



REACH NEW HEIGHTS

1200W

An architectural rendering of the 1200W office building at dusk. The building is a modern, multi-story glass structure with a stepped, cantilevered design. It features numerous balconies and terraces, some of which are illuminated from within, showing office interiors and people. The building is set against a backdrop of a city skyline, with the Willis Tower visible in the distance. The sky is a mix of blue and purple hues, suggesting twilight. In the foreground, there are some trees and a street with a few cars.

1200W

Developed by Sterling Bay in partnership with AustralianSuper, 1200 West Carroll is a 484,617 RSF new construction, Class A office building on the west end of Fulton Market. Featuring elevated architecture, smart design, and reimagined offices and amenities, 1200W sets a new office standard in one of Chicago's most dynamic submarkets.

POWERING

1200W presents a compelling opportunity for forward-thinking companies seeking sophistication and excitement, both in and around the building. Enjoy unparalleled access to the places and spaces you need to enhance employee satisfaction and productivity and take your business to the next level.

AN AMBITIOUS WORKFORCE



ELEVATED

1200W's progressive, Gensler design exudes artistry, energy, wellness, and connectivity, reflecting the dynamic spirit of Fulton Market's industrial character and growing creative workforce.

ARCHITECTURE THAT INSPIRES



Exterior, looking Northwest

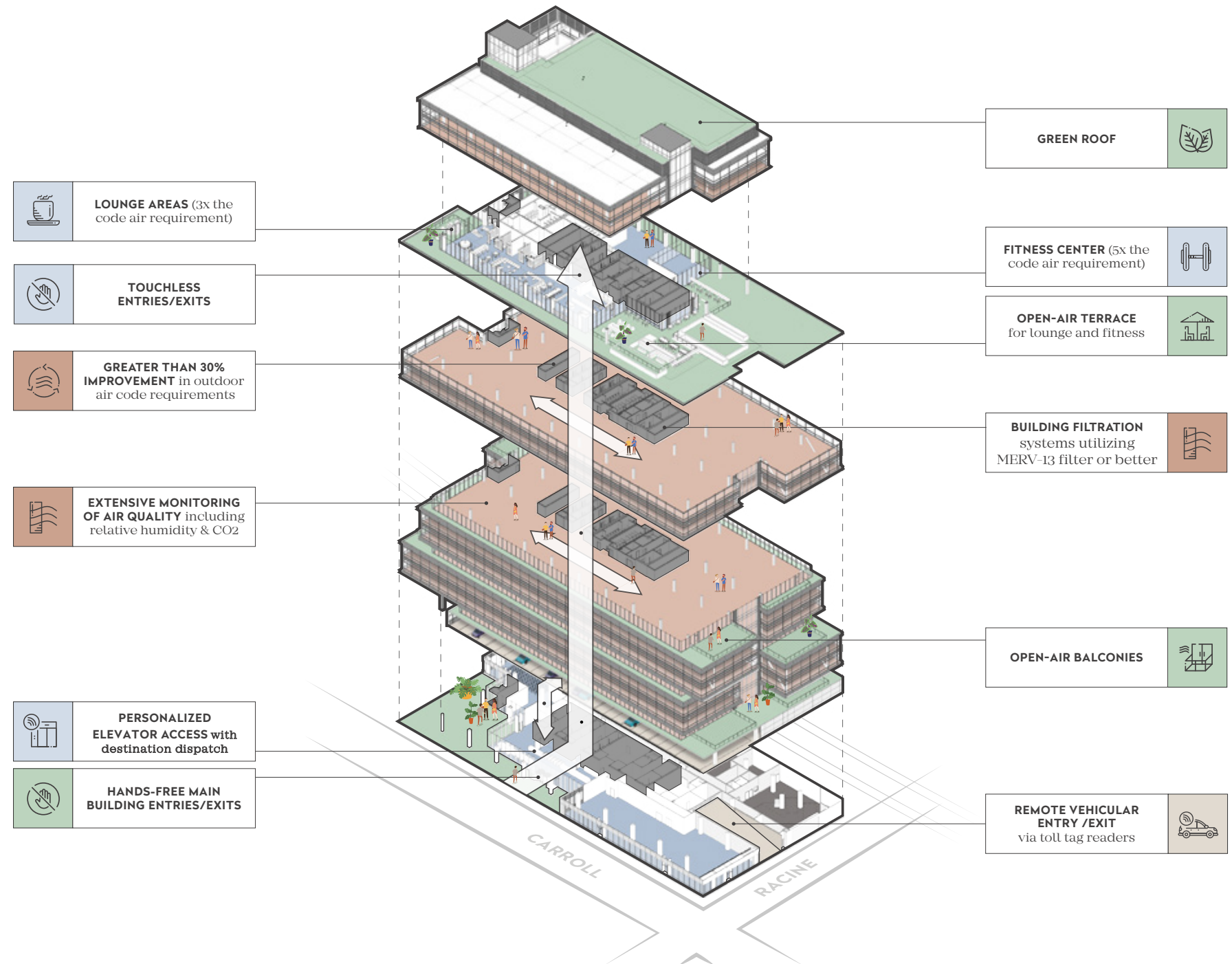


1200W

SMART DESIGN BUILT FOR THE FUTURE

LEADING-EDGE OCCUPANT WELL- BEING AND SAFETY

Sterling Bay has always been a leader in technology and design. This commitment remains true, now more than ever, as we transform 1200W into a true “office of the future” – with enhanced safety protocols to promote and protect the health and wellness of every tenant, employee, and visitor.



Lobby

1200W



484,617 RSF

Class A
office space

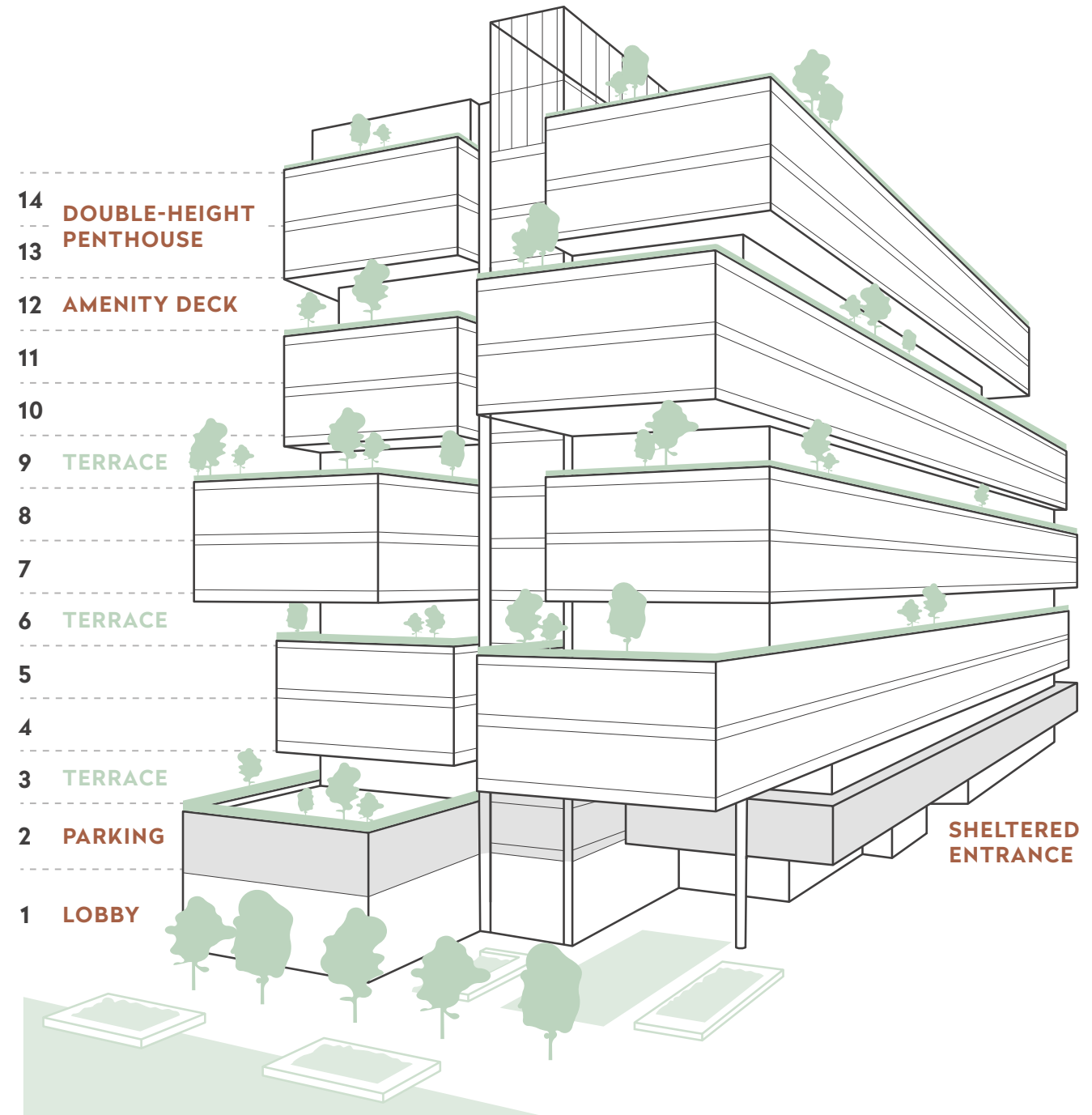
14
stories

**PRIVATE
TERRACES**
above Fulton Market

LEED GOLD
anticipated certification

WELL V2
core and shell
anticipated certification

2024
move-in ready



Terrace



1200W

REIMAGINED



OFFICES &

AMENITIES

From the high-end lobby to the 12th-floor amenity deck, our flexible design and luxury amenities are carefully crafted to help you maximize your workday, both on and off the clock.



COMFORT & CONVENIENCES GREET YOU AT THE DOOR



HIGH-END LOBBY

along W Carroll Ave

FIRST FLOOR FLEX SPACE

to accommodate both private
conferencing and informal
workplace areas

ENHANCED ELEVATORS

with destination dispatch

RETAIL

12,556 RSF

LOCKER ROOMS

and showers

BIKE ROOM

safely stores
200+ bikes

EASY OGDEN ACCESS

I-90/94 and 290

SHUTTLE SERVICE

to Ogilvie Transportation Center
and Clybourn Metra Station

100 PARKING SPACES

with EV charging stations



Tenant Space

1200W



51,000 SF

typical
floor plates

14'

average
slab height

60'

floor depth from
exterior facade to
building core

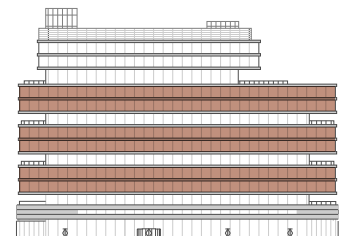
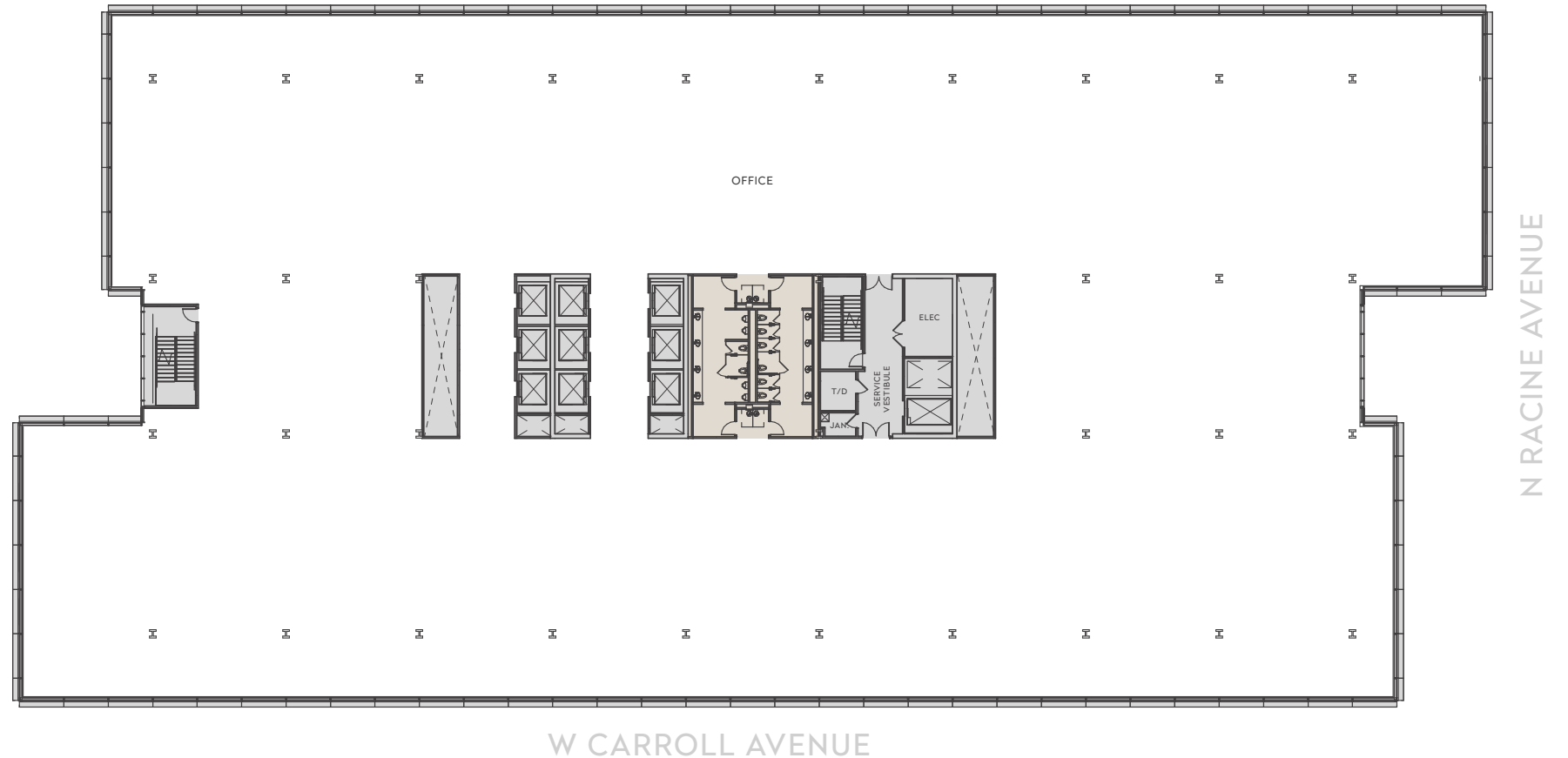
**SINGLE &
MULTI-TENANT**

layouts

**SWEEPING
CITY VIEWS**

floor-to-ceiling
windows

*Typical Office Floor
(4-5, 7-8, 10-11)*



43,000 SF

typical
floor plates

14'

average
slab height

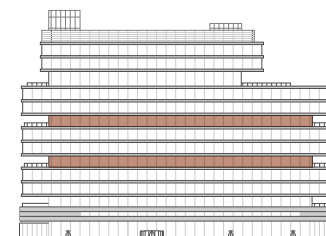
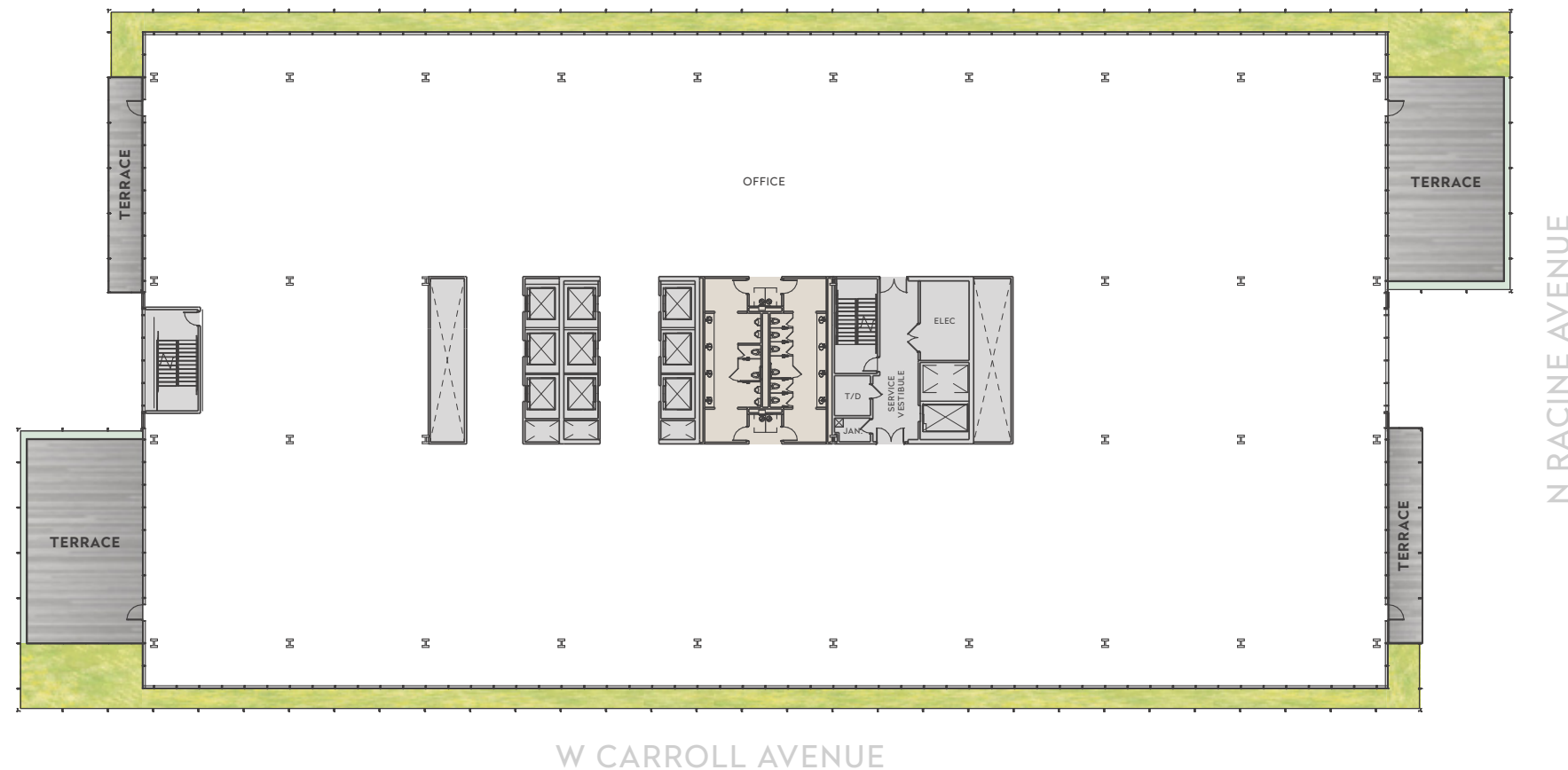
**SINGLE &
MULTI-TENANT**

layouts

**PRIVATE
TERRACES**

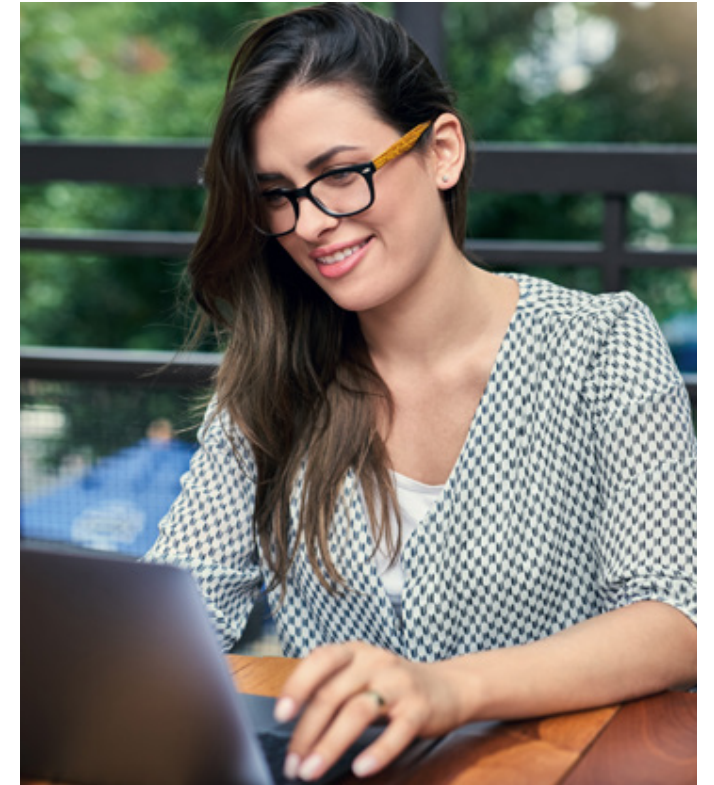
above
Fulton Market

*Typical Office Floor
with Terrace (3, 6 & 9)*





AMENITY DECK SOARS ABOVE THE SKYLINE



20,000 SF
indoor/outdoor amenities

TENANT LOUNGE
grab & go food service, bar,
and gaming area

WELLNESS CENTER
state-of-the-art fitness equipment
and dedicated shower, change and
locker facilities

GATHERING AREAS
designated Quiet Zone deck and
movable lounge seating

ROOF DECK
fire pit, bar and cooking areas,
and bocce court

Amenity Deck
(Floor 12)



1 Flexible Wellness Space

2 Platform Seating

3 Grass & Perennial Border

4 Raised Lawn

5 Grill Counter

6 Bar Ledge

7 Built-in Fire Pit Seating

8 Bocce

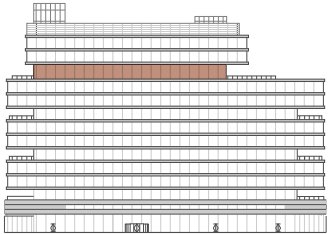
9 Movable Lounge Seating

10 Quiet Zone Seating



N RACINE AVENUE

W CARROLL AVENUE



EXPANSIVE OFFICE SPACE SPARKS BIG IDEAS



**DOUBLE-HEIGHT
13TH FLOOR PENTHOUSE**
offers more open workspace

JEWEL-BOX SPACE
in a dynamic neighborhood

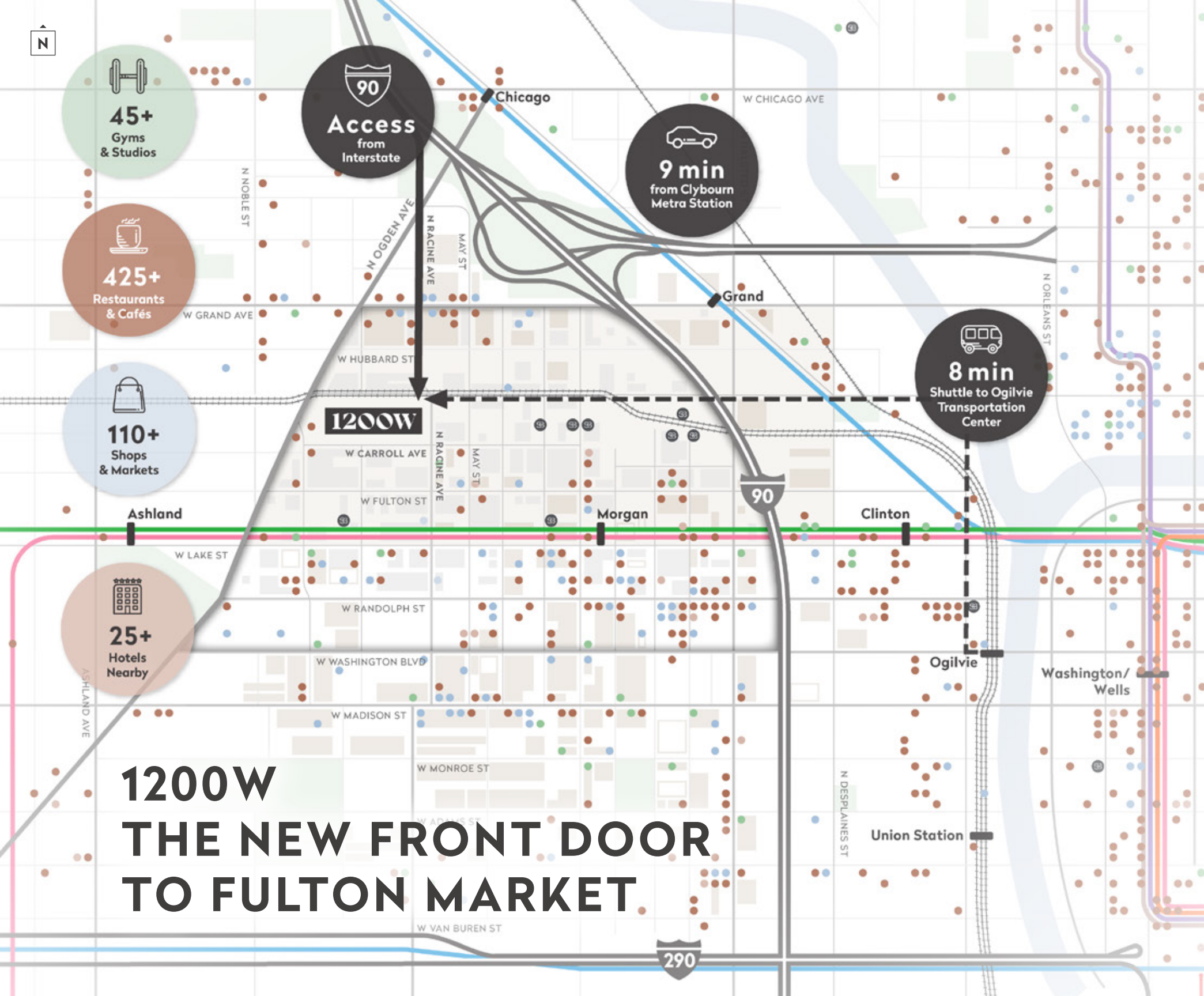
EXTERIOR SIGNAGE
branding opportunities



IN THE HEART

New economy companies continue to flock to Fulton Market for its grit, rich culture, and increasing connectivity. At 1200W, you can easily transition from a business meeting to a workout class to a Michelin-starred restaurant, all without leaving the neighborhood.

OF FULTON MARKET



4 MIN
Morgan L Station
(Pink/Green Lines)

9 MIN
Grand L Station
(Blue Line)

4 MIN
I-90/94 and 290

10+
Divvy Bike Locations

- | | |
|--------------|---------------------------|
| Fitness | RESIDENTIAL |
| Food | Existing |
| Hotels | Under Construction |
| Shopping | Available for Development |
| Sterling Bay | |

THE GOOGLE EFFECT GOES WEST

As demand for creative office continues to fill the eastern portion of Fulton Market, density will extend in other directions and the western end will benefit. 1200W is strategically located within this expanding office market, making it an ideal choice for today's westward-looking workforce.



2012



Sterling Bay purchases 1000 W Fulton, a 10-story 385,000 SF windowless cold-storage building constructed in 1920

2014

SB signs Google at 1000 W Fulton, now dubbed 1KFulton, and purchases 32 buildings in Fulton Market



SB acquires Fulton West, an existing concrete superstructure that will accommodate future development along with a portfolio of existing completed office, retail, and parking

2015



Google moves into 1KFulton, now transformed into a LEED-certified creative office building annexed by a new six-story structure home to SRAM, Sandbox Industries, and The Mill

SB begins construction on spec at Fulton West



Mosaic, an experiential marketing agency, is the first tenant at 320 N Elizabeth, part of the redeveloped Fulton West campus

2016

SB announces leases with Glassdoor, Dyson, Intercom, and Skender at Fulton West



Smyth and The Loyalist bring fine dining to the west end at 177 N Ada

2018

Development boom continued apace

Dyson, Glassdoor, and Climate Corporation move into the Gensler-designed Fulton West



McDonald's opens its new global headquarters on the site of Oprah's former Harpo Studios

SB purchases a 60,000 SF site at 1200W

2019

Leasing momentum for creative office persisted throughout the neighborhood

Michelin-starred chef Curtis Duffy, formerly of Grace, announces plans for Ever, his new restaurant that will bring additional fine dining to Fulton West

SB plans its 10th Fulton Market office building, dubbed 1200W, at Carroll and Racine

2020

P33, a nonprofit founded by former U.S. Secretary of Commerce Penny Pritzker to help bolster Chicago's reputation as a hub for tech companies, moves into a newly redeveloped building at 1234 W Fulton Market

Alderman Burnett lifts ordinance banning residential north of Lake Street



2024



1200W opens at Carroll and Racine



Fulton Market Gate

*Quick access to I-90/94 and 290
via Ogden Avenue*



Morgan L Station

122%

population growth
in the last 5 years

56,000

people living within
a 1-mile radius

91%

of population is in
the professional workforce

60661

West Loop zip code
has densest population of
millennials in the U.S.

64%

between the ages of 25-44,
compared to 33% in the Chicago CBD

\$132,250

average household income

900,000+

annual ridership at
Lake and Morgan CTA station,
80% increase since 2012

51%

growth in average
net retail rents since 2016

Neighboring Tenants

Google

McDonald's



Coca-Cola

dyson

WPP

glassdoor

EY

Mondelēz International

VITAL PROTEINS

Knoll

DUFF & PHELPS

convene

Herman Miller

Aspen Dental

Neighboring Amenities

POLITAN ROW


SWIFT & SONS
STEAKHOUSE

sweetgreen

FOXTROT


Time Out
MARKET
CHICAGO

SHAKE  SHACK

DO-RITE
DONUTS

elske

EVER

un·cooked

CHICAGO
PUBLIC
LIBRARY

SOHO HOUSE

the
emily
hotel

NOBU HOTEL
CHICAGO

SMYTH | LOYALIST

BEATRIX
Market

La COLOMBE
COFFEE ROASTERS

EMPORIUM
...ARCADE...BAR...

ART+SCIENCE

ANTHROPOLOGIE

freepoople

Walgreens

Northwestern
Medicine

corepower
YOGA



Cira, The Hoxton



NOBU Restaurant

Elkse



Ever





Sterling Bay is a leading investment and development company with expertise spanning all areas of real estate. The largest developer in Fulton Market, Sterling Bay is known for creating world-class urban campuses for companies like Google, McDonald's, and Uber. Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities, and strengthen a company's culture and brand.

\$5 BILLION
portfolio

\$10.2 BILLION
development pipeline

3 MILLION SF
delivered in Fulton Market

BY THE PEOPLE
WHO PUT
FULTON MARKET
ON THE MAP





AustralianSuper owns a diverse global portfolio of property investments, including interests in office, retail, logistics and residential assets located across North America, the United Kingdom and Australia. It has a growing property development portfolio, with a focus on long-term, large scale urban regeneration projects.

\$130+ BILLION
total assets

\$7.6 BILLION
property portfolio

TOP 25
largest pension funds globally

An architectural rendering of a modern, multi-story building at dusk. The building features a mix of dark glass facades and light-colored stone or concrete panels. A large, leafy tree stands in the foreground on a paved sidewalk. People are walking on the sidewalk and sitting at outdoor tables in front of a brightly lit ground-floor retail or cafe space. The sky is a deep blue with some clouds.

IN PARTNERSHIP WITH AUSTRALIA'S LARGEST PENSION FUND



GR333N



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