

1334 N KOSTNER AVE
CHICAGO, IL

Humboldt Park LIT



cawley CHICAGO

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An aerial night rendering of the Humboldt Park LIT development. The image shows a large, multi-story brick building complex with a central courtyard. The courtyard is filled with trees, outdoor seating with white umbrellas, and people walking. Several blue trucks are parked in a lot adjacent to the building. The surrounding area is a city street grid with cars and streetlights. The sky is dark blue, suggesting dusk or dawn. A vertical orange line is visible on the right side of the image.

HUMBOLDT PARK LIT

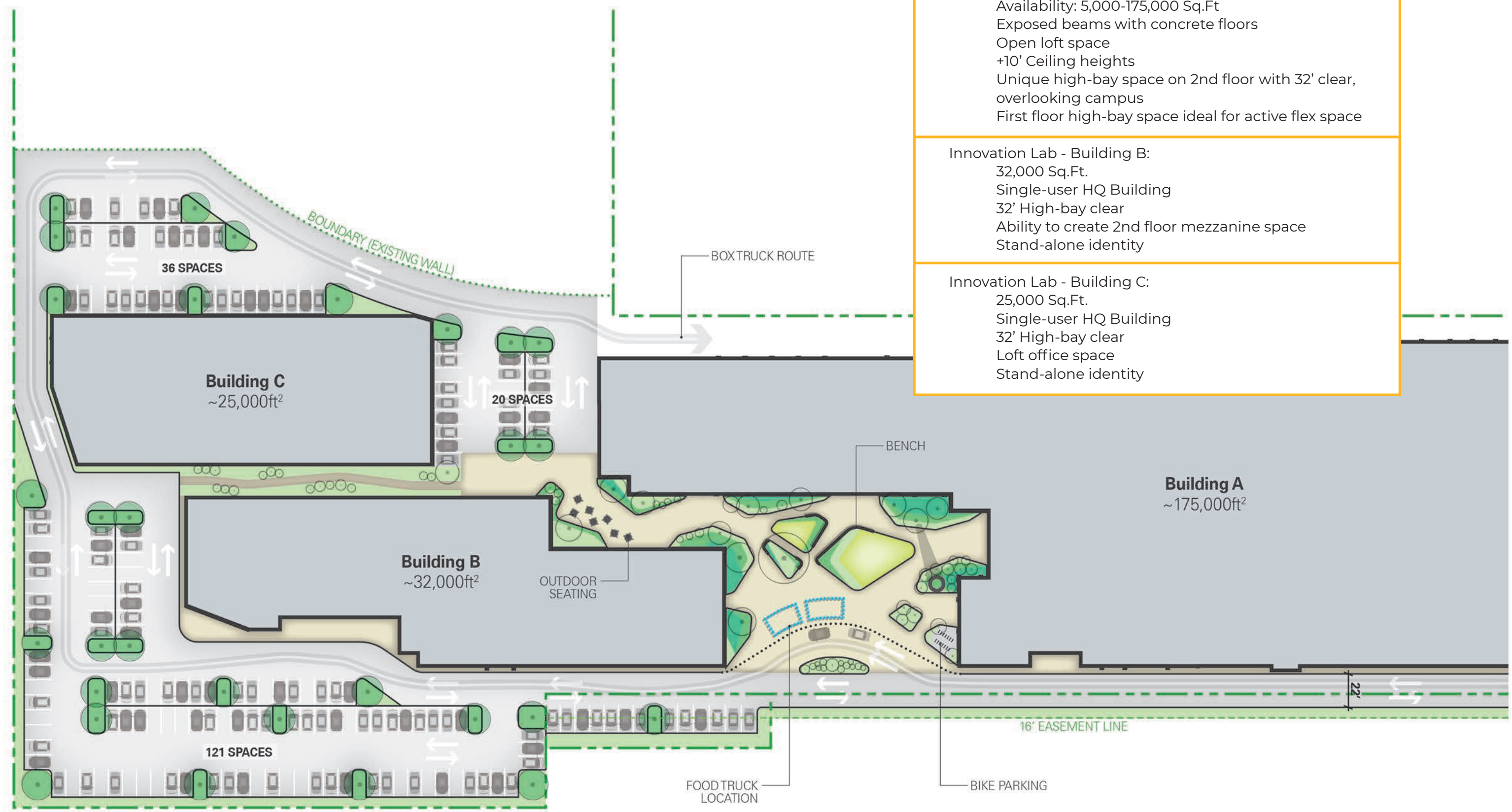
In partnership with the development team of IBT Group & design by Ratio, Cawley Chicago is pleased to present Humboldt Park LIT, at 1334 N Kostner. Spaciously spread over 6.5 acres, HP Lit consists of three purpose-adapted buildings, consisting of 250,000 square feet of commercial space, creating a true urban campus like no other, in the heart of Chicago's bustling Humboldt Park neighborhood. Intended for the creators, innovators and makers, the project offers creative loft office & active flex space from 5,000 - 250,000 Sq.Ft. Extremely generous high-bay space with window lines on all four sides of the buildings flood each space with natural light, while more than 2.5 acres of winding outdoor space creates an engaging open air setting with campus environment.

Project Overview

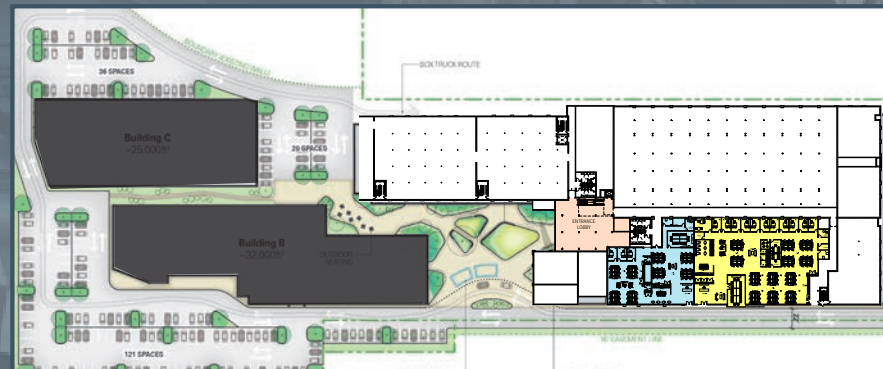
Central Terminal - Building A:
 175,000 Sq.Ft, Multi-story building
 Availability: 5,000-175,000 Sq.Ft
 Exposed beams with concrete floors
 Open loft space
 +10' Ceiling heights
 Unique high-bay space on 2nd floor with 32' clear, overlooking campus
 First floor high-bay space ideal for active flex space

Innovation Lab - Building B:
 32,000 Sq.Ft.
 Single-user HQ Building
 32' High-bay clear
 Ability to create 2nd floor mezzanine space
 Stand-alone identity

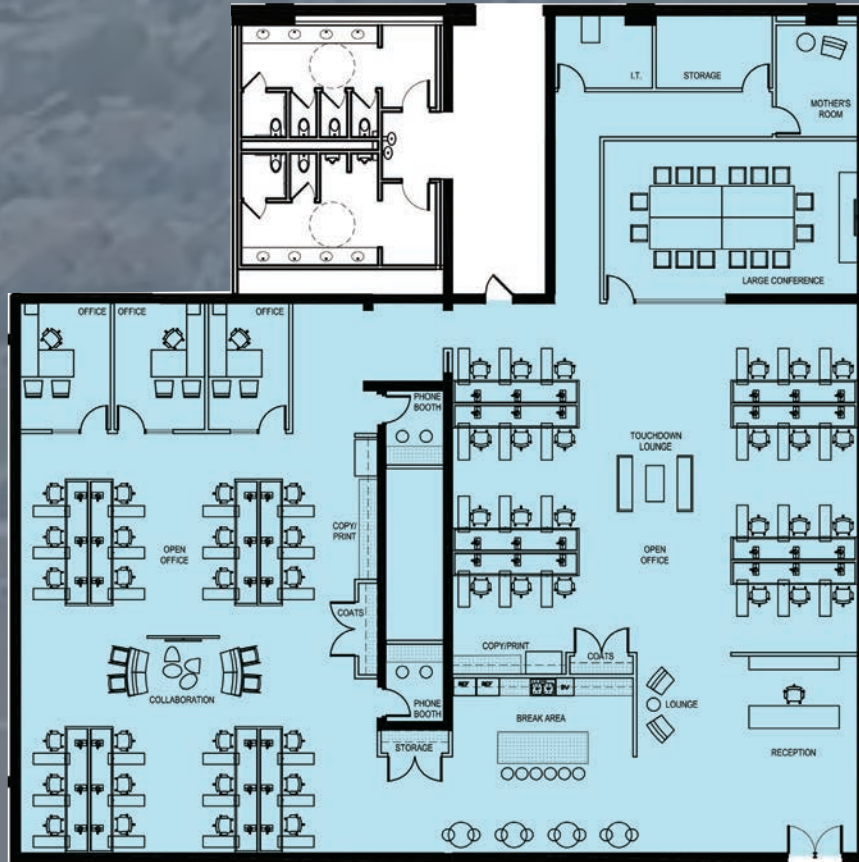
Innovation Lab - Building C:
 25,000 Sq.Ft.
 Single-user HQ Building
 32' High-bay clear
 Loft office space
 Stand-alone identity



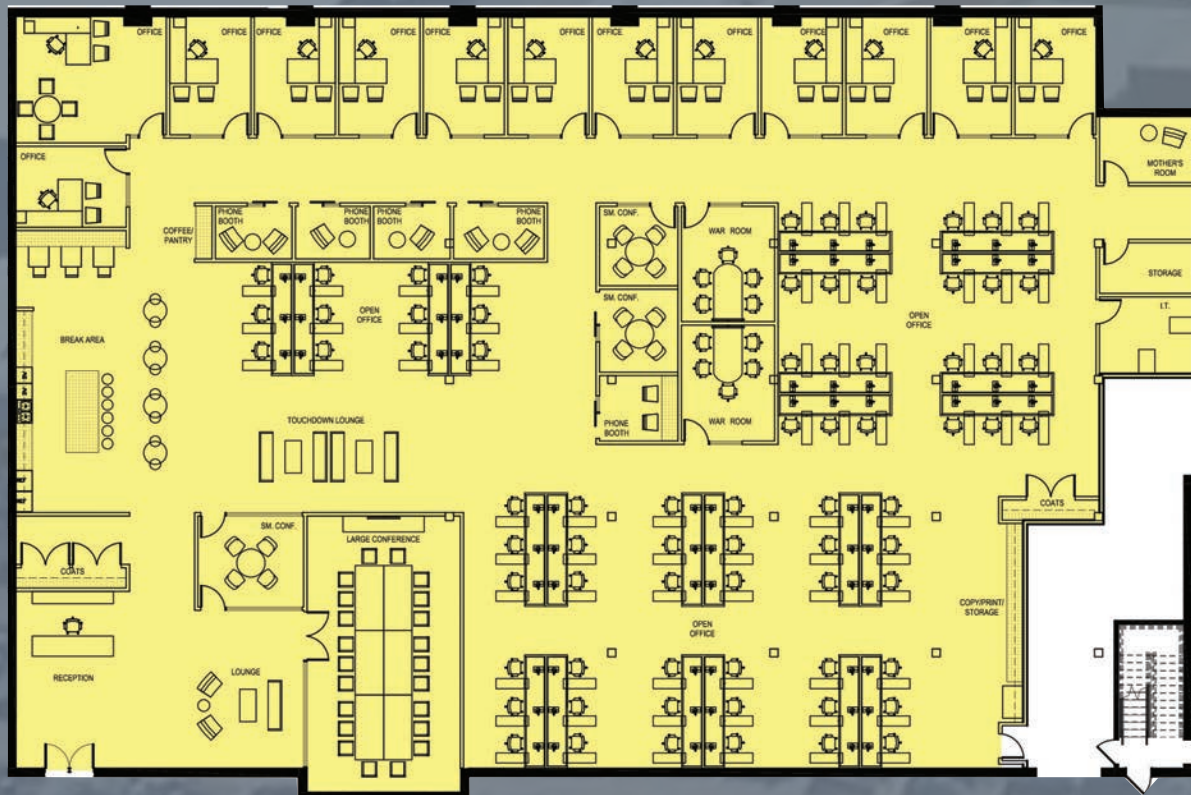
Central Terminal - Building A



Tenant Space Plan 1: 6,500 RSF



Tenant Space Plan 2: 12,500 RSF



Creation.

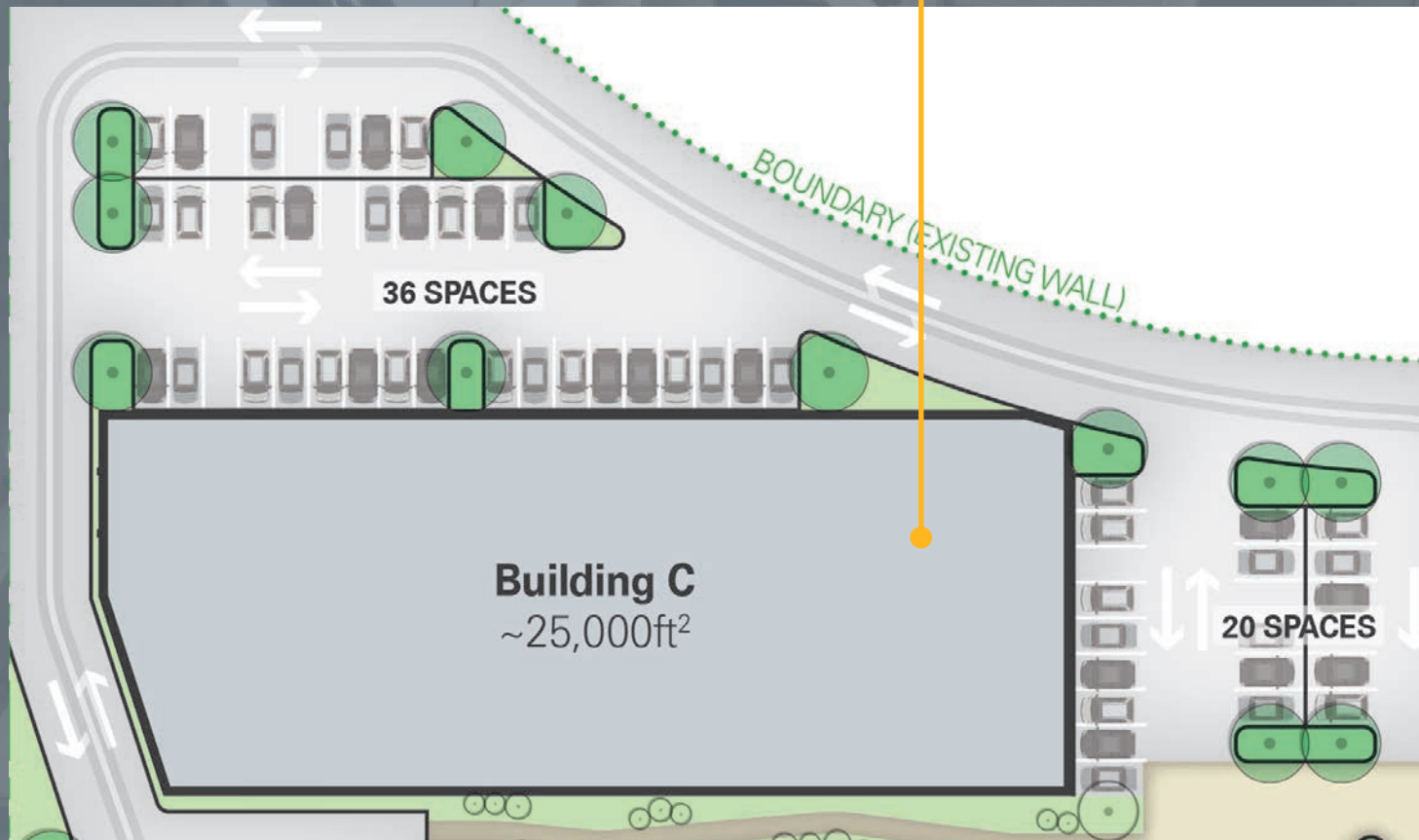
Innovation.

Collaboration.

Divisible to 5,000 Sq.Ft

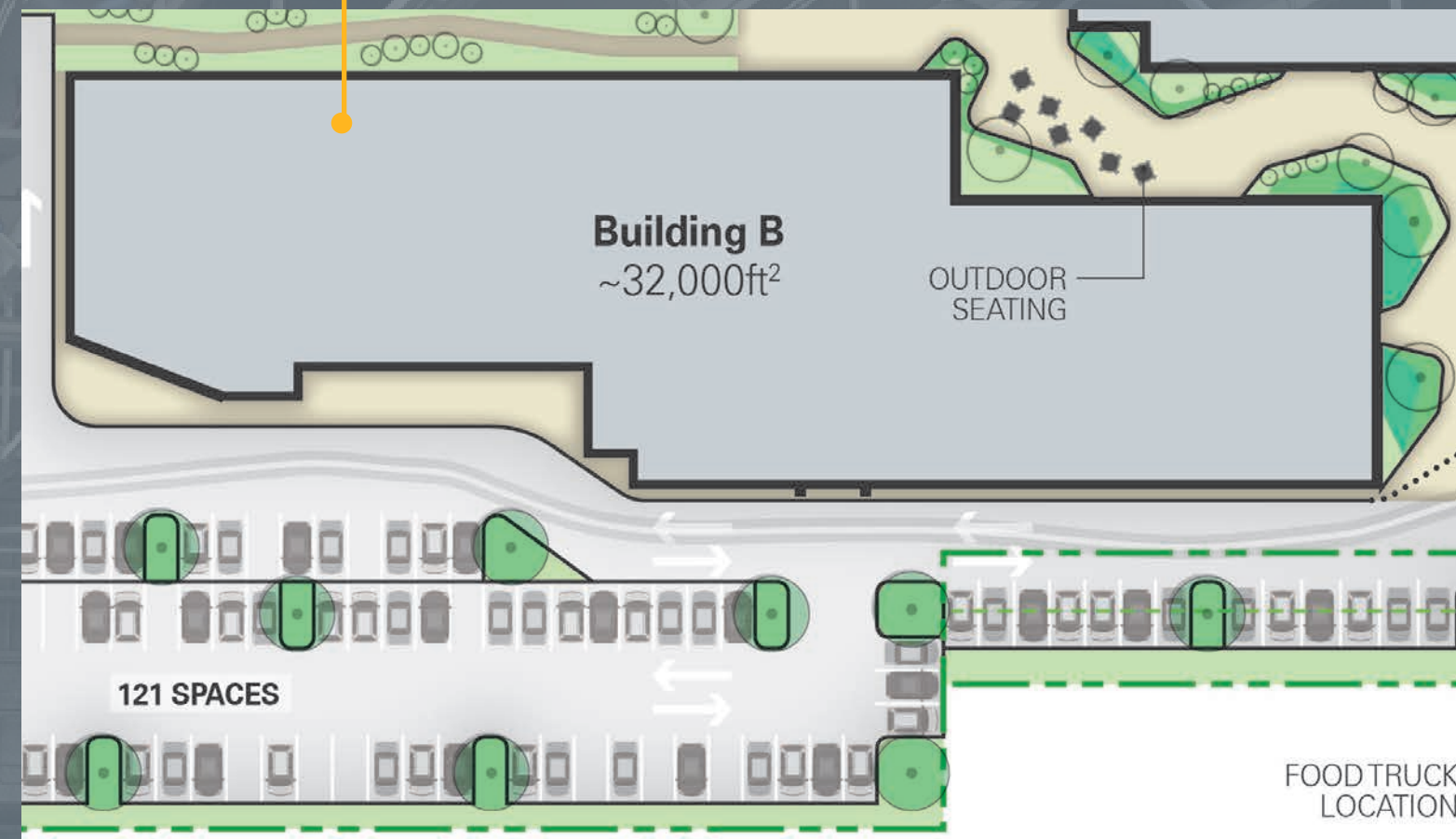
Innovation Lab - Building C

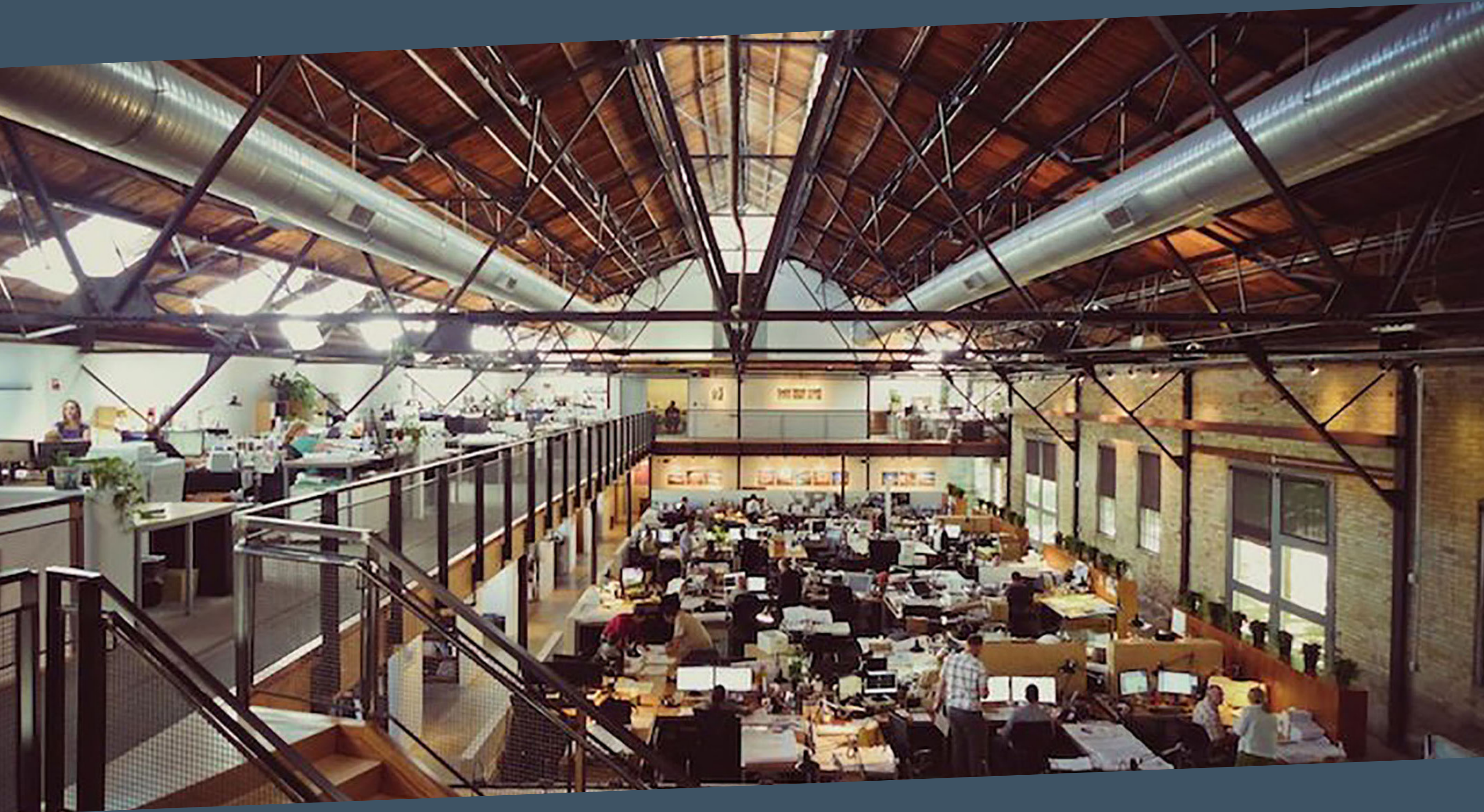
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Innovation Lab - Building B

32,000 Sq.Ft.
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Ability to create 2nd floor mezzanine space





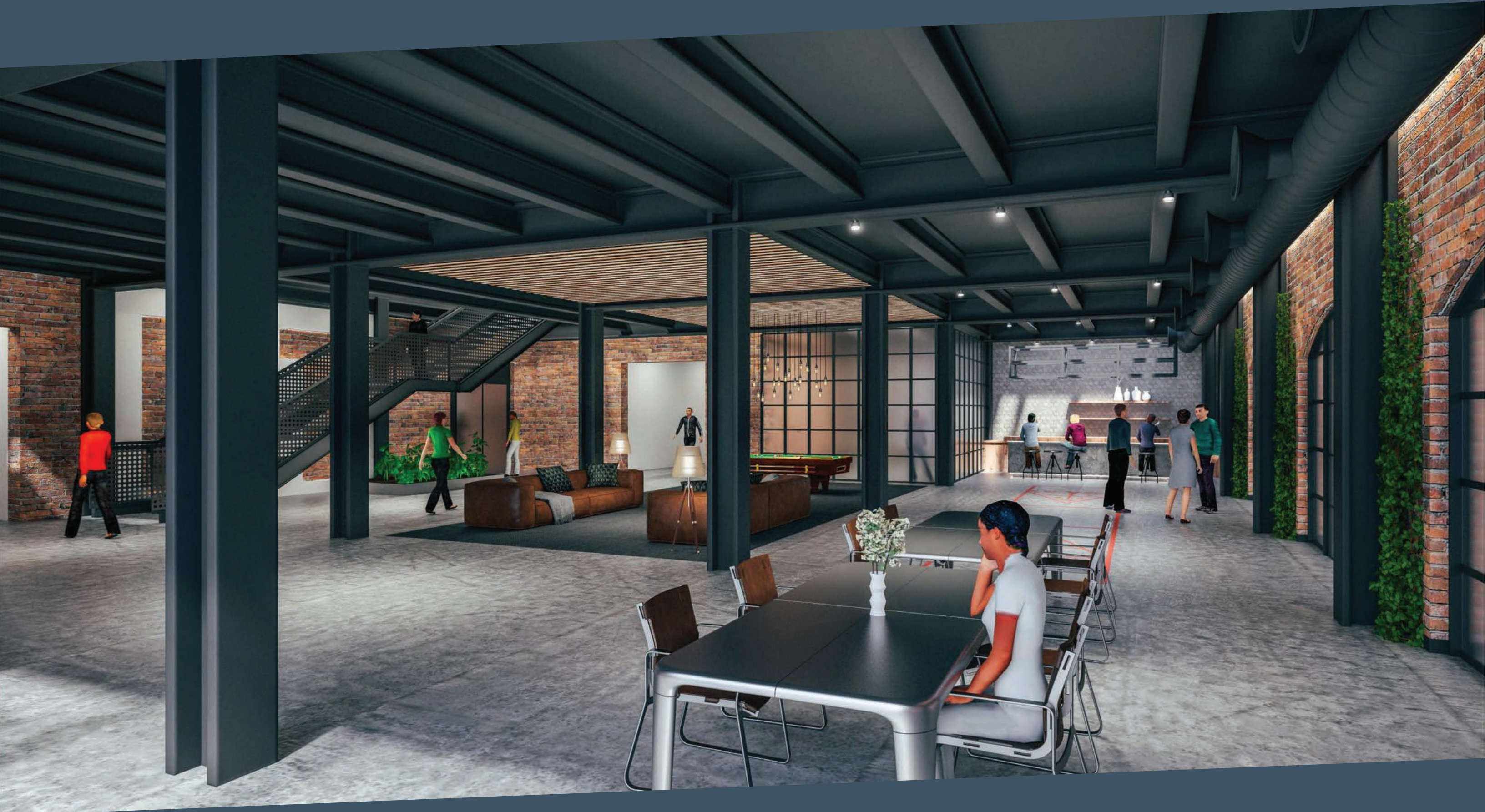
ENTRANCE



Urban Campus

- Campus environment spread over 6.5 acres
- 2.5 acres of engaging outdoor space
- Private and communal roof deck opportunities
- Abundance of natural light
- Ample parking and ride-share drop-off
- 50' tall smoke stack retained as climbing wall
- Centrally located outdoor plaza engaging the multiple buildings
- Conveniently located near public transportation & The 606
- Close proximity to thoroughfares provide immediate access EW & NS via: North Ave, Grand Ave, Cicero Ave

ENTRANCE LOBBY - LOOKING NORTHEAST



ENTRANCE LOBBY BAR - LOOKING EAST



Neighborhood Map



1334 N Kostner

Distances



Bus

- 65 Grand: 0.3 Miles
- 70 Division: 0.3 Miles
- 72 North: 0.3 Miles
- 53 Pulaski: 0.6 Miles
- 54 Cicero: 0.7 Miles



Train

- METRA Grand/Cicero MD-W: 0.9 Miles
- METRA Healy MD-N: 1.7 Miles
- CTA GREEN Line Cicero: 1.9 Miles



Divvy

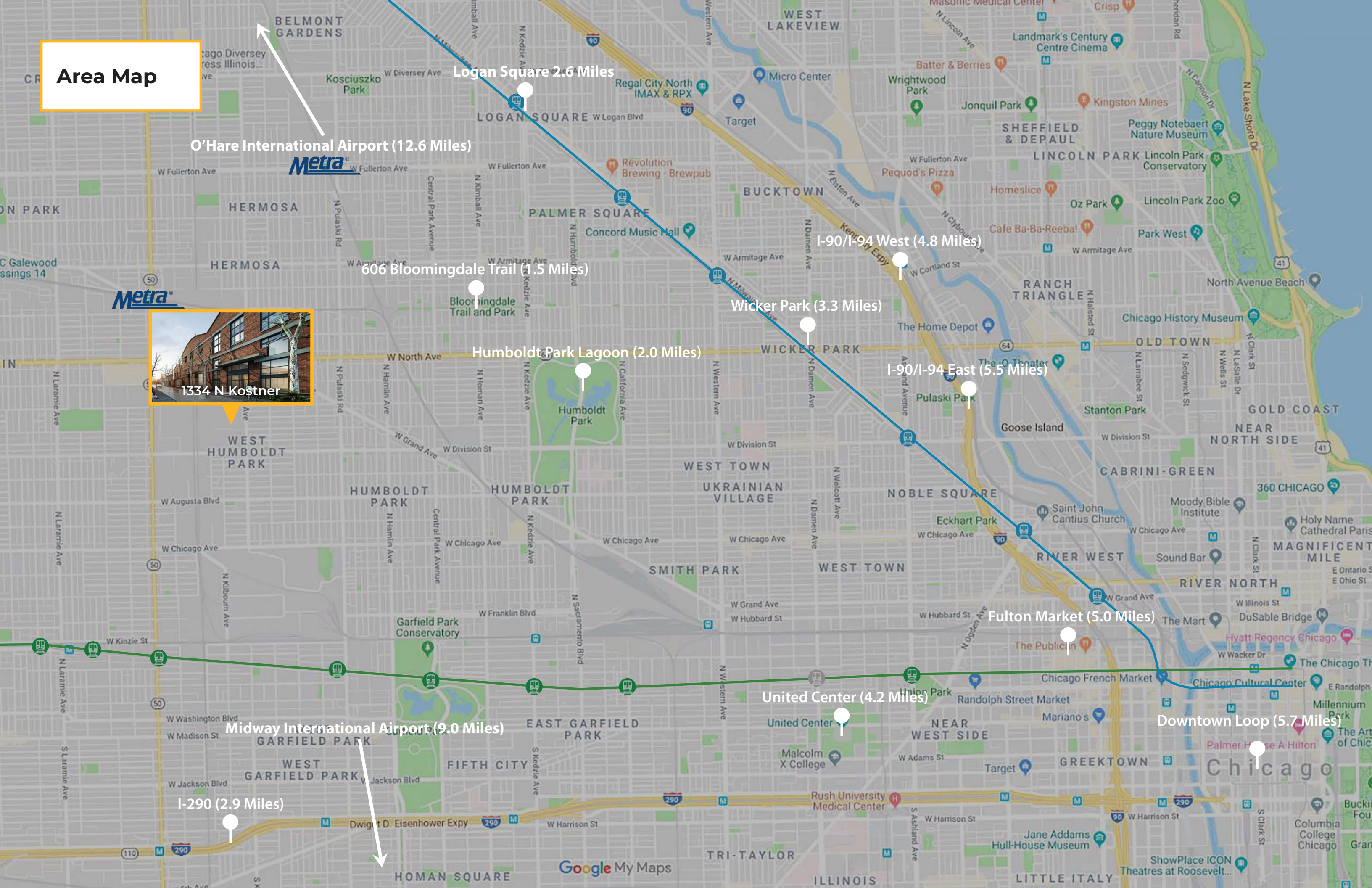
- Central Park & North Ave: 1.3 Miles



Car

- Menards: 250 ft
- Aldi: 300 ft
- Walmart Supercenter: 0.6 Miles
- Walgreens: 0.7 Miles
- North Ave: 0.3 Miles
- Division St: 0.3 Miles
- Pulaski: 0.6 Miles
- Cicero: 0.7 Miles

Area Map







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ARCO
MURRAY
| DESIGN BUILD



IBT GROUP, L.L.C.
CREATIVE URBAN DEVELOPMENT