

400 NORTH ASHLAND AVE CHICAGO, IL



33,403 SF (DIVISIBLE)
BUILDING ON
±2.41 ACRES

LOCATED
IN THE KINZIE
CORRIDOR

OWNED BY:



FOR LEASE

LOCATED AT THE INTERSECTION OF ASHLAND AVE & HUBBARD ST | CHICAGO, IL

LARRY GOLDWASSER, SIOR
Executive Director
+1 312 470 2323
larry.goldwasser@cushwake.com

MATT COWIE
Director
+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director
+1 312 470 2322
colin.green@cushwake.com

JOHN MARKS
Associate
+1 312 229 1016
john.marks1@cushwake.com



PROPERTY FEATURES



IDEAL FOR INDUSTRIAL, OFFICE, AND FLEX USES

| | |
|-------------------------------|---|
| Total Building Size: | ±33,403 SF (divisible) |
| Total Site Size: | ±2.41 acres |
| Existing Office Space: | ±9,256 SF |
| Clear Height: | 13'2" - 14'6" |
| Loading: | 2 exterior docks (that can easily accommodate 53' trailers) 2 interior docks |
| Drive-In Door(s): | 1 |
| Car Parking: | ±125 spaces (expandable) |
| 2018 Taxes: | \$41,690.16 (\$1.25 PSF) |
| Asking Lease Rate: | Subject to offer |



**400 N ASHLAND AVE
CHICAGO, IL**

OWNED BY:



ML REALTY
PARTNERS

ABUNDANT NATURAL LIGHT

LARRY GOLDWASSER, SIOR
Executive Director

+1 312 470 2323
larry.goldwasser@cushwake.com

MATT COWIE
Director

+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director

+1 312 470 2322
colin.green@cushwake.com

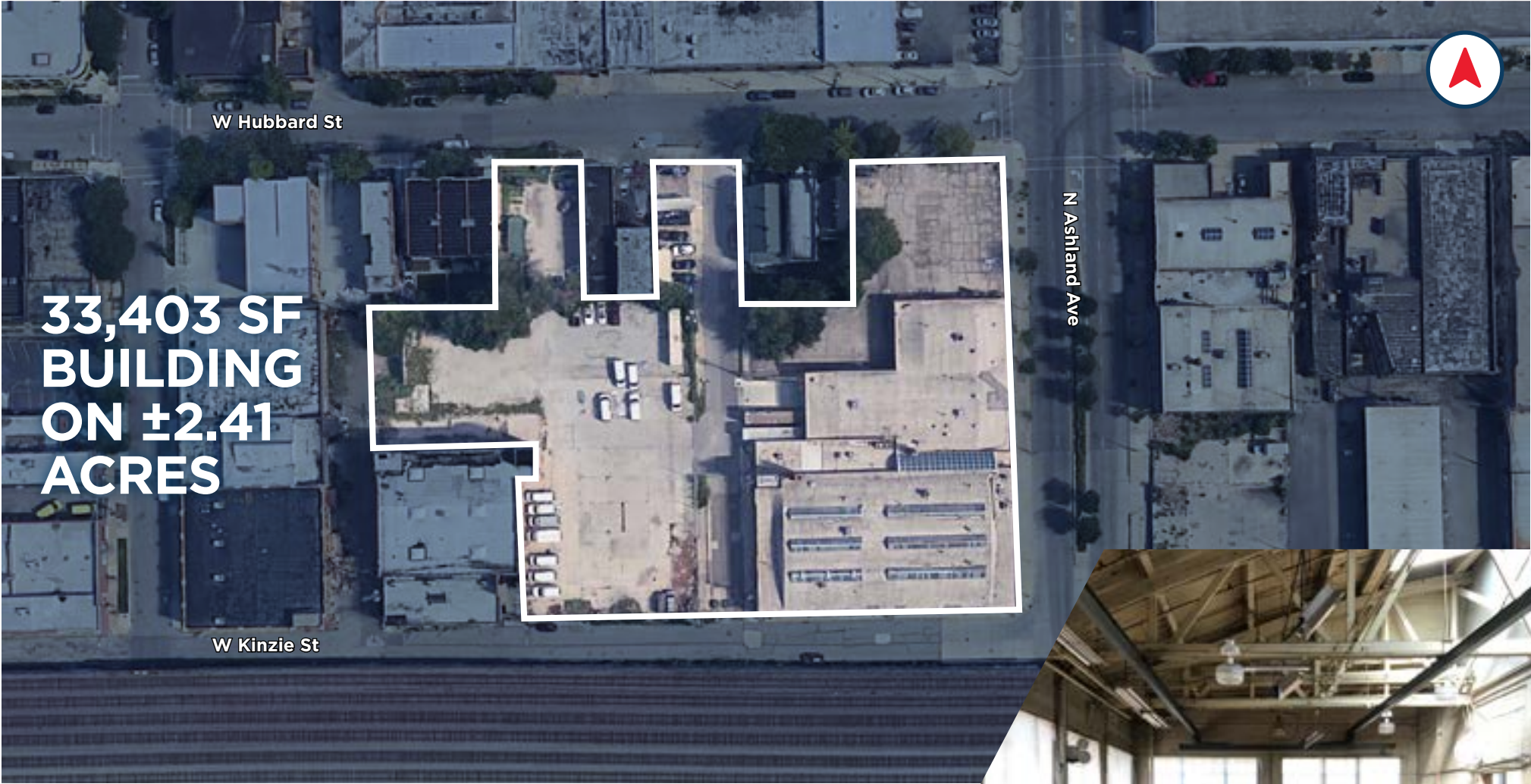
JOHN MARKS
Associate

+1 312 229 1016
john.marks1@cushwake.com



CUSHMAN &
WAKEFIELD

SITE PLAN



**400 N ASHLAND AVE
CHICAGO, IL**



CREATIVE & DIVISIBLE SPACE

LARRY GOLDWASSER, SIOR
Executive Director
+1 312 470 2323
larry.goldwasser@cushwake.com

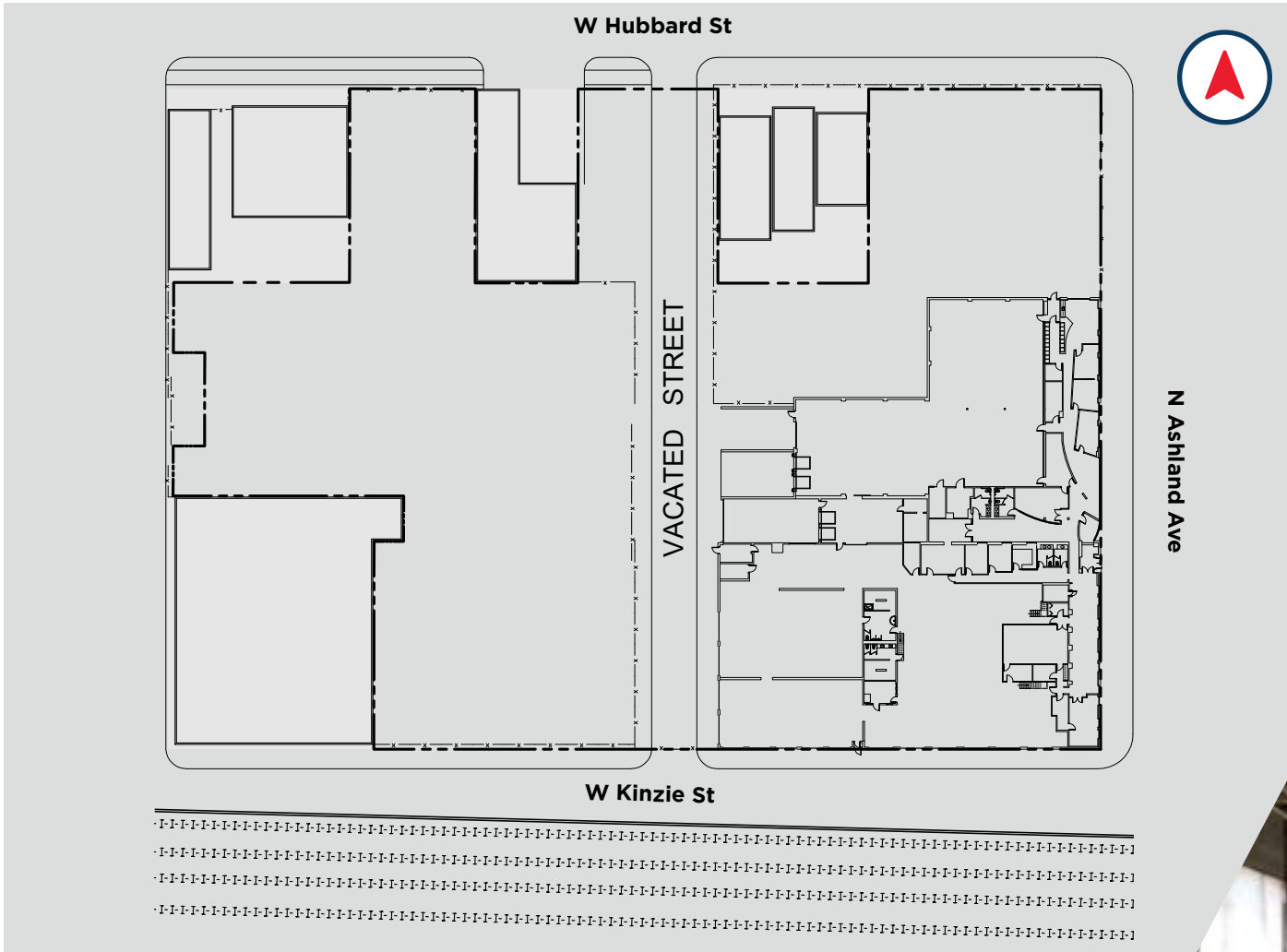
MATT COWIE
Director
+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director
+1 312 470 2322
colin.green@cushwake.com

JOHN MARKS
Associate
+1 312 229 1016
john.marks1@cushwake.com



FLOOR PLAN



**FLEXIBLE ±2.41-ACRE
SITE WITH AMPLE
PARKING AND/OR
STORAGE SPACE**



**400 N ASHLAND AVE
CHICAGO, IL**

CREATIVE & DIVISIBLE SPACE

LARRY GOLDWASSER, SIOR
Executive Director
+1 312 470 2323
larry.goldwasser@cushwake.com

MATT COWIE
Director
+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director
+1 312 470 2322
colin.green@cushwake.com

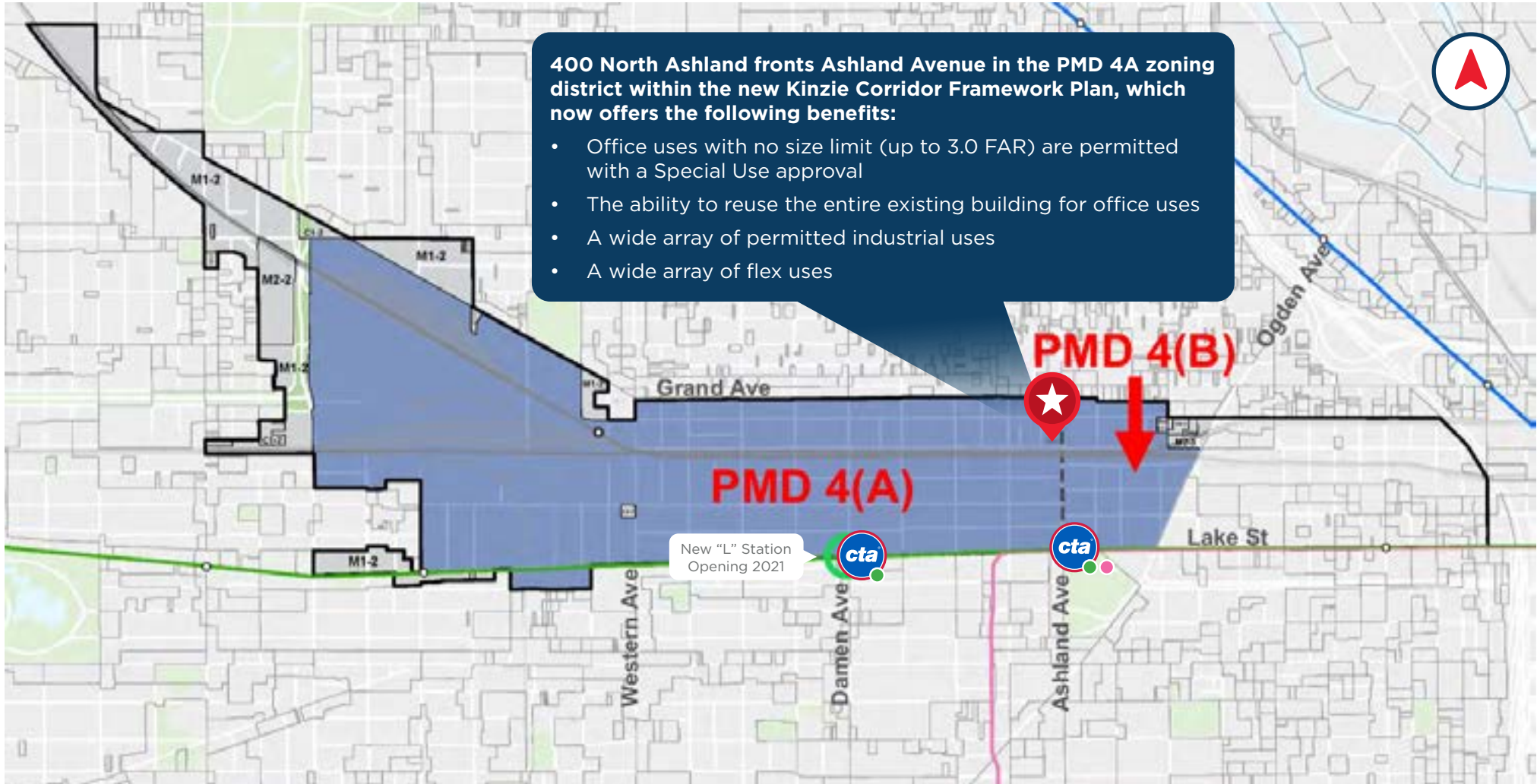
JOHN MARKS
Associate
+1 312 229 1016
john.marks1@cushwake.com



ZONING



IN AUGUST 2019, THE CITY OF CHICAGO APPROVED AN ORDINANCE THAT GREATLY EXPANDS THE USES AND ALLOWABLE BUILDING SQUARE FOOTAGES IN THE KINZIE CORRIDOR, WHILE PROTECTING ITS UNIQUE CHARACTERISTICS.



400 North Ashland fronts Ashland Avenue in the PMD 4A zoning district within the new Kinzie Corridor Framework Plan, which now offers the following benefits:

- Office uses with no size limit (up to 3.0 FAR) are permitted with a Special Use approval
- The ability to reuse the entire existing building for office uses
- A wide array of permitted industrial uses
- A wide array of flex uses

**400 N ASHLAND AVE
CHICAGO, IL**

i Click here for more information about the Kinzie Framework Plan & Implementation

**NEW KINZIE CORRIDOR
FRAMEWORK PLAN SPURS
ENHANCED POTENTIAL**

LARRY GOLDWASSER, SIOR
Executive Director
+1 312 470 2323
larry.goldwasser@cushwake.com

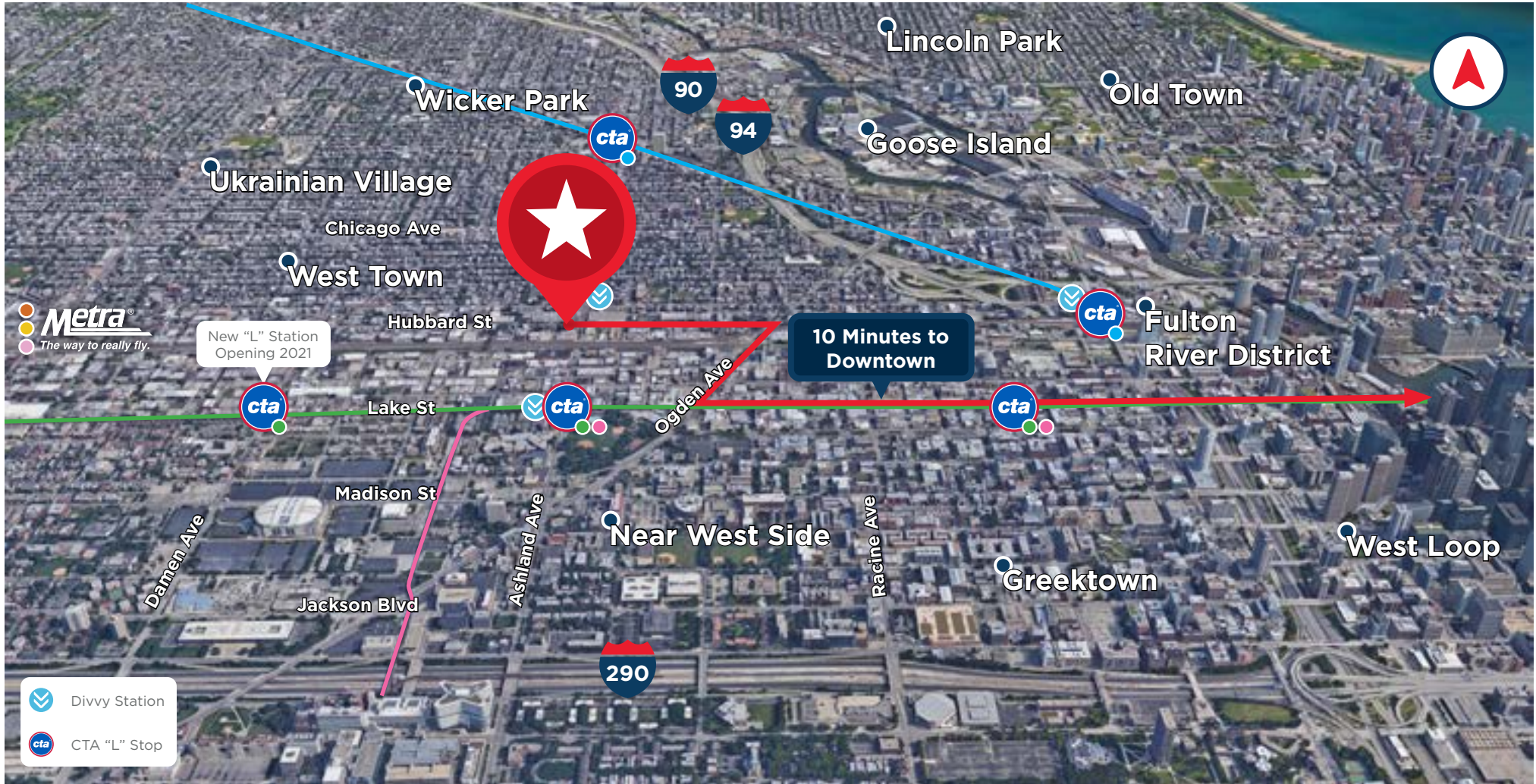
MATT COWIE
Director
+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director
+1 312 470 2322
colin.green@cushwake.com

JOHN MARKS
Associate
+1 312 229 1016
john.marks1@cushwake.com



AERIAL MAP



**400 N ASHLAND AVE
CHICAGO, IL**

**OFFERING EXCEPTIONAL ACCESS TO
PUBLIC TRANSPORTATION, EXPRESSWAYS
AND DOWNTOWN CHICAGO**

LARRY GOLDWASSER, SIOR
Executive Director
+1 312 470 2323
larry.goldwasser@cushwake.com

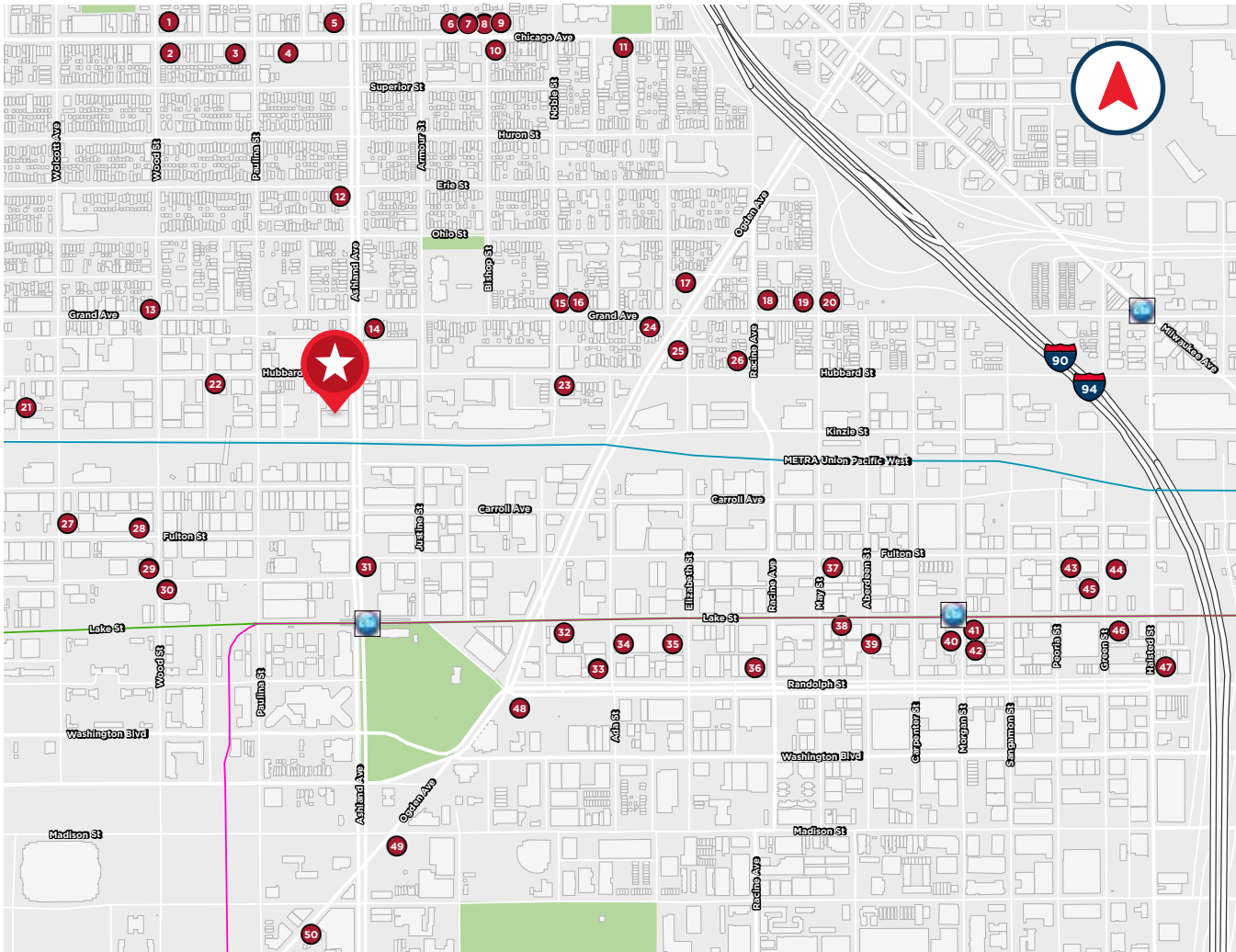
MATT COWIE
Director
+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director
+1 312 470 2322
colin.green@cushwake.com

JOHN MARKS
Associate
+1 312 229 1016
john.marks1@cushwake.com



LOCAL AMENITIES



- Food & Entertainment**
- | | |
|------------------------------|------------------------------|
| 1 Kokos Mediterranean Grille | 26 Mart Anthony's |
| 2 Yuzu | 27 Intelligentsia Coffee |
| 3 Fukenhausen | 28 Goose Island Brewery |
| 4 Six06 | 29 Finch Beer |
| 5 Beatnick | 30 Great Central Brewing Co. |
| 6 Jeong | 31 All Rise Brewing Company |
| 7 Bar Biscay | 32 Bottom Lounge |
| 8 La Calavera | 33 Elske |
| 9 Flo | 34 The Loyalist |
| 10 Cafe Central | 35 Stans Donuts |
| 11 Vajra | 36 City Winery |
| 12 Sabroso Mexican Grill | 37 Fulton Galley |
| 13 Breakfast House | 38 Eleven Eleven |
| 14 Dunkin Donuts | 39 Capriotti's Sandwich Shop |
| 15 Bella Notte Ristorante | 40 Federales |
| 16 Tempesta Market | 41 Shake Shack |
| 17 Starbucks | 42 Do-Rite Chicken & Donuts |
| 18 Crazy Bird | 43 Duck Duck Goat |
| 19 Two Restaurant | 44 Ramen Takeya |
| 20 Bari | 45 Ballast Point Brewing Co |
| 21 Big Delicious Planet | 46 BLVD |
| 22 On Tour Brewing Company | 47 ROOH |
| 23 Breakfast Club & Grill | 48 Kaiser Tiger |
| 24 Coalfire Pizza | 49 Billy Goat Tavern |
| 25 G&O Gastropub | 50 The Ogden Chicago |

400 N ASHLAND AVE CHICAGO, IL

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

LARRY GOLDWASSER, SIOR
Executive Director
+1 312 470 2323
larry.goldwasser@cushwake.com

MATT COWIE
Director
+1 312 470 1872
matt.cowie@cushwake.com

COLIN GREEN
Senior Director
+1 312 470 2322
colin.green@cushwake.com

JOHN MARKS
Associate
+1 312 229 1016
john.marks1@cushwake.com

