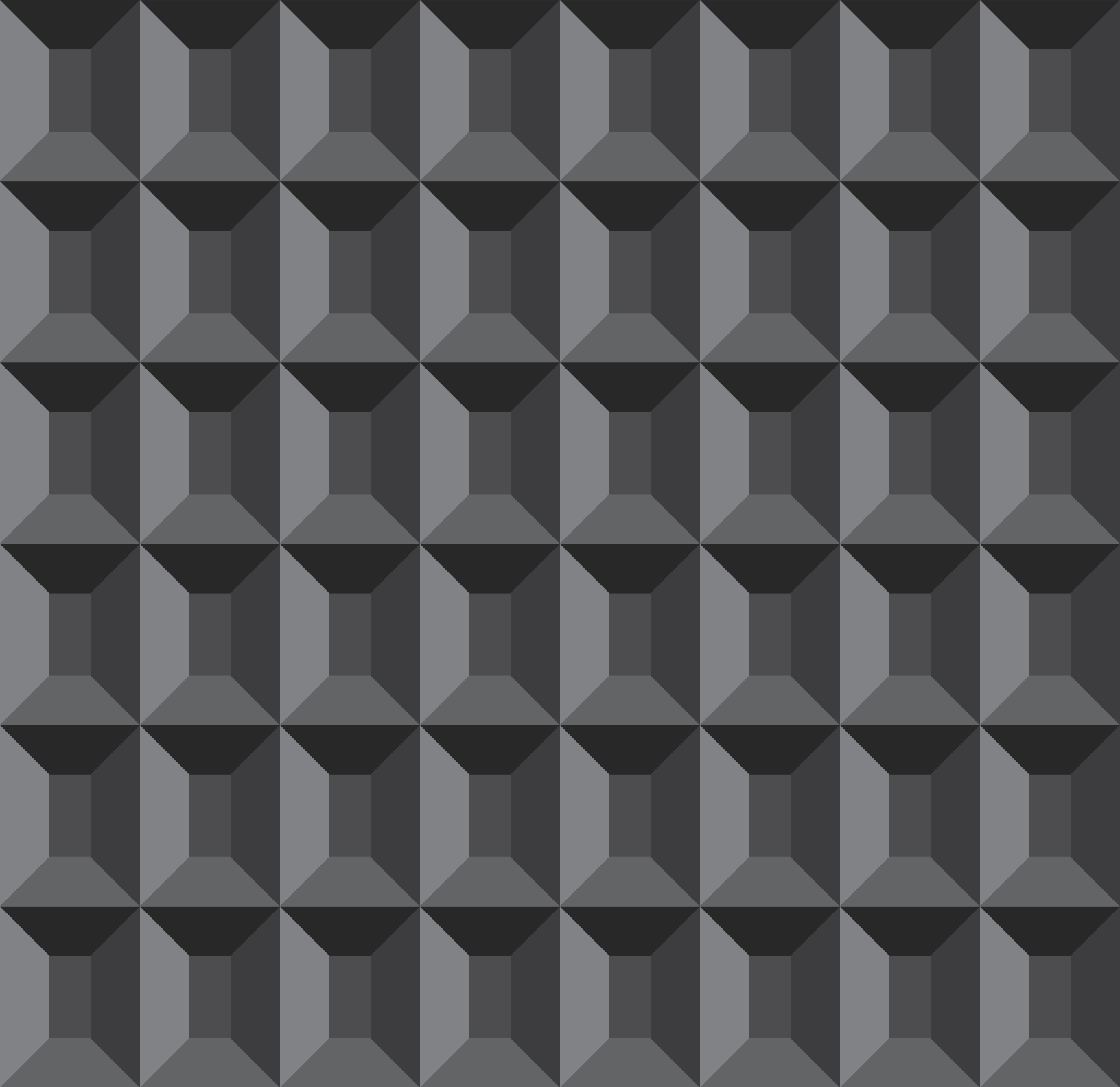


1124
W WASHINGTON





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PROPERTY DETAILS

BUILDING FEATURES

5,676 RSF, divisible to 958 RSF available

Located on the northeast corner of
Washington & May Streets at the base
of the Hyatt House Hotel

200-key Hyatt House Hotel

WALK SCORE

97

TRANSIT SCORE

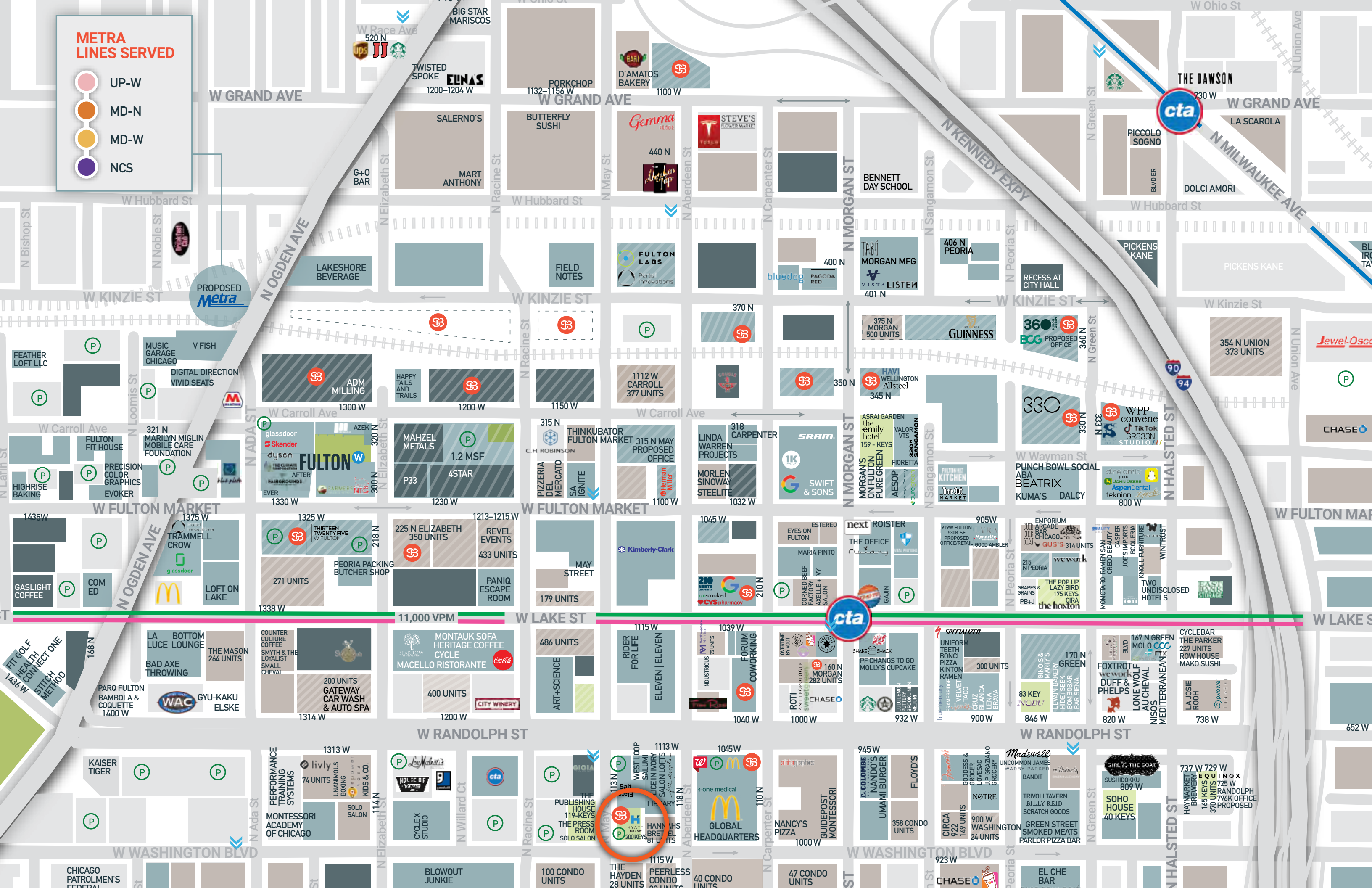
83

DELIVERY

Immediate

METRA LINES SERVED

- UP-W
- MD-N
- MD-W
- NCS



FULTON MARKET BY THE NUMBERS

48%

of Fulton Market population is between ages 25-34

122%

population growth in the last 5 years; 3,500 new residential units in next 24 months

\$132,250

average household income in Fulton Market

1,740+

hotel keys
(under construction or planned)

5.9

Million SF office space
(under construction or proposed)

5,000+

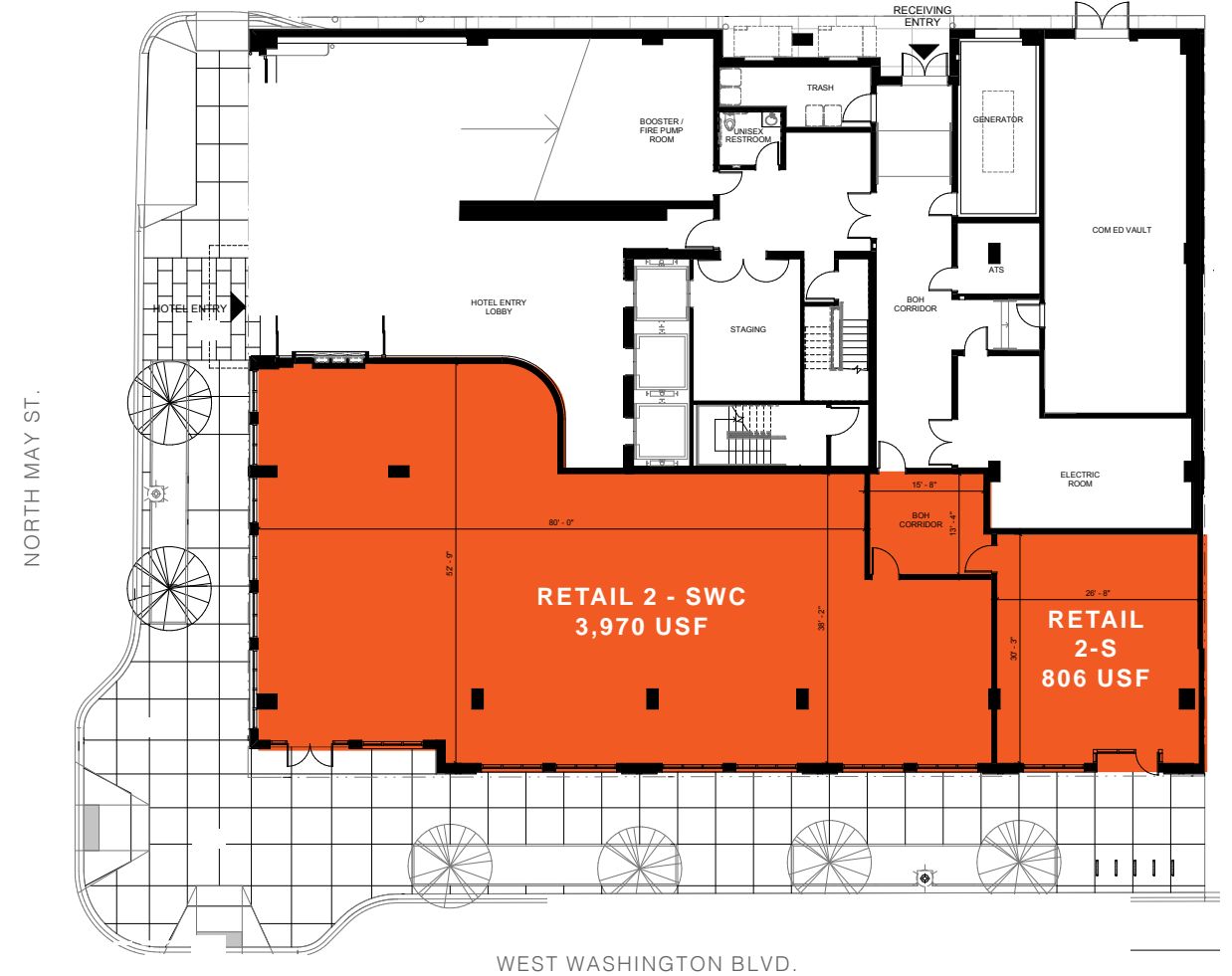
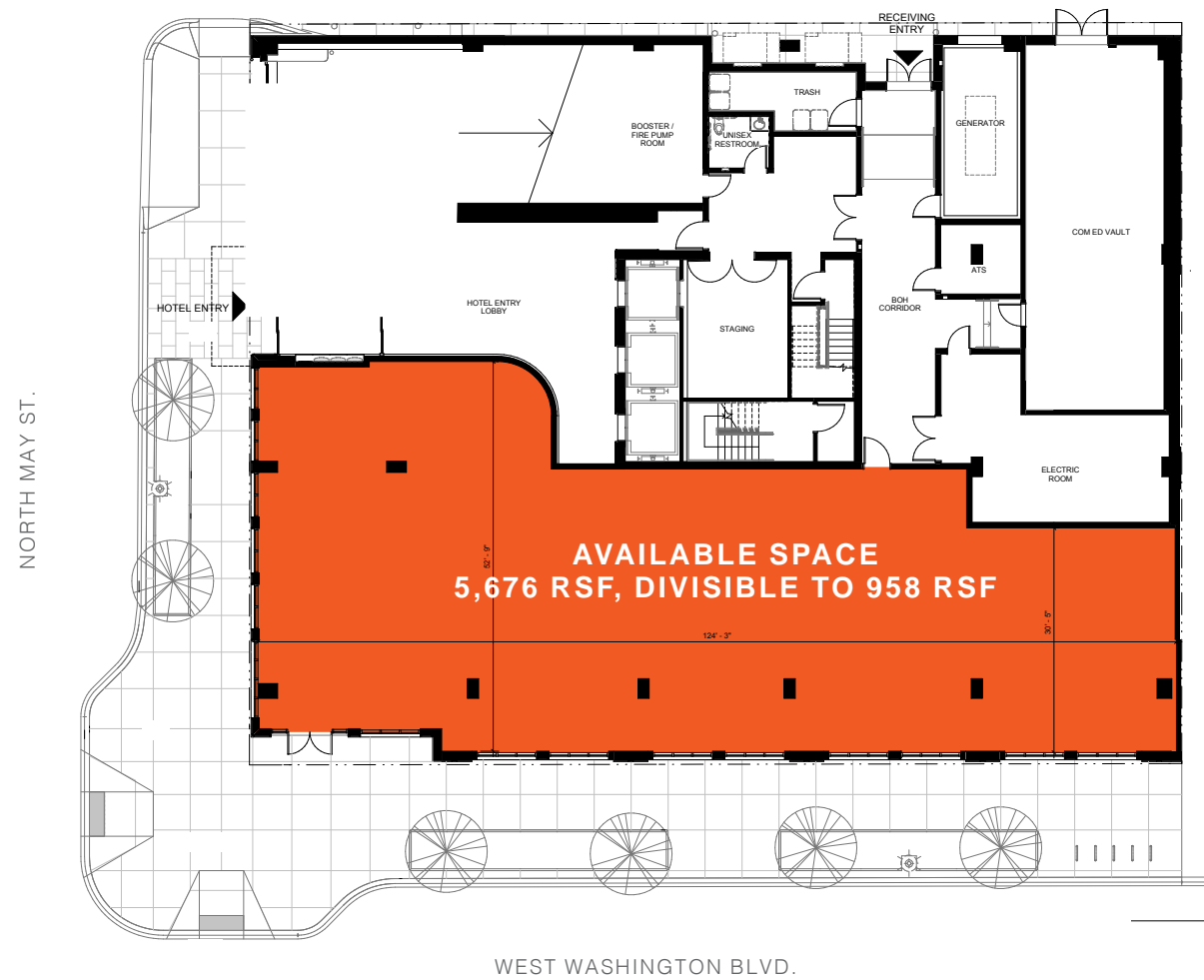
new residential units
(under construction or proposed)

900,000+

annual ridership at Lake and Morgan
(70% increase from 2012)







SINGLE TENANT FLOOR PLAN

5,676 RSF, divisible to 958 RSF / Black iron capabilities
 Outdoor seating / Ceiling height: 15'2" / Entrance W Washington

DEMISED FLOOR PLAN

Two spaces: 3,970 USF and 806 USF / Black iron capabilities
 Outdoor seating / Ceiling height: 15'2" / Entrance W Washington

ABOUT STERLING BAY

Sterling Bay is a leading investment and development company with expertise spanning all aspects of real estate ownership. Known for creating world-class urban campuses for companies such as Google, McDonald's, Uber, Glassdoor, Dyson, Tyson Foods and Pinterest, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

Sterling Bay's team of more than 200 professionals is responsible for a portfolio exceeding \$5 billion, and a development pipeline in excess of \$10.2 billion. For more information, visit www.sterlingbay.com.

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