

2215

S. MICHIGAN
A V E N U E

FOR LEASE

2215 S. Michigan Avenue

NelsonHill is pleased to present 2215 S. Michigan Avenue, a (4) four-story retail building located in The Historic Motor Row District, on S. Michigan Avenue. The building features a size of approximately 32,000 SF and approximately 50' of frontage on Michigan Avenue.

2215 S. Michigan was built in 1915 and is on the Historic Landmark registry. The building embodies many of the design elements used during the early 1900s. The subject property was home to the Bird-Sykes Company, a local dealership which specialized in the sale of Paige Automobiles.

SPECIFICATIONS

BUILDING SIZE	± 32,000 SF
AVAILABLE SPACE:	± 32,000 SF (± 8,000 SF/FLOOR)
LAND SIZE	± 8,000 SF
STORIES	4
FRONTAGE	50' ON MICHIGAN AVE.
ZONING	DS-5
PIN(S)	17-27-102-002-0000
SUB-MARKET	MOTOR ROW DISTRICT
2017 TAXES	\$8,534.35 (\$0.27 PSF)
LEASE RATE	FIRST FLOOR: \$25 PSF NET SECOND - FOURTH FLOORS: \$17 PSF NET

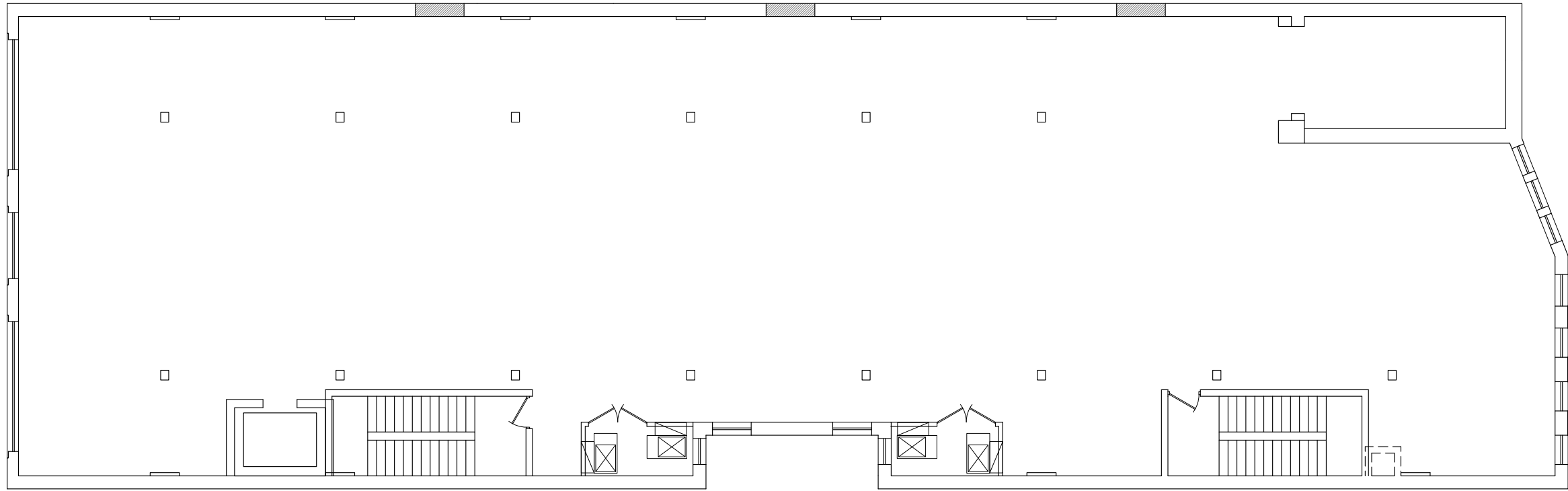
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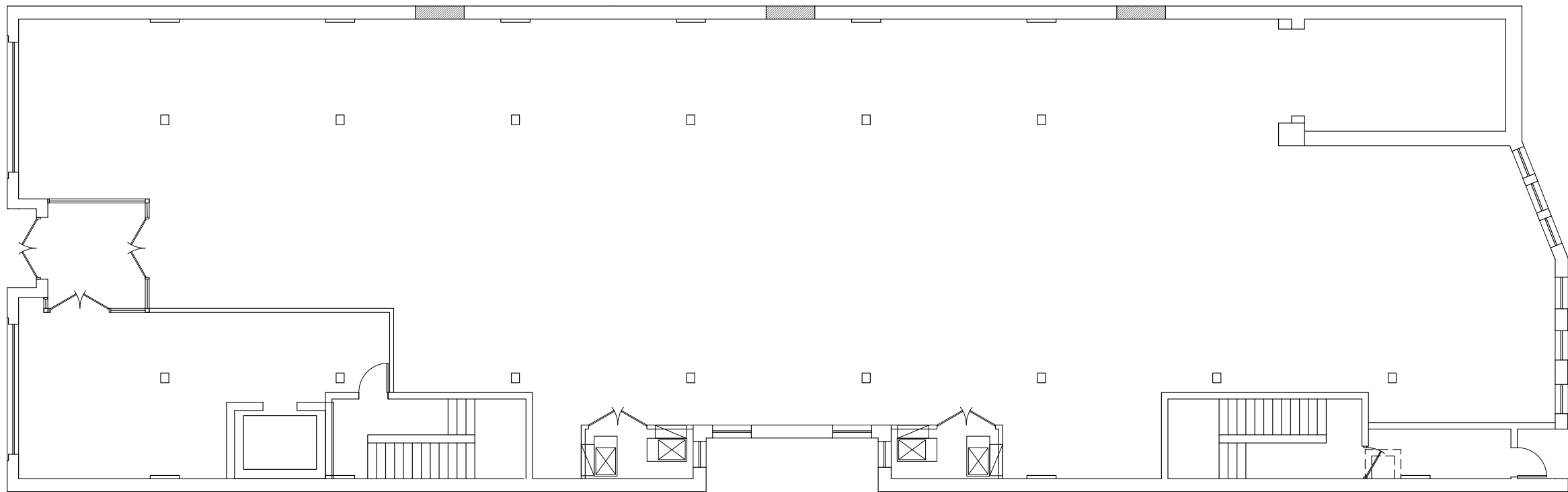
PROPERTY PHOTOS



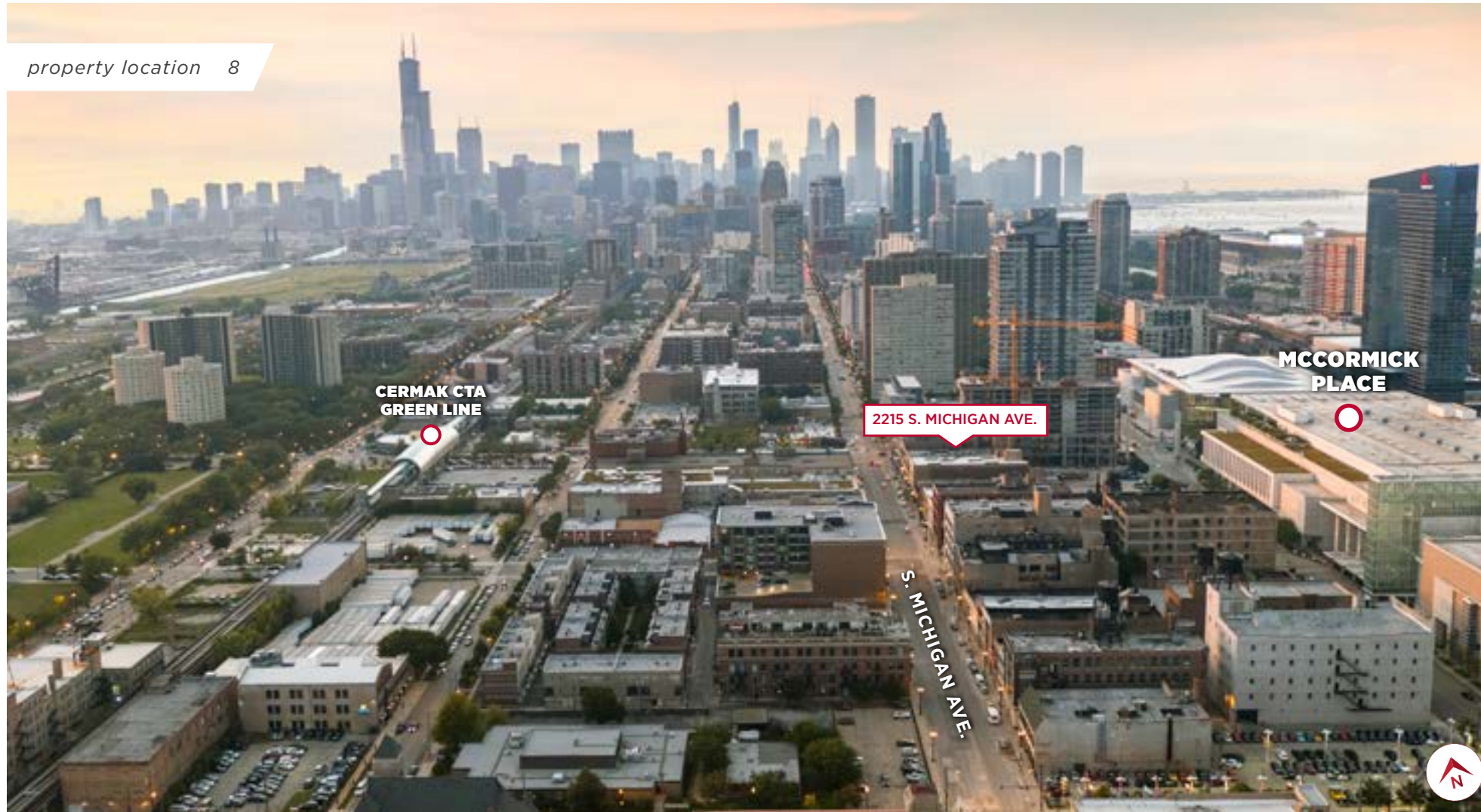
PROPERTY FLOOR PLANS



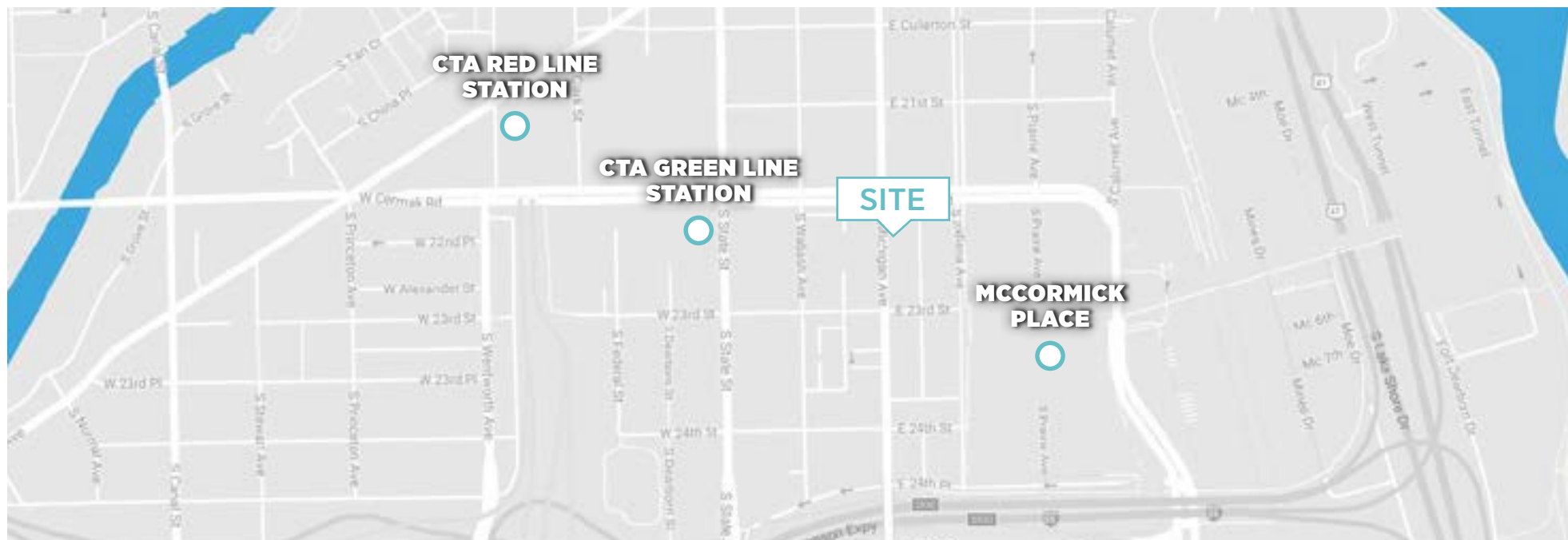
2ND, 3RD, 4TH FLOOR PLANS



GROUND FLOOR PLAN



Birdseye Property Aerial



Map Aerial of Site

PROPERTY LOCATION

2215 S. MICHIGAN AVENUE LOCATION

The subject property is located within the Motor Row District, in the South Loop sub-market of Chicago. This historic district was once known as the automobile row of Chicago a destination venue to buy or repair cars. Today, many of the landmark showroom buildings equipped with elaborate carved stone work and ornate facades still stand.

The area benefits from its close proximity to landmarks and attractions such as the Chicago Museum Campus, McCormick Place, Grant Park, Millennium Park and Chinatown. The subject property has excellent connectivity to the rest of Chicago with direct access to the I-55 Expressway, Lake Shore Drive as well as the CTA Cermak Green or Red Line train stations.



One Block to Northbound & Southbound 1 & 4 buses
Two blocks from the Cermak CTA Green Line Station



Three blocks from the nearest Divvy station



0.2 miles from the I-55 Expressway entrance
1 mile from Lake Shore Drive



300 feet from McCormick Place
1.2 miles from Chicago's Museum Campus



1.1 miles from Illinois Institute of Technology
1.7 miles from Columbia College






Many new bars and restaurants along Michigan Avenue

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MAP LEGEND

-  DIVVY STATION
-  CTA TRAIN STATION
-  NH SOLD PROPERTY
-  NH CURRENT PROPERTY



THE MOTOR ROW OPPORTUNITY ZONE

CHICAGO OPPORTUNITY ZONES

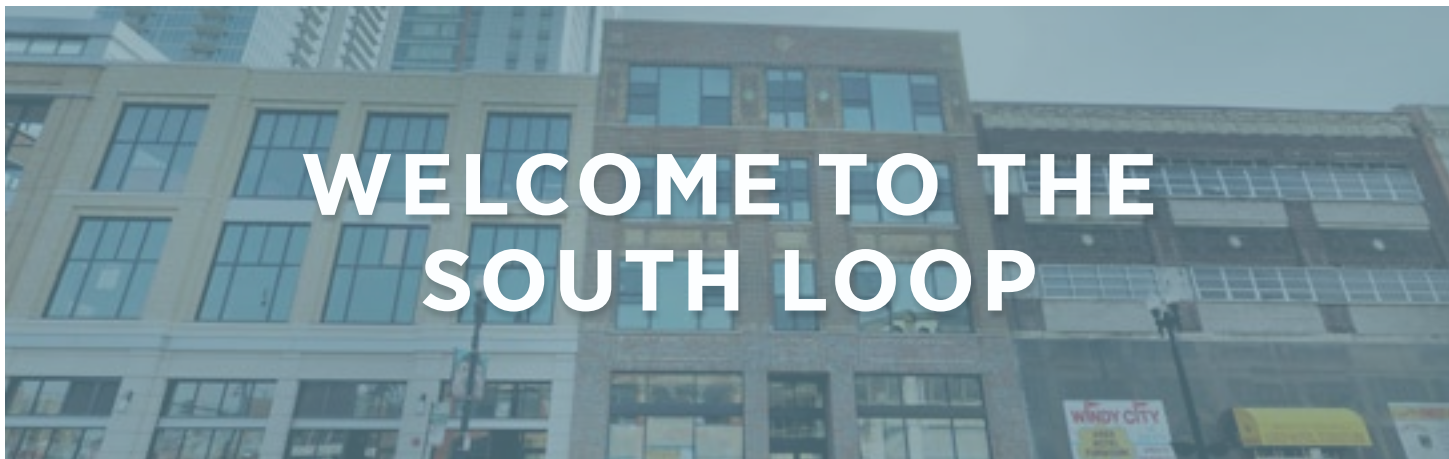
Established by the Federal Tax Cuts and Jobs Act of 2017, Opportunity Zones present an opportunity for private, tax-free investment in low-income areas with economic need, benefiting residents living in the zones and private investors. 1,305 qualifying low-income census tracts were available for selection, of which only 25% could be nominated by the Governor for inclusion in the program.

The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts.



**CREATING
MAXIMUM
VALUE**





WELCOME TO THE SOUTH LOOP



1 DePaul Arena



2 McCormick Place



3 Marriot Marquis

NEW DEVELOPMENT

Chicago's South Loop neighborhood has benefited from its immediate access to well-manicured parks and gardens along the lake-front, as well as convenient access to the CTA and major expressways including: the I-55 Stevenson, Lake Shore Drive, and the I-90/94 Kennedy / Dan Ryan Expressways.

In addition to being near a host of famous Chicago amenities such as the Museum Campus, Soldier Field, Grant Park, Northerly Island, and Lake Michigan, new developments in the burgeoning Motor Row District is in walking distance. The South Loop has undergone significant development in the last 10 years, in the previous two years there has been a resurgence of private and public investment and development.

Such developments include the CTA's new Green Line "L" station opened to the public in February of 2015. This station was part of a \$4 billion transit investment by the city of Chicago and provided a solution for the major gap in public transportation between the South Loop and the rest of the city of Chicago.

Further developments include a newly proposed 62-acre riverfront site by Related Midwest featuring thousands of new homes, offices and

SOUTH LOOP GROWTH

12,466	73%	\$100,125	62%
POPULATION GROWTH SINCE 2000	PROFESSIONAL WORKFORCE	AVERAGE ANNUAL HH INCOME	RESIDENTS WITH BACHELOR'S DEGREE



4 CTA Cermak Green Line

retail spots and the joint partnership of TCP & McCaffery Interests on the former Harold L. Ickes Homes landsite which will feature three square blocks of mixed income housing and retail/commercial space.

MCCORMICK PLACE

The South Loop has seen a 36 percent surge in downtown residents over the last decade, and with McCormick Place drawing three million people per year, the City of Chicago, and private developers, are looking for ways to keep tourist traffic in the South Loop with new development.



5 TCB & McCaffery Development

McCormick officials, working with the city, are aiming to vastly expand the amenities surrounding the convention complex to include more hotels, restaurants, entertainment venues and an arena that could host large-scale corporate assemblies and potentially collegiate sports, as well. The convention center has over 280,000 Sq. Ft. of unused exhibit space they are marketing to developers looking to invest upwards of \$300 million.



6 Proposed RM Development



CONTACT
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A contact information block with a semi-transparent blue background. It includes the NelsonHill logo and tagline, followed by contact details for Michael D. Nelson and Michael J. Conway, including phone numbers and email addresses.