

FOR SALE:



TRANSWESTERN

Fulton Market / West Loop Office Bldg.
~11,000 SF Building on 9,711 SF Site

19 NORTH SANGAMON STREET
CHICAGO, ILLINOIS 60607



PROPERTY HIGHLIGHTS:

- ~11,000 sq. ft. Move-In-Ready Creative Office Building
- 9,711 sq. ft. Site Size (84' x 116')
- 14 Parking Spaces (9 on side lot and 5 of the 22 deeded garage spots)
- Dramatic 25' Ceiling Height with Skylights and 2,000 SF Mezz.
- ~1,150' from CTA "L" Green Line (Morgan Stop)
- 25th Ward (Ald. Sigcho-Lopez) / (34th Ward After Remap effective May 2023)
- **ASKING PRICE: Subject to Offer**

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PROPERTY OVERVIEW

Address: 19 N Sangamon St
Chicago, IL 60607

County: Cook County

Neighborhood: Fulton Market / West Loop

Price: Subject to Offer

Property Type: Creative Office Building

Building Size: 11,000 +/- sq. ft. (approx.)

Total Land Area: 9,711 sq. ft. (0.223 acres)

Site Dimensions: 83.76' x 115.94'



Floor Sizes & Heights:	Floor	Size (approx.)	Ceiling Heights
	Mezzanine:	2,150 sq. ft.	12'
	2 nd Floor:	7,500 sq. ft.	15' to 25'
	1 st Floor:	1,350 sq. ft.	9'

Parking: 14 spots total (9 spots on side lot + 5 deeded spots in covered garage)

Zoning: DX-3 ([click here for permitted uses](#))

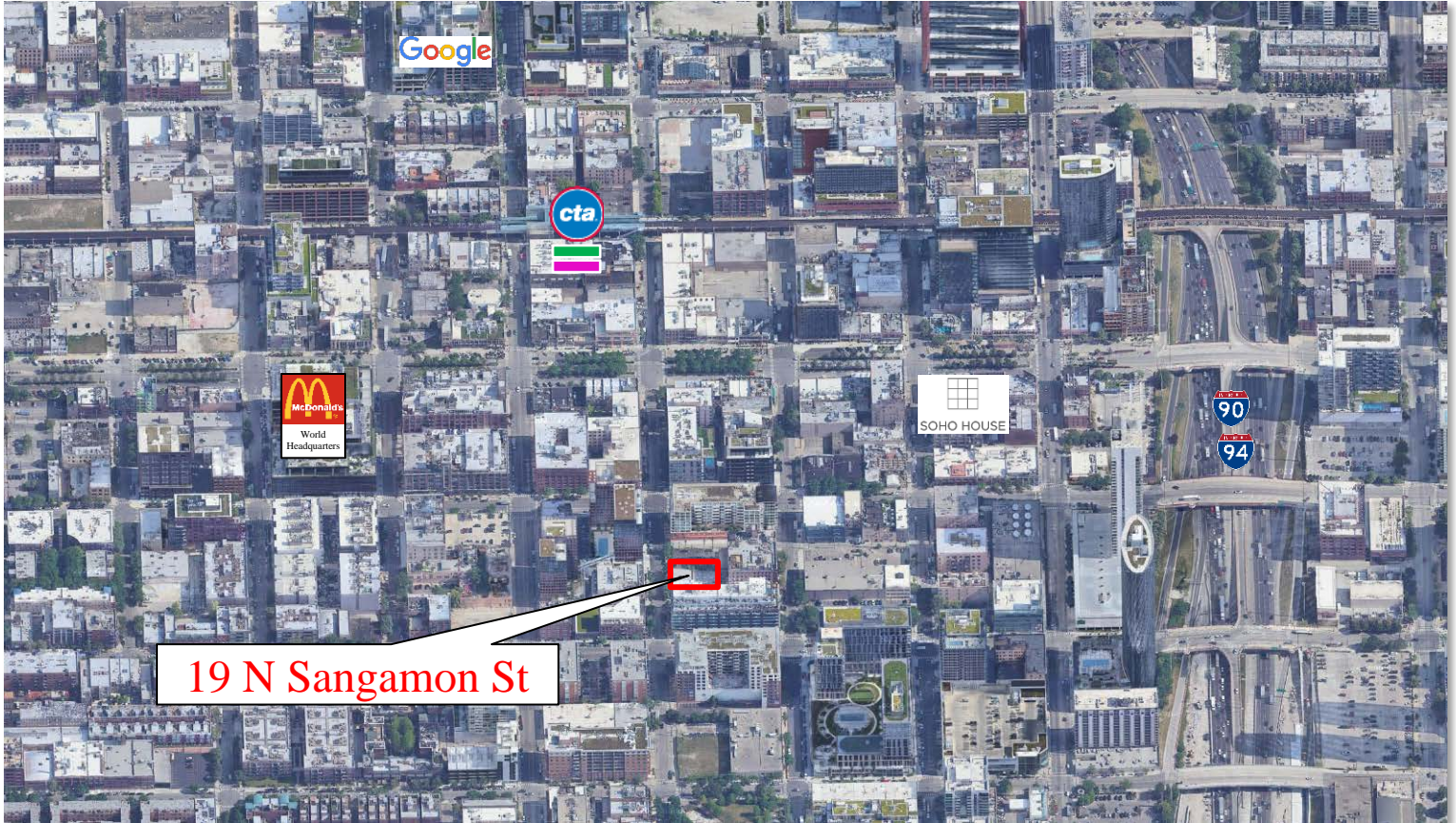
Ward / Alderman: 25th Ward / Alderman Byron Sigcho-Lopez
34th Ward (effective May 2023) / Alderman TBD

Tax ID Pin(s): 17-08-448-008-0000 & 17-08-448-009-1007 to -1011

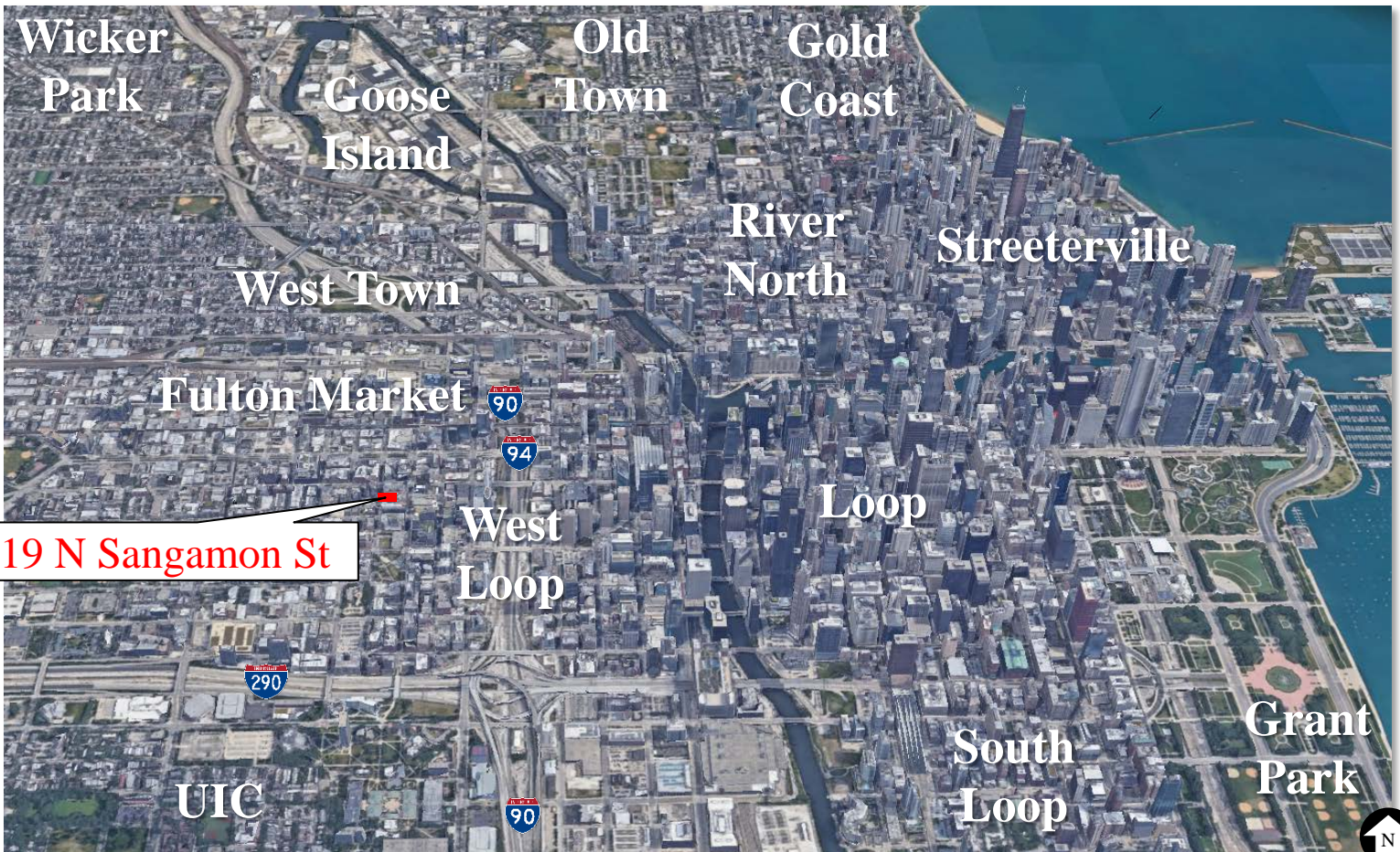
Taxes:	Year	Total	Office Bldg	5 Deeded Parking Stalls
	2021:	\$84,559 =	\$82,000	+ \$2,559
	2020:	\$87,219 =	\$84,177	+ \$3,042
	2019:	\$78,923 =	\$75,919	+ \$3,004
	2018:	\$77,588 =	\$74,635	+ \$2,953
	2017:	\$65,797 =	\$62,643	+ \$3,154

Public Transportation:		
CTA "L" Green / Pink Line - Morgan Stop:	1,150 +/- feet	~ 5 min. walk
CTA "L" Blue Line – UIC-Halsted Stop:	2,435 +/- feet	~ 11 min. walk
CTA Bus - #20 Madison:	265 +/- feet	~ 2 min. walk
CTA Bus - #8 Halsted:	828 +/- feet	~ 4 min. walk
Ogilvie Station (Metra):	2,545 +/- feet	~ 12 min. walk
Union Station (Amtrack):	2,795 +/- feet	~ 14 min. walk
Divvy Bike Station (Madison & Peoria):	390 +/- feet	~ 2 min. walk

PROPERTY OVERVIEW



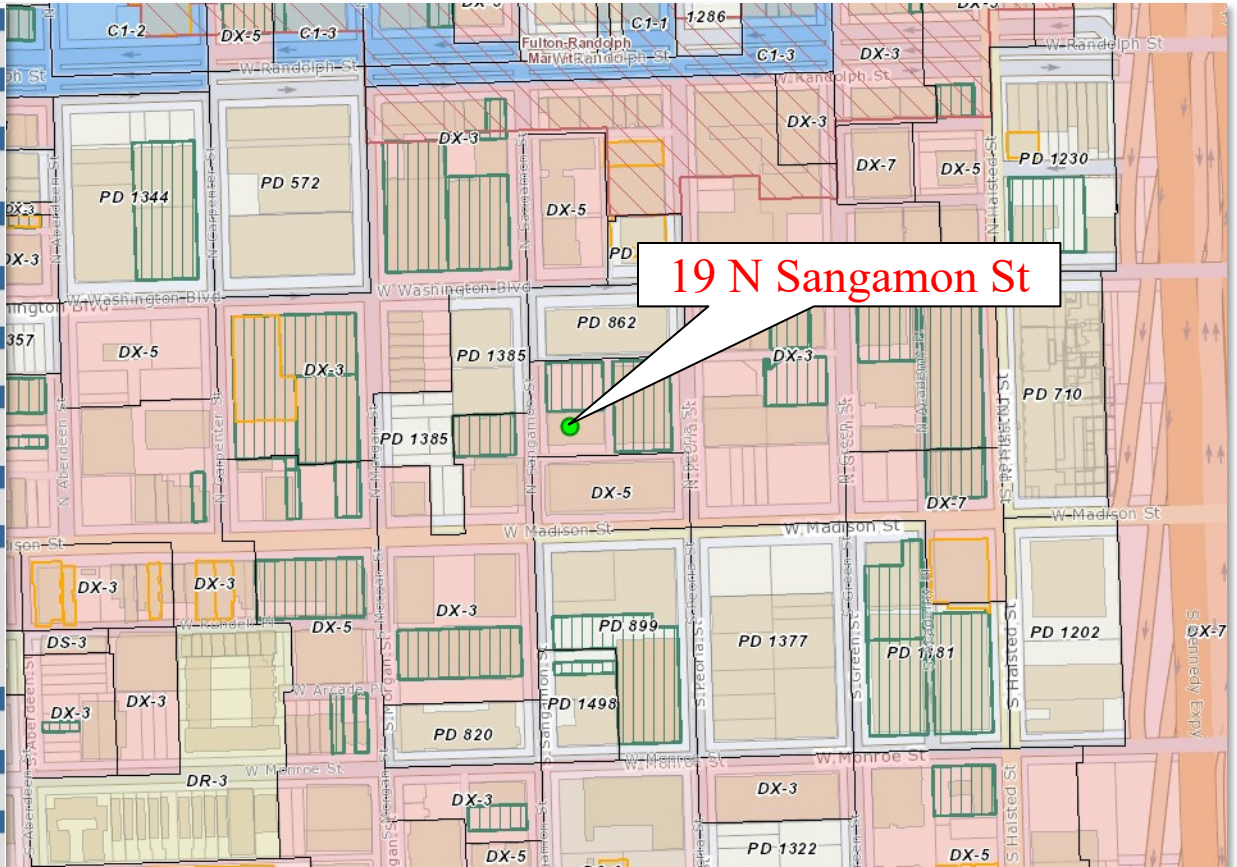
19 N Sangamon St

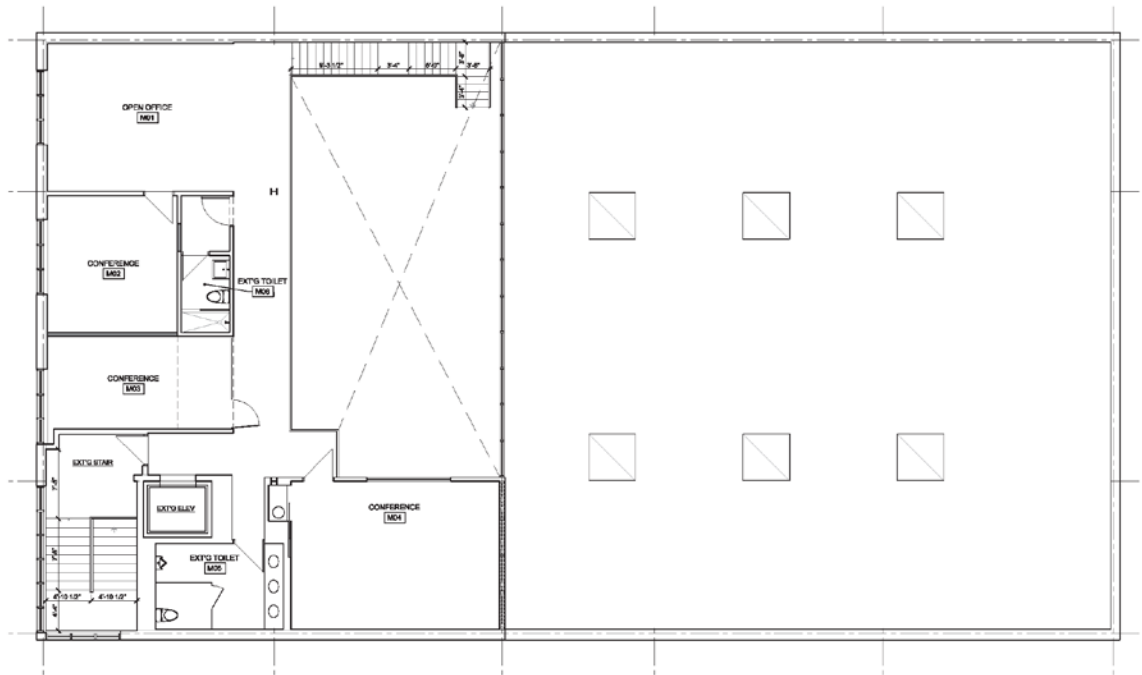


19 N Sangamon St

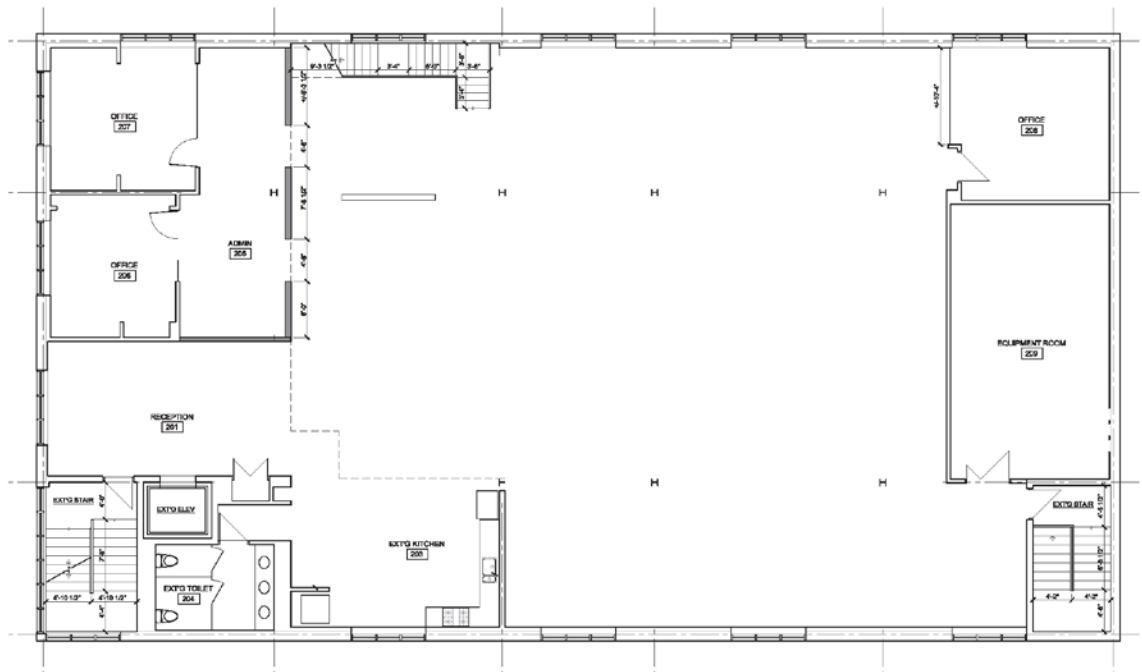
ZONING & ASSESSOR'S MAPS

TSL Station
More Info
TSL Bus Route
More Info
Downtown Zoning Area
Downtown Area per Sec 17-1-1500 effective June 1, 2016
Zoning Districts
DX-3
Planning Region
CENTRAL
Affordable Requirements (ARO)
Downtown
Zoning Map Index
Grid Index: 1-G Zoning Map Page Number : 94B
Building Address
19 N SANGAMON ST (356425)
Parcels
PIN #: 1708448008 Parcel Address : 19-19 N SANGAMON ST
PIN #: 1708448009 Parcel Address : 19-19 N SANGAMON ST
80 Acre Page
Open 80 Acre Page (ese083914r)
Ward
25
Community Area
NEAR WEST SIDE





1 MEZZANINE PLAN
SCALE: 3/16" = 1'-0"

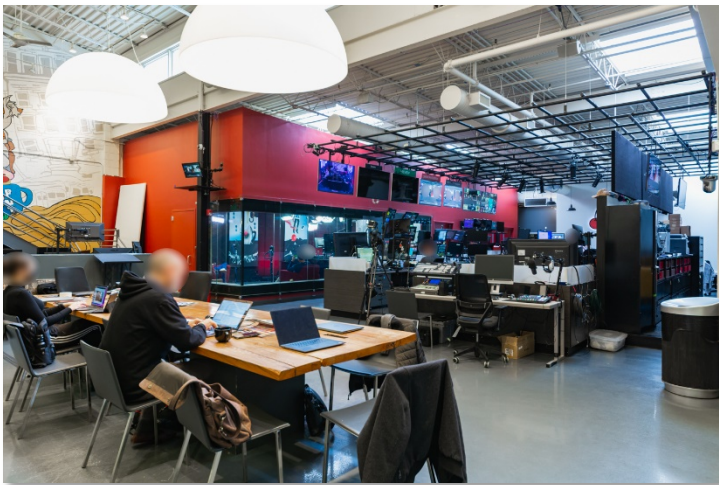
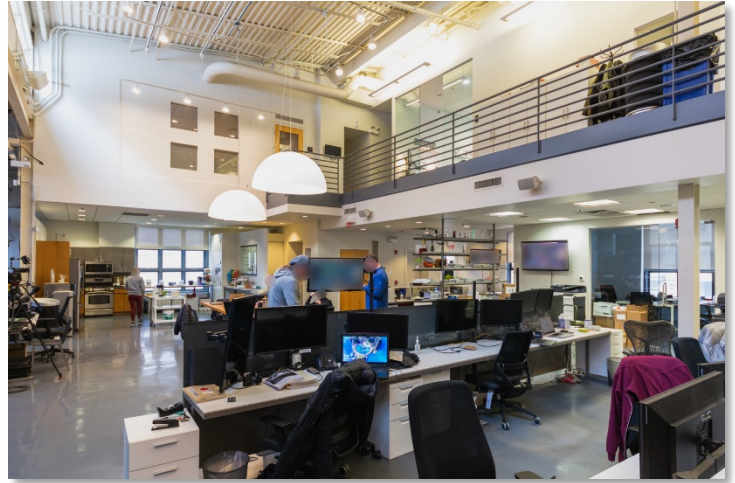
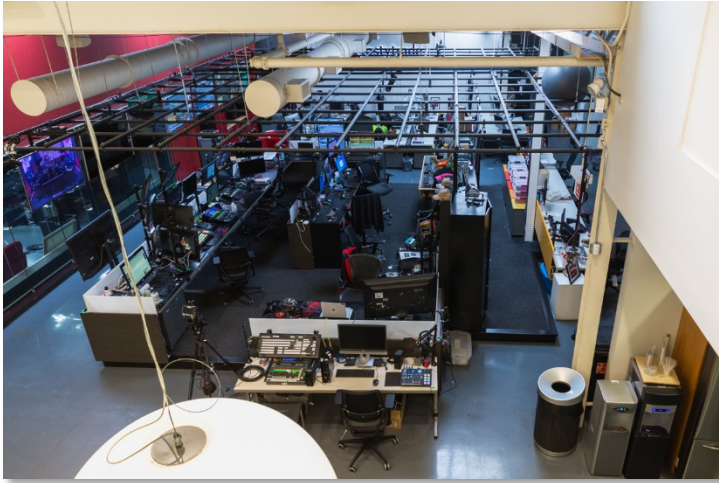


1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

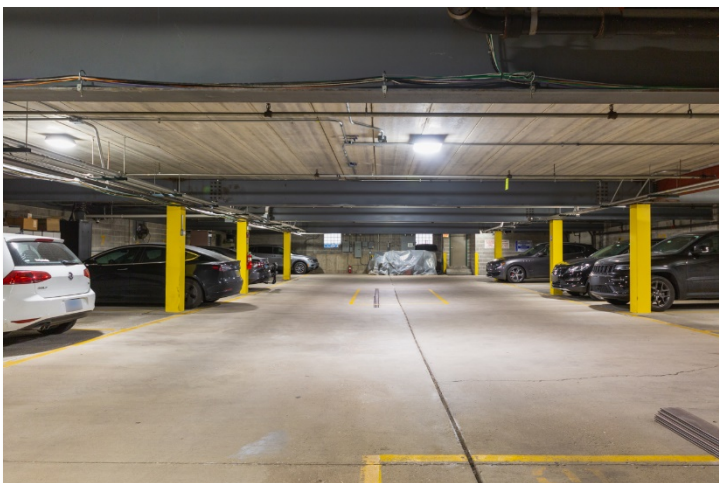
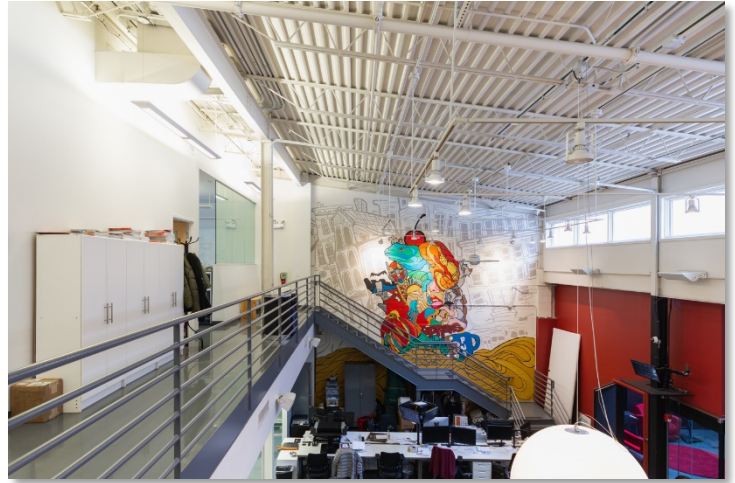
BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



AREA DEMOGRAPHICS

	0.5 miles	1 mile	2 miles
Population Summary			
2010 Total Population	14,200	40,873	214,408
2020 Total Population	21,961	59,247	271,674
2020 Group Quarters	381	2,178	9,687
2022 Total Population	23,649	63,121	281,005
2022 Group Quarters	380	2,181	9,687
2027 Total Population	25,432	65,754	286,328
2022-2027 Annual Rate	1.46%	0.82%	0.38%
2022 Total Daytime Population	48,286	299,519	751,872
Workers	42,507	281,420	656,907
Residents	5,779	18,099	94,965
Household Summary			
2010 Households	8,457	23,035	115,326
2010 Average Household Size	1.61	1.68	1.76
2020 Total Households	12,887	33,982	151,752
2020 Average Household Size	1.67	1.68	1.73
2022 Households	13,774	36,421	157,666
2022 Average Household Size	1.69	1.67	1.72
2027 Households	14,873	38,120	161,891
2027 Average Household Size	1.68	1.67	1.71
2022-2027 Annual Rate	1.55%	0.92%	0.53%
2010 Families	2,579	7,219	38,656
2010 Average Family Size	2.35	2.46	2.68
2022 Families	4,062	10,748	49,659
2022 Average Family Size	2.53	2.52	2.65
2027 Families	4,397	11,232	50,760
2027 Average Family Size	2.52	2.51	2.63
2022-2027 Annual Rate	1.60%	0.88%	0.44%
Housing Unit Summary			
2000 Housing Units	4,659	14,930	100,351
Owner Occupied Housing Units	31.9%	36.9%	30.1%
Renter Occupied Housing Units	60.0%	52.6%	57.5%
Vacant Housing Units	8.1%	10.5%	12.4%
2010 Housing Units	9,896	26,414	136,543
Owner Occupied Housing Units	42.5%	42.6%	34.6%
Renter Occupied Housing Units	43.0%	44.6%	49.9%
Vacant Housing Units	14.5%	12.8%	15.5%
2020 Housing Units	14,571	37,893	172,500
Vacant Housing Units	11.6%	10.3%	12.0%
2022 Housing Units	15,660	41,265	180,472
Owner Occupied Housing Units	35.0%	35.7%	35.4%
Renter Occupied Housing Units	52.9%	52.6%	51.9%
Vacant Housing Units	12.0%	11.7%	12.6%
2027 Housing Units	16,010	41,479	180,385
Owner Occupied Housing Units	34.6%	36.1%	36.5%
Renter Occupied Housing Units	58.3%	55.8%	53.3%
Vacant Housing Units	7.1%	8.1%	10.3%
Median Household Income			
2022	\$148,565	\$137,431	\$119,404
2027	\$162,042	\$154,564	\$138,457
Median Home Value			
2022	\$429,002	\$443,287	\$471,555
2027	\$430,198	\$443,559	\$476,842
Per Capita Income			
2022	\$111,587	\$107,386	\$95,040
2027	\$128,141	\$122,188	\$109,927
Median Age			
2010	31.6	31.7	32.2
2022	33.4	33.9	34.9
2027	34.0	34.8	35.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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