



# LINCOLN YARDS

Where Chicago Connects





# Overview

03 \	Lincoln Yards & Sterling Bay	17 \	The Parks at Lincoln Yards
07 \	The Neighborhood	18 \	Life Sciences at Lincoln Yards
08 \	The Vision	20 \	ALLY at 1229 W Concord Place
15 \	The Steelyard	21 \	Innovative Office





# 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





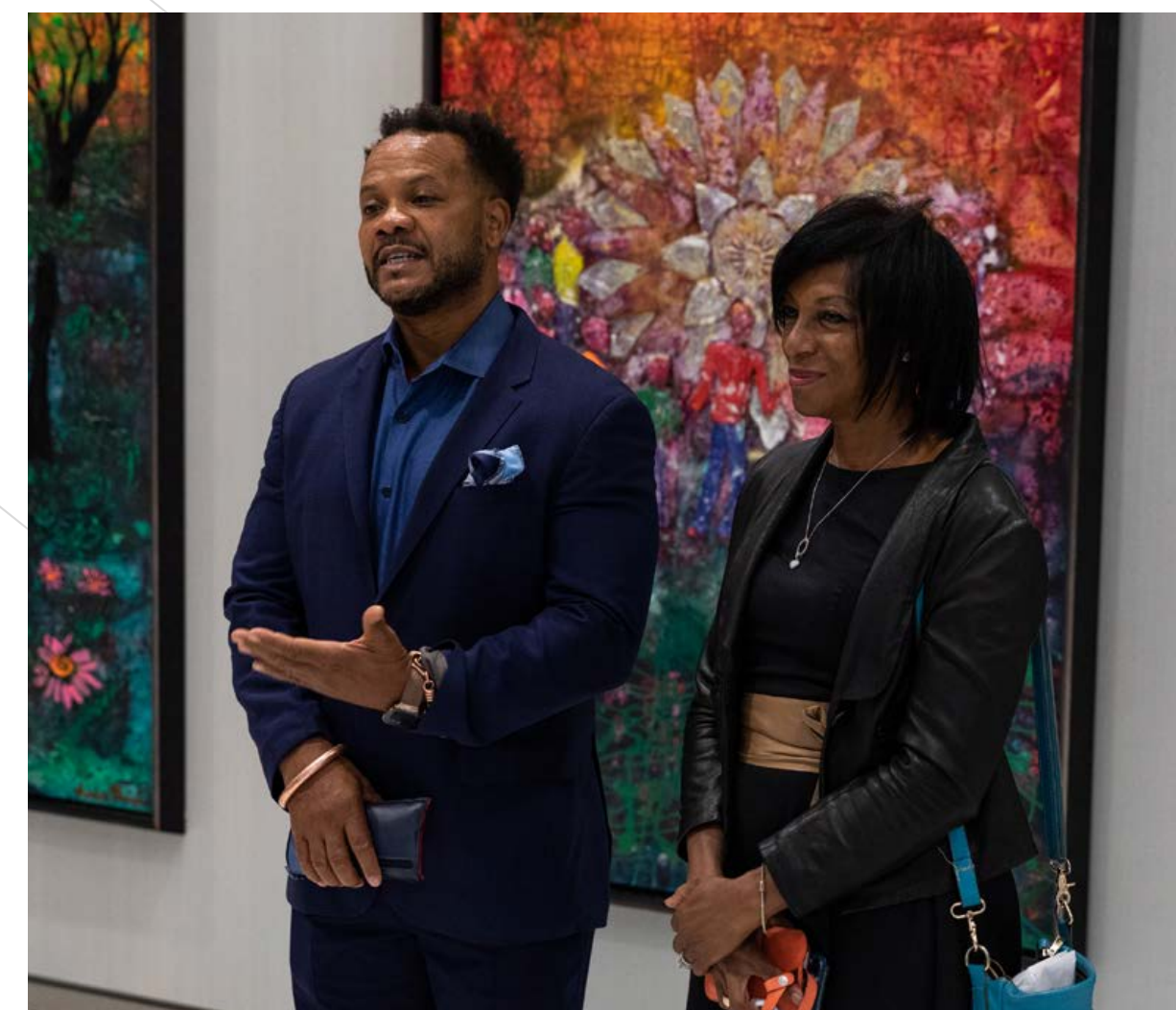
# Lincoln Yards and Sterling Bay

## At Sterling Bay, our priorities are:



### THOUGHTFUL

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

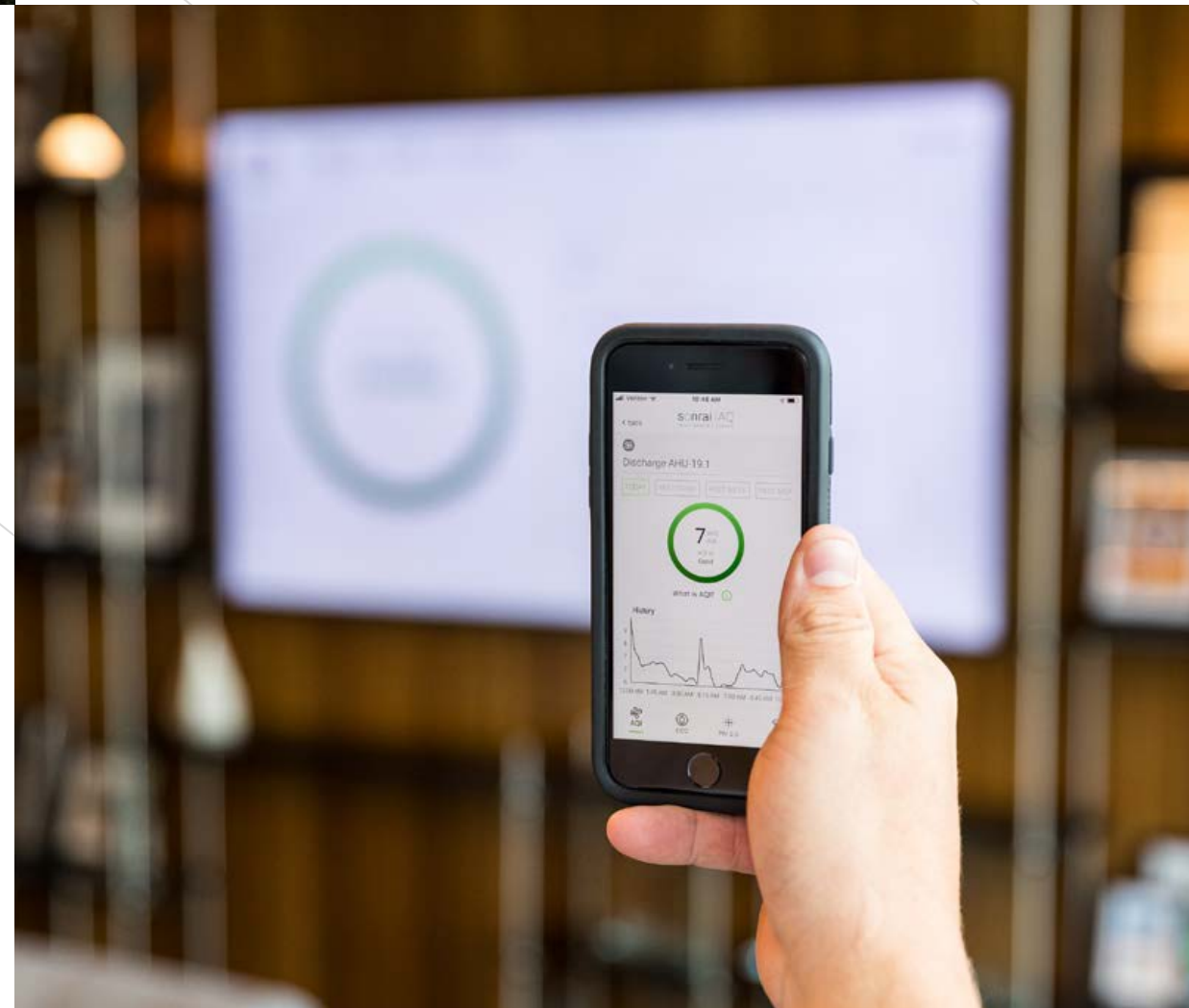


### COMMITTED

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





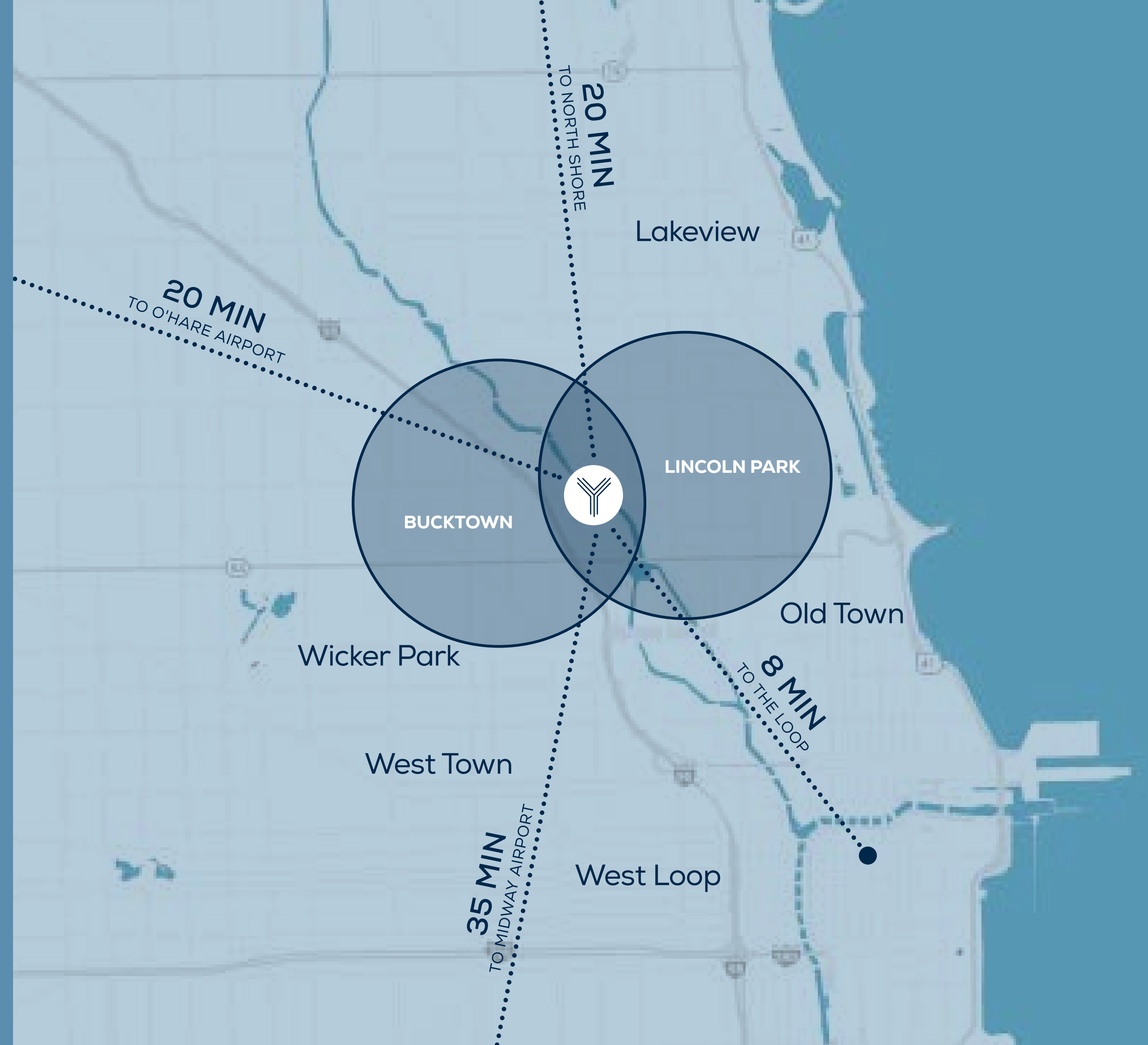
# The Neighborhood Connecting two of Chicago's most established neighborhoods

## 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

**PL  
ACE** 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

**7.2**msf

commercial space

up to **6,000**

new residential units

**550**ksf

retail and  
entertainment space

**23,000**

permanent jobs  
on-site

**10,000**

construction jobs





# The Vision Phasing

## COMPONENT ANTICIPATED COMPLETION

### 2022/2023

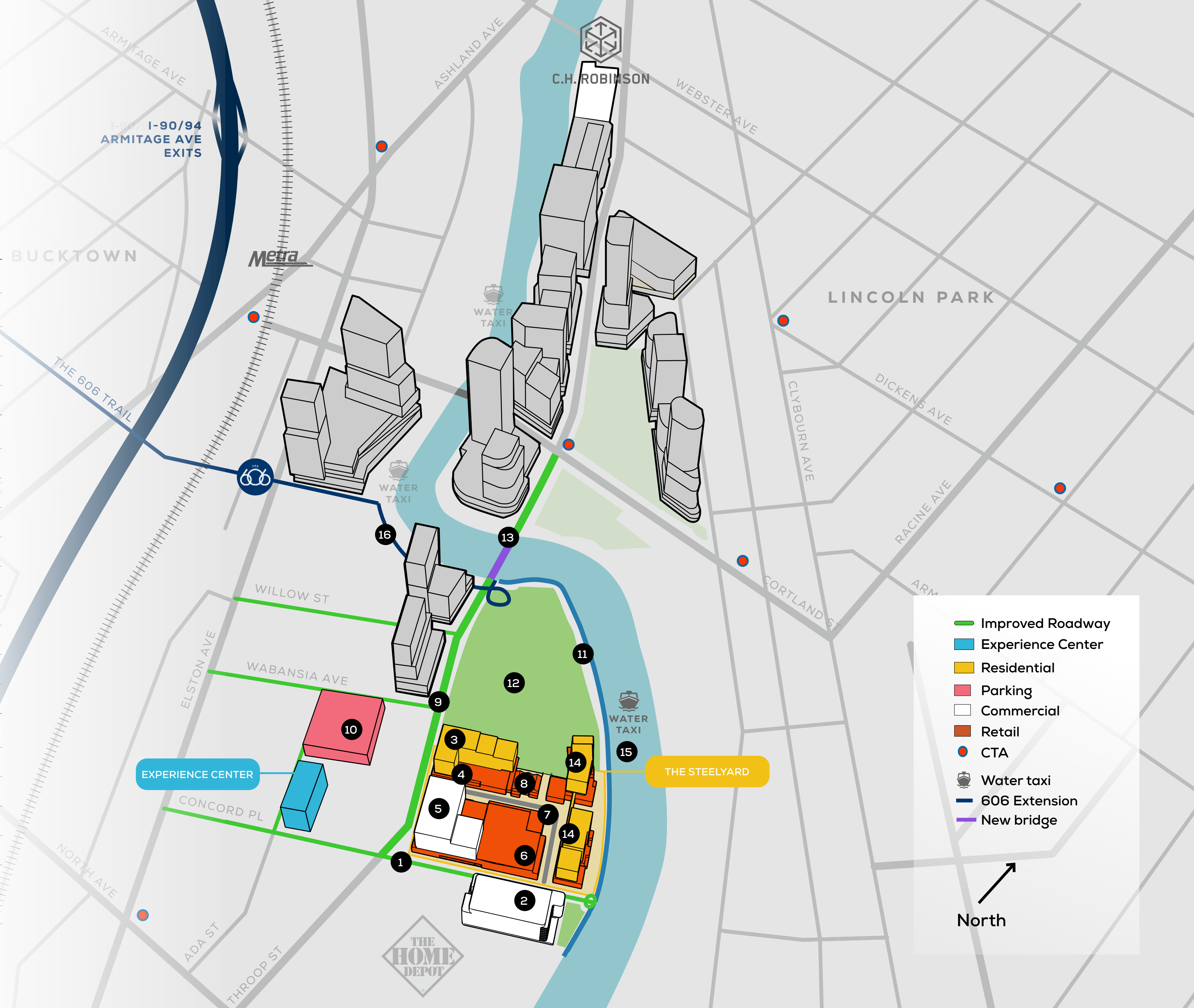
1	Concord Place Improvements	NOV 2022
2	ALLY at 1229 W Concord	MAR 2023

### 2024

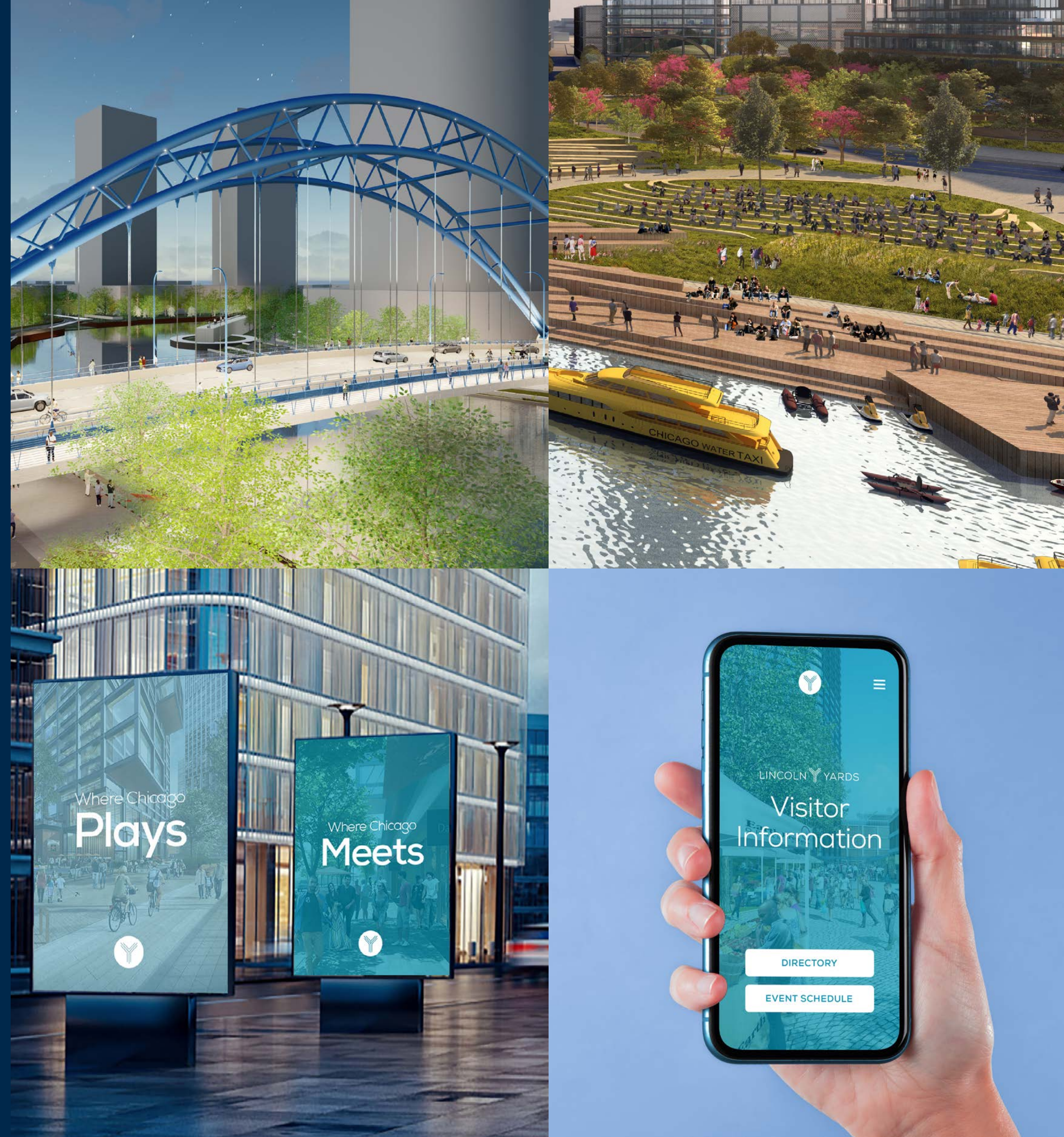
3	D1 Residential	JUN 2024
4	D1 Retail	JUN 2024
5	1685 Throop Commercial	JUN 2024
6	1685 Throop Retail/Entertainment	JUN 2024
7	The Steelyard Main Street	JUN 2024
8	Marketplace Retail	JUN 2024
9	Roads & Utilities - Steelyard	JUN 2024
10	E1/E2 Parking Pedestal	JUN 2024

### 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

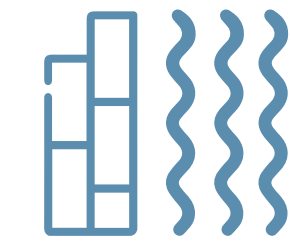
INCLUDING:



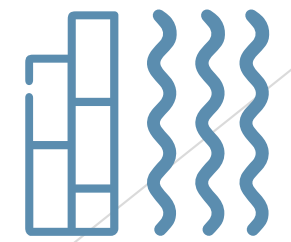
3  
new bridges



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





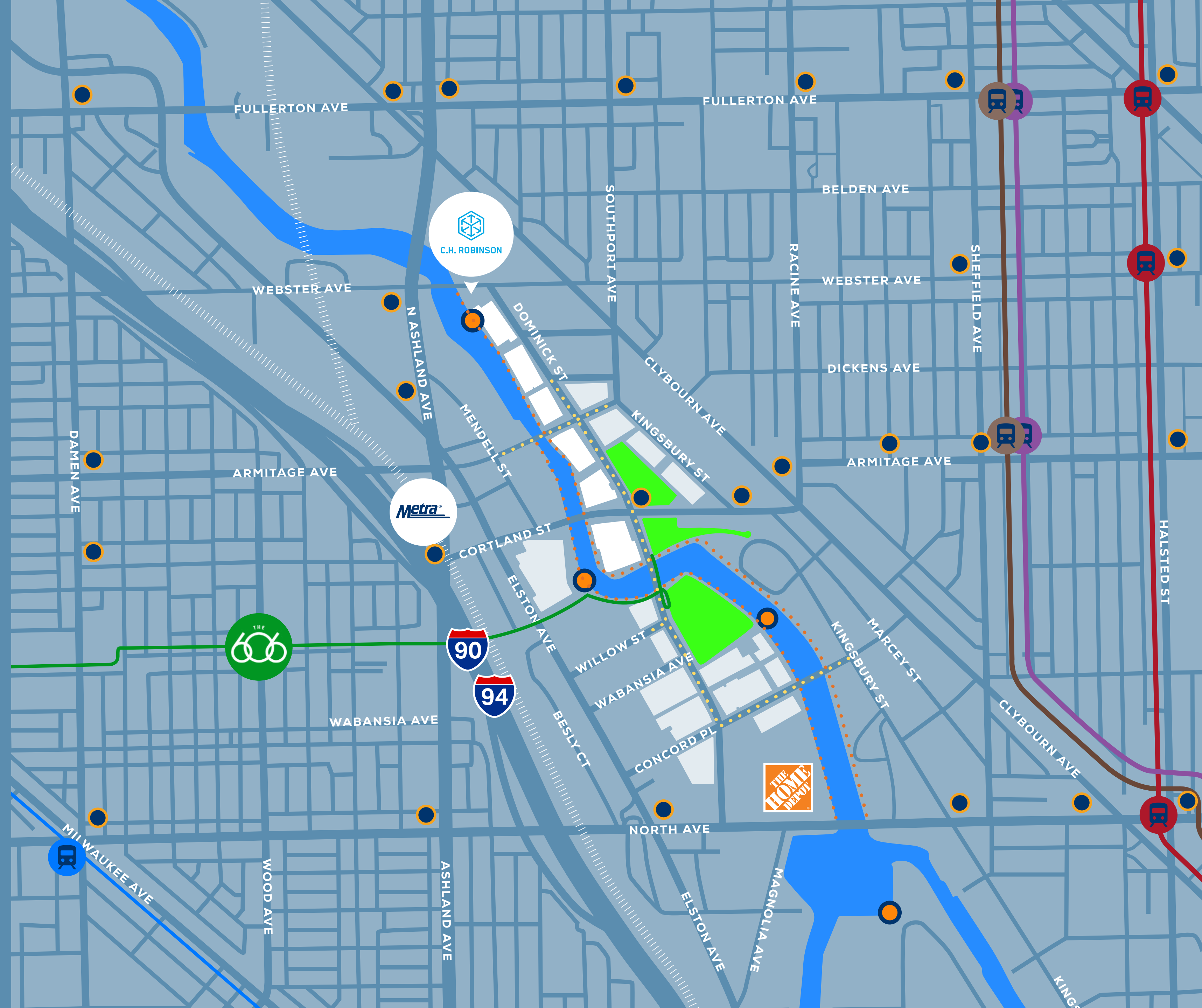
# Transportation Linked Transit & Mobility

## 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.



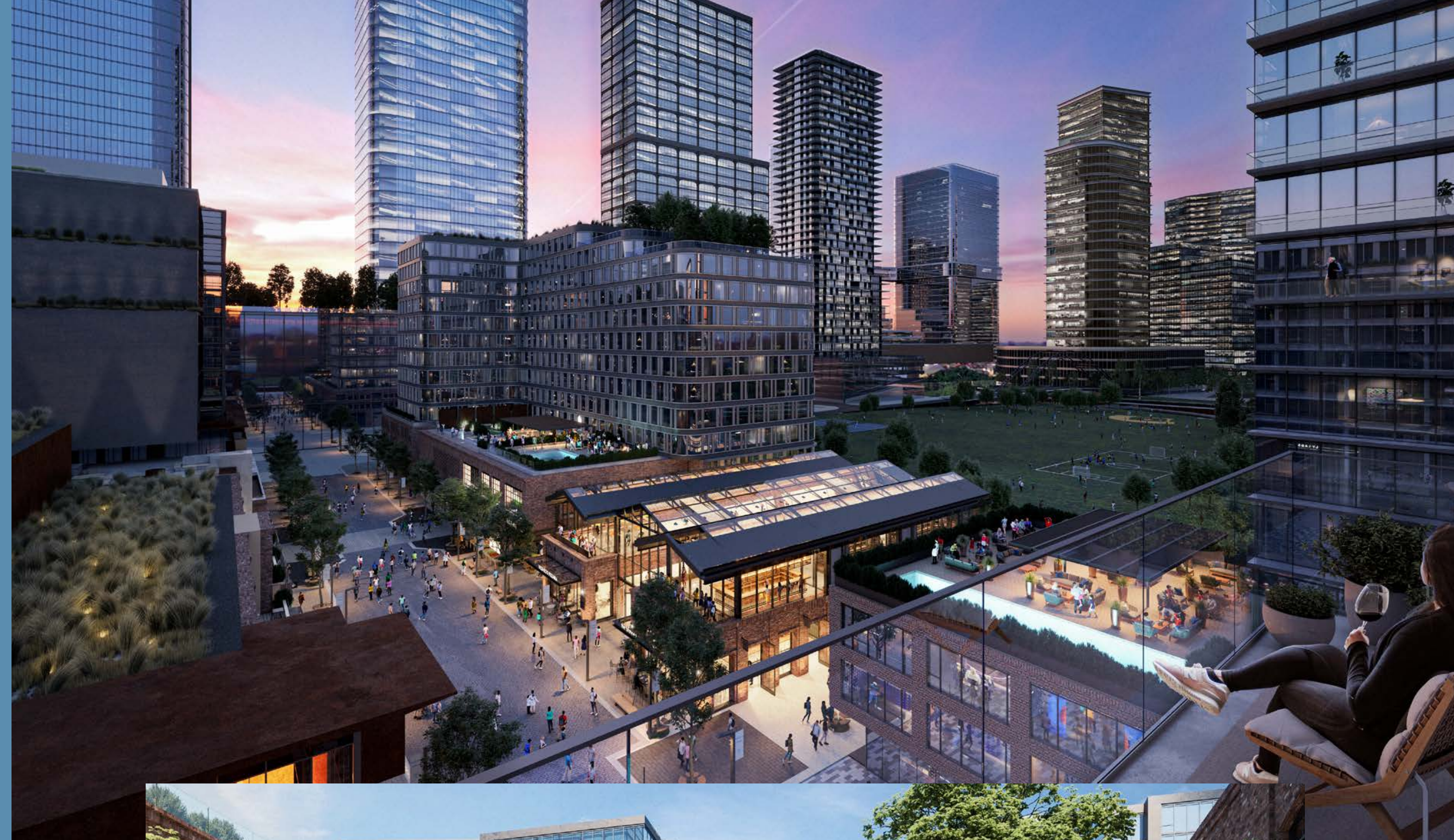




# The Steelyard

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 Steeple

Locally and globally recognized entertainment, art and cultural activations







# The Steelyard 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



**"TEMPUS**

exicure

**Dharmacon™**

## 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**

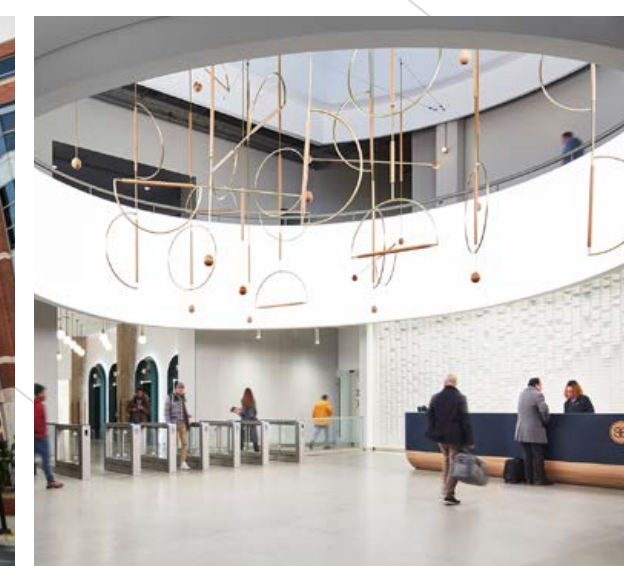
**Executive Director of Prysm**  
**Institute life science incubator,**  
**created by Sterling Bay**

- > 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](http://LINCOLNYARDS.COM)**