

**FOR SALE OR LEASE**

431 N. Wolcott Avenue  
CHICAGO, IL 60622





Property Location



Conceptual Rendering

## 431 N. WOLCOTT AVENUE

### PROPERTY DESCRIPTION

431 N. Wolcott Avenue is a creative single or multi-tenant loft office building located near the corner of Wolcott Ave. and Hubbard St. in the Kinzie Corridor. Surrounded by creative and manufacturing users, the property is in close proximity to Fulton Market, the West Loop, Union Park and the United Center.

In addition to its great location, the building offers abundant parking by way of an included surface lot. A purchaser will have the opportunity to capitalize on unencumbered Chicago skyline views from the tiered rooftop spaces; either through the creation of outdoor terraces or potentially extending the exterior walls to enclose the two lower rooftop areas. Such an expansion could result in the addition of nearly 6,000 SF to the building's overall footprint.

### HIGHLIGHTS

- Vintage brick and timber loft construction, featuring exposed, sandblasted columns and beams
- Potential to expand the building by nearly 6,000 SF
- Office spaces divisible to 2,000 SF
- 32-car parking lot
- Excellent location near the West Loop, United Center, and Fulton Market District
- Surrounded by creative office and manufacturing companies

### SPECIFICATIONS

BUILDING SIZE	28,442 SF
DIVISIBILITY	2,000 - 28,442 SF
ZONING	PMD-4
2016 TAXES / EST. CAM	\$0.51 PSF / \$2.00 PSF
LEASE RATE(S)	\$22.00 PSF MG
SALE PRICE	\$3,950,000





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PROPOSED FIRST FLOOR PLAN

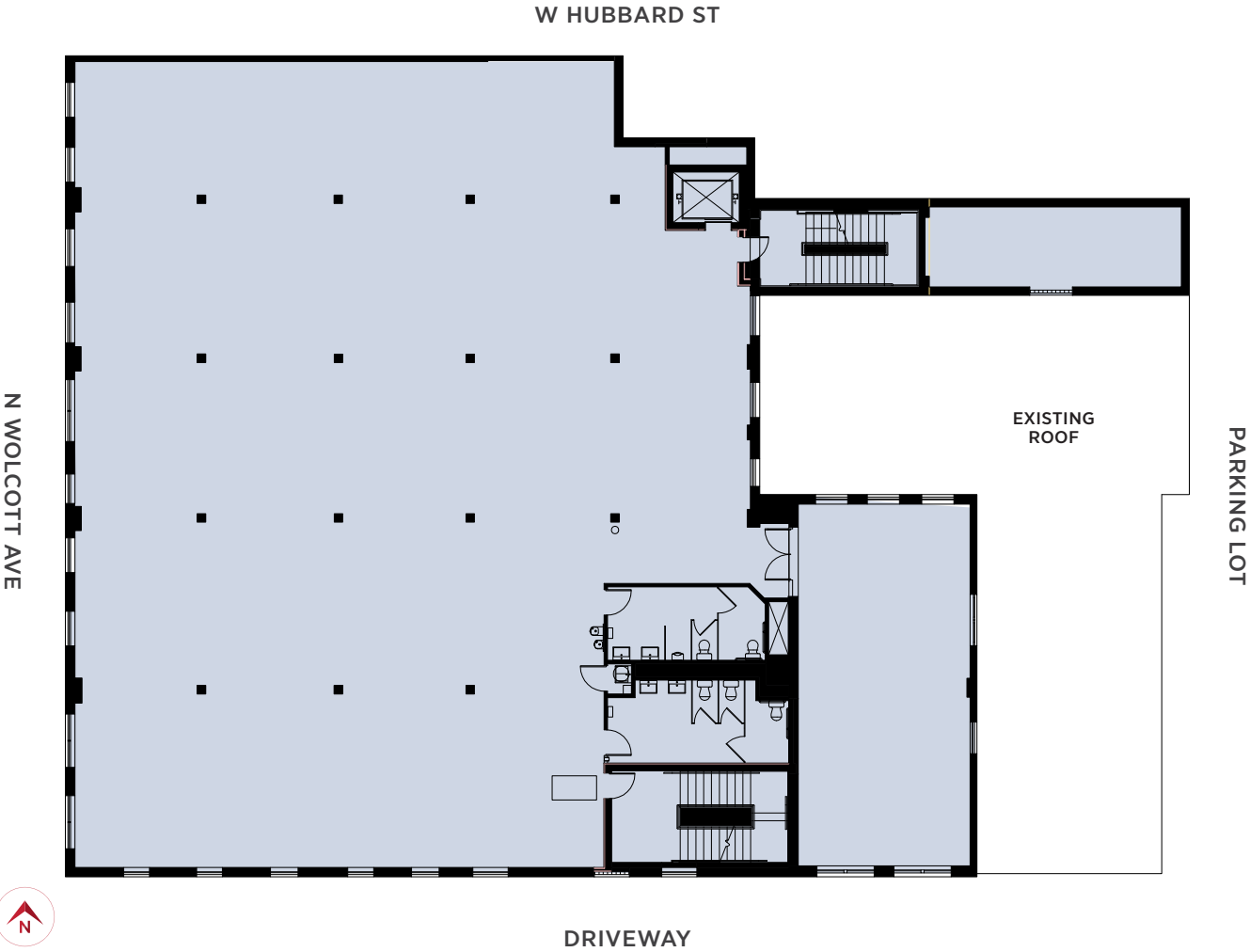


1ST

FLOOR 1 SIZE

11,368 SF

PROPOSED SECOND FLOOR PLAN



2ND

FLOOR 2

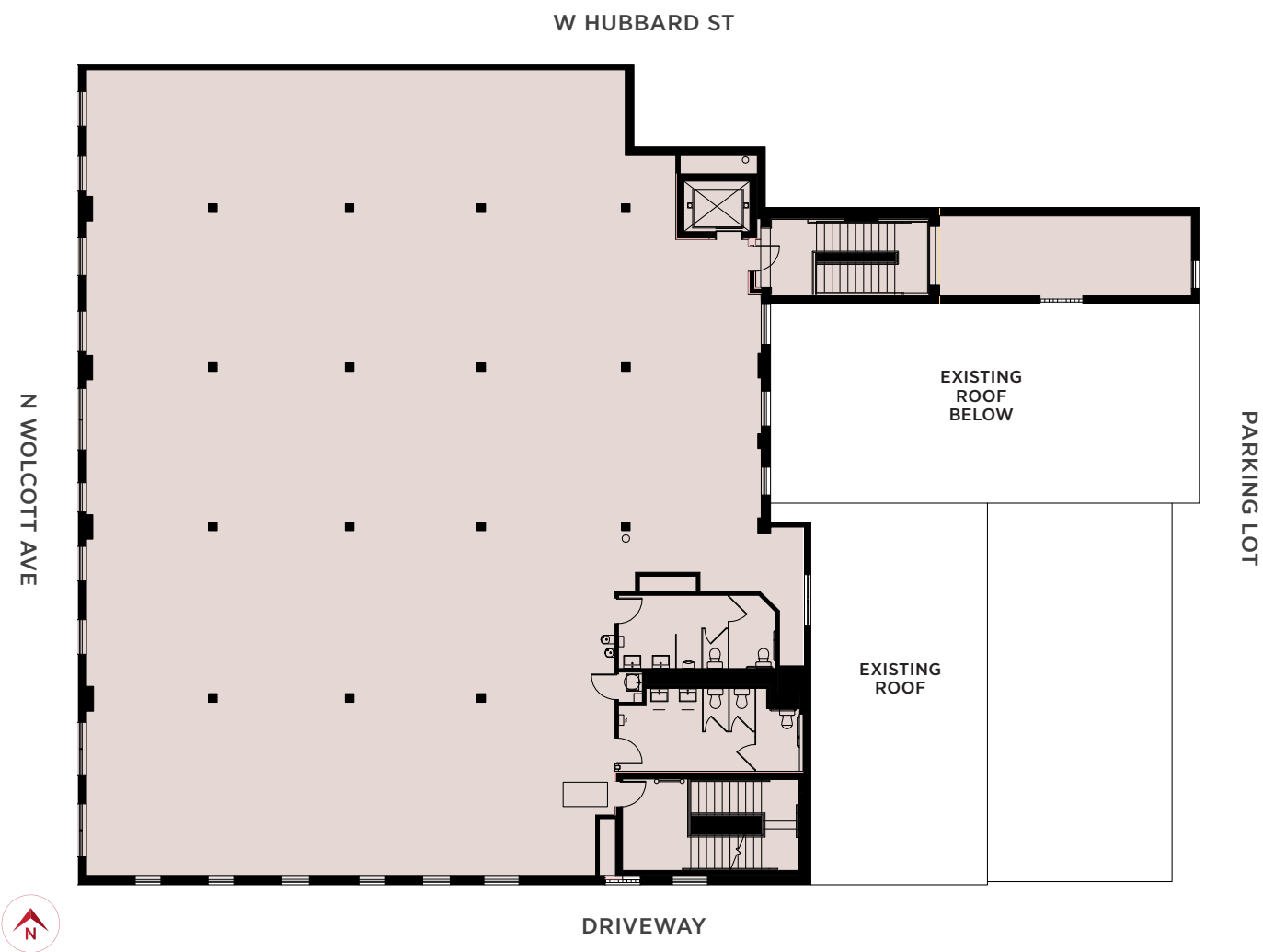
9,005 SF



# FOR SALE OR LEASE

## 431 N. Wolcott Avenue

PROPOSED THIRD FLOOR PLAN



CONCEPTUAL RENDERING







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.



# THE MAKER'S DISTRICT

## NEIGHBORHOOD ANALYSIS

In the mid-90's, West Fulton Market, also known as The Kinzie Corridor, became known as a robust manufacturing district in Chicago. This was the decade that Goose Island planted it's manufacturing facility in the neighborhood and many other food, beverage and retail manufacturers followed.

Today, West Fulton Market is known as the Maker's District- attracting light manufacturers, creative office, and artisans from around the city with it's creative environment and easy access to downtown Chicago. The city of Chicago supports the movement with over \$700,000 in grants annually.







KINZIE CORRIDOR

LOFT OFFICE  
REDEVELOPMENT  
FOR LEASE



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