



1229 W Concord Place

A Sterling Bay Life Sciences Development

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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

Ts TENANT SIGNAGE

EAST VIEWPOINT OF 1229 W CONCORD

LOBBY
Interior
lobby signage
opportunity

SIGNAGE OPPORTUNITY
AVAILABLE HERE



LOBBY LOUNGE

Open, touchless
lobby experience
with an abundance
of natural light



SECOND FLOOR LOUNGE + CONFERENCING

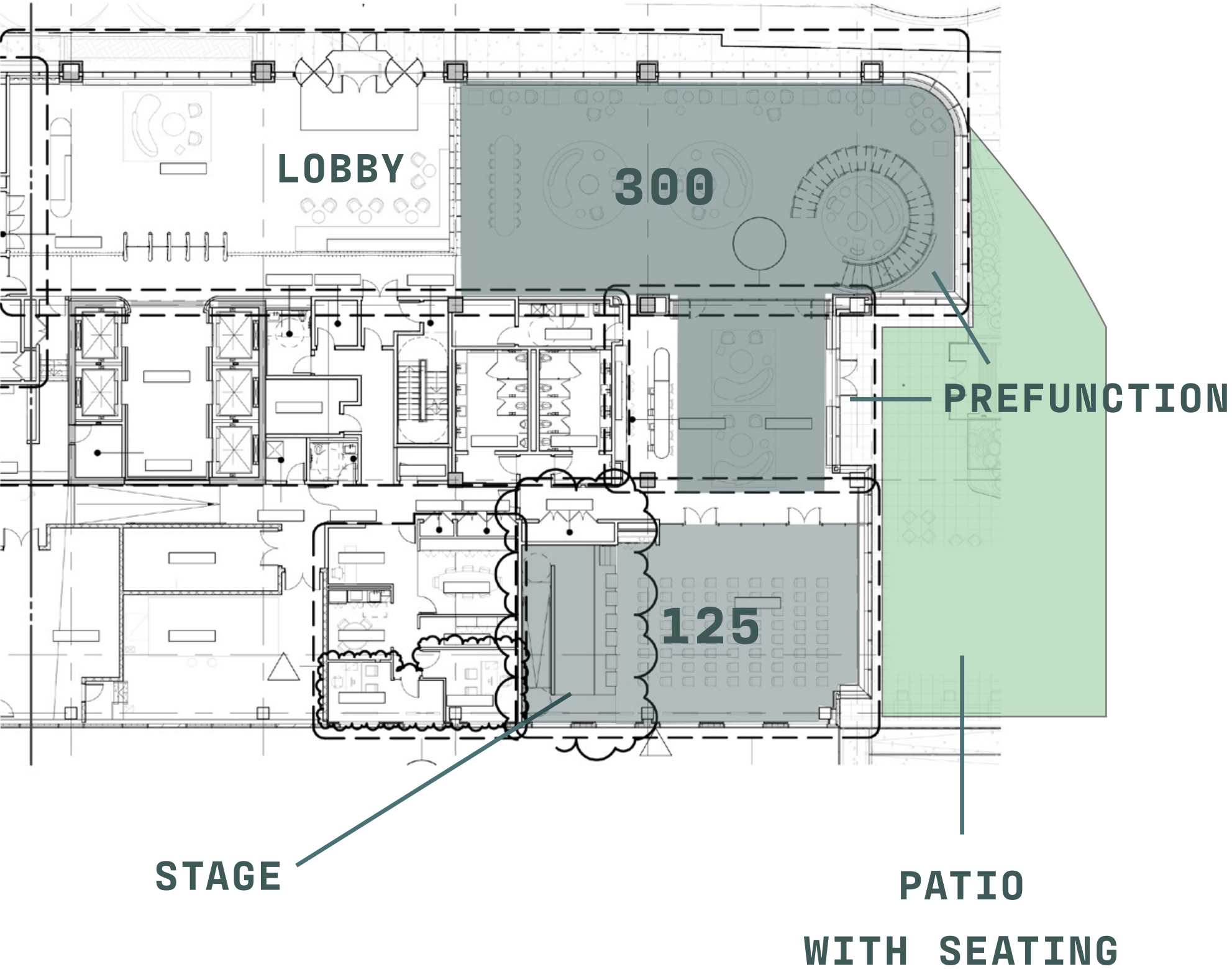
State-of-the-art
conferencing with
accommodations for 6-200



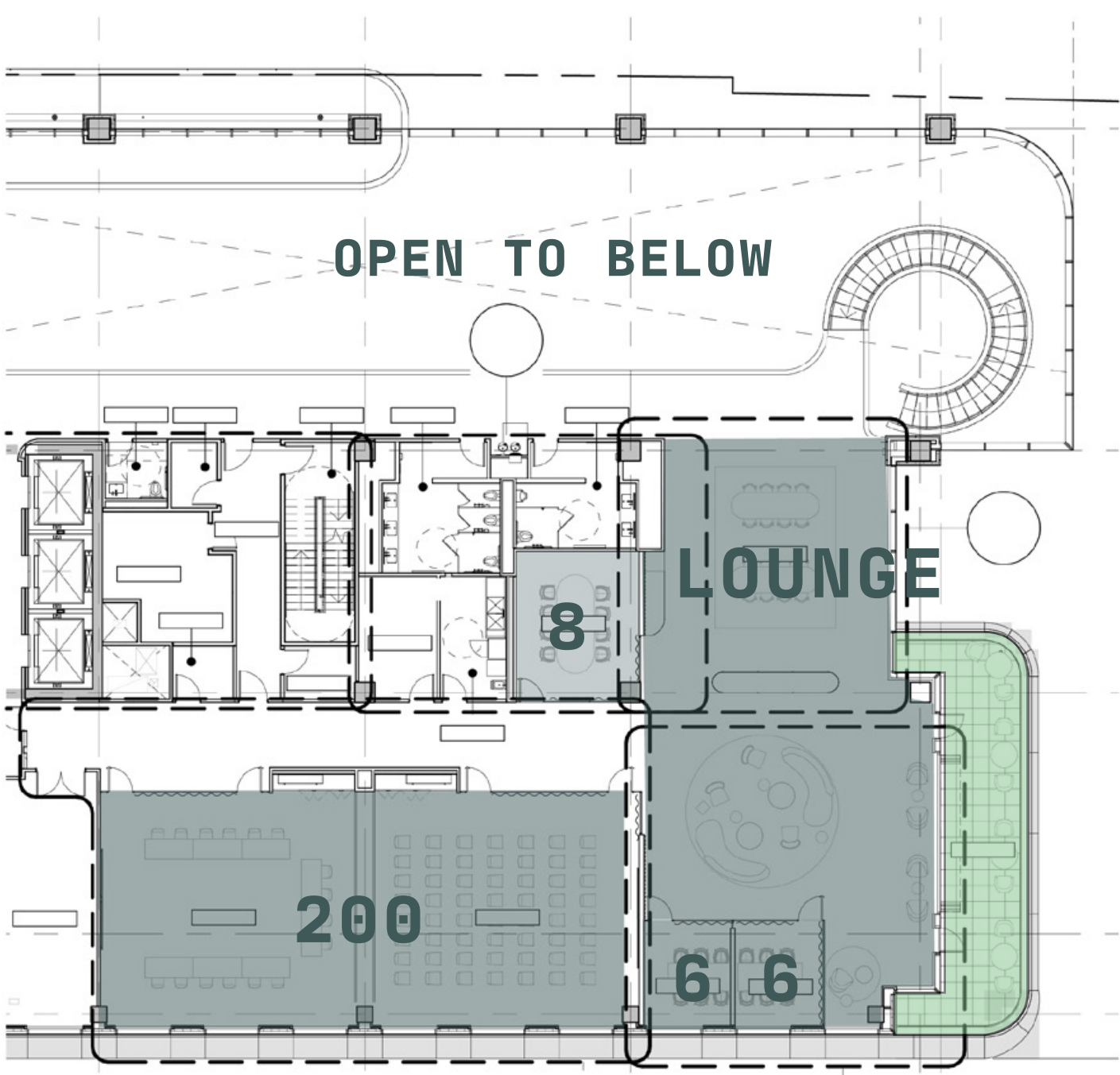
Conferencing Capacity



1ST FLOOR



2ND FLOOR



STATE-OF-THE-ART FITNESS

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



PATIO

Nautical curved facade
design echoes fluidity
of the Chicago River

5,000 SF private terrace
and public riverwalk



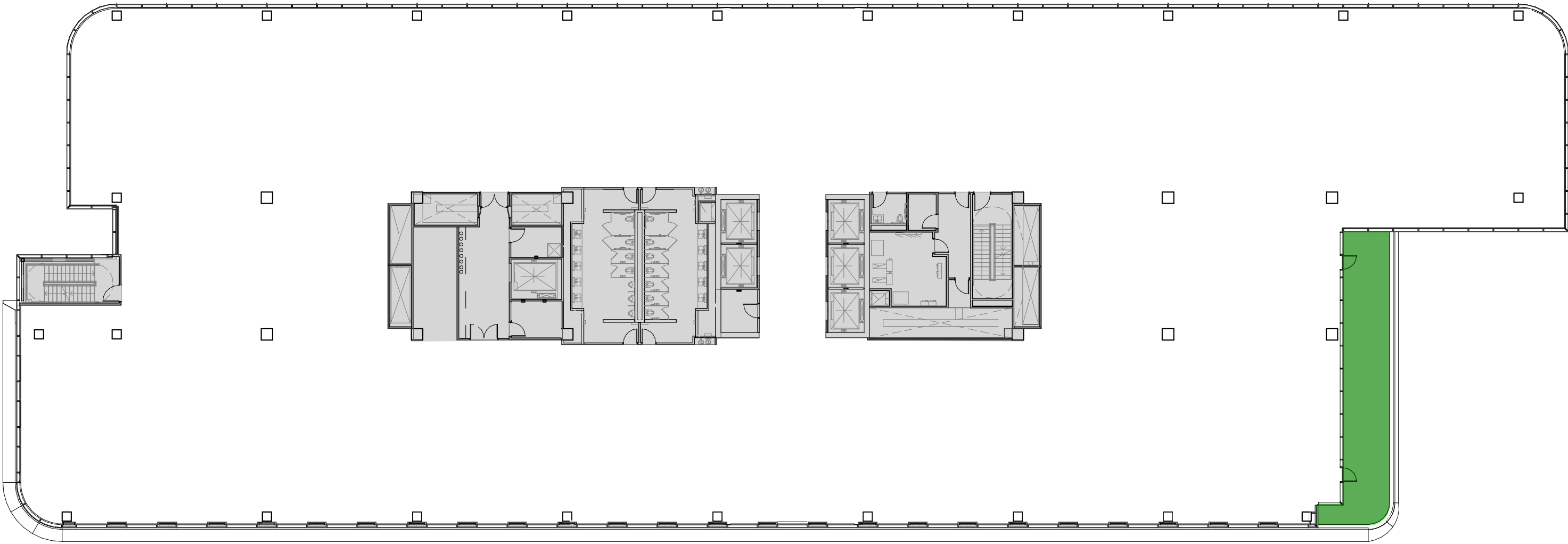
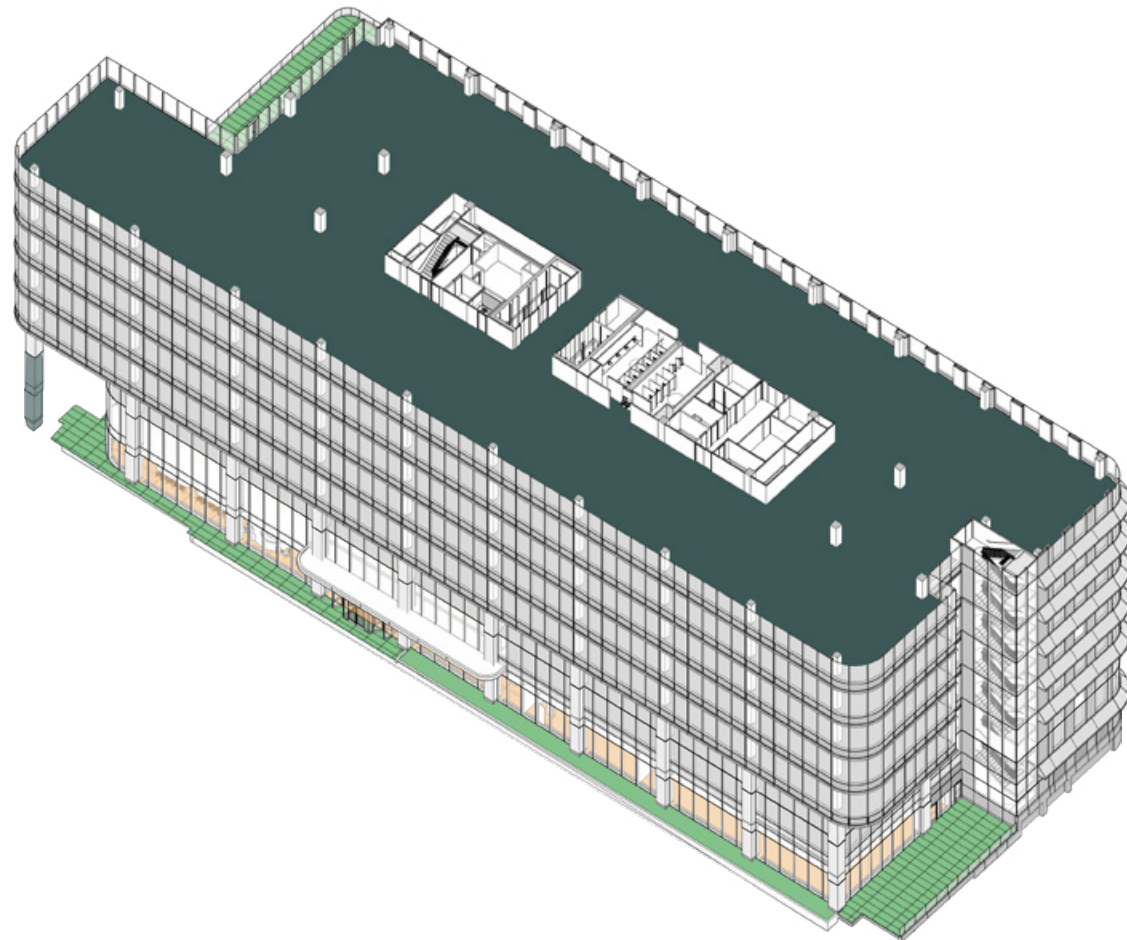
Tenant Office/Lab

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

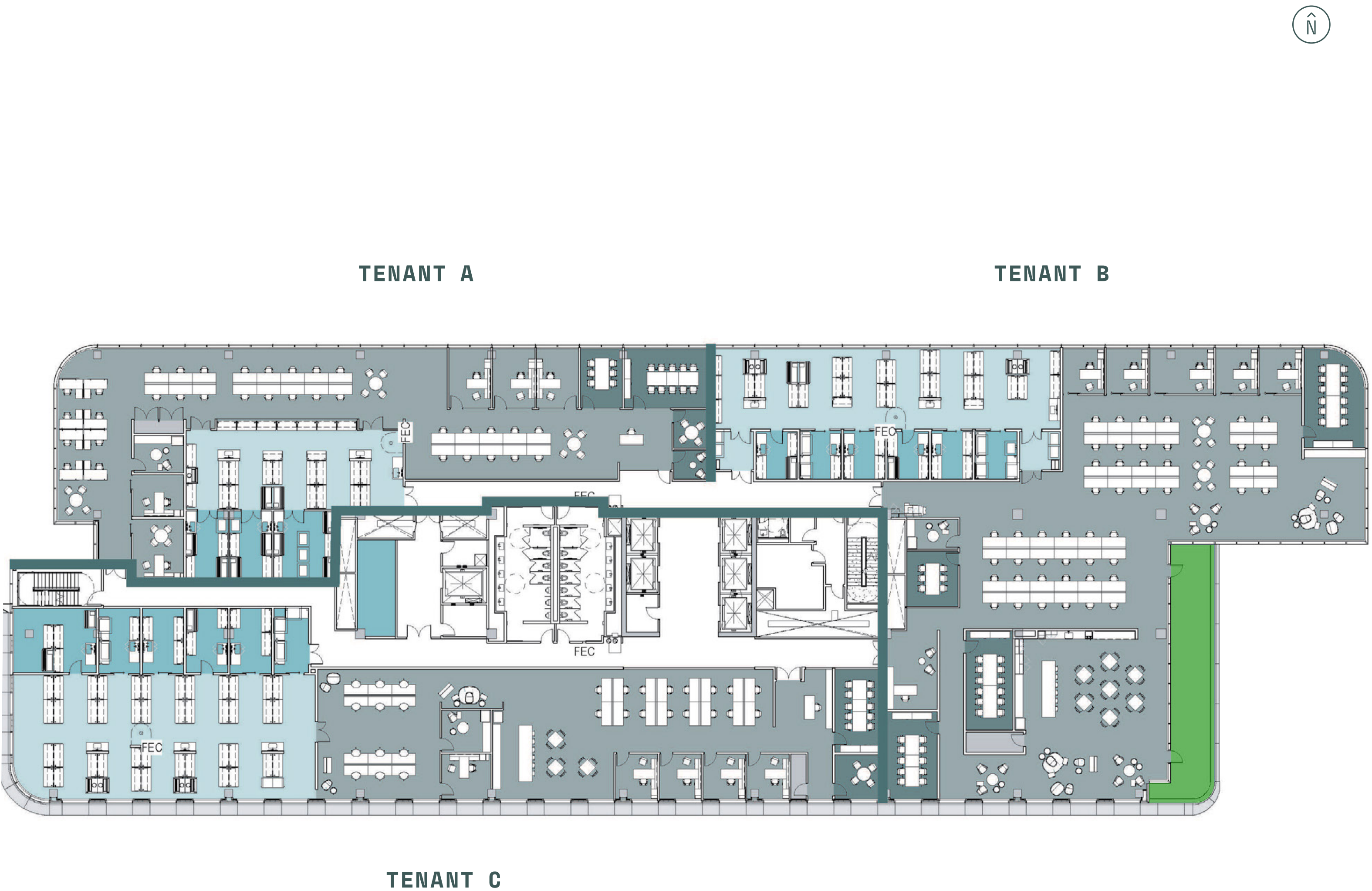
- 7,770 RSF OFFICE
- 3,330 RSF LAB

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

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 GNERATOR’S, RO /
DI SYSTEMS, VACUUM, ETC.)



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

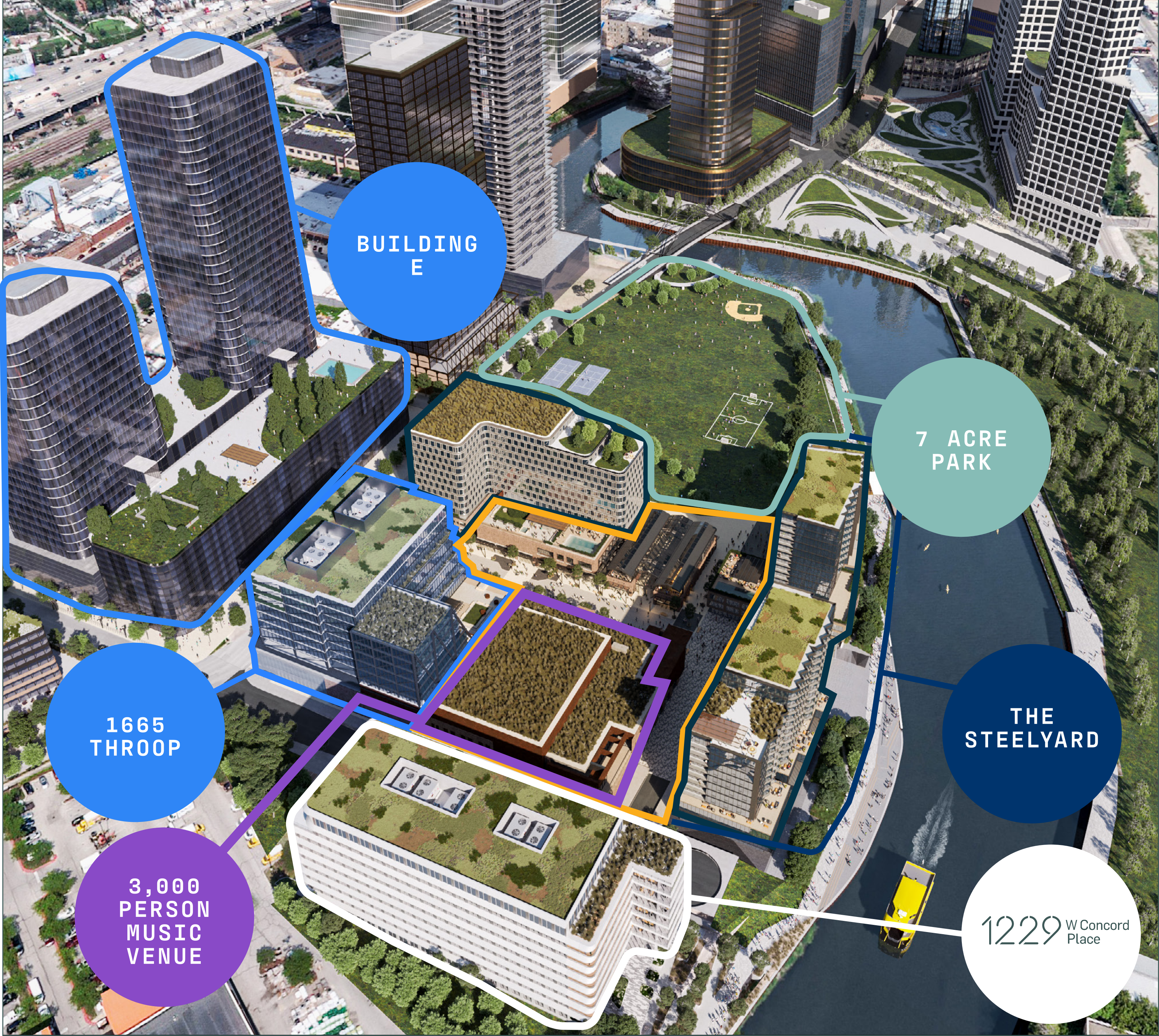
7+

RESTAURANTS

500+

PARKING SPACES
DELIVERING WITH
THE STEELYARD

- RESIDENTIAL (345,000 SF)
- COMMERCIAL (620,000 SF)
- RETAIL (171,000 SF)



BUILDING
E

7 ACRE
PARK

THE
STEELYARD

1665
THROOP

3,000
PERSON
MUSIC
VENUE

1229 W Concord
Place

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

1229 W Concord
Place



THE STEELYARD

30+ outdoor events
annually including
concerts in the park,
cultural exhibits on
the plaza, sponsored
ticketed events,
farmer's markets and
more

1229 W Concord
Place



Easy Connectivity & Transportation

CAR

- EASY ACCESS TO 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.)

FOUR "L" STOPS WITHIN 3/4 MILE:

-  BLUE LINE
-  RED LINE
-  PURPLE LINE
-  BROWN LINE

SHUTTLE

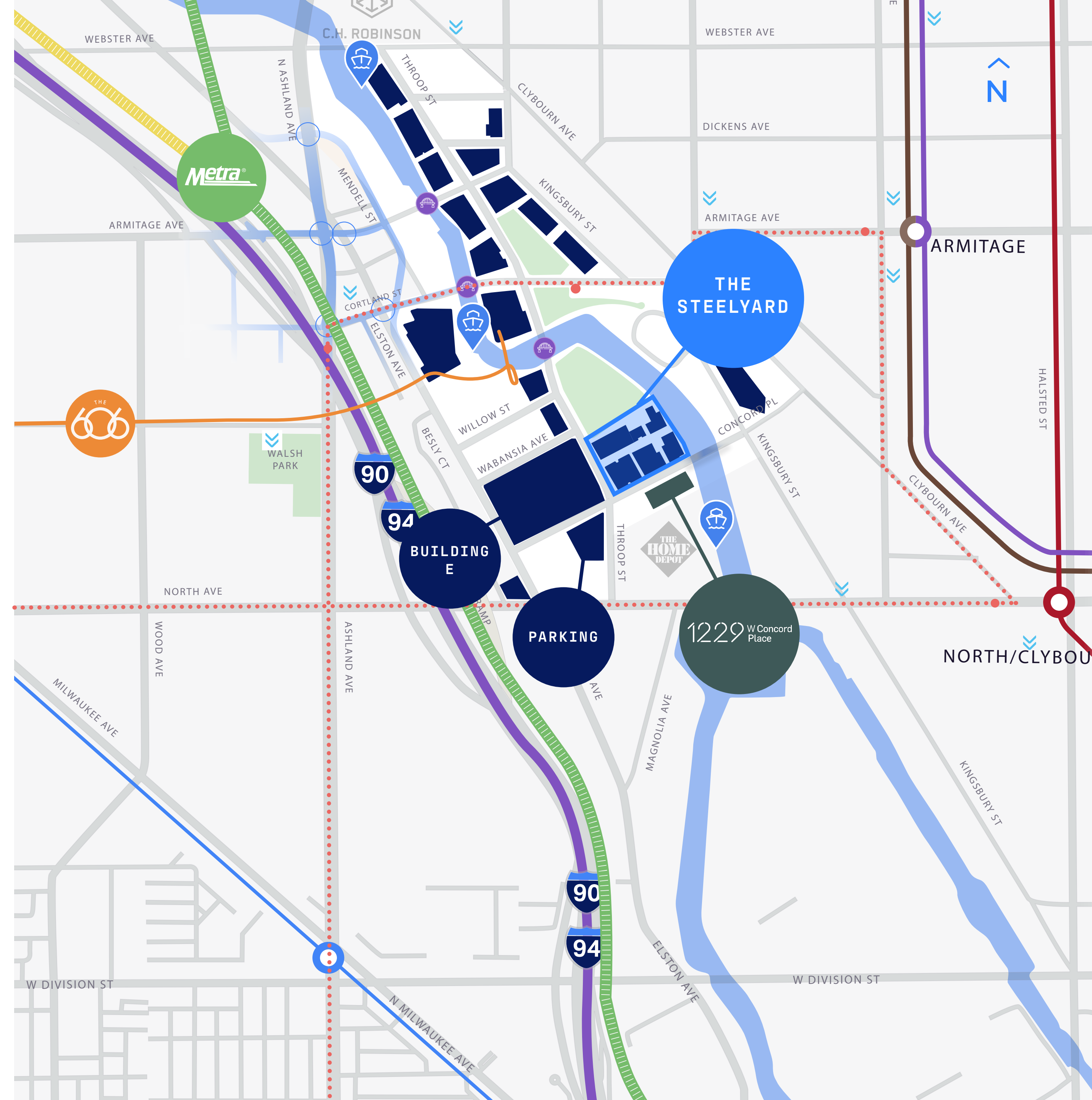
- SHUTTLE SERVICE TO ALL LINCOLN YARDS, SURROUNDING AMENITIES & PUBLIC TRANSPORTATION

BOAT

- THREE ONSITE WATER TAXI STOPS SERVING OGILVIE AND THE LOOP

WALK

- 1/2 MILE 606 EXTENSION



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1229 W Concord
Place

1229WCONCORD.COM

Sterling Bay

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