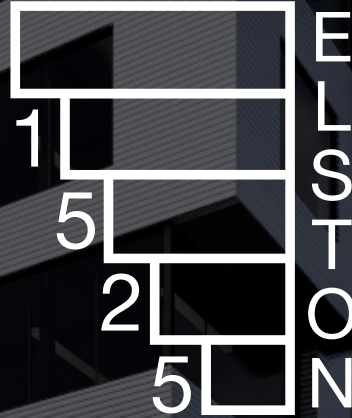


New Construction Class A Office Space with Skyline Views



# 1525 N. ELSTON AVENUE

NORTH BRANCH • CHICAGO, IL

FOR MORE INFORMATION

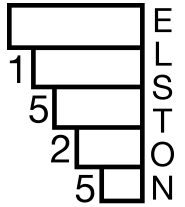
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# 1525 N. ELSTON AVENUE

NORTH BRANCH · CHICAGO, IL



1525 N. Elston Avenue is a new construction 18,464 square foot Class A office building in Chicago's booming North Branch neighborhood. The building's modern concrete, glass and steel design and unique architecture features expansive windows framing an incredible view of Chicago's downtown skyline.

The building offers rare branding opportunities with visibility from Elston Avenue and I-90/94, which is traversed by over 300,000 commuters per day.

Conveniently located in proximity to some of Chicago's most popular neighborhoods, the property offers easy access and abundant on-site parking. Boutique, full floor suites available with elevator identity.

Delivery in Q1 2021.

## AVAILABILITY

**3,191-10,390 SF Available**

Floor 2: 3,191 RSF

Floor 3: 3,493 RSF

Floor 4: 3,706 RSF

## BUILDING INFORMATION

Building size: 18,464 RSF

Parking: 21 Surface spaces  
( \$ 150/month )

Stories: 6

Construction: Concrete, Glass, and Steel

Zoning: M2-3

Asking Rental Rate: \$25/SF NNN



RENDERING WITH SIGNAGE

## FOR MORE INFORMATION

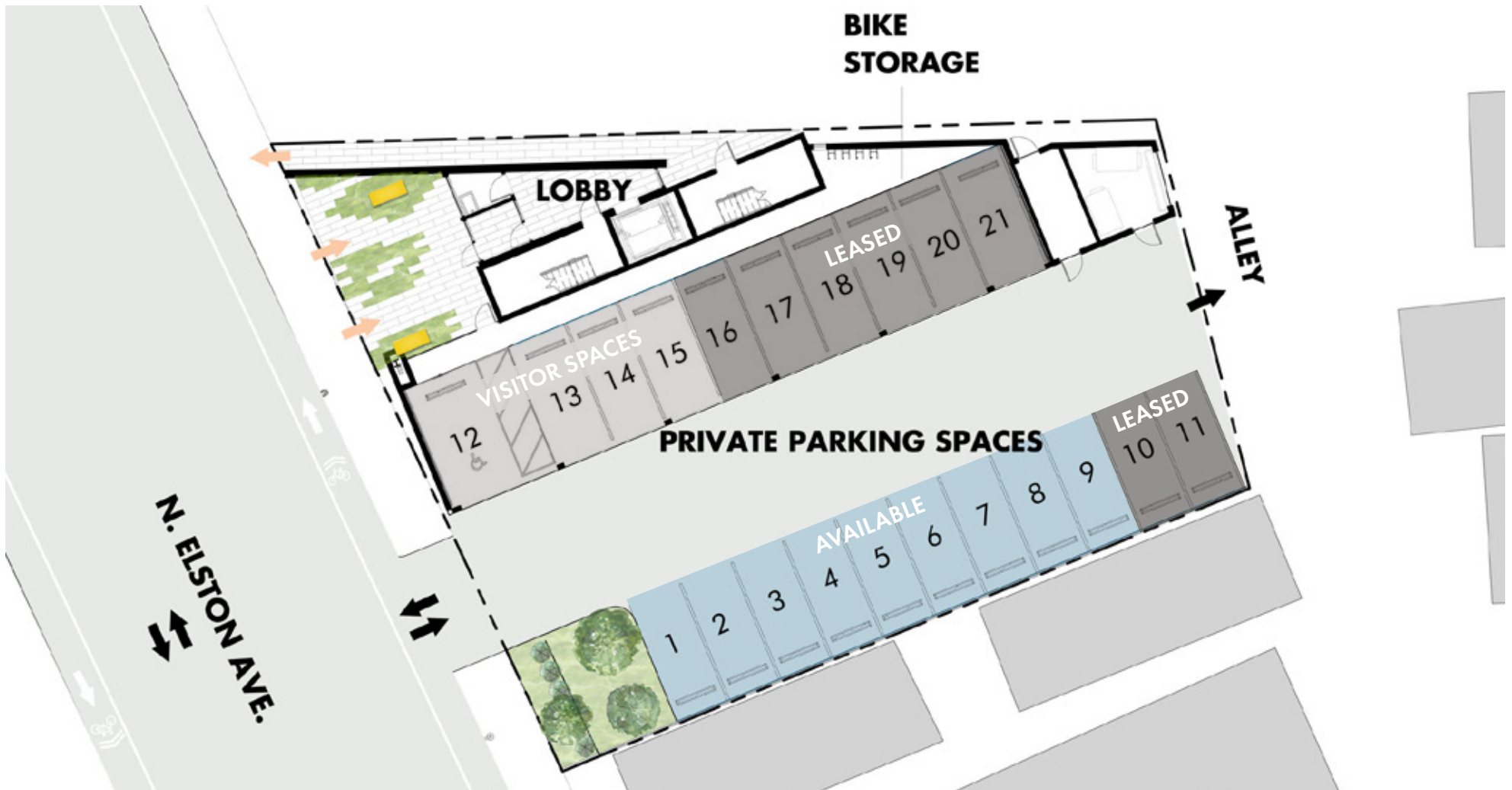
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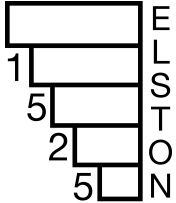




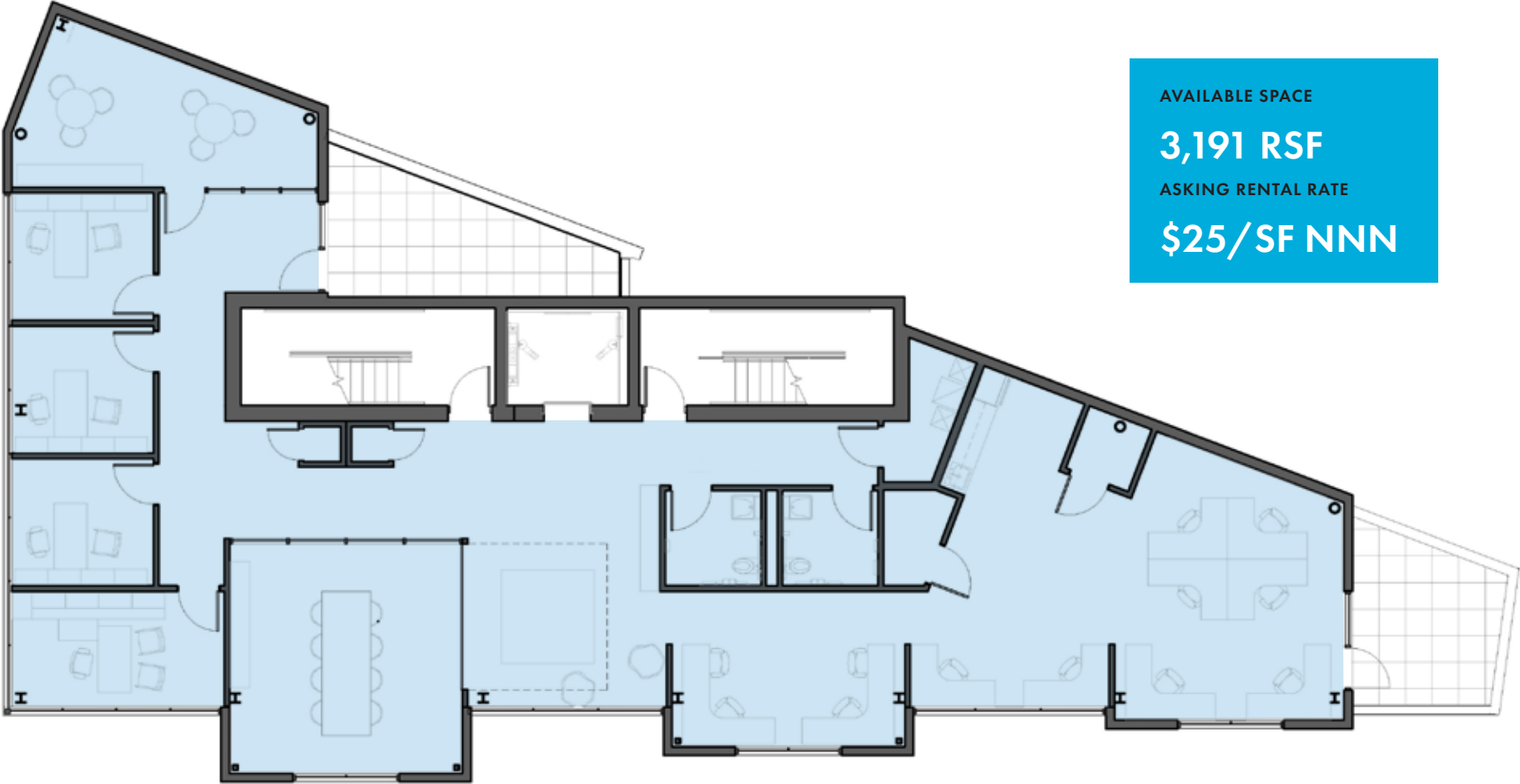
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# SITE PLAN - 2ND FLOOR



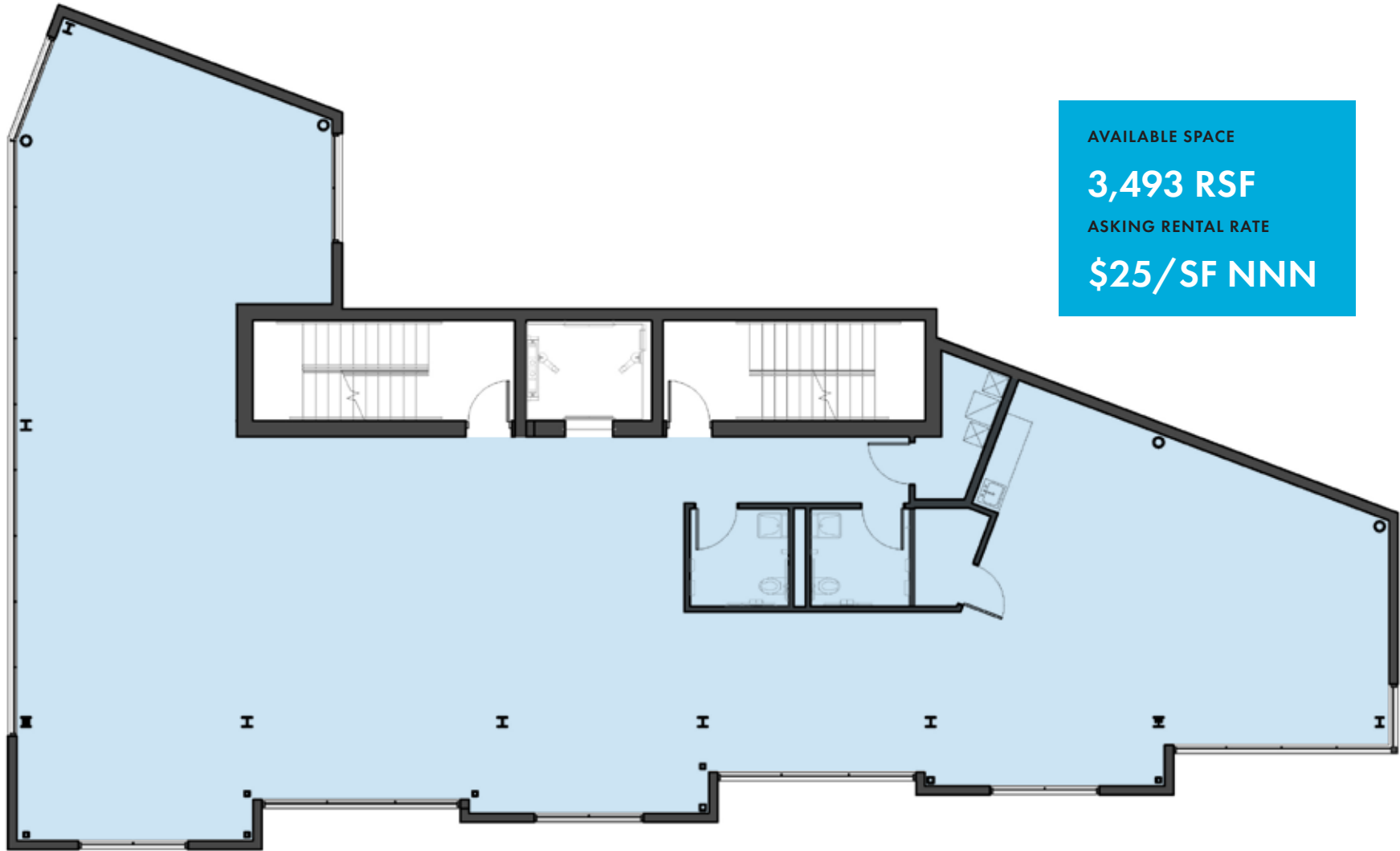
AVAILABLE SPACE  
**3,191 RSF**  
ASKING RENTAL RATE  
**\$25/SF NNN**



FOR MORE INFORMATION

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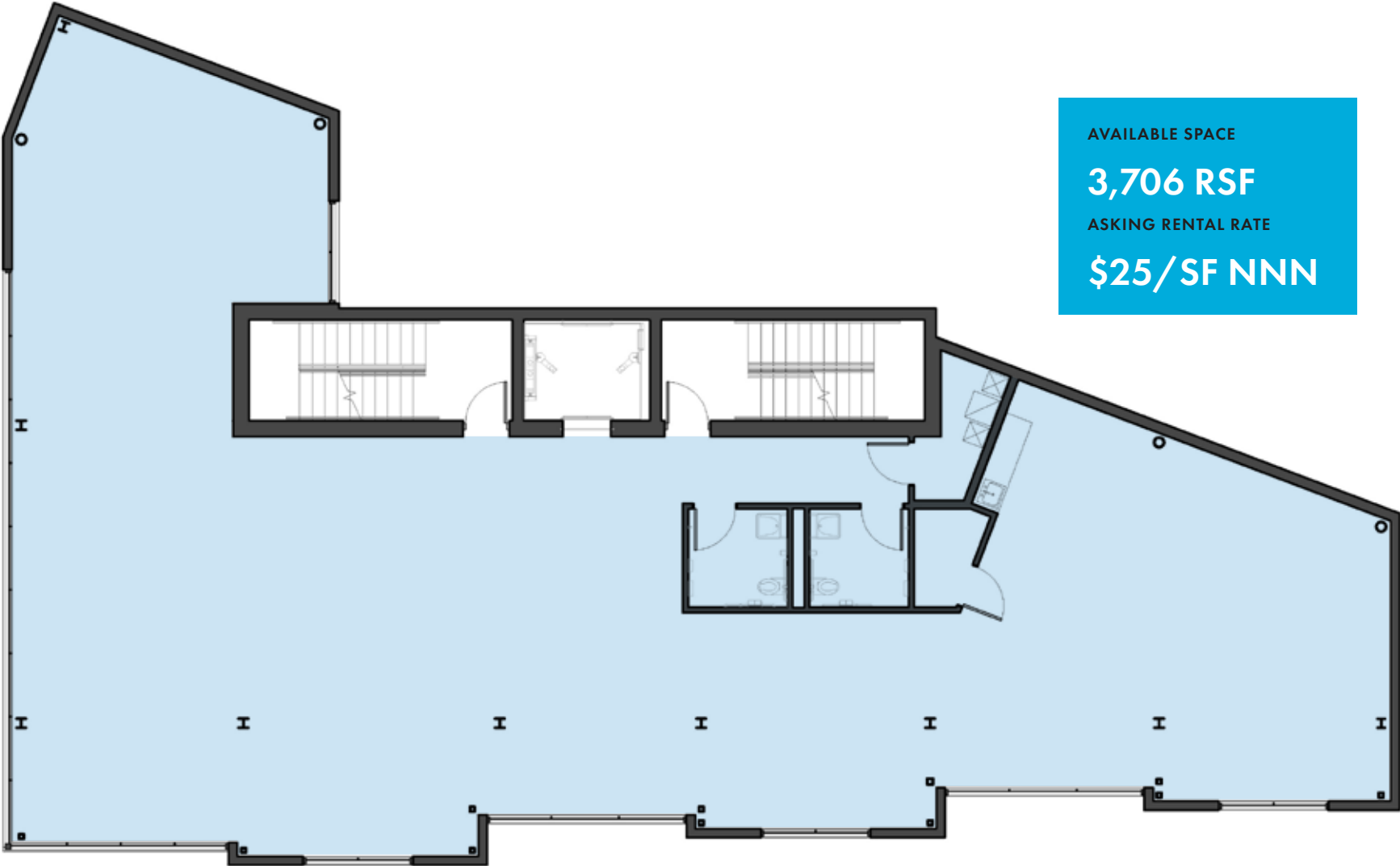
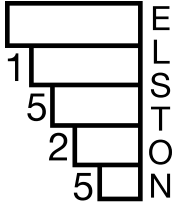
AVAILABLE SPACE  
**3,493 RSF**  
ASKING RENTAL RATE  
**\$25/SF NNN**

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# SITE PLAN - 4TH FLOOR

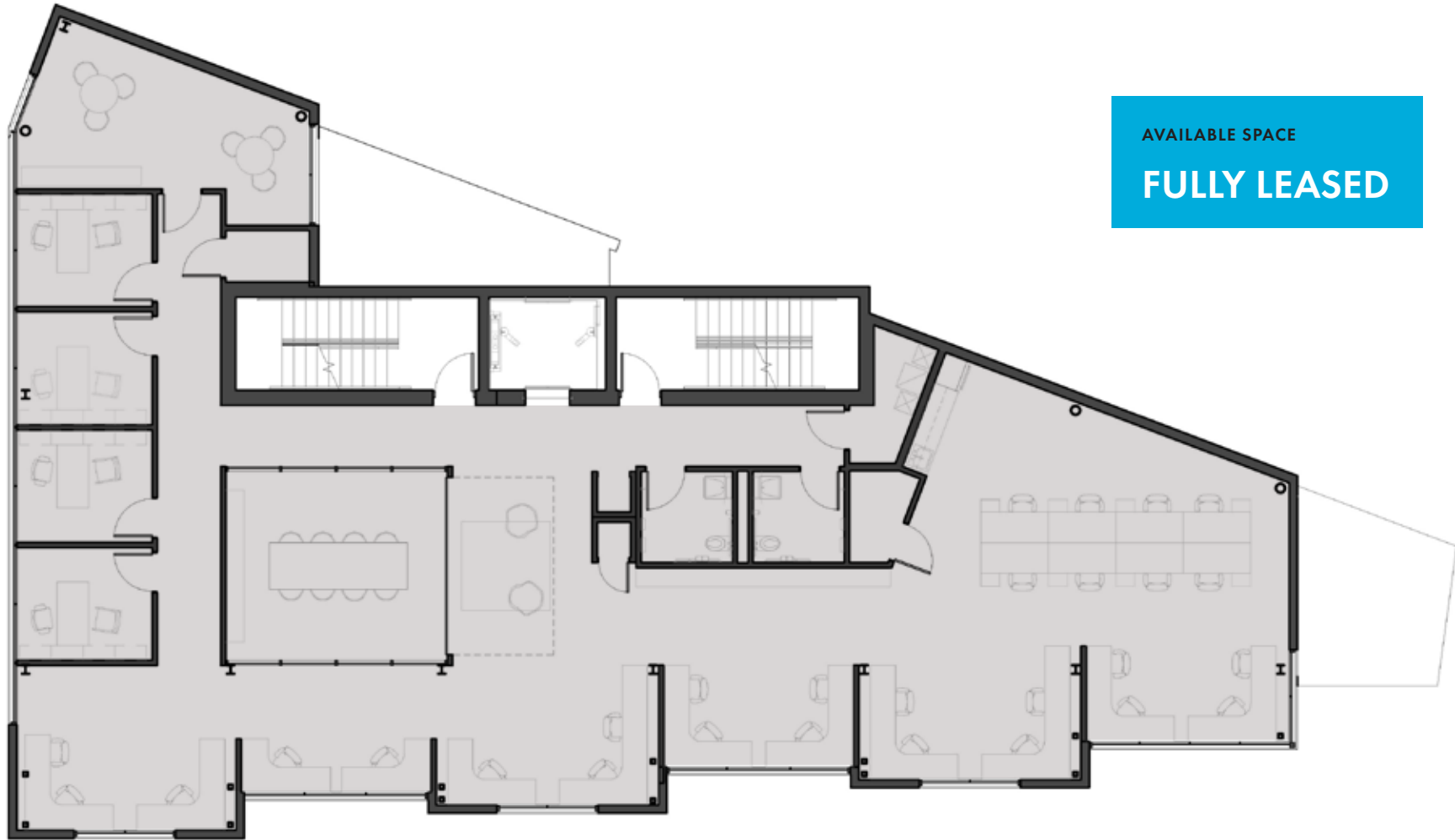


AVAILABLE SPACE  
**3,706 RSF**  
ASKING RENTAL RATE  
**\$25/SF NNN**

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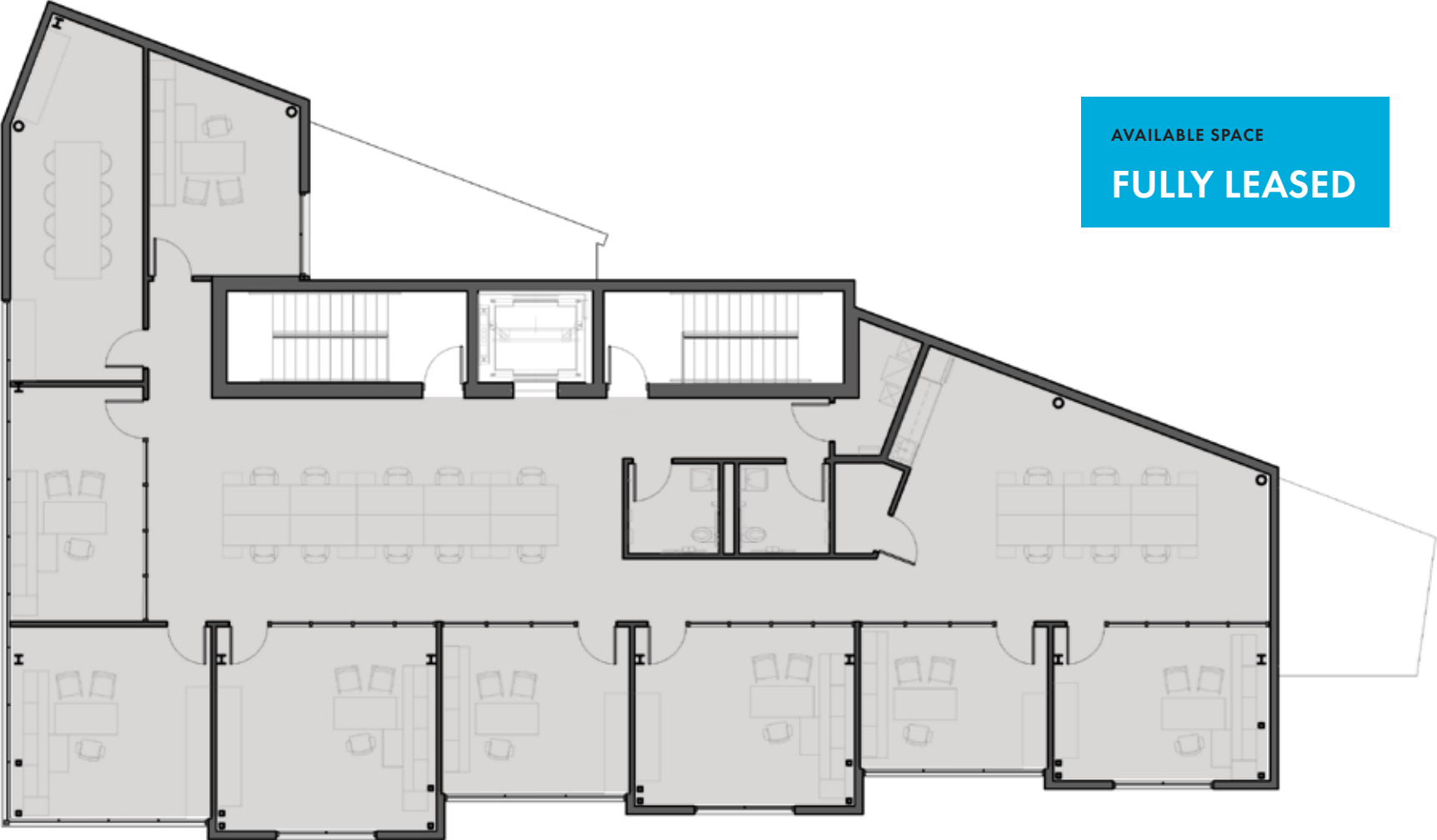
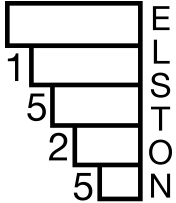


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# SITE PLAN - 6TH FLOOR



AVAILABLE SPACE  
**FULLY LEASED**

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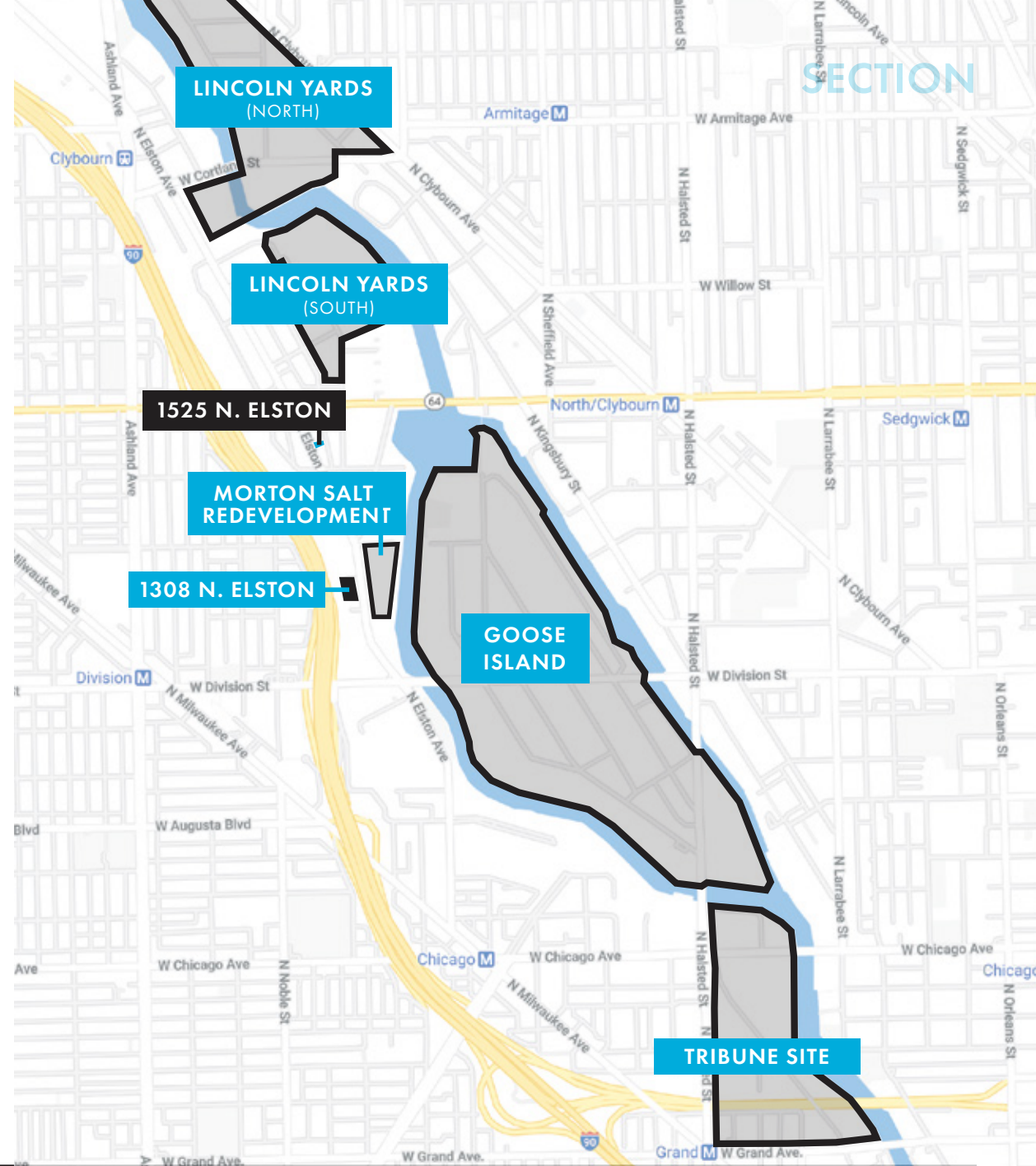
# 1525 N. ELSTON AVENUE

## WELCOME TO THE NORTH BRANCH

The 760-acre North Branch is on the precipice of a major transformation, the area has seen a flurry of new and proposed developments and infrastructure improvements, kick-starting the metamorphosis of this former industrial district into Chicago's next generation office submarket. Early adopters, visionaries, and entrepreneurs seeking refuge from the congestion of traditional downtown submarkets are finding a new home in the high-tech, high style boutique office buildings of the North Branch.

Developers are taking full advantage of the sweeping downtown views and historic building stock, designing new developments and adaptive reuse projects that feature unique amenities such as rooftop and private decks, huge factory windows, glass curtain walls, unique branding opportunities, and state-of-the-art infrastructure, creating a distinctive old-meets new neighborhood feel that resonates with today's workforce.

The submarket's location within the city is unmatched, centrally located between downtown and the north and west sides. It is adjacent to vibrant neighborhoods that are home to a thriving Millennial/Gen-Z workforce and is easily accessible to the entire city and surrounding suburbs via I-90/94.



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# 1525 N. ELSTON AVENUE

# NORTH BRANCH DEVELOPMENTS



## GOOSE ISLAND 2025 DEVELOPMENT

Goose Island is a man-made 160-acre island in the heart of Chicago with a deep history of industrial and manufacturing use. It is surrounded in all directions by some of the fastest growing commercial and residential neighborhoods in Chicago.



## LINCOLN YARDS

Lincoln Yards is a vibrant new mixed-use development that will connect Chicagoans to over 50 acres of riverfront sitting between some of the city's most iconic neighborhoods.



## MORTON SALT REDEVELOPMENT

The Salt District is a 4.25-acre mixed-use redevelopment with 500 feet of riverfront along the Chicago River. The iconic Morton Salt rooftop will remain as the site becomes new offices, restaurants, retail and entertainment.



## 1308 N. ELSTON AVENUE

1308 North Elston is a former factory that has been transformed into loft offices and retail located across Elston Avenue from the Morton Salt redevelopment.



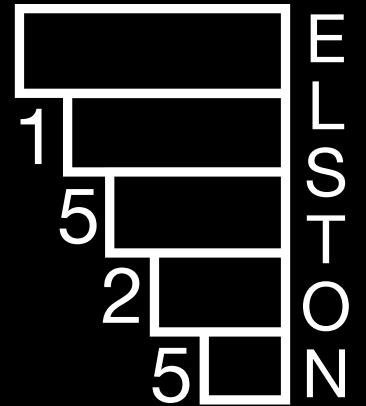
## TRIBUNE SITE

Tribune Media is marketing for sale its 30-acre site it owns along the Chicago River. Tribune Media won zoning approval last fall to develop an 8.5 million square foot campus named the "River District".

## FOR MORE INFORMATION

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**NORTH BRANCH • CHICAGO, IL**

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