



1229 W Concord
Place

Discovery × You

Through a combination of wellness-driven design, accessible location surrounded by supreme talent, and robust amenities, 1229 W Concord Place provides life sciences leaders with all they need and more..

Overview

285K RSF
AVAILABLE

43K RSF
FLOOR PLATES

4000
UIPS VIBRATION
CRITERIA

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



LOBBY

Open, touchless lobby
experience with an
abundance of natural



STATE-OF-THE-ART FITNESS
Full service 6,200 SF
fitness center with
access to 3,000 SF
outdoor terrace



1ST FLOOR PREFUNCTION

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

12 ACH PER HOUR FOR 50/50 LAB
OFFICE RATIO

8 W/USF

FOR OFFICE AREAS

25 W/USF

FOR LAB AREAS

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)

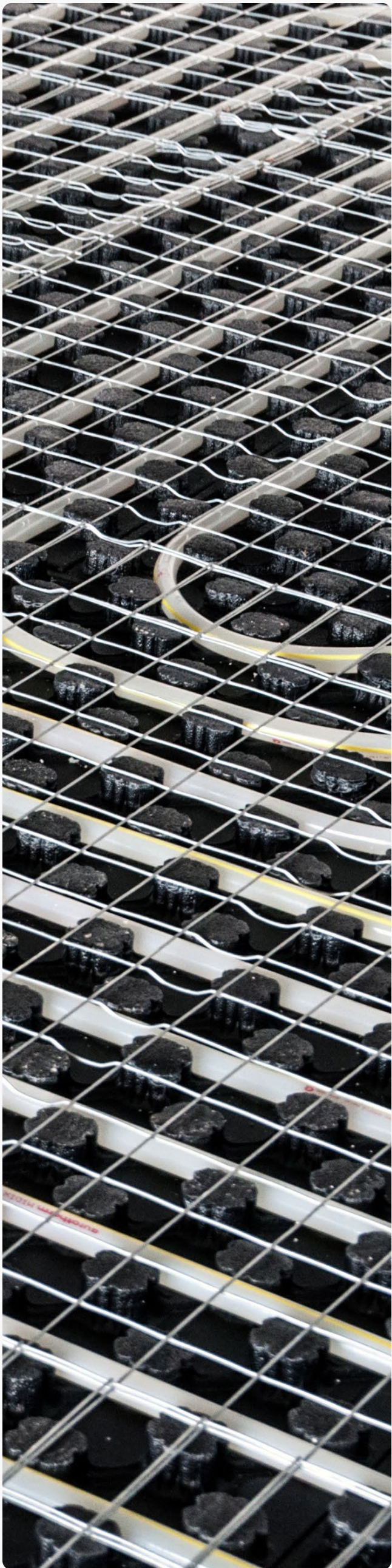
TENANT GENERATOR ROOM

OPTIONS

STROBIC EXHAUST

TENANT CONDENSER WATER

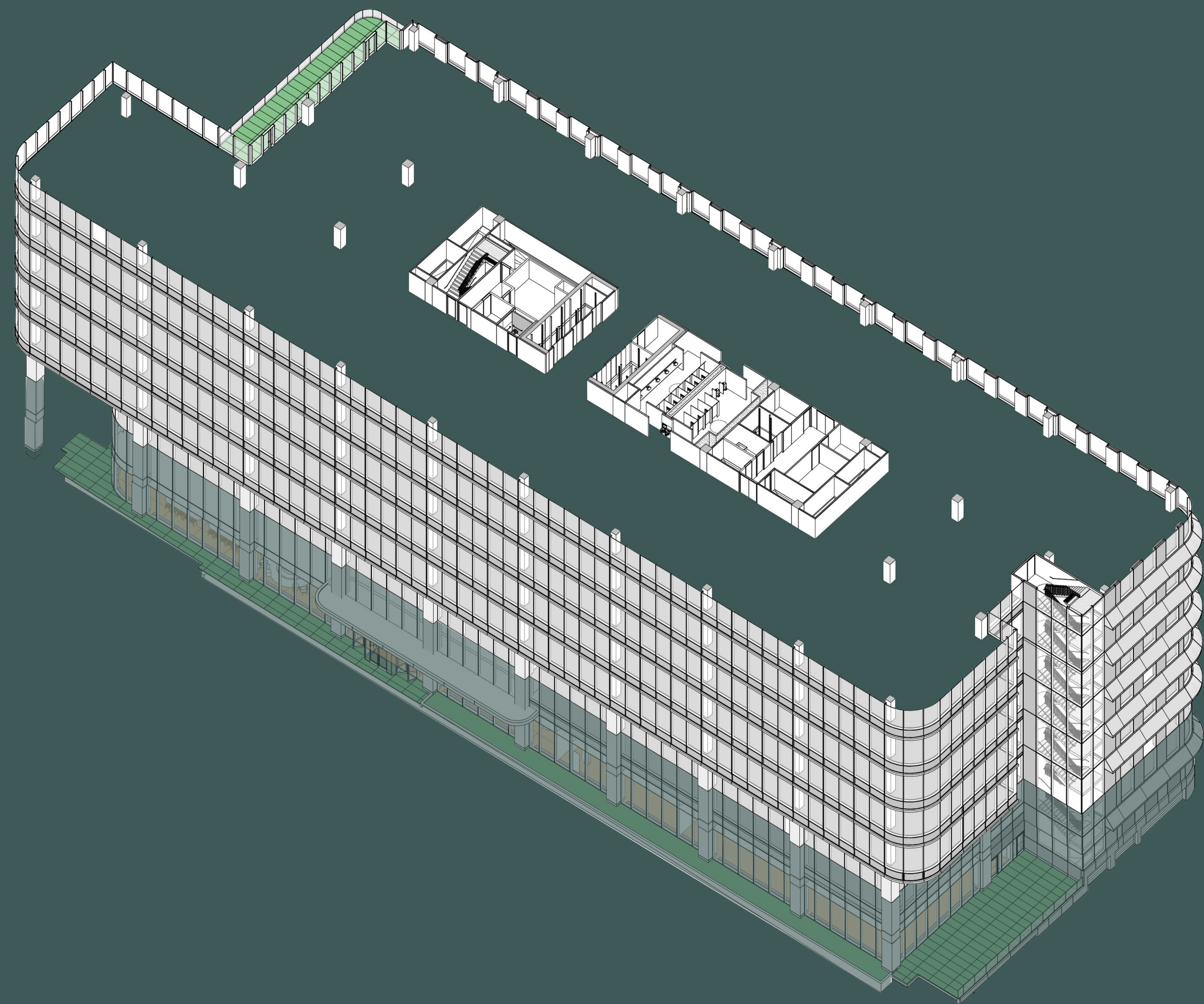
TENANT INSTALLED GENERATOR



Celebrate the Office/Lab Overlap

COMMUNAL & COLLABORATIVE SPACES
IN BETWEEN THE TWO PROGRAMS

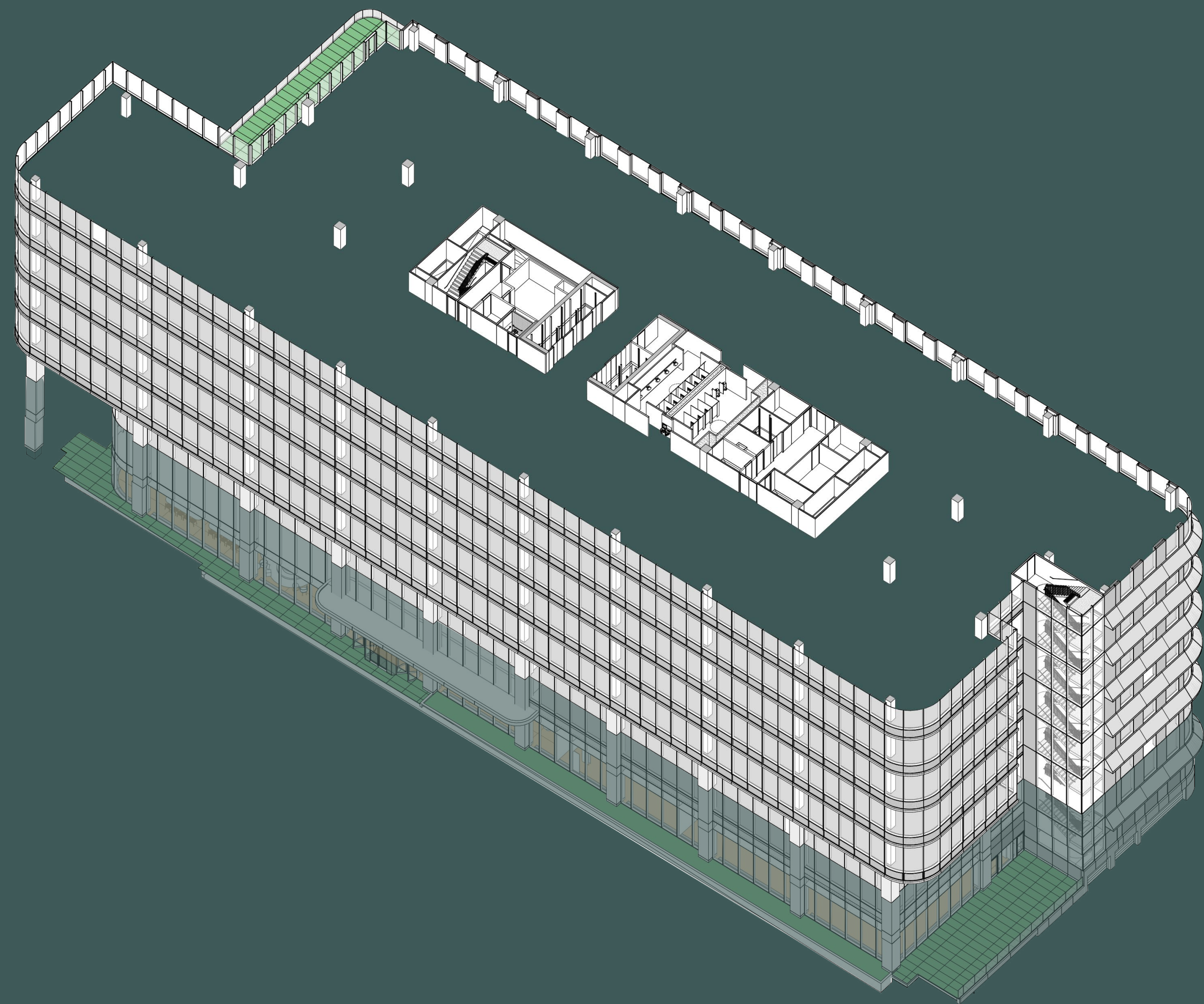
11'-0" STANDARD MODULE
STRUCTURAL GRID



Conferencing Capacity

1ST FLOOR CONFERENCE ROOM/EVENT
SPACE CAPACITY: 35-150

2ND FLOOR CONFERENCE ROOM
CAPACITIES: 6-100

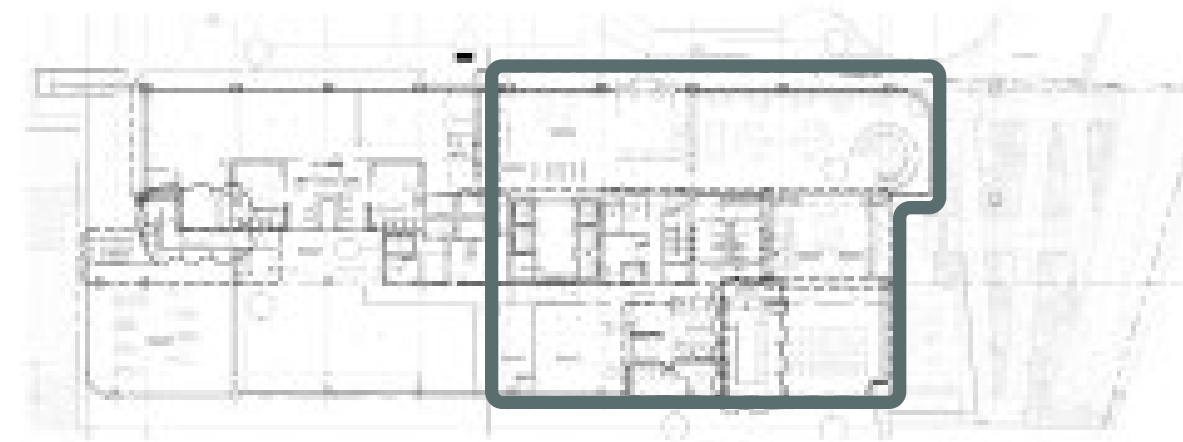
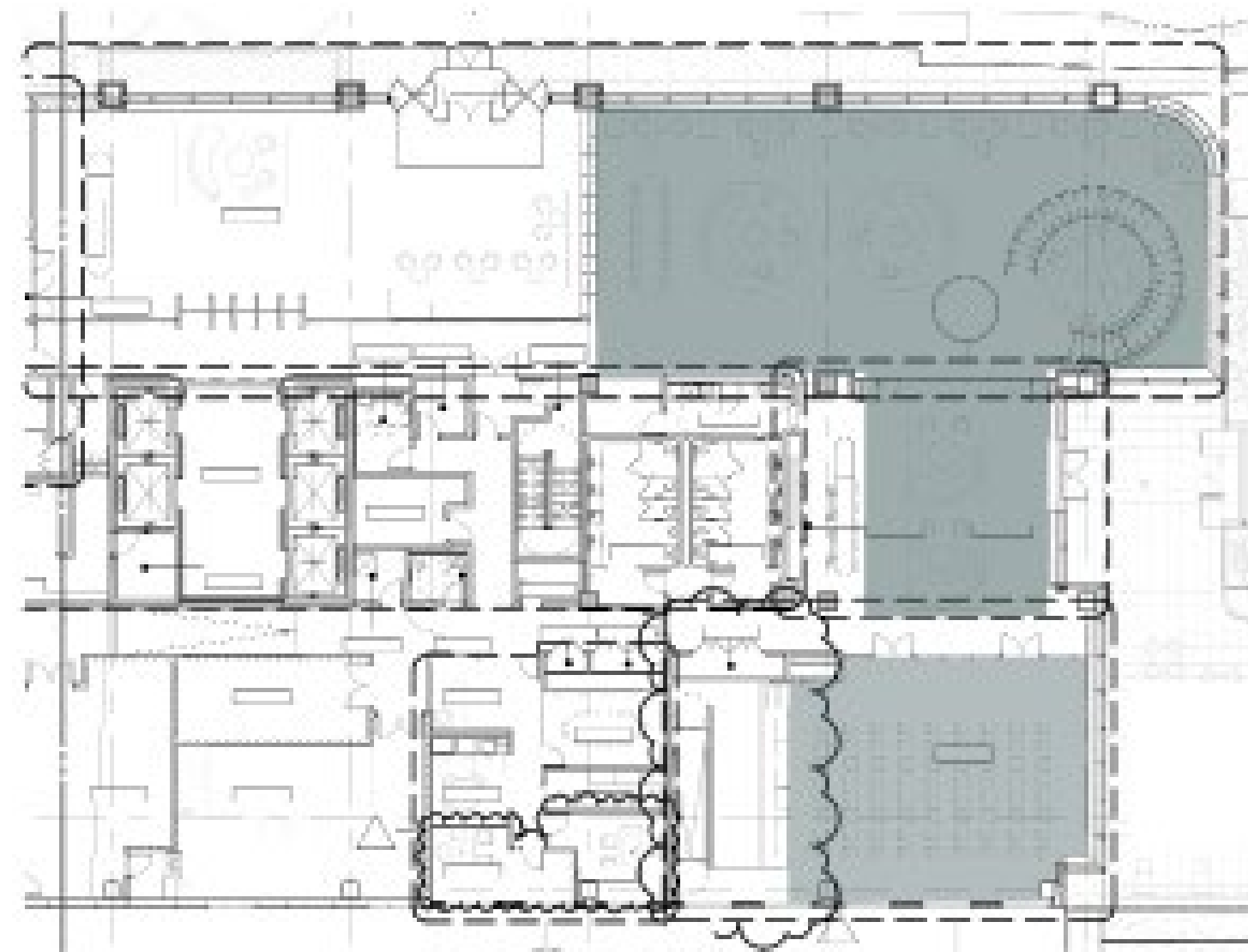


Conferencing Capabilities

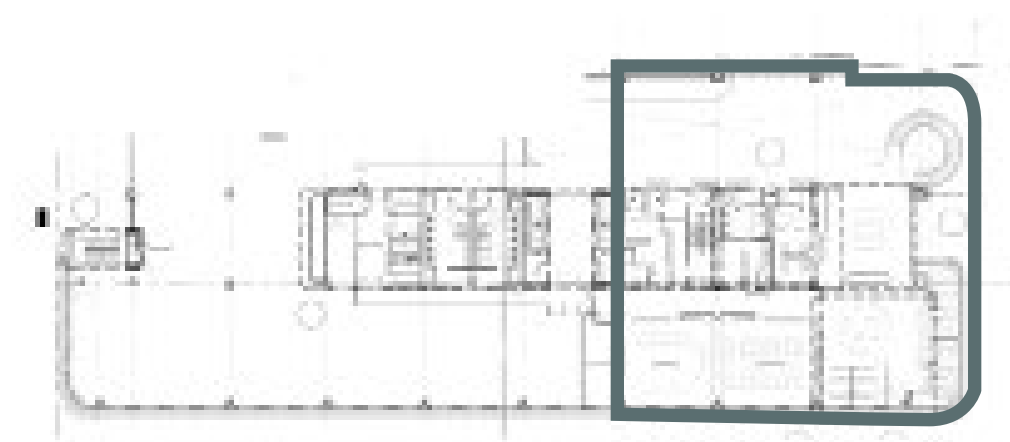
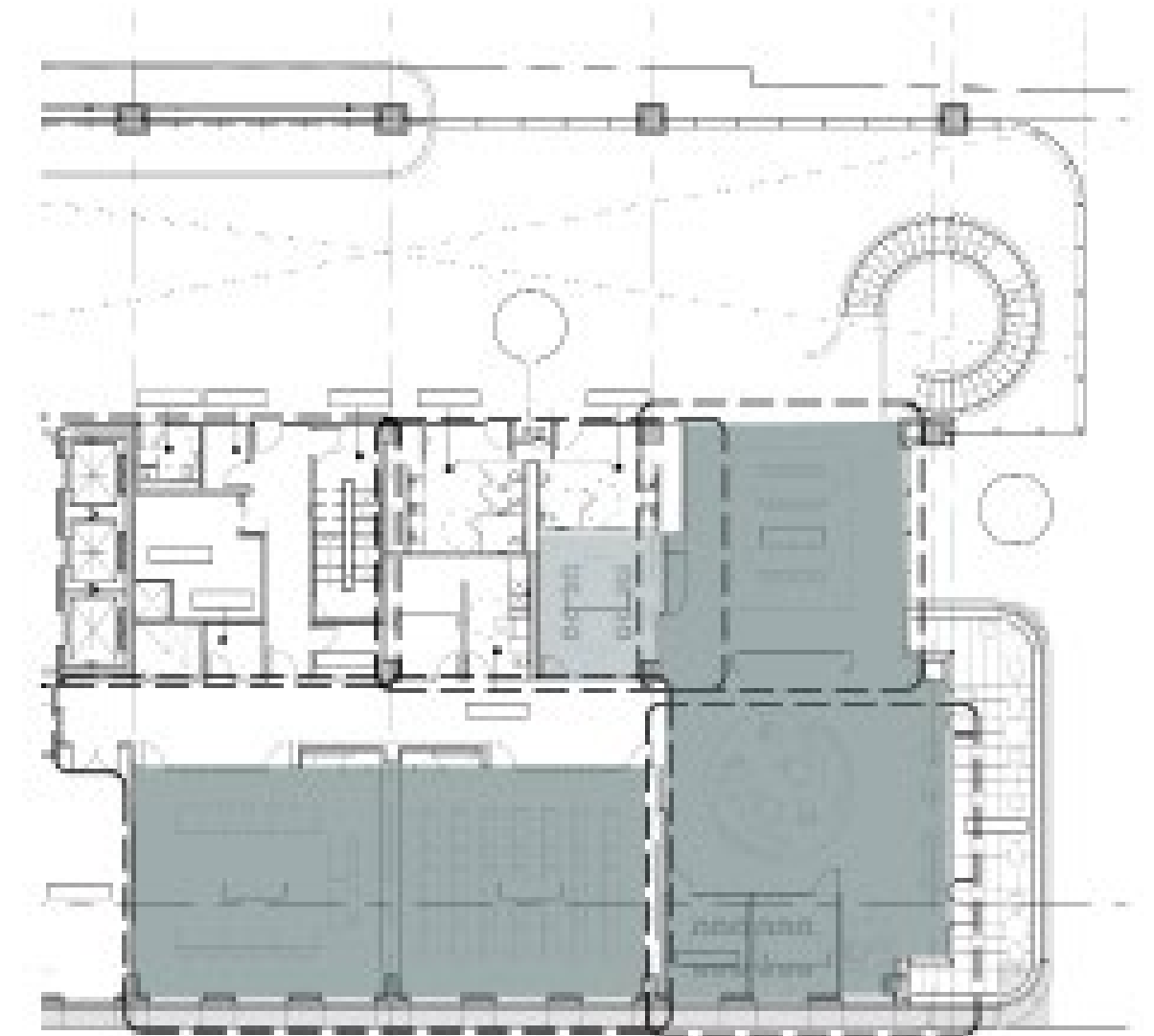
CAPACITY

- 1ST FLOOR CONFERENCE ROOM/
EVENT SPACE: 35-150
- 2ND FLOOR CONFERENCE ROOM
CAPACITIES: 6-100

1ST FLOOR



2ND FLOOR



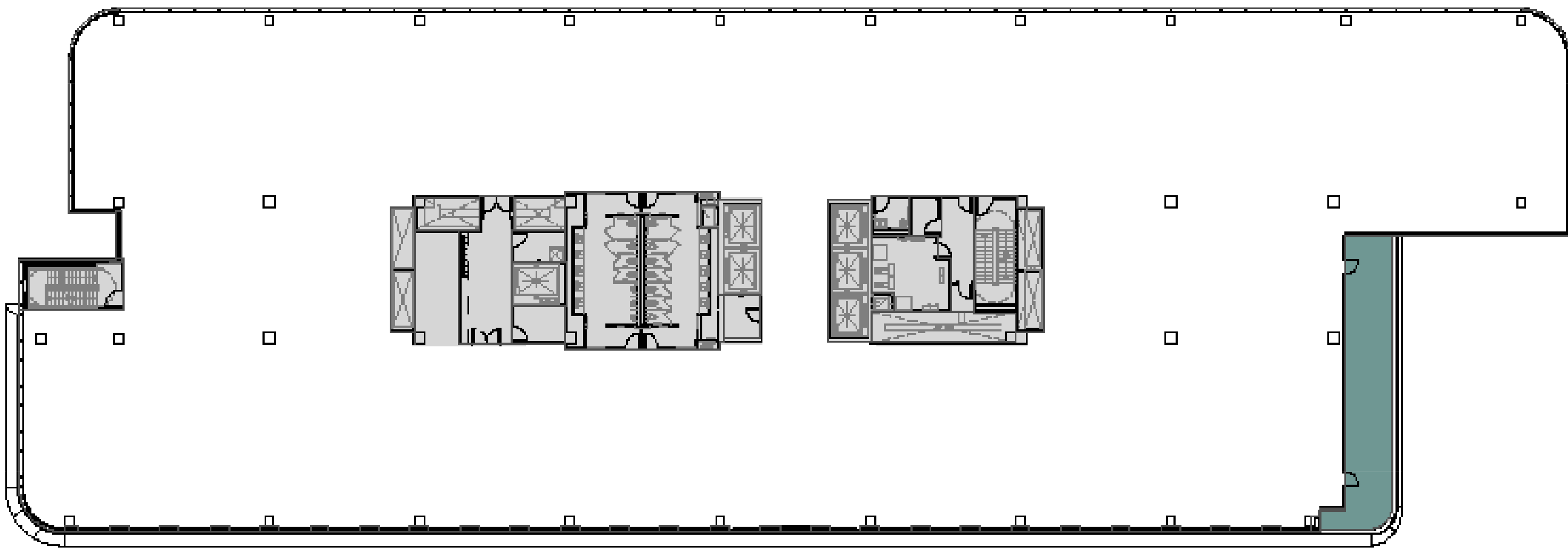
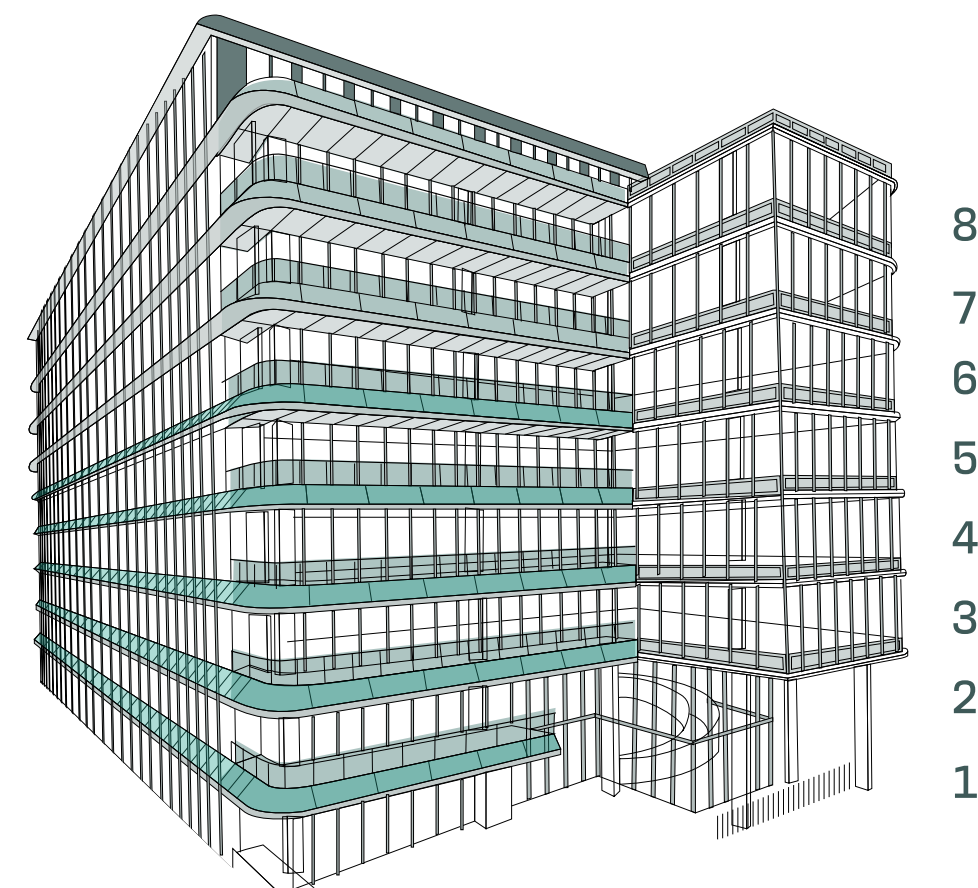
Tenant Office/Lab

43K RSF

AVAILABLE
PER FLOOR

675 SF

BALCONIES ON
EVERY FLOOR



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

Tenant Office/Lab



TENANT A

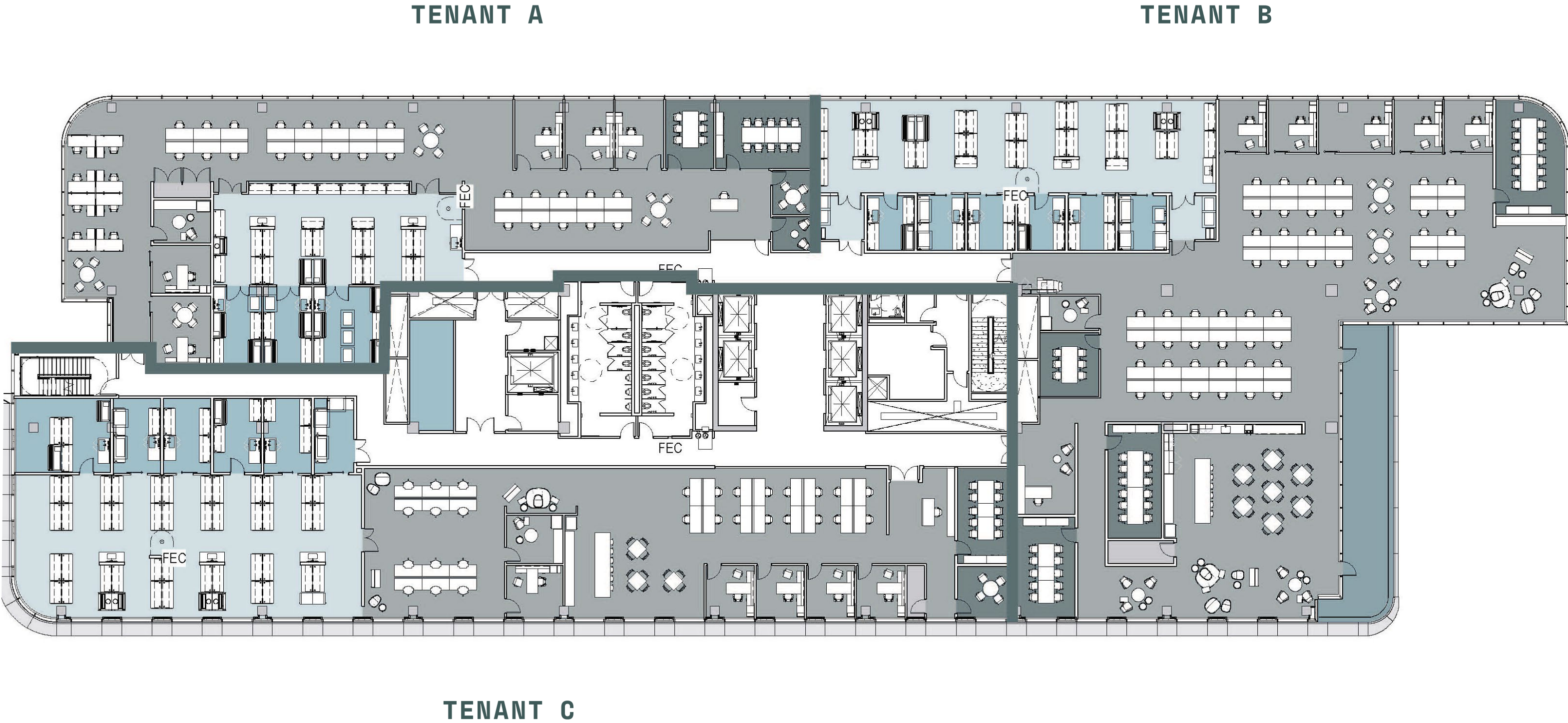
- 4,900 USF OFFICE
- 2,100 USF LAB

TENANT B

- 7,700 USF OFFICE
- 3,300 USF LAB

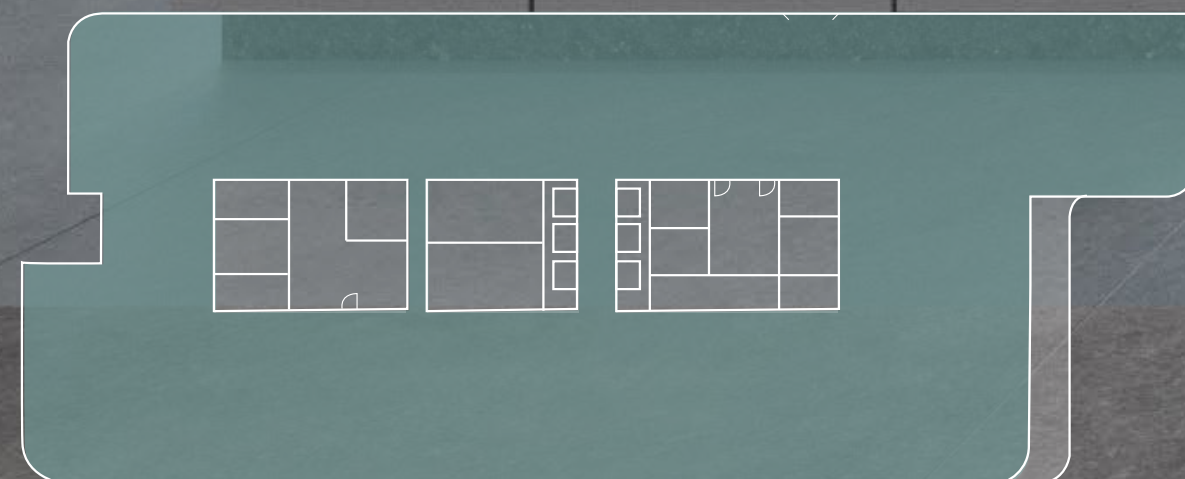
TENANT C

- 2,400 USF OFFICE
- 3,6800 USF 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

Pedestrian plaza
connecting office, retail,
residential, entertainment
venues and food hall
forming a vibrant district



THE STEELYARD

Riverfront location complete
with riverwalk, public fields
and open space



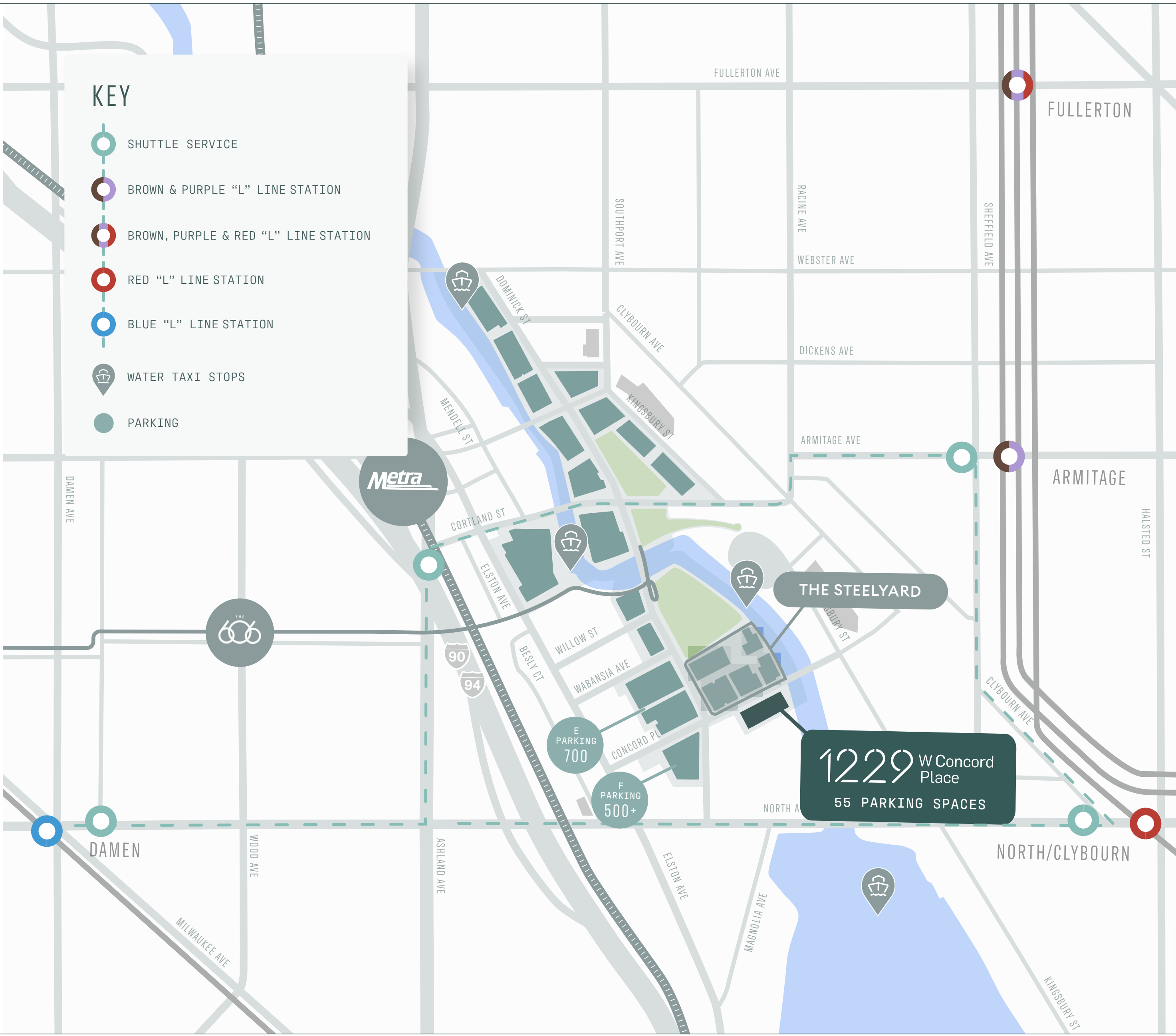
THE STEELYARD

Riverfront location complete
with riverwalk, public fields
and open space

1229 W Concord
Place



Ease of Connectivity & Transportation



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Sterling Bay

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