

300
N. OGDEN
AVENUE



FOR LEASE

300 N. Ogden Avenue

PROPERTY OVERVIEW

NelsonHill is pleased to present, 300 N. Ogden Avenue- a highly desirable boutique two story brick and timber retail/office building. The unique property has tremendous visibility and anchors the west entrance to Chicago's Fulton Market district. Located on the busy Ogden Ave corridor it has tremendous branding opportunities and is less than two-thousand feet from the Ashland CTA Green and Pink Line station. It is less than one-thousand feet from Chicago's Union Park as well as Restaurant Row located on Randolph Street.

300 N. Ogden Avenue is zoned within the PMD-4, planned manufacturing district of Chicago. The purpose of PMD districts was to foster, strengthen and encourage the growth of Chicago's industrial base. But the PMD between Ogden and Ashland is rapidly changing to accommodate growing office, tech and niche production demand.

HIGHLIGHTS

- Primary Anchor Tenant with exclusive high visibility and branding opportunities and great exposure on busy Ogden Avenue
- Less than 2000' from Ashland CTA Green/Pink Line Station
- Vibrant West Loop neighborhood with trendy restaurants and bars
- 3-4 parking spaces available and additional neighborhood paid parking space options

SPECIFICATIONS

BUILDING SIZE	± 12,232 SF
AVAILABLE SPACE	± 4,904 SF
LAND SIZE	± 7,437 SF
PARKING	3-4 SPACES OF OFF-STREET PARKING AVAILABLE
CONSTRUCTION	MASONRY
ZONING	PMD-4
PIN(S)	17-08-311-006-0000, 17-08-311-007-0000
2017 TAXES	\$17,063.93 (\$1.60 PSF)
LEASE RATE (AS IS):	\$25 PSF MODIFIED GROSS



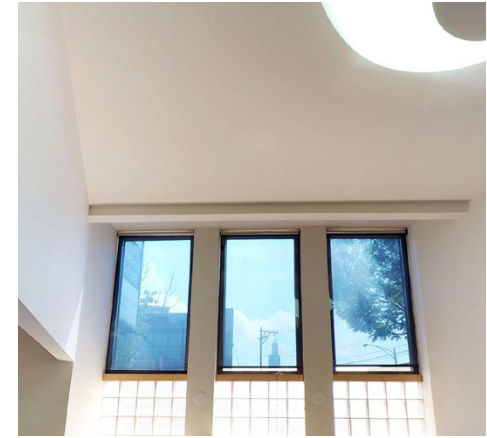
PROPERTY AERIAL



PROPERTY STREETVIEW

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

PROPERTY PHOTOS



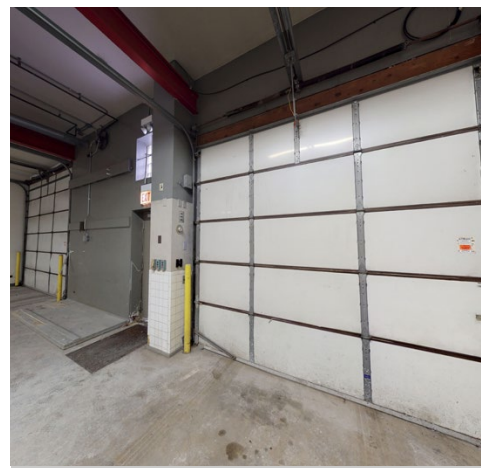
UNIQUE LOCATION

Situated at the West entrance to Fulton Market District and adjacent to a new 13 story 315,000 square feet office and retail (proposed) development. A city approved and soon to be installed traffic light insures high visibility from the busy Ogden Ave that connects the Fulton Market District to the Major Expressways and to the North West neighborhoods.

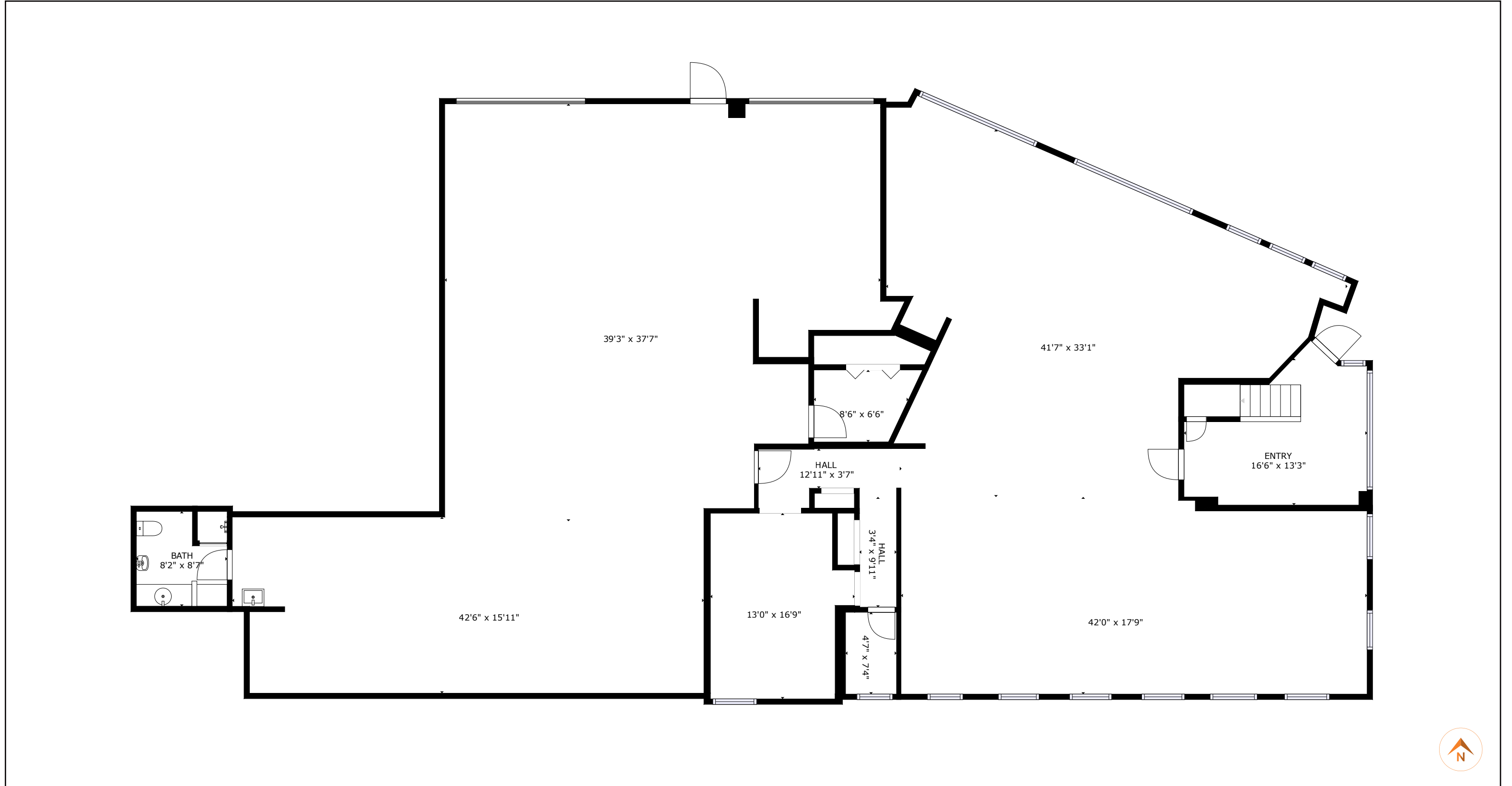


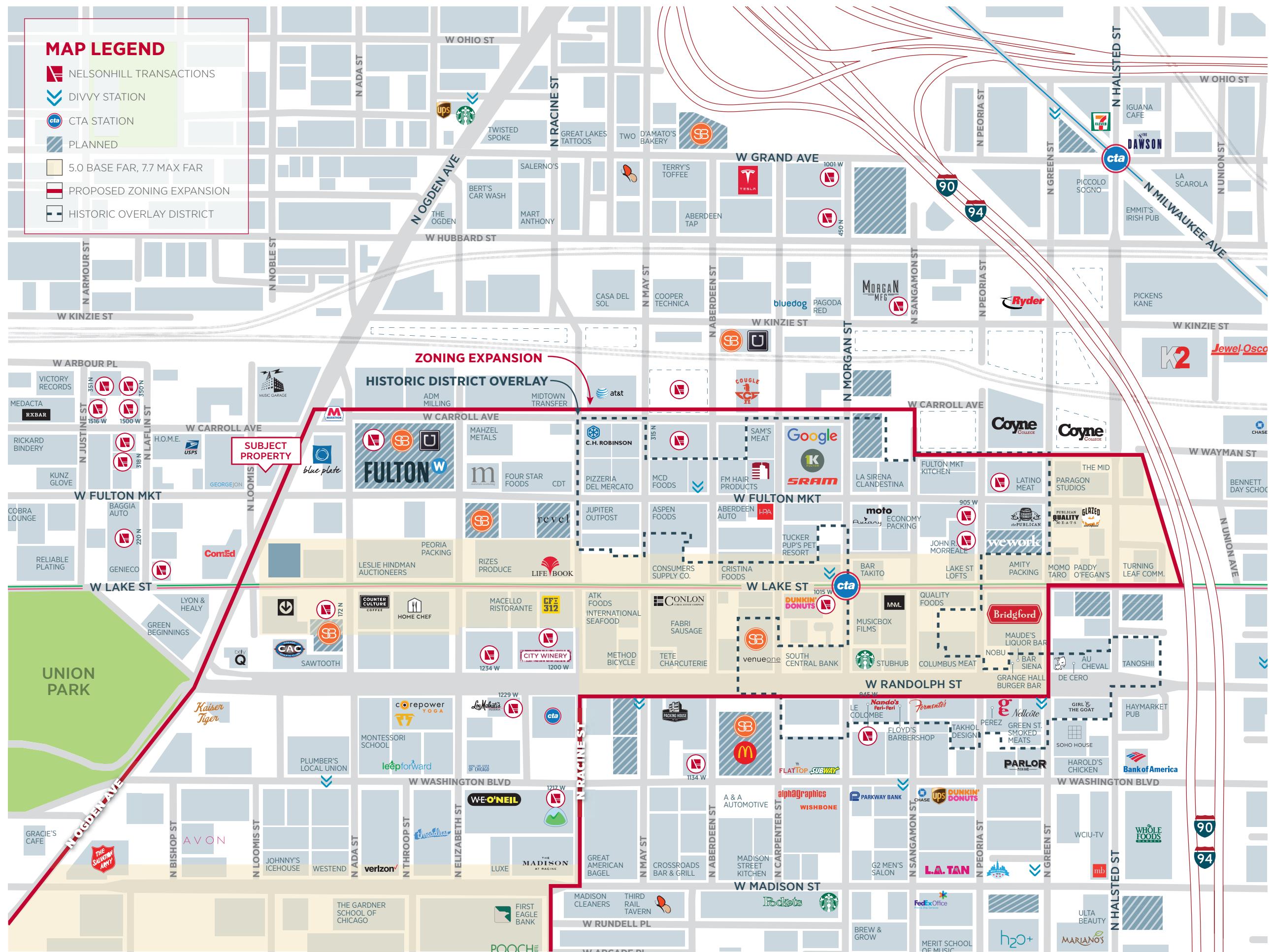
FLEXIBLE SPACE

Primary tenant opportunity with flexible office / warehouse / workspace layout with street entrance and 2 large garage bays.



PROPERTY FLOOR PLAN





MAP LEGEND

- NELSONHILL TRANSACTIONS
- DIVVY STATION
- CTA STATION
- PLANNED
- 5.0 BASE FAR, 7.7 MAX FAR
- PROPOSED ZONING EXPANSION
- HISTORIC OVERLAY DISTRICT



300 N. OGDEN AVENUE

The subject property is located at the corner of Fulton and Ogden Avenue, 1,000' from Union Park and the thriving Restaurant Row located on W. Randolph Street.

FULTON MARKET | WEST LOOP AMENITIES MAP

The Fulton Market District in Chicago's West Loop has a rich history in meat-packing as Chicago's original marketplace. The area is experiencing substantial growth in loft-office conversions, attracting corporate brands and multi-tenant developments such as: 1K Fulton, Morgan Manufacturing and Fulton West (planned).

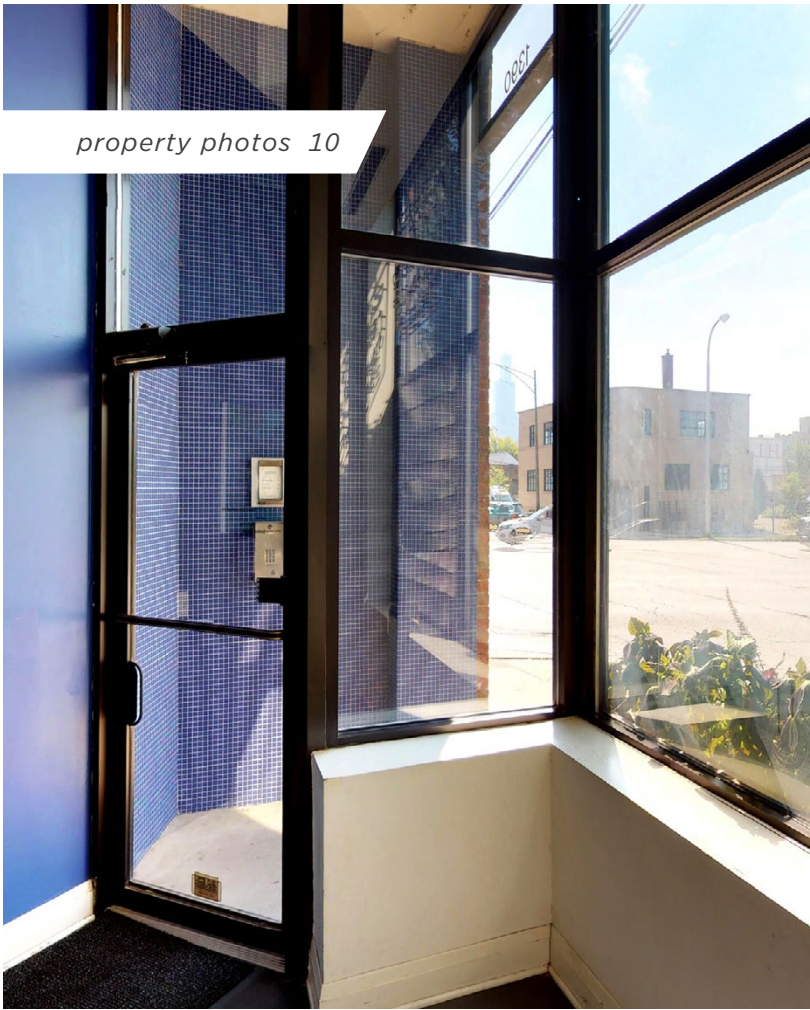


RESTAURANT ROW

Restaurant Row along Randolph Street has become a hub for world renowned restaurateurs. This transitioning neighborhood is home to the trendiest bars and restaurants in Chicago and a popular destination for "foodies."



property photos 10



FULTON
MARKET
—
OFFICE
LEASE
OPPORTUNITY



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Creating Maximum Value in Real Estate



CONTACT
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