

# 345 N. MORGAN

FULTON MARKET COMMERCIAL OFFICE DEVELOPMENT



**LOCATION** Chicago, Illinois

**SIZE** 11 stories, 230,000 sf

THREE FOUR FIVE at 345 North Morgan is a 230,000 SF ground-up office building located on one of Fulton Market's most dynamic blocks. Directly adjacent to 1Kfulton, home of Google's Midwest Headquarters, and the Ace Hotel, the property exudes character reminiscent of the neighborhood's past.

Eckenhoff Saunders is partnering with developer Sterling Bay as design architect and architect of record to bring the project online in 2021.

THREE FOUR FIVE allows for infinitely customizable layouts and inspiring work spaces, while the timeless arched windows saturate every corner of the floor with natural light.

Efficient 23,000 square foot office floors feature 13' ceilings and are entirely cast-in-place concrete, providing maximum flexibility.

Each level has one large private outdoor terrace with dramatic city views. Minimal losses to the building core provide for more expansive floor areas and improved divisibility.

Near floor-to-ceiling windows clad all sides of every level, providing exceptional views of Chicago's famous skyline in all directions.

Unparalleled amenities include 34 heated parking spaces, a full-service fitness center with group fitness, game room, conference center and a world-class glass-enclosed lounge and bar.

