

1229 W. Washington

Exceptional West Loop Office Suite

Designed for McKinsey & Company by Award-Winning Stantec



Top Floor – Newly Available Premium Suite for Lease

A rare opportunity to lease a fully built-out, 8,600 RSF fourth-floor office suite designed for McKinsey & Company, the internationally renowned consulting firm. The space was designed by Chicago's award-winning interior design group Stantec, delivering a sophisticated, functional, and timeless workplace environment.

McKinsey & Company's reputation for precision and excellence is reflected in the suite's thoughtful layout and dynamic energy, offering the perfect balance of elegance and innovation. With abundant natural light, premium finishes, and efficient floor planning, the space is ideal for organizations seeking both prestige and performance in the heart of Chicago's West Loop.

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McKinsey Design office at 1229 W. Washington, Chicago

Highlights

- 8,600 RSF, truly turnkey full-floor office suite that is an elevated and refined take on the minimalist industrial aesthetic that defines the loft-office style that launched Fulton Market's rise less than a decade ago
- 6 customized private offices, 1 large boardroom-style conference room, 2 small conference rooms with AV technology, a gourmet kitchen and reception area
- High-efficiency electric heat-pump HVAC system for quiet, customizable comfort
- Dedicated security systems required by McKinsey & Company's IP client mandates

Rate, Term & TI

- Base Rent: \$38.75/USF Modified Gross
- Pass-Throughs: \$13.53/USF (Taxes: \$7.16/USF; Operating Expenses: \$6.37/USF)
- Annual Rent Increases: 3% per year
- Tenant Improvement Allowance: \$15/USF
- Beneficial Free Rent: 1 month for every year leased.
- Renewal Options: Two 5-year terms at then-current market rate

Amenities

- Roof-top deck with stunning skyline views, accessible by modern elevator
- Parking available in adjacent parking lot: 5 dedicated parking spaces at no charge

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- Elevated loading-dock with freight elevator service to all floors and basement
- Additional spaces available in underground garage at nearby 1201 W. Washington
- Secure lobby access via professional-grade security systems
- Water-proofed basement, providing secure storage and staging areas

Lifestyle Amenities within Arm's Reach

Directly next to 1229 W. Washington, a newly constructed luxury apartment building adds another layer of convenience and prestige. While entirely separate from the office property, tenants at 1229 W. Washington will have complimentary access to a wide range of lifestyle amenities, including:

- Resort-style outdoor pool
- Outdoor kitchen & barbeque
- Hot tub/jacuzzi
- Yoga and Pilates studios
- Outdoor dog-run
- Fitness center
- Club rooms
- Lounge areas
- Business Center/Co-working
- Bike Storage

How it works: Pursuant to a development agreement between the developer of the luxury apartment building at 1223 W. Washington and the owner of 1229 W. Washington, tenants at 1229 W. Washington have complimentary access to all rooftop and top-floor amenities in the adjacent residential building. This rare arrangement combines the character and authenticity of a redeveloped industrial property with the modern lifestyle amenities of a luxury high-rise.

The Benefits of Boutique

Unlike large multi-tenant towers in Fulton Market, 1229 W. Washington offers the benefits of a boutique office environment: personalized, premium experience with high-end finishes, curated design, and individualized attention from management. The smaller scale provides flexible lease terms, valuable networking opportunities with carefully selected tenants that help enhance your professional image. This creates a sophisticated yet comfortable work environment that fosters genuine business relationships and community connections.

The practical benefits include locations in vibrant neighborhoods with nearby amenities that improve work-life balance, faster decision-making on space modifications, and a collaborative atmosphere. Rather than being anonymous in a corporate tower, you become part of a curated business community that can lead to valuable partnerships, referrals, and meaningful professional connections that support your business growth.

The Power of Place with Character

1229 W. Washington sits just steps from the acclaimed Fulton Market district, where a constant mix of award-winning restaurants, art, and retail draws attention from across the city. One block south, [Madison Street](#) offers its own unique character and style of energy and chemistry – a more intimate, neighborhood-oriented scene of cafés, coffee houses, restaurants, sports bars and independent shops that feel woven into the fabric of daily life.

Between these two popular destinations, tenants will enjoy an office location that pairs the profile and excitement of Chicago's most dynamic destination with the authenticity and ease of a walkable neighborhood street.

Cost Control & Assessment Vigilance

In a city known for aggressive property taxation, Peppercorn Capital actively contests

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assessments to protect tenants as much as possible from unnecessary cost increases. This is easy to promise but difficult to achieve—it requires working closely with tax attorneys who deliver strong results over the long-term. Our track record speaks for itself—ask us to share our results, then compare it to other buildings. You’ll be impressed.

We also keep operating expenses lean, without cutting corners. Unlike many landlords, we don’t tack on extra fees such as direct payroll expenses, construction management markups, etc. This approach keeps occupancy costs predictable and competitive, ensuring tenants’ dollars go where they provide the most value—maintaining quality, reliability, and comfort throughout the building.

Peppercorn Capital: History & Philosophy

Peppercorn Capital is a pioneer in Chicago’s West Loop and Fulton Market, among the earliest to recognize the neighborhood’s potential and invest in its transformation. As an adaptive reuse developer and long term investor, the firm has assembled and maintained a diversified portfolio of properties that reflect both the area’s industrial heritage and its modern vitality.

By intentionally remaining small, Peppercorn Capital delivers personalized service, agility in decision making, and the kind of close attention that larger organizations often cannot match. This focus allows the firm to prioritize what matters most: creating high quality spaces and fostering strong, long term relationships with its tenants.

As a landlord, Peppercorn Capital’s hands on management ensures quick resolution of issues, tailored build outs, and attentive, consistent service. Its commitment to blending historic preservation with modern amenities produces distinctive, functional spaces that endure. With fewer layers between ownership and tenant, Peppercorn Capital offers flexibility and responsiveness, enabling tenants to concentrate on what matters most: their business.

Famous Family Members

Over the years, Peppercorn Capital has been home to an extraordinary roster of tenants, including: InBev, Crate & Barrel/CB2, McKinsey & Company, Harpo/Oprah Winfrey, Chicago Sun-Times, mHUB, Rivian, Prologis, IDEO, Sterling Bay Companies, Basecamp, Lunar Design, Minimal Design, Goose Island Beer Company, Lululemon, Vital Proteins, Adidas, Vans Shoes, Berkshire Hathaway, Goodwill Industries, Binny’s Beverage Depot, Sprout Social, City Winery, Lakeshore Beverage Distributorship, and Ferguson Plumbing Enterprises.

Legacy of Innovation

1229 W. Washington is a pivotal landmark in the history of women’s workforce participation. In the early 20th century, the building housed the Clausing International Typewriter Exchange Company and the International Typewriter Repair Company, both of which were integral to the proliferation of typewriters in office environments. The global adoption of typewriters not only revolutionized business operations but also created a surge in clerical roles—typists, secretaries, and stenographers—that were predominantly filled by women. The typewriter, as a tool for both efficiency and precision, thus became a symbol of the shifting economic landscape, opening new pathways for women to enter the professional workforce.

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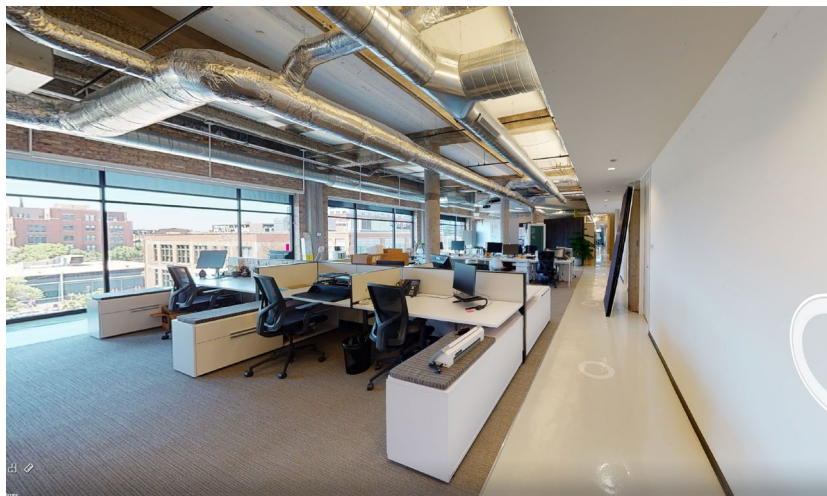
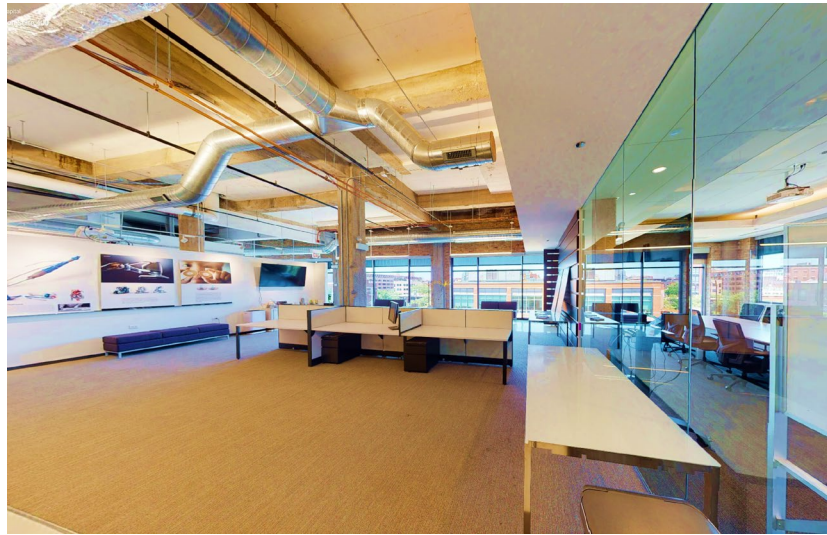
The building's role in this transformation is a reminder of how even the most seemingly minor technological innovations can have profound, far-reaching social impacts. The exterior of the building near the lobby features an abstract representation of typewriter keys by local artist Codi Hudson, directly linking the building's history to its contemporary presence while celebrating the enduring legacy of the typewriter in the modern office.



Chicago's fast-growing West Loop neighborhood in the foreground, downtown skyline in the distance.

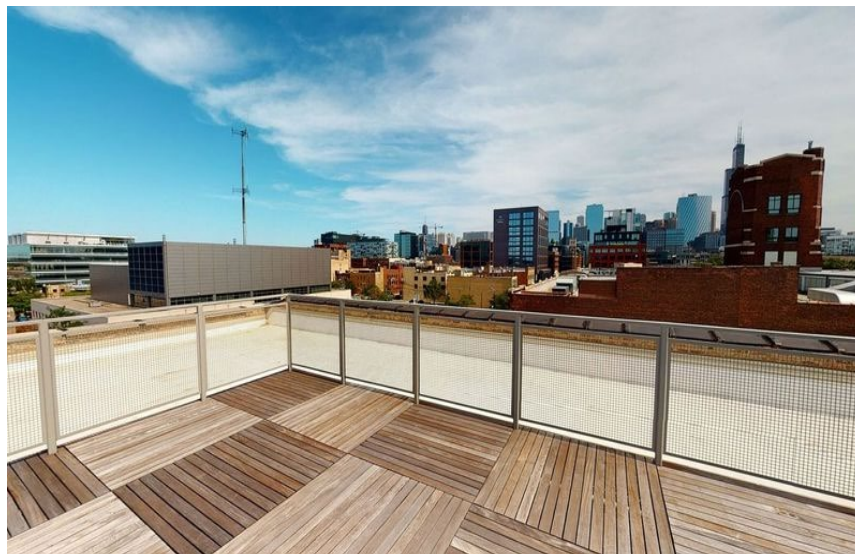
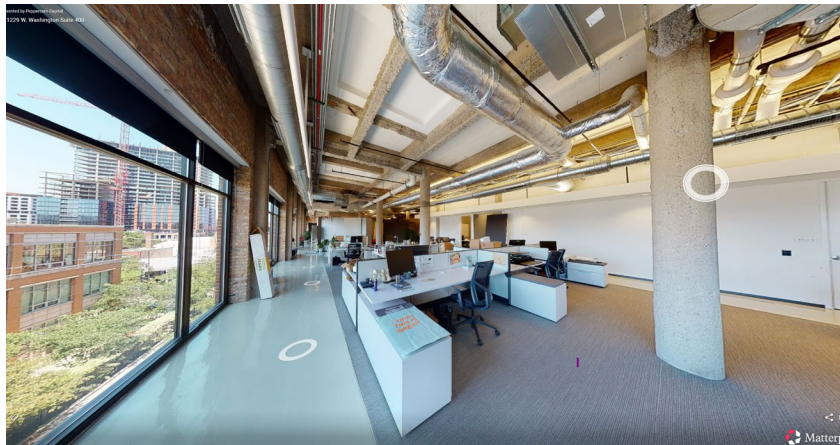
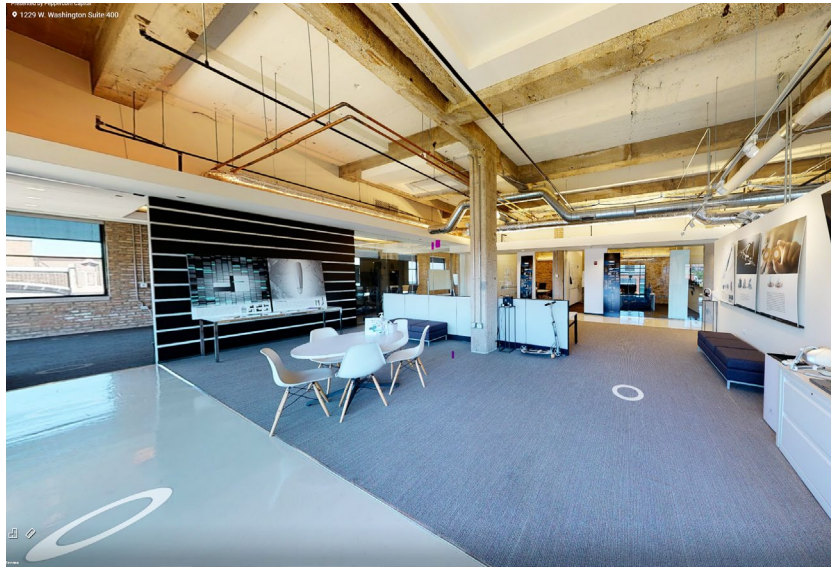
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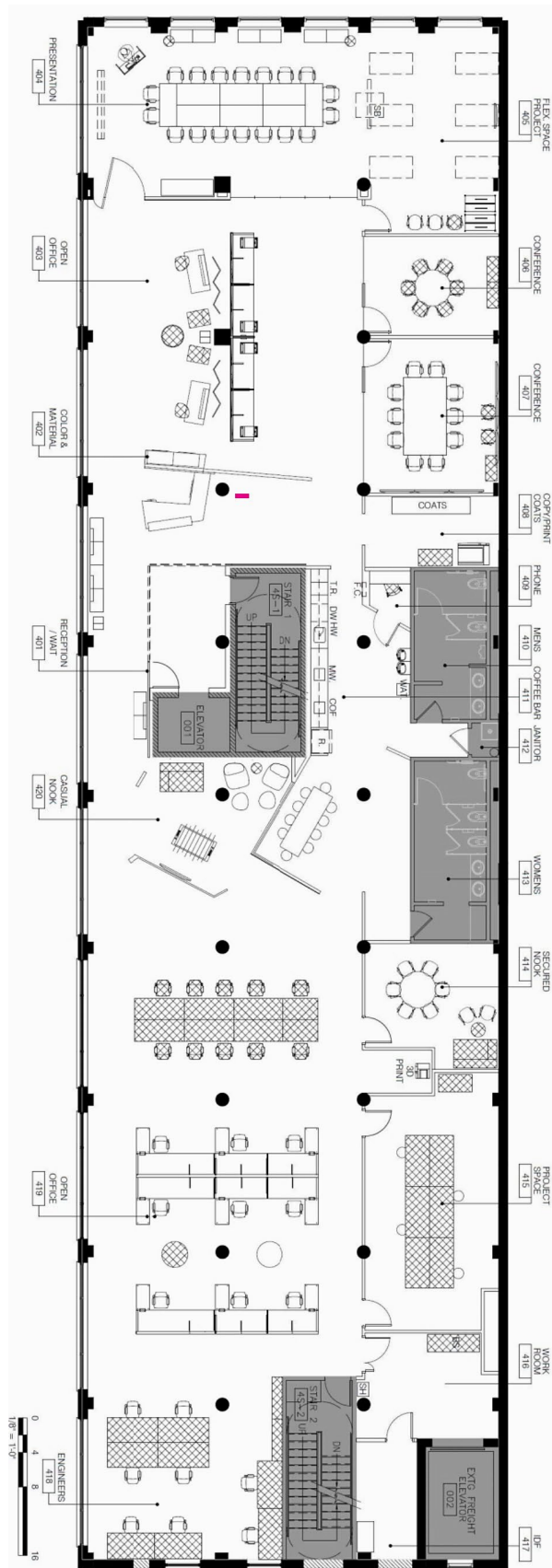
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NOTABLE RESTAURANTS

- 1 AU CHEVAL
- 2 GREEN STREET SMOKED MEATS/ TRIVOLI TAVERN
- 3 BAR SIENA
- 4 MOMOTARO
- 5 AVEC
- 6 GIRL & THE GOAT
- 7 MONTEVERDE
- 8 TIME OUT MARKET
- 9 ABA
- 10 THE PUBLICAN
- 11 SMYTH
- 12 ELSKE
- 13 THE AVIARY
- 14 PARLOR
- 15 RANALLI'S
- 16 FEDERALES
- 17 SWIFT & SONS
- 18 VIAGGIO
- 19 KAISER TIGER
- 20 THE LOYALIST
- 21 MCDONALD'S GLOBAL MENU RESTAURANT
- 22 EL CHE STEAKHOUSE & BAR
- 23 BLACK BARREL TAVERN

ENTERTAINMENT

- 1 UNITED CENTER
- 2 EPIPHANY CENTER FOR THE ARTS
- 3 RANDOLPH STREET MARKET
- 4 NATIONAL HELLENIC MUSEUM
- 5 WNDR MUSEUM
- 6 UNITED PARK
- 7 SKINNER (MARK) PARK
- 8 MILLENNIUM PARK
- 9 SOHO HOUSE
- 10 CITY WINERY CHICAGO
- 11 BOTTOM LOUNGE
- 12 PUNCH BOWL SOCIAL

NOTABLE HOTELS

- 1 NOBU HOTEL & RESTAURANT
- 2 THE EMILY HOTEL
- 3 THE HOXTON

SCHOOLS

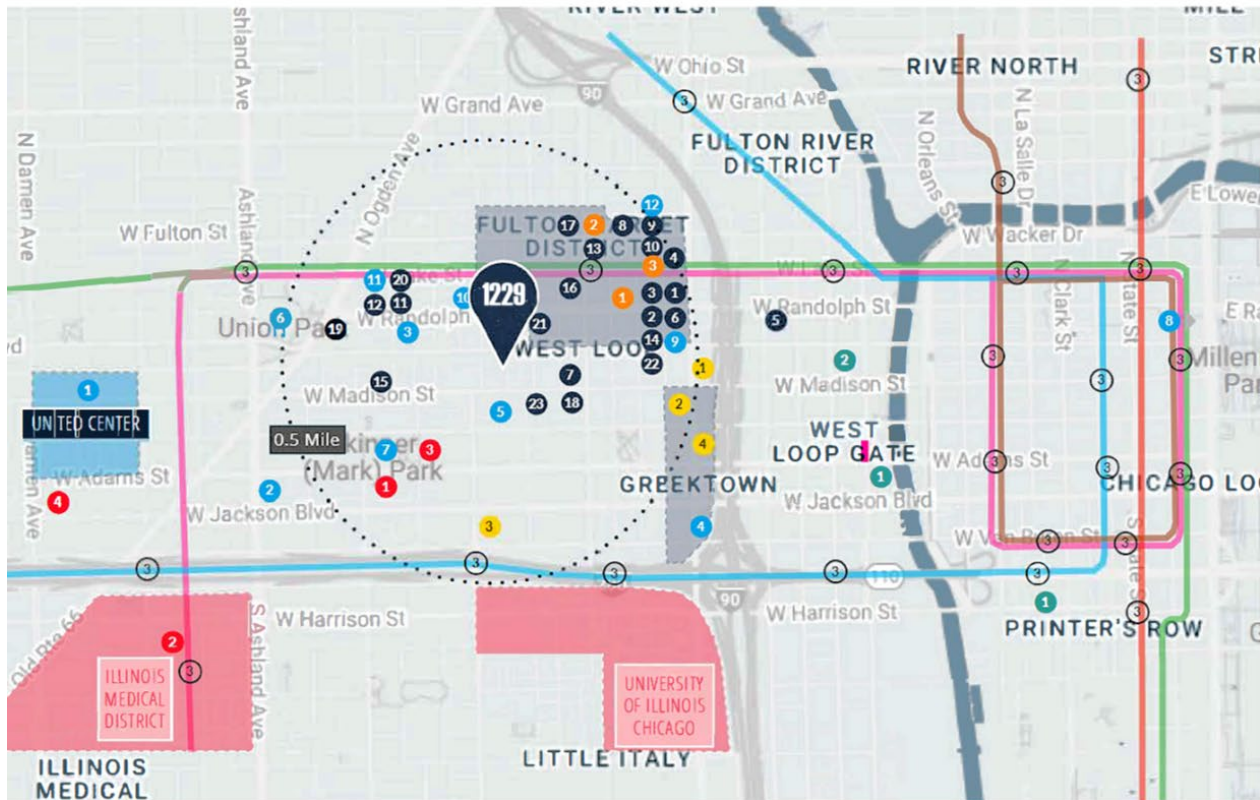
- 1 WHITNEY M. YOUNG MAGNET HIGH SCHOOL
- 2 RUSH UNIVERSITY
- 3 MARK T. SKINNER WEST ELEMENTARY
- 4 MALCOLM X COLLEGE

GROCERY

- 1 WHOLE FOODS
- 2 MARIANO'S
- 3 TARGET
- 4 WALGREENS

TRANSPORTATION

- 1 CHICAGO UNION STATION
- 2 OGILVIE TRANSPORTATION CENTER
- "L" TRAIN STOP



Madison Street, On Your Doorstep

Steps from 1229 W. Washington, Madison Street delivers a full daily mix—acclaimed dining, lively pubs, sushi and ramen, fitness and recovery, acupuncture, a polished med spa, a neighborhood CBD shop, boutique retail, and grab-and-go markets—so coffee runs, client dinners, team workouts, shopping, and after-hours unwinds all happen one block south.

- Monteverde Restaurant & Pastificio (1020 W Madison St) – Chef Sarah Grueneberg’s acclaimed Italian destination with handmade pastas crafted in an open Pastificio, seasonal antipasti, and a deep Italian wine list; prime-time reservations are essential, with limited bar walk-ins ideal for client dinners and special occasions.
- Black Barrel Tavern (1061 W Madison St) – Elevated pub fare, weekend brunch, and craft cocktails with a whiskey focus in a lively, sports-friendly setting; roomy bar and booth layout works for team lunches, happy hours, and late-night meetups.
- The CrossRoads Bar & Grill (1120 W Madison St) – Classic neighborhood sports bar with burgers, wings, numerous TVs, and a fireplace; a reliable pre-/post-United Center stop with late kitchen hours for post-work or post-game bites.
- Ranalli’s Pizza Bar (1326 W Madison St) – Pizza-and-pints hub that replaced WestEnd, keeping big-screen, game-day energy; shareable pies and party platters fit casual team gatherings before or after events.
- Madison Tavern (990 W Madison St) – No-frills bar and grill with straightforward American comfort food, TVs, and quick service; convenient for casual lunches, meetups, or catching a game without the scene.
- Forno Rosso Pizzeria Napoletana (1048 W Madison St) – Wood-fired Neapolitan pizzas, antipasti, and Italian wines in a sit-down format; a strong pick for business-casual lunches or relaxed dinners directly on Madison.
- Ryota (1131 W Madison St) – Casual Japanese with sushi rolls, nigiri, and Tokyo-style ramen; an easy, on-Madison option for quick maki or a ramen lunch/dinner without detouring to Randolph/Fulton.
- Basecamp Fitness (944 W Madison St) – High-intensity interval training studio with structured classes, strong coaching, and upbeat playlists; ideal for pre-work sessions or team workouts, with consistently high member reviews.
- StretchLab West Loop (1065 W Madison St) – One-on-one assisted stretching and small-group sessions with certified Flexologists to improve posture, mobility, and recovery; simple online booking and mid-corridor convenience.
- Moon Rabbit Acupuncture (1111 W Madison St) – Acupuncture and holistic wellness clinic offering personalized plans for pain, stress, and sleep; well-reviewed for attentive care and a calming environment.

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- SpaDerma – West Loop (1048 W Madison St) – Medical spa on Madison at Aberdeen offering injectables, laser hair removal, IPL/laser therapies, microneedling, and chemical peels; extended hours most days and a strong practitioner bench for ongoing skincare programs.
- SmokePost CBD Dispensary (1063 W Madison St) – Neighborhood CBD/THC retailer with tinctures, flower, gummies, vapes, and accessories; convenient wellness stop typically open late on Madison.
- Wigglyville Pet Boutique (1137 W Madison St) – Pet boutique and grooming with curated foods, treats, toys, and accessories; a neighborhood favorite for high-quality supplies and personalized care.
- Leaders 1354 (1152 W Madison St) – Independent streetwear and sneaker boutique known for unique apparel, footwear drops, and accessories; a compact, curated hub for Chicago's urban fashion.
- West Loop Market (1222 W Madison St) – Bodega-style grocer and deli with a coffee counter, breakfast sandwiches, grab-and-go lunch items, snacks, and essentials; clutch for quick morning coffee and midday convenience runs.
- Blowout/Blow-Dry Bar (on Madison Street) – A beauty bar specializing in professional blowouts and styling for events and everyday polish, providing quick appointments and convenient hours for office-to-evening transitions directly on the corridor.