



LINCOLN YARDS

Where Chicago Connects





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Lincoln Yards and Sterling Bay Where Chicago Connects

Envisioned by Sterling Bay, Lincoln Yards will be Where Chicago Connects. Sitting at the intersection of the Chicago River, The 606 Trail, and the vibrant neighborhoods of Lincoln Park, Bucktown, and Wicker Park, Lincoln Yards welcomes residents and visitors into a transformational destination to connect with culture, commerce and community.

Lincoln Yards will be a new destination for Chicago, a destination for innovation and business, entertainment and culture, sports and play, living and leisure. Lincoln Yards' success will drive economic benefits and opportunities that will reach across Chicago.

Lincoln Yards will enhance Chicago's reputation as a world-class destination that attracts a diverse array of businesses and visitors with unique experiences, expansive green spaces, high-performance workplaces, sustainable and thoughtful design. Embracing the most advanced technologies, Lincoln Yards will provide a welcoming and safe destination that will have a broad economic impact that will reach all Chicagoans and keep the city vibrant far into the future.

Lincoln Yards is Where Chicago Connects.



Lincoln Yards and Sterling Bay

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 putting 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 company culture into a sense of place and belonging.

OUR TRACK RECORD

57

properties currently owned

13.3M

square feet currently owned/managed

\$4.3B

current assets under management

3.8M

square feet delivered in Fulton Market

#1

ranked Property Management Team by JP Morgan (2018-2020)

\$10.4B

development pipeline



Lincoln Yards and Sterling Bay

At Sterling Bay, our priorities are:



THOUGHTFUL

Our collaborative, intentional design prioritizes form and function and reflects the character of the community.

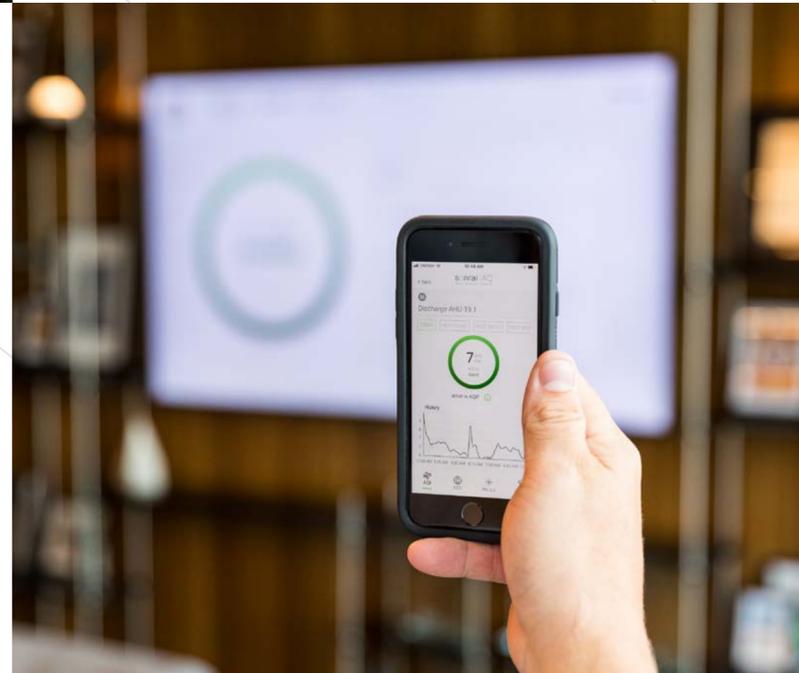


COMMITTED

We pledge to maintain healthy, sustainable, connected, and accessible environments in each of our properties to create a positive impact on our tenants and the communities we serve.

INNOVATIVE

With every project, we aim to create engaging spaces that draw people to the neighborhood and spark economic growth.



INCLUSIVE

We support citywide neighborhood investments, community engagements, and workforce development programs through SB Cares and Sterling Bay Connects.





Lincoln Yards and Sterling Bay

We continue to expand our diverse portfolio nationwide

WE PARTNER WITH TODAY'S BIGGEST BRANDS



1KFULTON
Chicago, IL



545WYN
Miami FL



5785 W OBERLIN
San Diego, CA



THE ASSEMBLY
Dallas, TX



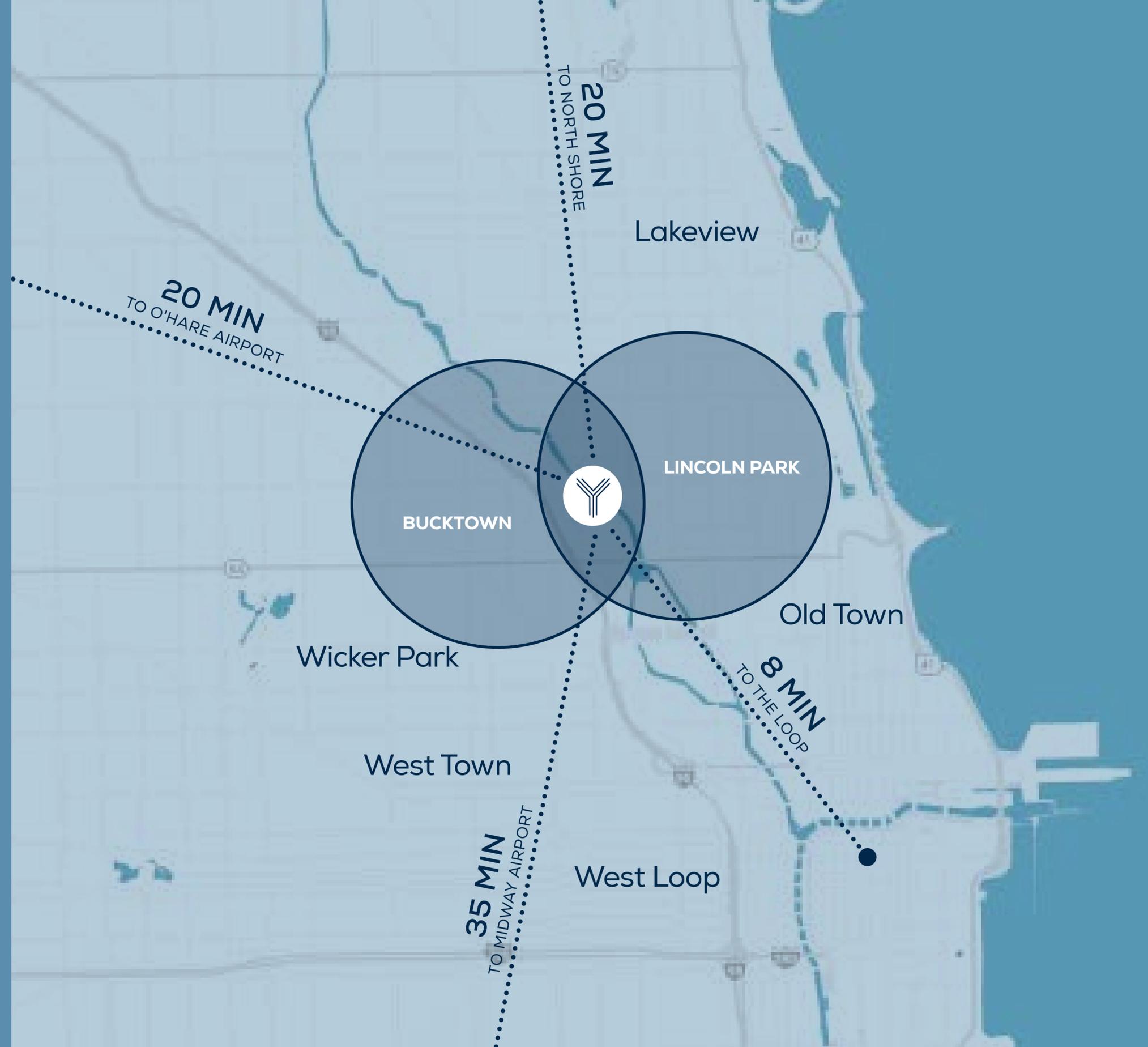
The Neighborhood Connecting two of Chicago's most established neighborhoods

BUCKTOWN / WICKER PARK

Chicago's art, social, and cultural center, bustling with talent and creativity, along with retail and venues to match.

LINCOLN PARK

One of the city's most refined areas. Deep historical roots surrounded by the best entertainment, residential, culinary, and recreational options in Chicago.





The Vision

We have assembled a team of global experts

FUNDING PARTNER

J.P.Morgan

Global leader offering solutions to the world's most important corporations.

FUNDING PARTNER

 LONE STAR FUNDS

A leading private equity firm advising funds that invest globally in real estate, equity, credit and other financial assets.

MASTER PLANNER

SOM

One of the largest and most influential urban design firms in the world.

ARCHITECT

Gensler

A pioneer in creating great places that enhance the quality of work and life.

LANDSCAPE ARCHITECTURE

**JAMES
CORNER
FIELD
OPERATIONS**

JCFO are landscape architects and urban designers committed to the innovative design of public spaces.

PLACEMAKING

PLACE wordsearch

Place visioning, placemaking and strategy services to industry-leading real estate projects around the world.

INFRASTRUCTURE



A leader in environmental, survey, transportation, traffic, structural, landscape architecture, natural resources, ecological restoration and construction engineering.

BRIDGE DESIGN

 benesch

The Benesch Team is providing structural, architectural, electrical and lighting design services for the Throop Street bridge at Lincoln Yards.



The Vision Lincoln Yards: A diverse mixed-use development

53 acre

mixed-use
development

21 acres

of open space

11 acres

of park space

up to **14.5**msf

mixed-use development

7.2msf

commercial space

up to **6,000**

new residential units

550ksf

retail and
entertainment space

23,000

permanent jobs
on-site

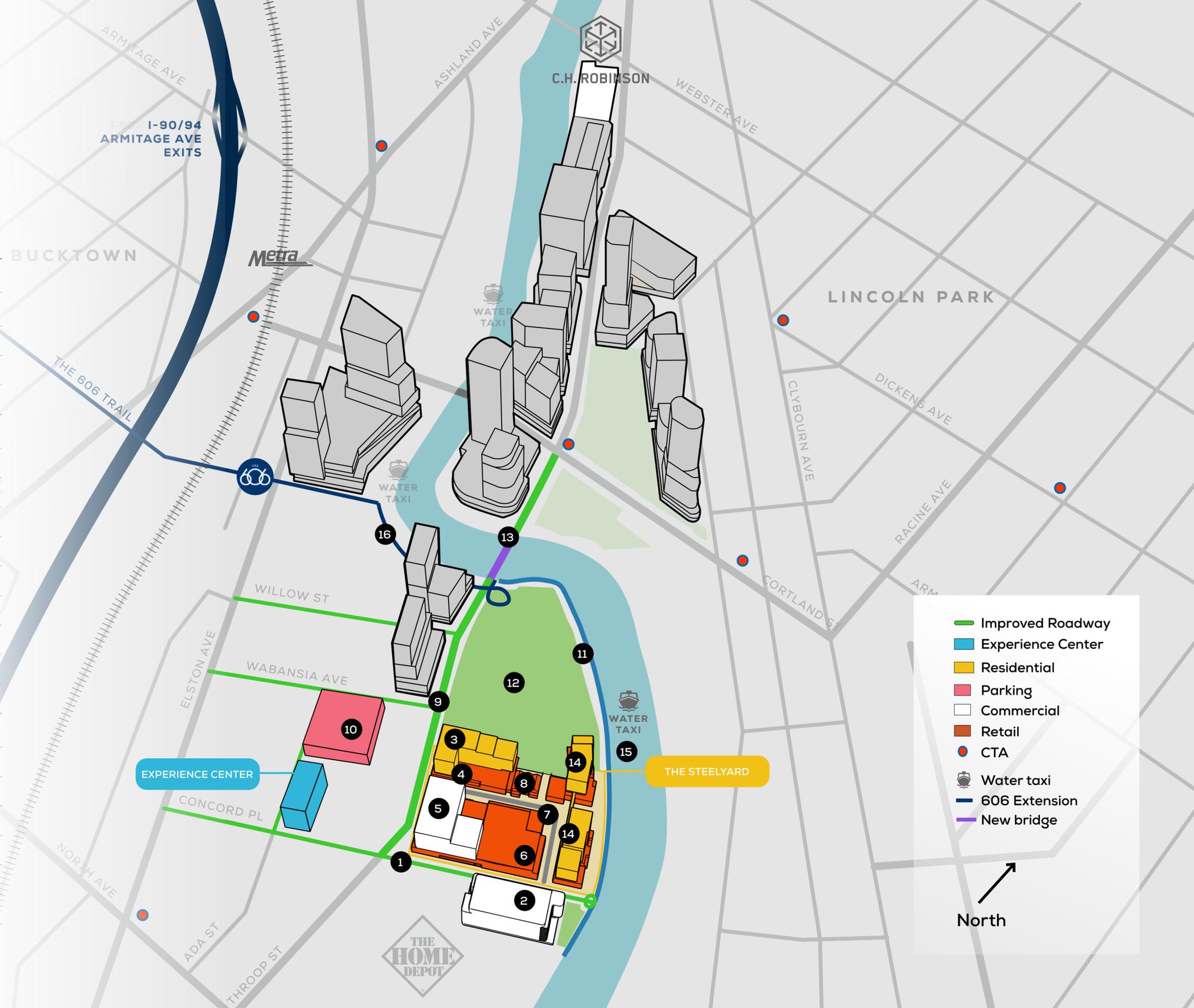
10,000

construction jobs



The Vision Phasing

COMPONENT	ANTICIPATED COMPLETION
2022/2023	
1 Concord Place Improvements	NOV 2022
2 ALLY at 1229 W Concord	MAR 2023
2024	
3 D1 Residential	JUN 2024
4 D1 Retail	JUN 2024
5 1685 Throop Commercial	JUN 2024
6 1685 Throop Retail/Entertainment	JUN 2024
7 The Steelyard Main Street	JUN 2024
8 Marketplace Retail	JUN 2024
9 Roads & Utilities - Steelyard	JUN 2024
10 E1/E2 Parking Pedestal	JUN 2024
2025	
11 Riverwalk	JUN 2025
12 The Park	JUN 2025
13 Throop Street Bridge/Roads & Utilities	JUN 2025
14 D2 & D3 Residential	JUN 2025
15 Water Taxi Stop	JUN 2025
16 606 Extension	JUN 2025





Infrastructure With new and improved public infrastructure and connectivity

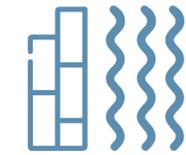
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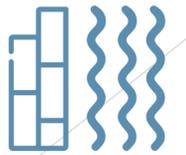
3
new bridges



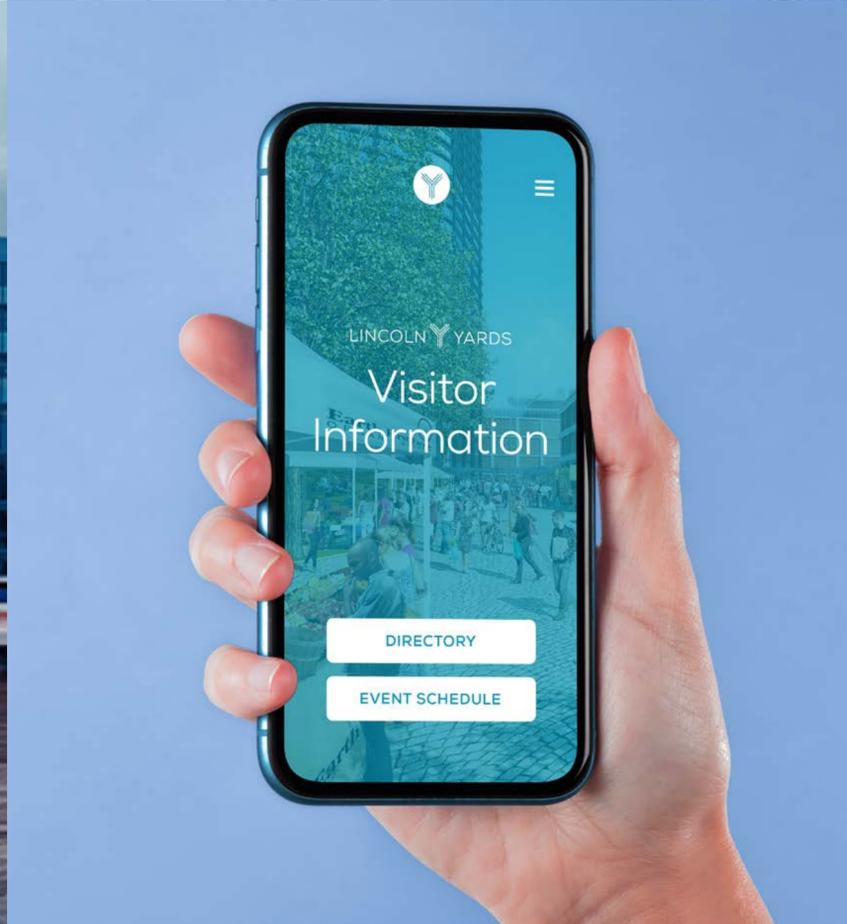
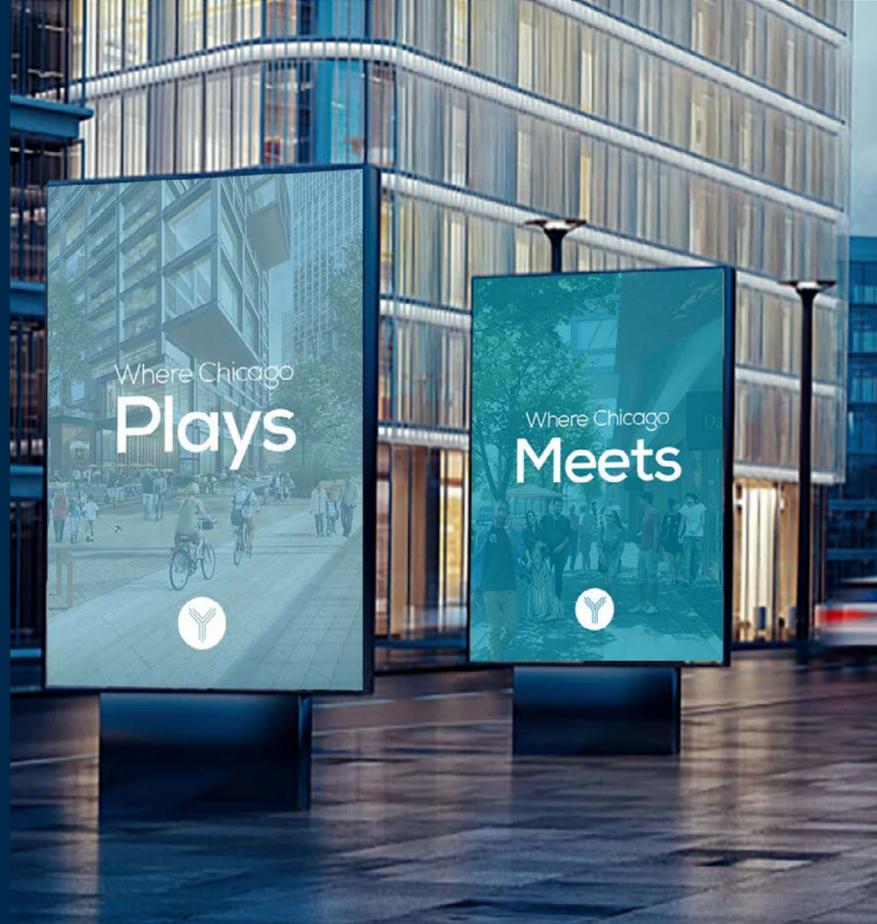
3
new water taxi stops



2,760
linear feet new riverwalk in Lincoln Yards North



1,700
linear feet new riverwalk in Lincoln Yards South



SMART CITY
SAFETY
SUSTAINABILITY



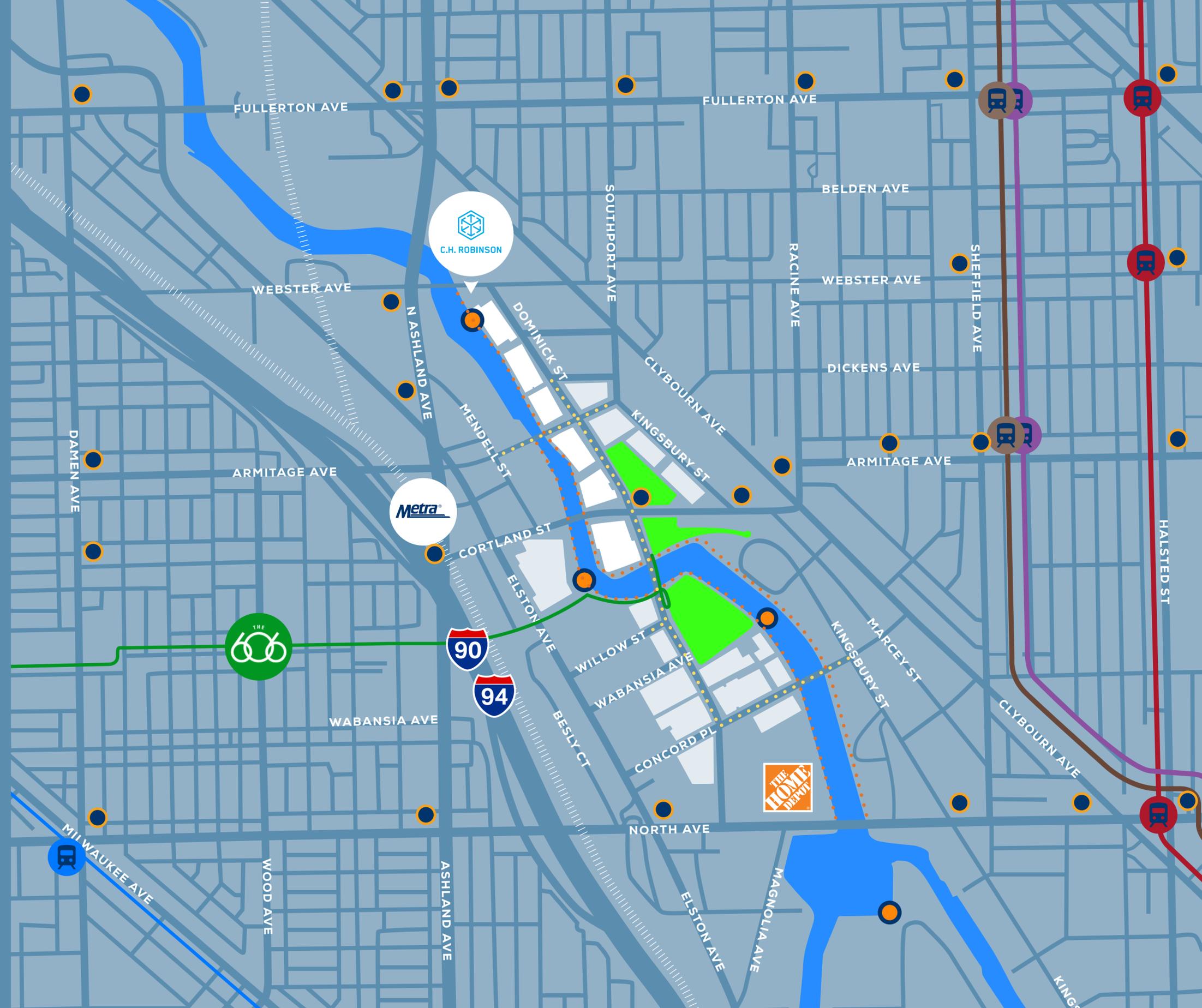
Transportation Linked Transit & Mobility

13

surrounding transit options including bus, "L" train, Metra lines, and water taxis

WITHIN 1 MILE OF STEELYARD ENTERTAINMENT DISTRICT:

- River Front: 1 mile from north to south
- Proposed street network
- 606 bike path
- Metra Line
- 26 Bus Stops
- 4 Water Taxi Stops
- CTA Red Line 3 stops
- CTA Purple Line 2 stops
- CTA Brown Line 2 stops
- CTA Blue Line 1 stop
- Green space





Community Engagement Lincoln Yards supports a strong, diverse and inclusive community

LOCATED AT MEANWHILE AT LINCOLN YARDS,
INITIATIVES AND PROGRAMS THROUGH LINCOLN YARDS INCLUDE

Fleet Fields

New turf fields that host sports practices, fitness classes, and neighborhood events for local schools, non-profits, and community organizations.

Meanwhile

A community activation space that previews the sights, sounds, and experiences being considered for Lincoln Yards in the future.

Movies on the Lawn

Outdoor film series hosted by Chicago's landmark cinema, Davis Theater.

Alley Oops

Paved and painted basketball courts that serve local youth basketball camps and neighborhood pick up games.

Go Green Foundation

A local non-profit that provides environmental sustainability education to urban communities.

Hoopademix

Youth focused basketball camp combining coaching with academic and personal mentorship.

Girls in the Game

Group committed to establishing equity and empowerment for all girls through sport and leadership programs.





The Steeple

We are creating an energetic innovative neighborhood

- › Diverse mix of local restaurants and bars, boutique shops, independent retailers, and iconic brands
- › Outdoor pedestrian promenade and open space, parks, and recreational space
- › Entertainment and performances in a collection of new venues
- › Public art and community programming





The Steelyard

Locally and globally recognized entertainment, art and cultural activations





The Steeleyard Site plan





The Parks at Lincoln Yards

FRAMEWORK PLAN



PARK DESIGN - LINCOLN YARDS SOUTH



LEGEND

- 1 Stormwater garden
- 2 River overlook of soft edge
- 3 Large flex activity space
- 4 Seating steps at riverbend
- 5 Willow street entry plaza
- 6 Hard sport courts
- 7 U6/7/8 artificial turf fields
- 8 U11/12 artificial turf field
- 9 Canoe/kayak launch
- 10 Concessionair, canoe/kayak, restrooms & admin area
- 11 Floating wetlands
- 12 Wabansia street entry plaza
- 13 Dog run
- 14 Play area (2-5 Y/O)
- 15 Parking stairs/restrooms
- 16 D1 terraces
- 17 U9/U10 artificial turf field
- 18 Small flex activity space
- 19 Market plaza
- 20 Bocce deck
- 21 Water Taxi Stop



Sterling Bay Life Sciences

An informed approach

To meet the increasing demand for medical research space throughout the country, Sterling Bay Life Sciences will deliver customized wet lab space in never-before-available locations as well as traditional life sciences destinations. Sterling Bay Life Sciences features a growing national portfolio of best-in-class redevelopments including a move-in ready Chicago site featuring 280,000 square feet of available space, anchoring a new innovation district at Lincoln Yards around The Steelyard.

Sterling Bay has also acquired redevelopment projects in Boulder and San Diego, further diversifying our footprint and breaking into established, high demand life sciences markets.



Sterling Bay Life Sciences Life Sciences at Lincoln Yards

STERLING BAY IS TRANSFORMING THE FUTURE OF LIFE SCIENCES DESTINATIONS:

5 life science conversions currently underway nationally

ALLY at 1229 W Concord: Ground up development of **280,000 SF**

Collaboration with top life science architects and consultants

Multi-billion dollar national pipeline of life sciences development and over \$1B in conversion expertise

The Prysm Institute: Nationwide life sciences and innovation incubator targeting start ups and emerging talent

Signature Sterling Bay amenities that elevate the tenant experience and enable a more collaborative environment for a life sciences workforce.

Property management expertise from experienced industry veterans focused exclusively on life sciences properties

CURRENT PROMINENT TENANTS



OUR UNMATCHED LEADERSHIP



Dr Suzet McKinney
DRPH, MPH

Principal and Director for Sterling Bay's Life Sciences Division

- > Most recently served as CEO and Executive Director of Illinois Medical District
- > Nationally recognized public health expert



Dr James Gillespie
PhD, JD, MPA

Executive Director of Prysm Institute life science incubator, created by Sterling Bay

- > Highly regarded research and medical professional who has worked with some of the world's leading universities, such as Stanford and MIT

CURRENT LIFE SCIENCES DEVELOPMENTS



2430 N HALSTED
Chicago, IL



600 W CHICAGO
Chicago, IL



5785 OBERLIN
San Diego, CA



ALLY: 1229 W
CONCORD
Chicago, IL



ALLY at 1229 West Concord

The premiere life sciences building at Lincoln Yards

- › Construction commencement 2021
- › 280,000 SF lab/office space
- › Next-gen facilities and infrastructure
- › SB Well: Modern tenant amenity programming





Creative Office 1685 North Throop Street

- > 474,000 SF office/retail development
- > Gensler designed
- > 28,000 - 35,000 SF floorplates
- > 24,500 SF amenity floor
- > Private terraces
- > 14' ceiling heights
- > Delivery June 2024
- > 100 parking spaces





VIEW THE LINCOLN YARDS VIDEO



LINCOLN  YARDS
Where Chicago Connects

THANK YOU!

FOR MORE INFORMATION:
[LINCOLNYARDS.COM](https://www.lincolnyards.com)