



Ron Frain
Principal, Industrial Division
Sterling Bay

Ron Frain serves as the Principal of the Industrial Division of Sterling Bay, a commercial real estate investment and development firm established in 1986. Today, Sterling Bay is a 175-person firm focusing on the adaptive reuse of downtown loft office buildings, ground-up office, retail and hospitality developments and urban campus build-to-suit projects on a national platform. Examples of Sterling Bay's most prominent projects include the renovation of a former cold storage building into 1KFulton, a 550,000 square foot state-of-the-art office and retail building, now home to the Midwest headquarters of Google, Inc. Sterling Bay also renovated 111 North Canal, an 860,000 square foot multi-tenant loft office building in the West Loop and quickly signed a tech-based tenant roster including Gogo, Twitter, SAP and Uber. In 2017, Sterling Bay completed Fulton West, a 290,000 square foot West Loop creative office building for tenants including Dyson and Glassdoor. The firm is currently constructing McDonald's future global headquarters, a 575,000 square foot office building on the former West Loop site of Harpo Studios, as well as 1515 W Webster in Lincoln Park along the Chicago River, which will be the new 207,000 square foot headquarters of international logistics provider C.H. Robinson.

Sterling Bay and its developments have been repeatedly recognized for excellence. In 2018 alone, the firm won the Greater Chicago Food Depository Commercial Real Estate Awards for Developer of the Year, Development of the Year (Ace Hotel Chicago) and Redevelopment of the Year (Fulton West). In 2017, Sterling Bay was honored by NAIOP as Developer of the Year and for Office Development of the Year (McDonald's HQ), by the City of Chicago with a Landmark Award for Preservation Excellence (Ace Hotel Chicago) and by Urban Land Institute with the Catalytic Development Vision Award (1KFulton). In 2016, the firm was honored by the Chicago Architecture Foundation for its vision, standard of excellence and impact on the landscape of Chicago and was recognized with the Trailblazer Award by non-profit Cara for its efforts to revitalize Chicago from the ground-up through its transformation of spaces, buildings and communities.

Ron joined Sterling Bay in 2017. He started his career at Gottlieb/Beale as Vice President and Director. In 1972, Ron co-founded Hawthorne Realty Group, where he served as Executive Vice President, Chief Administrative Officer and Director of Industrial Development until 1978 when he co-founded Frain Camins & Swartchild (FC&S). Ron acted as chairman until the sales of the firm in 1997 to New York-based Insignia/ESG, playing an instrumental role in the ascent of FC&S to Chicago's largest independently owned real estate company. Ron left Insignia/ESG in 2000 to co-found Bridge Development Partners LLC, a major player in the Chicago industrial development market.

Education

He earned a BS in Finance and Marketing from the University of Wisconsin.