



REACH NEW HEIGHTS

1200W

An architectural rendering of the 1200W office building at dusk. The building is a modern, multi-story structure with a glass facade, featuring cantilevered upper floors and rooftop terraces. It is illuminated from within, showing office interiors and people working. The building is situated on a city street with a sidewalk, trees, and a road with cars. In the background, the Chicago skyline is visible, including the Willis Tower. The sky is a mix of blue and orange hues from the setting or rising sun.

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.

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



- Large, private terraces
- 43-51K SF Plates

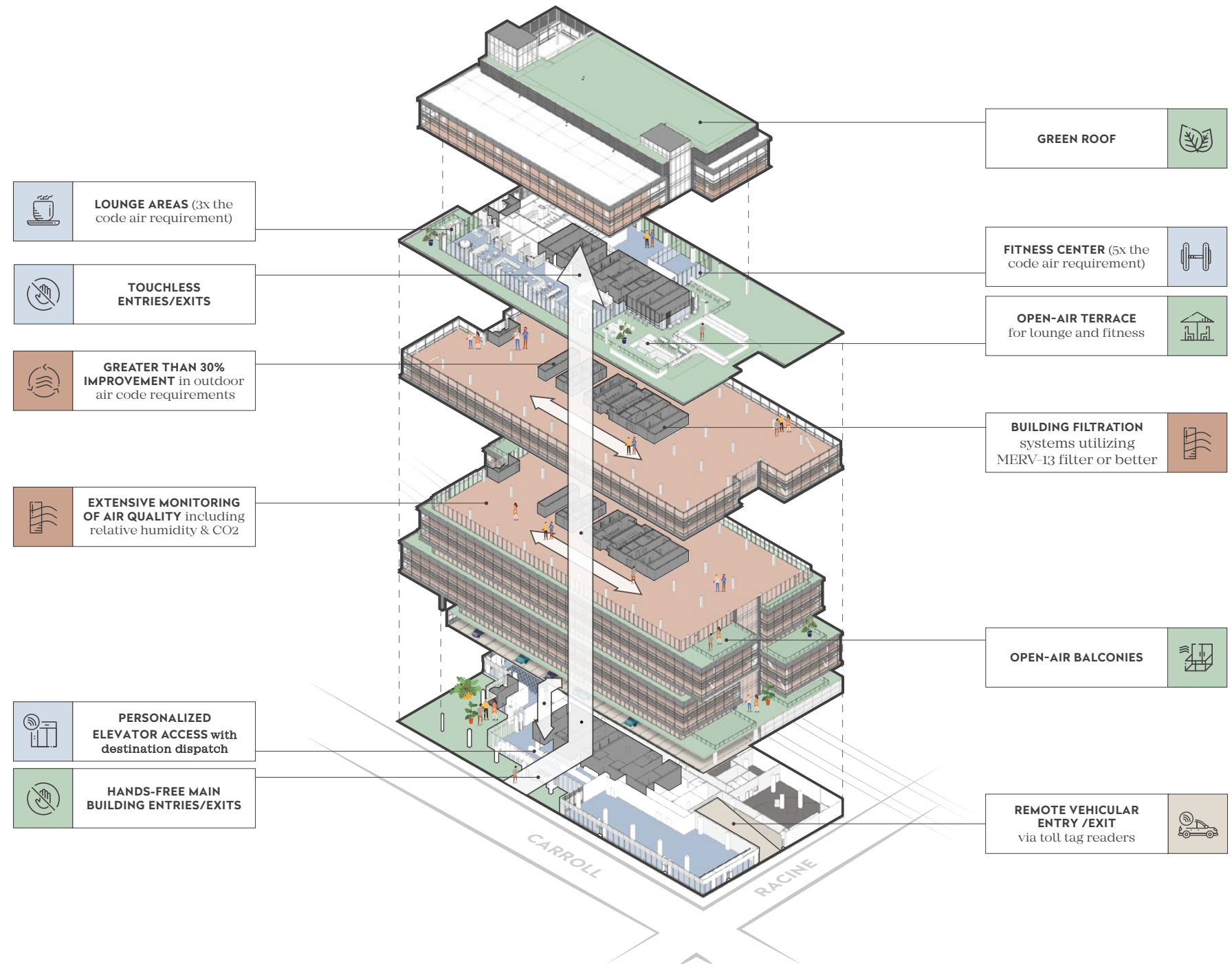


1200W

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.



484,617 RSF

Class A
office space

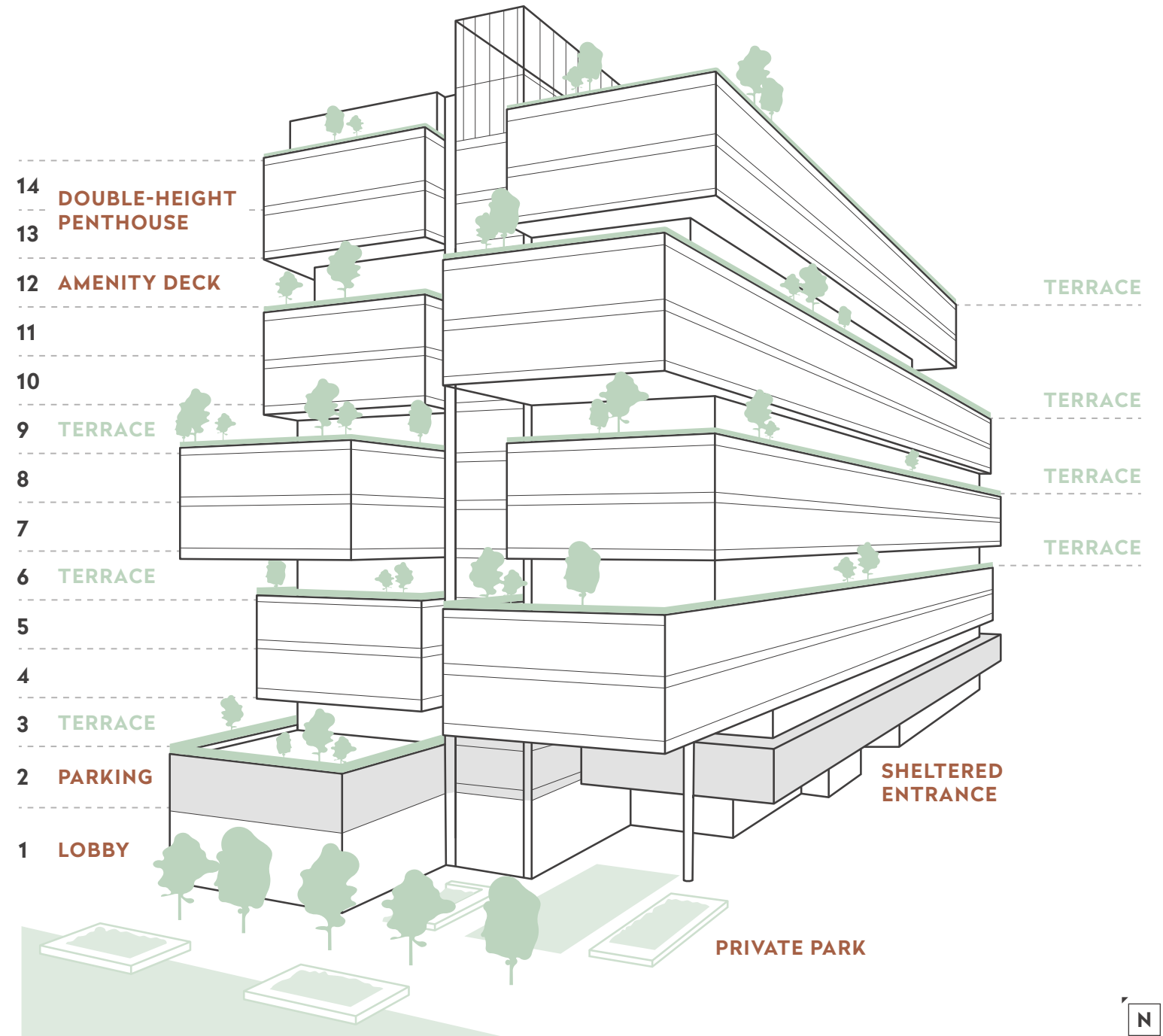
14
stories

**PRIVATE
TERRACES**
above Fulton Market

LEED GOLD
anticipated certification

WELL V2
core and shell
anticipated certification

2024
move-in ready



Lobby

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

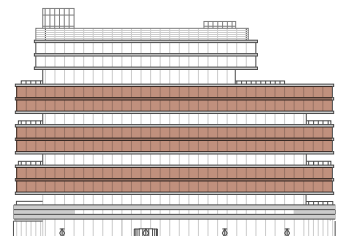
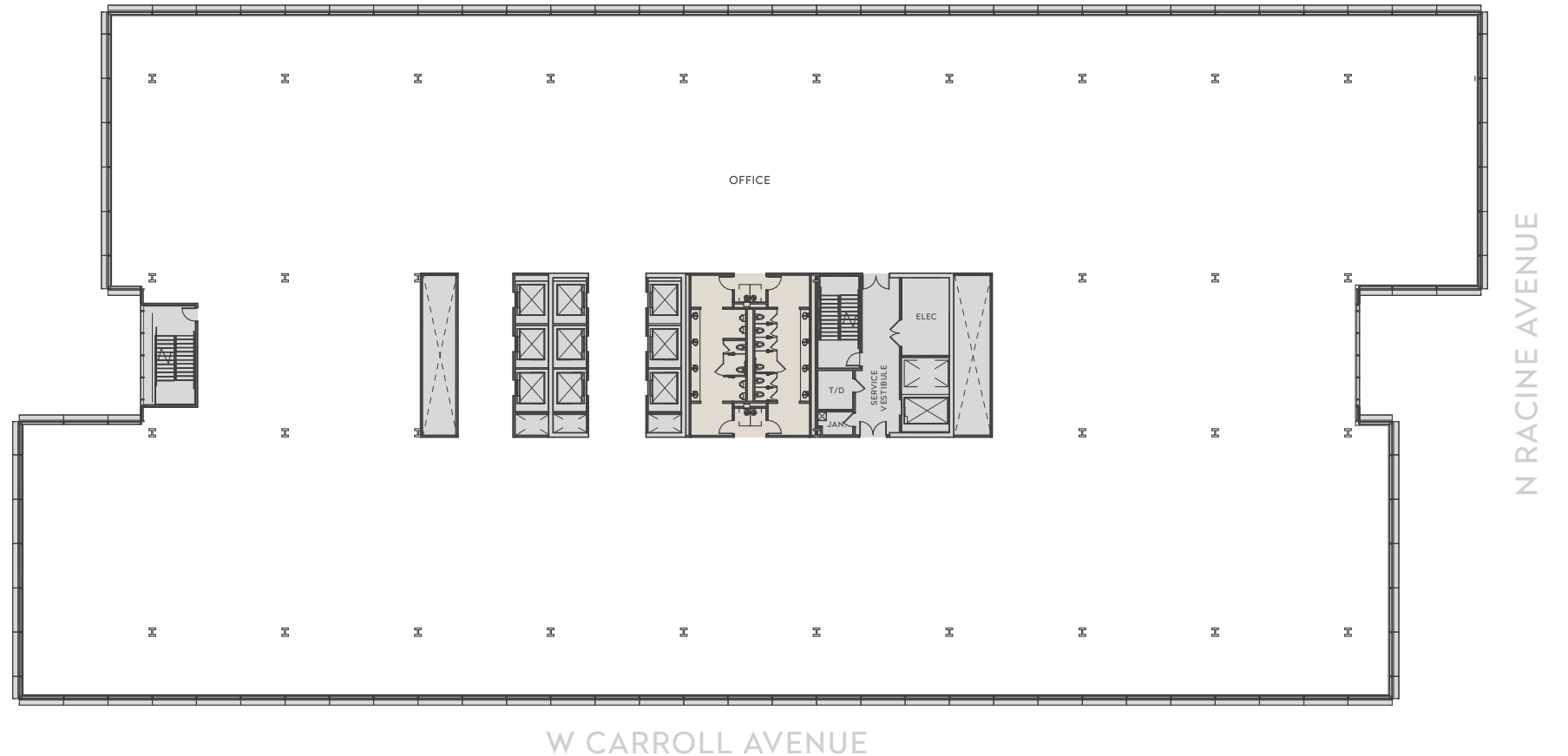
**SINGLE &
MULTI-TENANT**

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

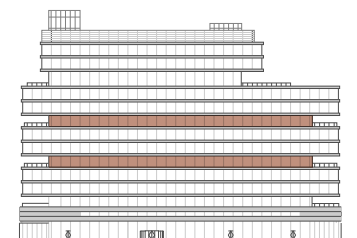
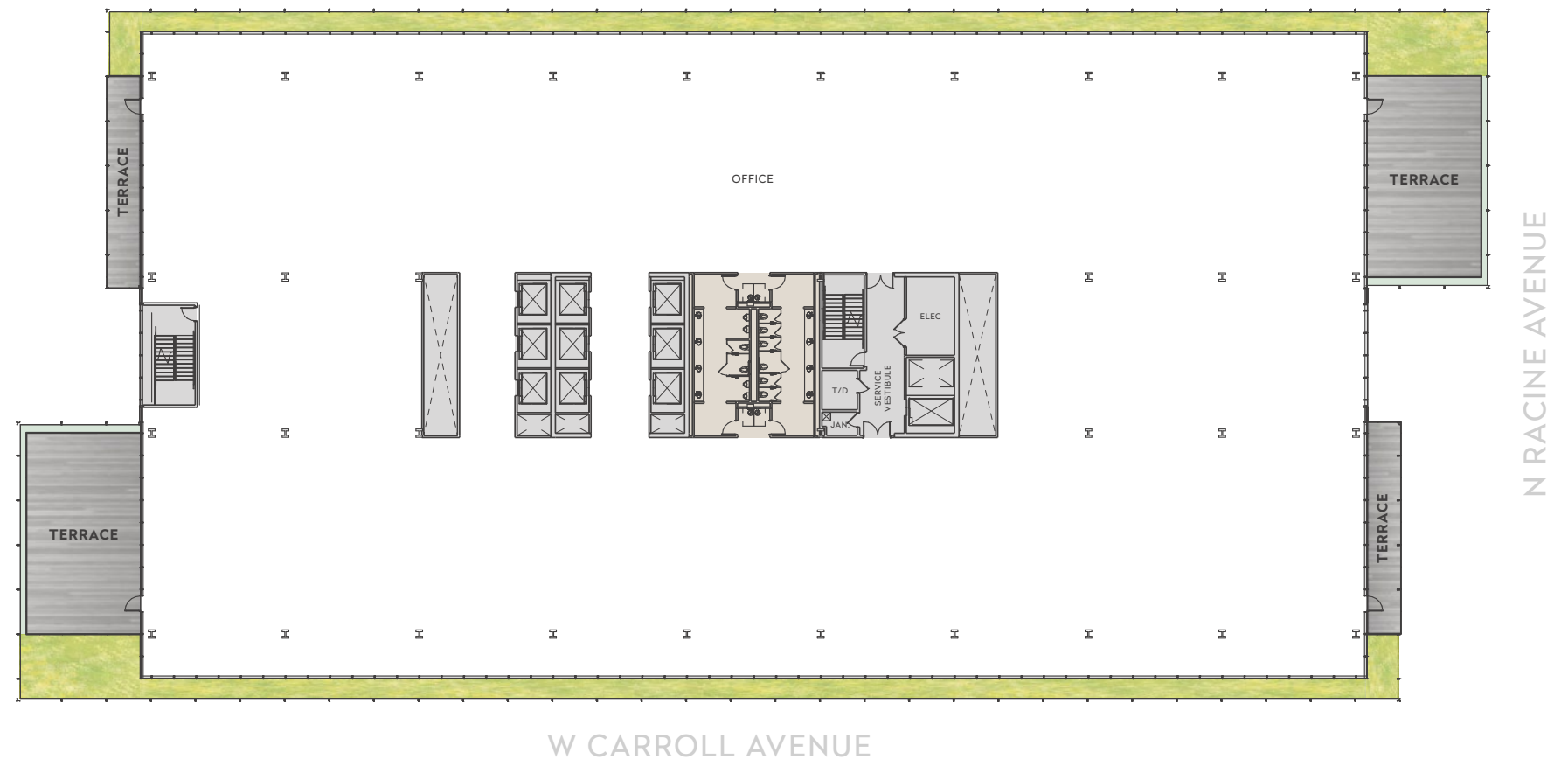
**SINGLE &
MULTI-TENANT**

layouts

**PRIVATE
TERRACES**

above
Fulton Market

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



Terrace



1200W

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

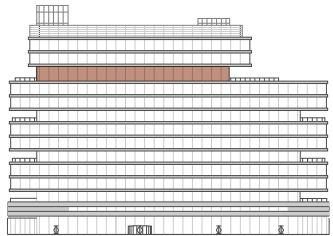
9 Movable Lounge Seating

10 Quiet Zone Seating



W CARROLL AVENUE

N RACINE AVENUE



EXPANSIVE OFFICE SPACE SPARKS BIG IDEAS



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

JEWEL-BOX SPACE
in a dynamic neighborhood

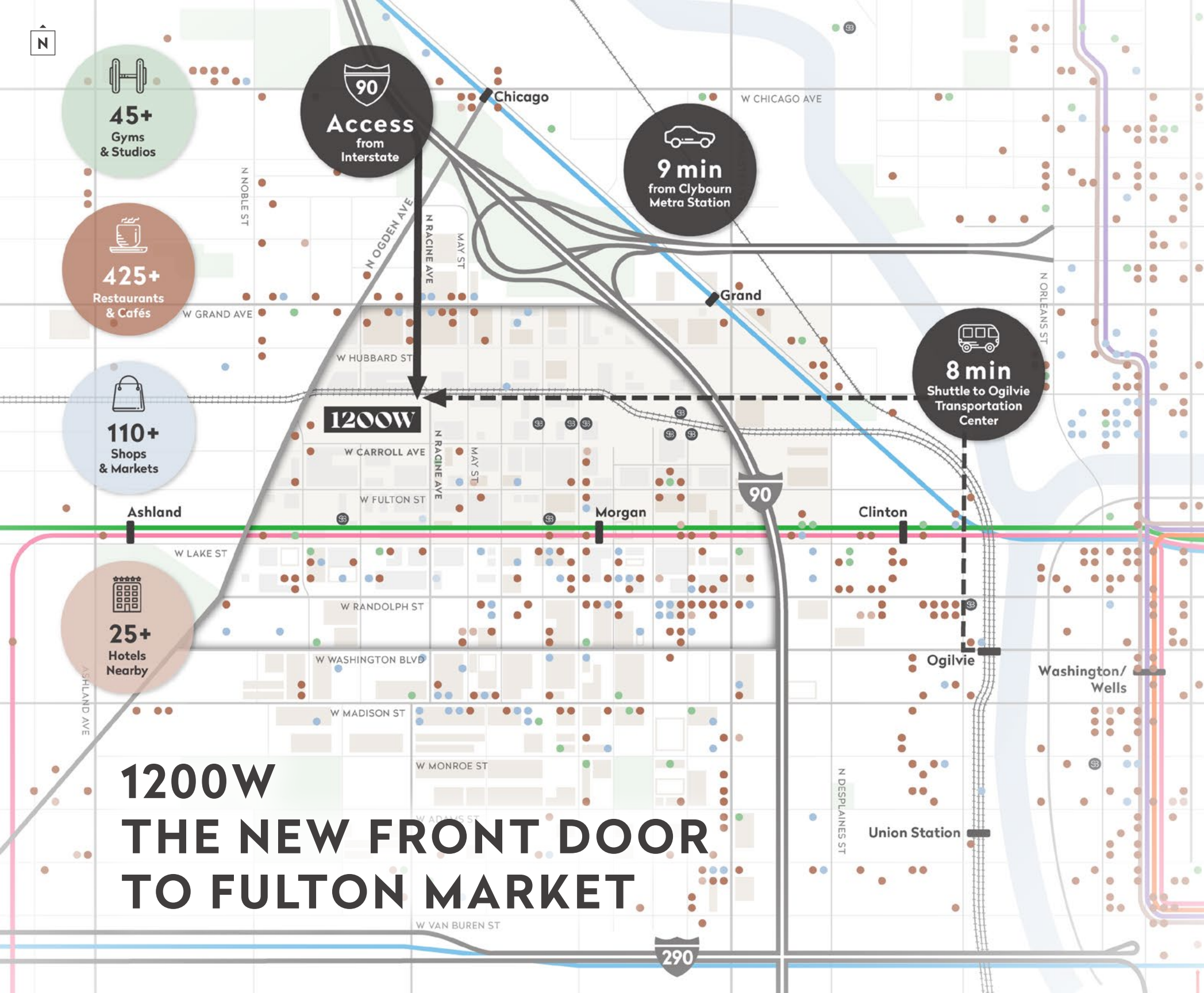
EXTERIOR SIGNAGE
branding opportunities



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)

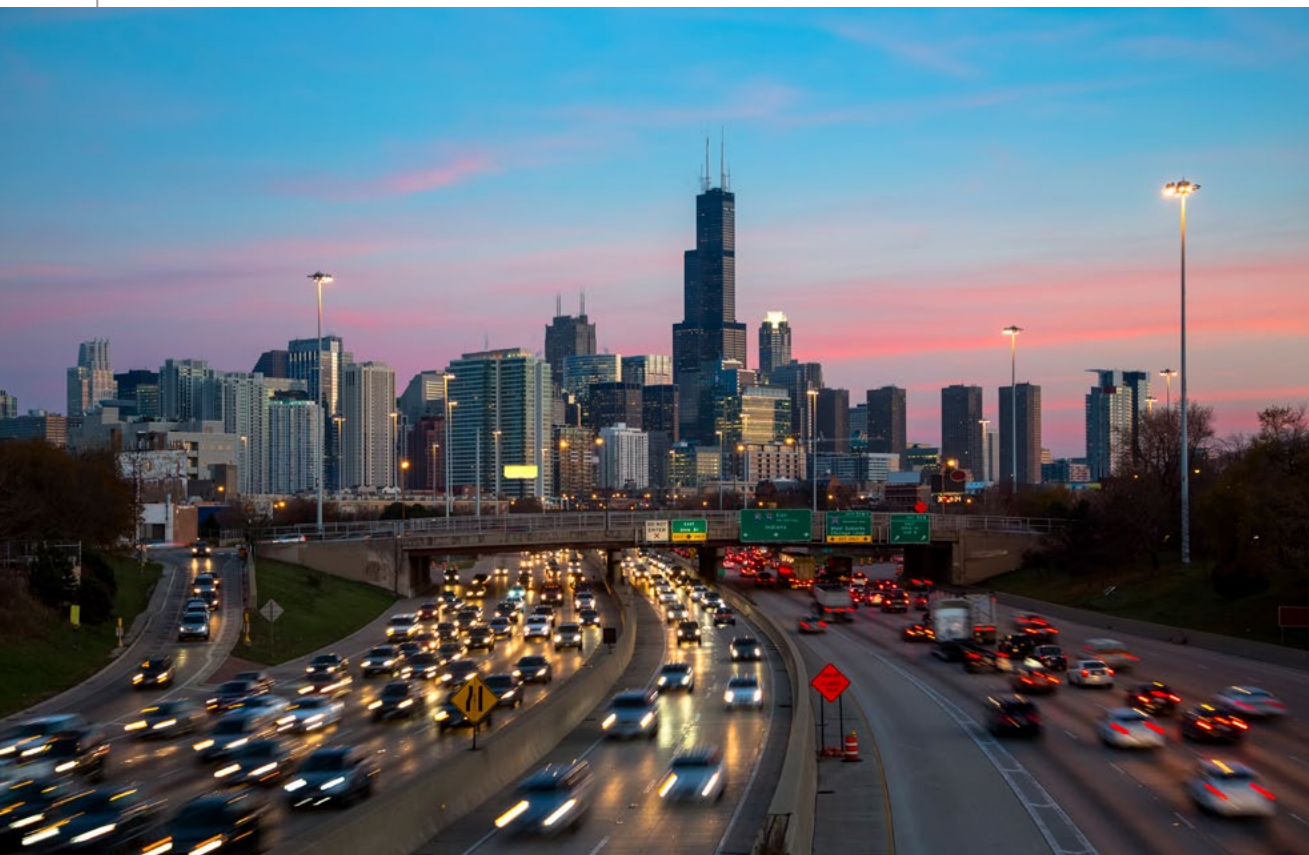
4 MIN
I-90/94 and 290

10+
Divvy Bike Locations



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

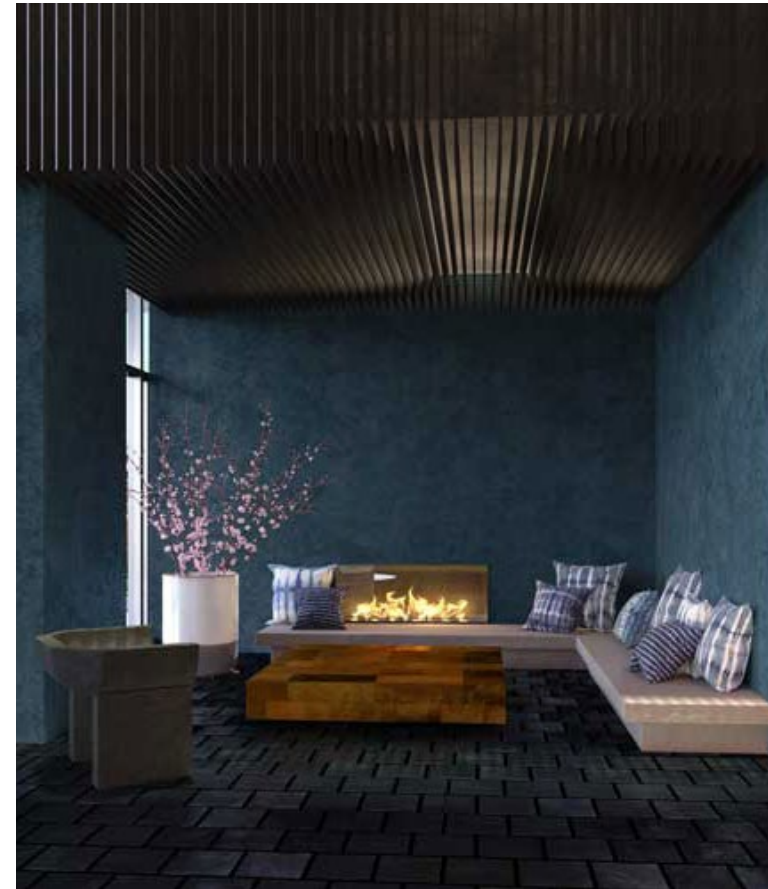


Neighboring Amenities



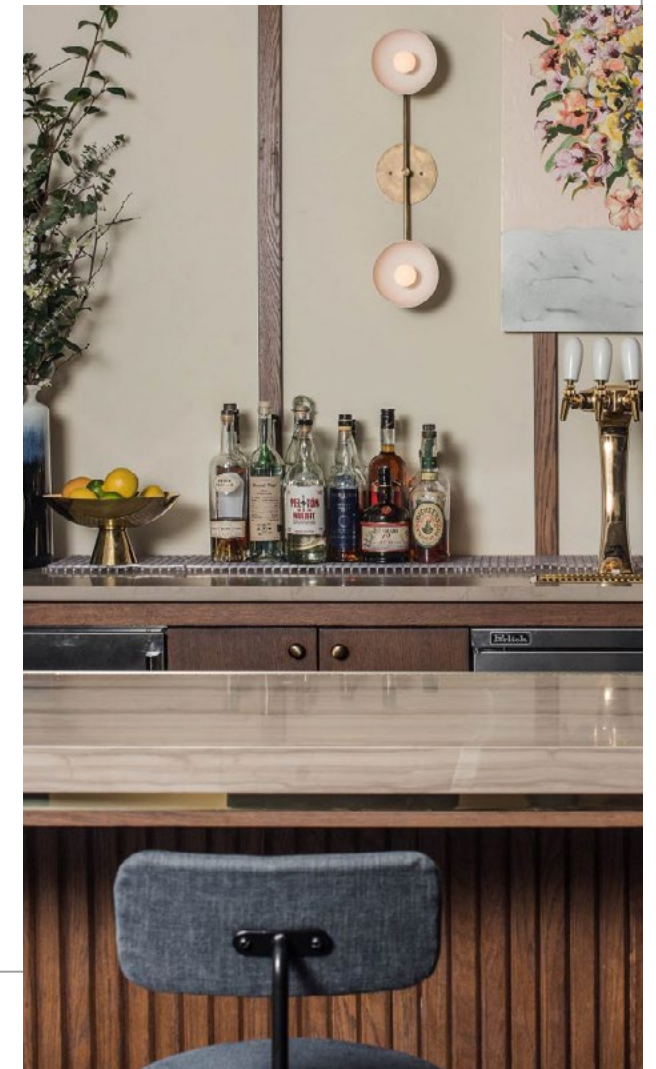


Cira, The Hoxton



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

3.8 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

\$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 brickwork on the ground floor. Large windows on the ground floor are brightly lit, showing an interior with people and plants. A wide, paved pedestrian walkway runs alongside the building, lined with young trees and modern street lighting. Several people are shown walking and sitting on the walkway, adding a sense of scale and life to the scene. The sky is a deep blue with some light clouds.

**IN PARTNERSHIP WITH
AUSTRALIA'S LARGEST
PENSION FUND**

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HEIGHTS**

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