Full-service 6,200 SF fitness center + 3,000 SF outdoor terrace
Nautical curved facade design echoes fluidity of the Chicago River

5,000 SF private terrace and public riverwalk
Tenant Office/Lab

43K RSF AVAILABLE PER FLOOR

675 SF BALCONIES ON EVERY FLOOR

DESIGNED TO ACCOMMODATE 50% LAB/50% OFFICE FLEXIBILITY
- 11' STANDARD MODULE
- 45' CORE TO WINDOW CLEAR SPAN
- 15' SLAB-TO-SLAB
- MINIMAL COLUMNS
- 100 PSF LIVE LOAD
Tenant
Office/Lab

SPEC SUITE

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
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

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.)

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
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 unobstructed skyline views.
The Steelyard: Lincoln Yards’ cultural hub

1M
SQUARE FEET OF OFFICE, RESIDENTIAL AND RETAIL SPACE

750+
RESIDENTIAL UNITS

1
LIVE MUSIC VENUES

1
WATER TAXI STOP

7+
RESTAURANTS

500+
PARKING SPACES DELIVERING WITH THE STEELYARD

1665 THROOP

7 ACRE PARK

3,000 PERSON MUSIC VENUE

RESIDENTIAL (345,000 SF)
COMMERCIAL (620,800 SF)
RETAIL (171,000 SF)
THE STEELYARD

Pedestrian plaza connecting office, retail, residential, entertainment venues and food hall – forming a vibrant district
7-ACRE PARK
Public soccer fields, pickleball courts, kids playground, dog area, kayak launch, water taxi and riverwalk
30 outdoor events annually including concerts in the park, cultural exhibits on the plaza, sponsored ticketed events, farmer’s markets and more.
Easy Connectivity & Transportation

🚗 CAR
- Easy access to I-90/94 at North Ave. & Armitage Ave.
- 55 underground building parking spots
- Additional parking spaces throughout site (500+ public spaces)

🚆 TRAIN
- Clybourn Metra Station
  - UP-N Line (Evanston, Winnetka, Highland Park, etc.)
  - UP-NW Line (Park Ridge, Arlington Heights, Barrington, etc.)

🚌 SHUTTLE
- Shuttle service to all Lincoln Yards, surrounding amenities & public transportation

篙 BOAT
- Three onsite water taxi stops serving Ogilvie and the Loop

🚶 WALK
- 1/2 mile 606 extension
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