





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

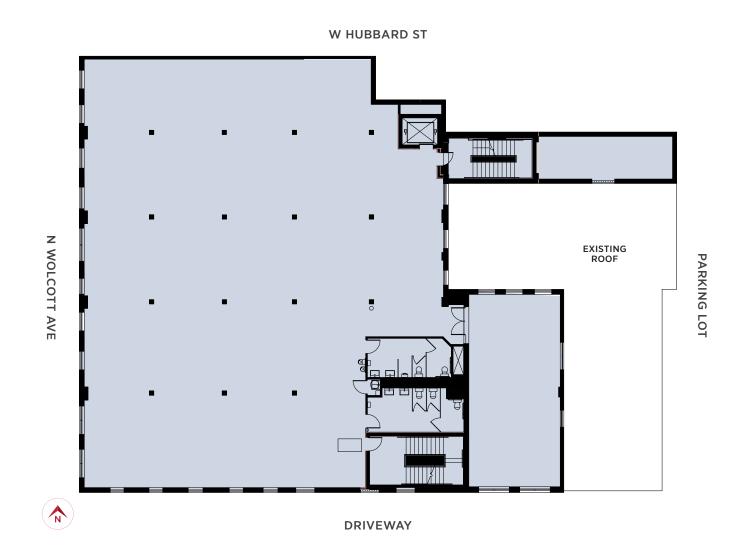


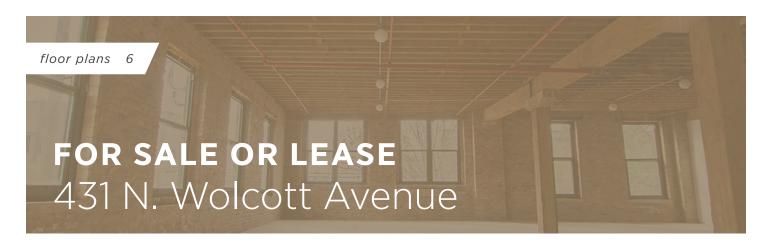


PROPOSED FIRST FLOOR PLAN

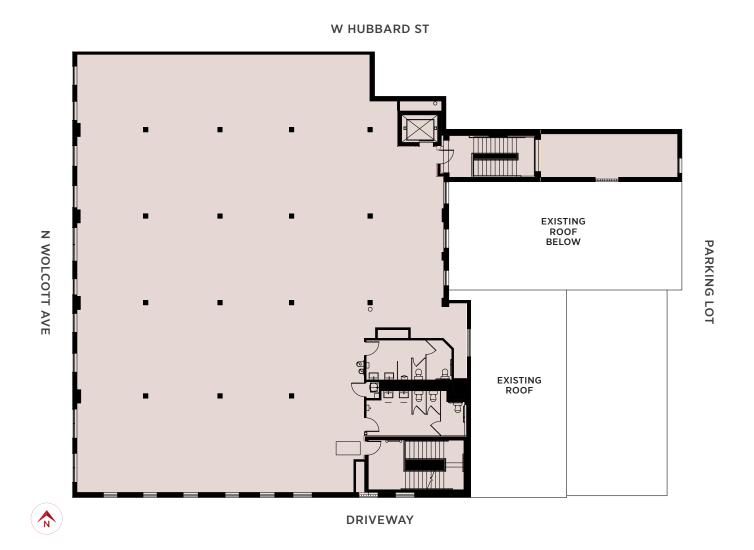
N HUBBARD ST PARKING LOT PARK

PROPOSED SECOND FLOOR PLAN



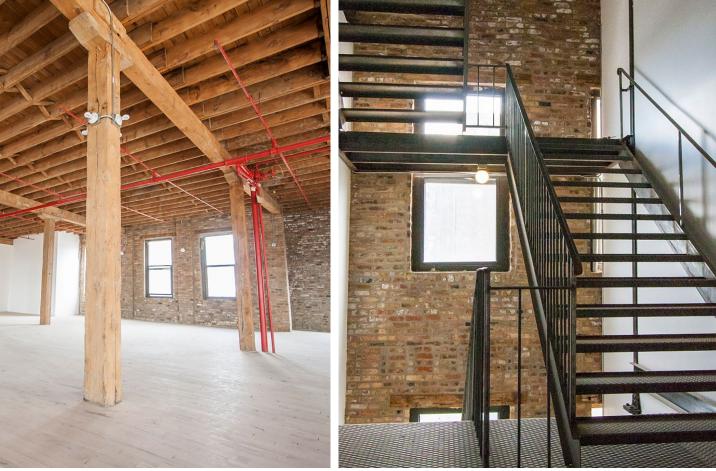


PROPOSED THIRD FLOOR PLAN



FLOOR 3 8,070 SF





lages | polyclic stripes | religion building BELLA'S PIZZERIA MAP LEGEND **DIVVY STATION** CTA STATION Metra_ METRA STATION 100 m 500 ft MARYVILLE ACADEMY BREAKFAST W. GRAND AVE. HOUSE POP POP KENNICOTT FLORAL SALVAGE ONE 431 N W. HUBBARD ST. **WOLCOTT ST.** ON ® TOUR DPR ART STEINER ELECTRIC CO. COMMERCIAL RESCUE PALLET IGNITE GLASS STUDIO **CHAOS BREW** KENMARE CLUB CHICAGO MAILING TUBE LOFT W. KINZIE ST. VICTORY RECORDS OUT-YOU-GO PET CARE LARKSPUR FLOWERS CITY VIEW ANMAR **Life**Storage W. CARROLL ST. m CHICAGO Luckyprints **TEACHER'S UNION** ASHLAND ADDISON FLORIST SOCIETY ART GALLERY RHINE HALL. W. FULTON ST. ELYSIA ROOT CAKES **-���**₫-CARPE1 THE STUDY CHICAGO **SCREEN WORKS** GROUP RESOLUTION KREG PASSION HOUSE COFFEE ROASTER FEDERAL ALLERISE W. WALNUT ST. VENUE ONE GREAT CERTEAL PARAMOUNT EVENT CREATIVE **ORIENTAL** KITCHEN CORP. SOCIETY 221 BAR **HURON PAPER** STOCK KINGDOM FARMS LAST MINUTE VITA FOOD PROD. UNION W. MAYPOLE AVE HOPE INSTITUTE LEARNING ACAD. **PARK** SUDER MAGNET ELEMENTARY WEST HAVEN MARKET & GRILL ST. MALACHY SCHOOL W. WASHINGTON BLVD. WILLIAM BROWN ELEMENTARY W. WARREN BLVD. JOHNY'S ICEHOUSE RINK W. MADISON ST. **BILLY GOAT** CHICAGO PUBLIC **TAVERN** MOON'S UNITED SANDWHICH SHOP LIBRARY CENTER SECOND CHANCE W. MONROE ST. THRIFT THE OGDEN

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.

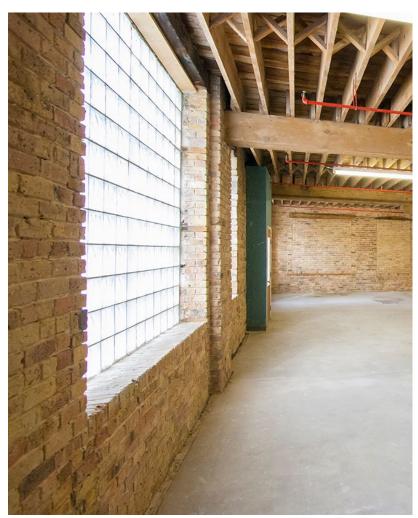




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KINZIE CORRIDOR

LOFT OFFICE REDEVELOPMENT FOR LEASE







