
345 N MORGAN



A MODERN BUILDING INSPIRED BY FULTON MARKET'S PAST

345 North Morgan is a 200,000 SF ground-up office building located on one of Fulton Market's most dynamic blocks. Directly adjacent to 1KFulton, home of Google's Midwest Headquarters, the Ace Hotel, Swift and Sons, and Roister, 345 N Morgan puts you at the center of it all.



A SINGULAR BOUTIQUE, RETAIL, AND COMMERCIAL DESTINATION

Neighboring some of the city's best dining,
retail, and the CTA Morgan Station.



BRANDING OPPORTUNITIES TO MAKE IT YOUR OWN

Sleek, modern lobby,
taking inspiration from
industrial materials and
urban decor.



YOUR WORK SPACE, EXACTLY HOW YOU WANT IT

A highly customizable
building plan allows
tenants extensive
control of their office.





Lobby



Conference center



DESIGNED TO INSPIRE A DYNAMIC WORKFORCE

BUILDING

- 200,000 SF size
- 11 stories
- 13'-16' ceiling heights

ACE HOTEL SERVICES

- Room service
- Additional conferencing
- Preferred dinner reservation status

AMENITIES

- Private outdoor terrace on every floor
- 34 heated parking spaces
- Roof deck over 5,000 SF
- Conservatory bar & lounge rooftop
- Full-service fitness center
- Library and conferencing

AMENITIES THAT REDEFINE THE WORKPLACE

345 N Morgan features a top floor conservatory and lounge, with conferencing, double-sided fireplace, 5,000 SF outdoor deck and a coworking library.



Rooftop conservatory



AN ELEVATED FULTON MARKET EXPERIENCE



Large, open roofdeck and lounge overlooks
Fulton Market, complete with landscaping,
private nooks, and a fireplace.

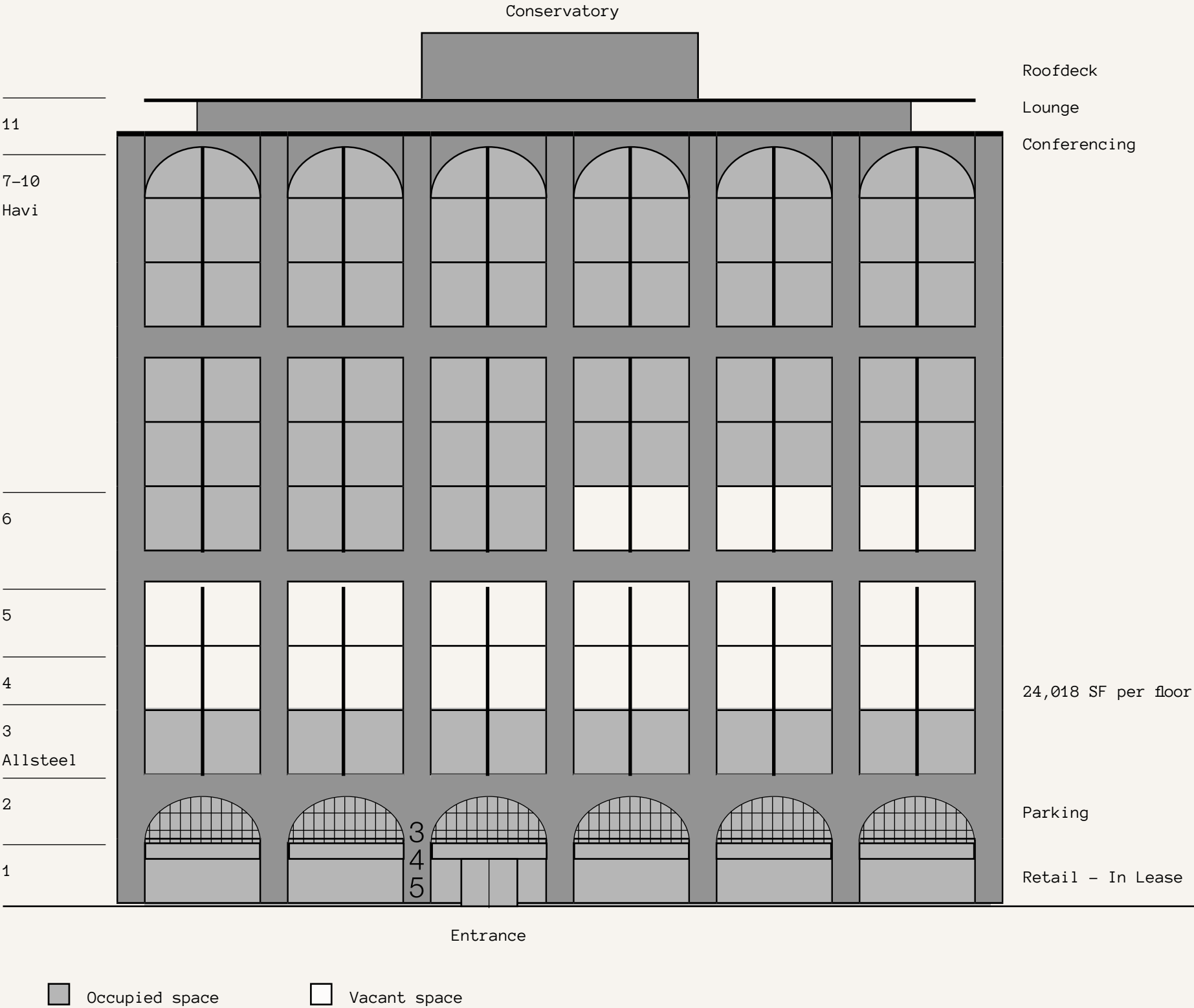
STACKING PLAN

200,000 SF

11 STORIES

RETAIL, FITNESS, F&B

TOP FLOOR AMENITIES INCLUDING
CONFERENCING, LIBRARY, CONSERVATORY,
BAR AND ROOFDECK



EXTENSIVE 11TH FLOOR AMENITIES

CONSERVATORY

BAR

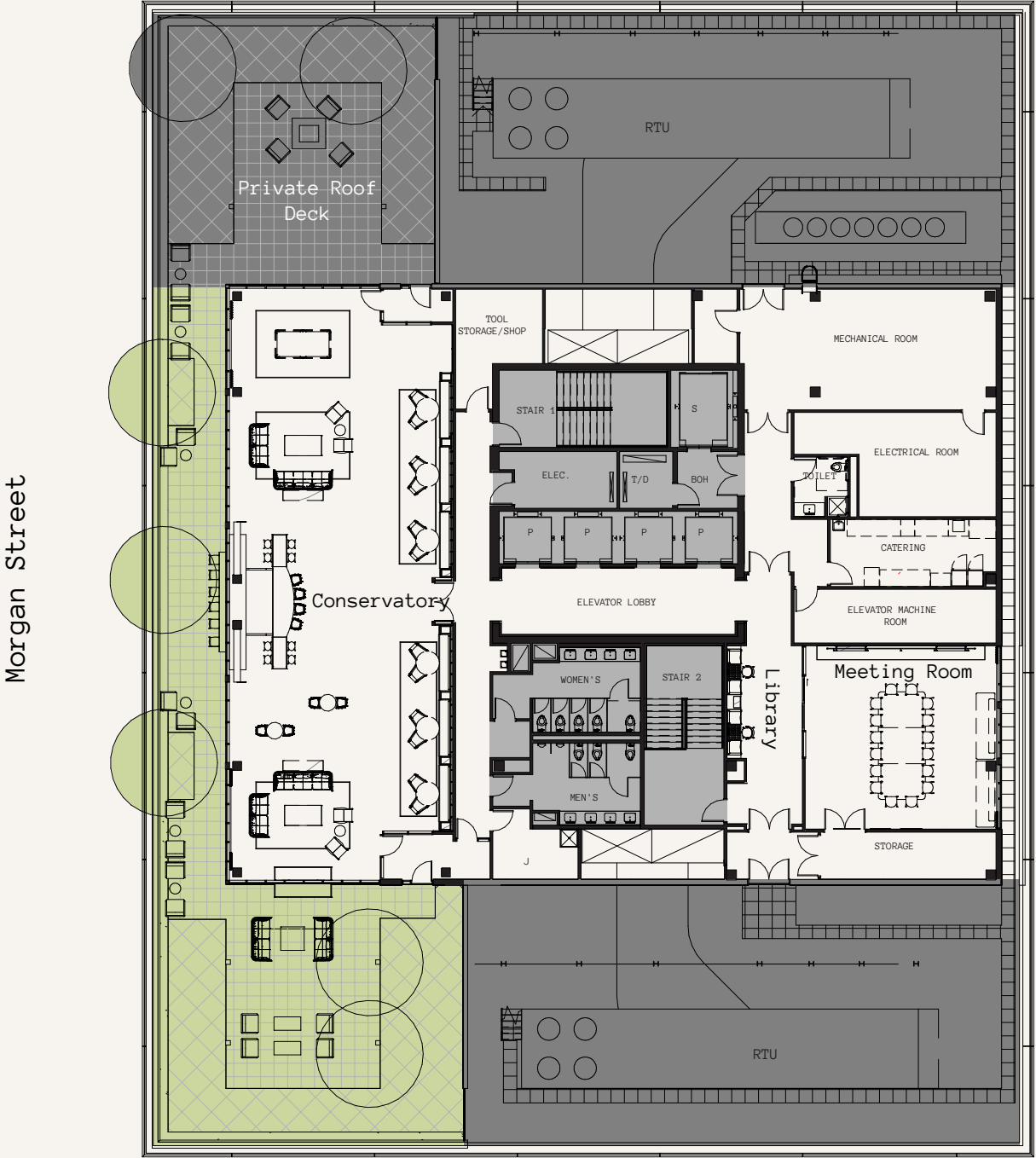
LOUNGE

LIBRARY

COMPLIMENTARY REFRESHMENTS

LIQUOR LOCKERS

DUAL-SIDED FIREPLACE

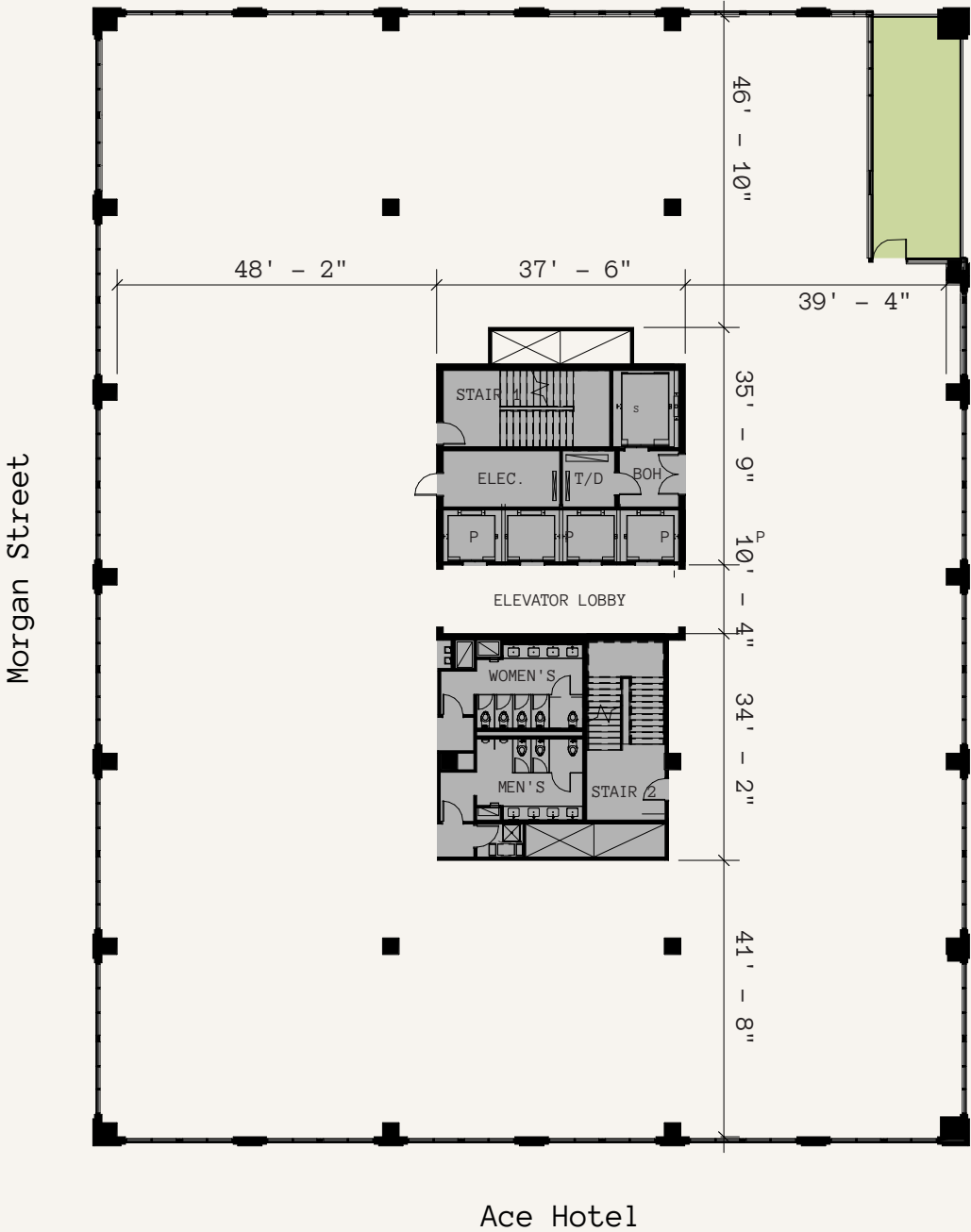


Ace Hotel

OPEN FLOORPLATES ALLOW MAXIMUM FLEXIBILITY AND COLLABORATION

4TH & 5TH FLOOR VACANCIES

- CENTER CORE EFFICIENT/BRIGHT
- MINIMAL COLUMN PROVIDING MAXIMUM FLEXIBILITY
- CAST IN PLACE CONCRETE CONSTRUCTION TYPE
- 24,018 RSF FLOORPLATES
- 13'-16' CEILING HEIGHTS
- 229 SF TERRACE



OPEN FLOORPLATES ALLOW MAXIMUM FLEXIBILITY AND COLLABORATION

6TH FLOOR VACANCY

CENTER CORE EFFICIENT/BRIGHT

MINIMAL COLUMN PROVIDING
MAXIMUM FLEXIBILITY

CAST IN PLACE CONCRETE CONSTRUCTION TYPE

12,106 RSF AVAILABLE

13' CEILING HEIGHTS



Skydeck view
looking east



Skydeck view
looking north



Skydeck view
looking west



Skydeck view
looking south



FULTON MARKET IS WHERE A MODERN WORKFORCE WANTS TO BE

30+

critically acclaimed restaurants, including
7 Michelin Star and 9 James Beard Award winners

40K

daytime population (2020)

40M

neighborhood streetscape investment

#2

of 93 Best Neighborhood for Young Professionals
(niche.com)

#4

100 best places to live in America
(Money Magazine)

4.5MSF

office HQ relocation
to Fulton Market in last 5 years

1,841

hotel keys

3,801

new residential units since 2014

4,000+

residential units in pipeline

This map illustrates the Loop West area in Chicago, centered around a location marked with a black square and a dome icon. A large brown circle indicates a 5-minute walk radius from this central point. The map shows a grid of streets including W Ohio St, W Grand Ave, W Hubbard St, W Kinzie St, W Carroll Ave, W Fulton Market, W Lake St, W Randolph St, and W Washington Blvd. North-south streets include N May St, N Racine St, N Aberdeen St, N Carpenter St, N Morgan St, N Sangamon St, N Peoria St, N Green St, and N Milwaukee Ave. The map also features the CTA Blue Line and Red Line, with a CTA stop marked at W Lake St. A legend in the bottom right corner identifies the symbols used: blue double arrows for Divvy bikes, brown squares with a white 'S' for Sterling Bay properties, a 'P' in a circle for parking, and the CTA logo for CTA stops. A brown circle with a white 'S' is also present near the center of the map.

7 MIN TO THE LOOP

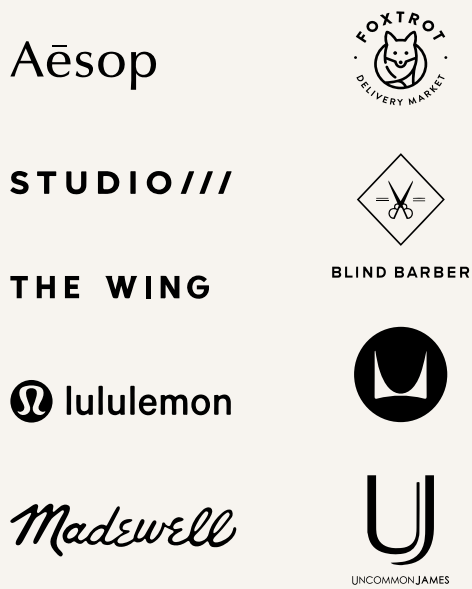
- Divvy bikes
- Sterling Bay properties
- Parking
- CTA stops

IN A NEIGHBORHOOD THAT'S CHANGED THE DEFINITION OF LIVE, WORK, PLAY

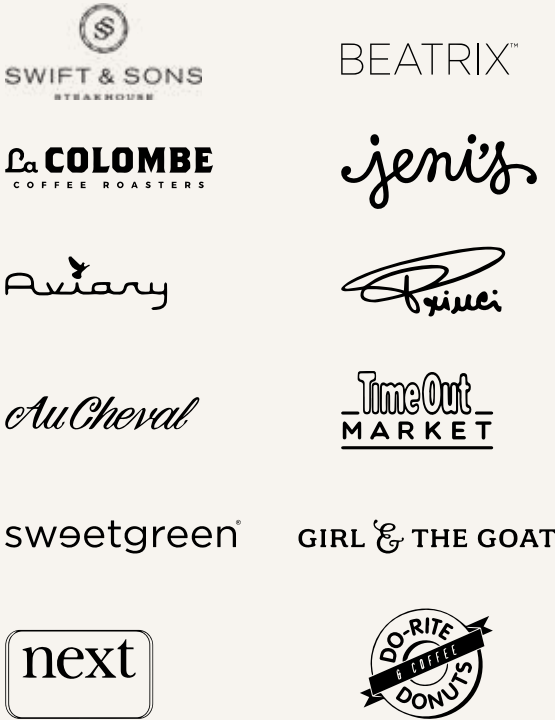
HOSPITALITY



RETAIL



DINING



OFFICE





Sweetgreen



Entrance gate



Ace Hotel



Rosemary



Federales



Fairgrounds Coffee



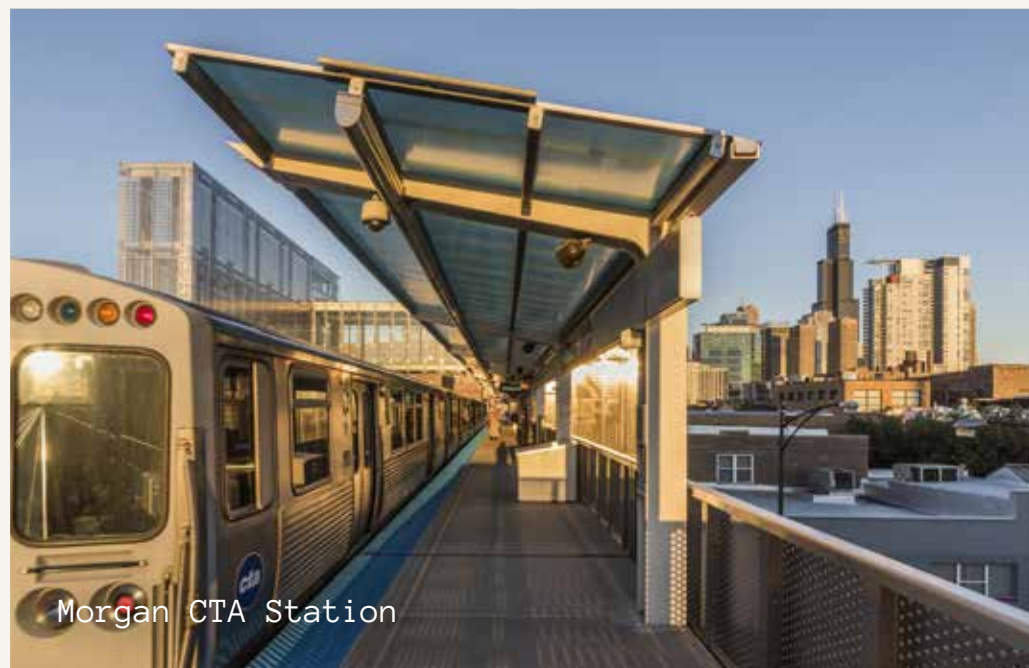
Soho House



uncooked



Au Cheval



Morgan CTA Station

CONTACT

RUSS CORA

rcora@sterlingbay.com

312.202.3442

AUSTIN LUSSON

alusson@sterlingbay.com

708.744.5386

JESSICA BROWN

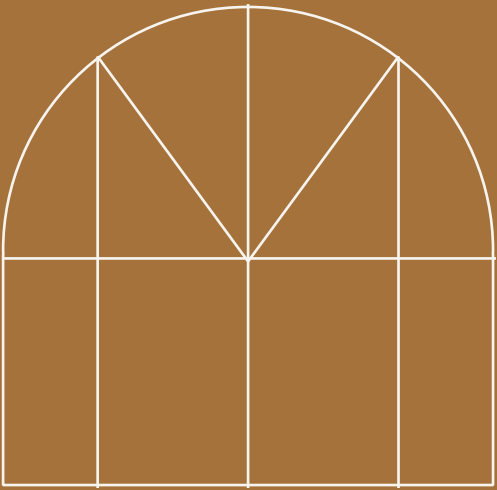
jbrown@sterlingbay.com

847.420.0044

345NMORGAN.COM



sterlingbay.com





Global HQ



STERLING BAY: A PROACTIVE, VERTICALLY INTEGRATED LANDLORD WITH A STRONG TRACK RECORD



Midwest HQ



Sterling Bay is an experience-driven real estate company that places people at the center of design. We create innovative, connected and collaborative spaces, always placing the tenant and their visitors first. Our developments are sustainable, healthy and accessible for all. They reflect the character of the communities around them and help transform the company culture to a sense of place and belonging.

