

404 N Armour Street & 1515 W Hubbard Street

CHICAGO, IL

100% LEASED
TO TWO TENANTS



CBRE



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PROPERTIES

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Licensed Real Estate Broker

CBRE

OFFERING PROCESS

EXCLUSIVE REPRESENTATION

CBRE, Inc. is exclusively representing the seller in this transaction.

OFFER REPRESENTATION

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

Any Purchaser which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the CBRE Team listed to the left, as representatives of the Seller.



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Executive Summary



THE OFFERING

CBRE, Inc., as exclusive broker, is pleased to present the opportunity to acquire 404 N Armour & 1515 W Hubbard (the "Property"), a 46,040 SF SF multi-building site on 1.77 acres. Situated within the infill and densely populated City North submarket of Chicago in the Kinzie Corridor, the Property is 100% leased to two tenants with a WALT of 3.09 years remaining. This investment provides the opportunity to access a high barrier to entry marketplace with an infill location that holds mission-critical benefits to a diverse tenant base.

The Property is being offered without an asking price. Investors should base their offer and pricing on an "As Is, Where Is" condition of the Property.



INVESTMENT SUMMARY

46,040 SF

TOTAL BUILDING SF

1.77 Acres (77,102 SF)

TOTAL SITE

2

TOTAL TENANTS

100%

OCCUPANCY PERCENTAGE

3.73

WALT REMAINING

\$1,008,054

YEAR 1 NOI (\$21.90 PSF)

Fully renovated buildings with HVAC throughout and fully improved parking lot with underground volume control and storm water retention

Landlord termination option in place for future redevelopment



INVESTMENT HIGHLIGHTS

HIGHLY CONNECTED, INFILL/URBAN LOGISTICS LOCATION

Strategically located less than two miles from the Chicago CBD and adjacent to major interstates (I-90 and I-290) with immediate access, the Urban Flex Location provides seamless access to every corner of the Chicago industrial market.

Well-positioned within a strong infill pocket of the Chicago Metro area, the Property provides access to a deep labor pool allowing investors to continually attract a diverse tenant base with appeal to rapidly growing urban logistics users.

The Kinzie Corridor continues to attract a diverse range of companies due to its proximity to a strong labor force and an expanding array of amenities. One significant advantage is its easy access to vibrant neighborhoods such as Fulton Market, River North, Wicker Park, Bucktown, and the Downtown Loop, which provide a dynamic environment for employees and businesses alike.

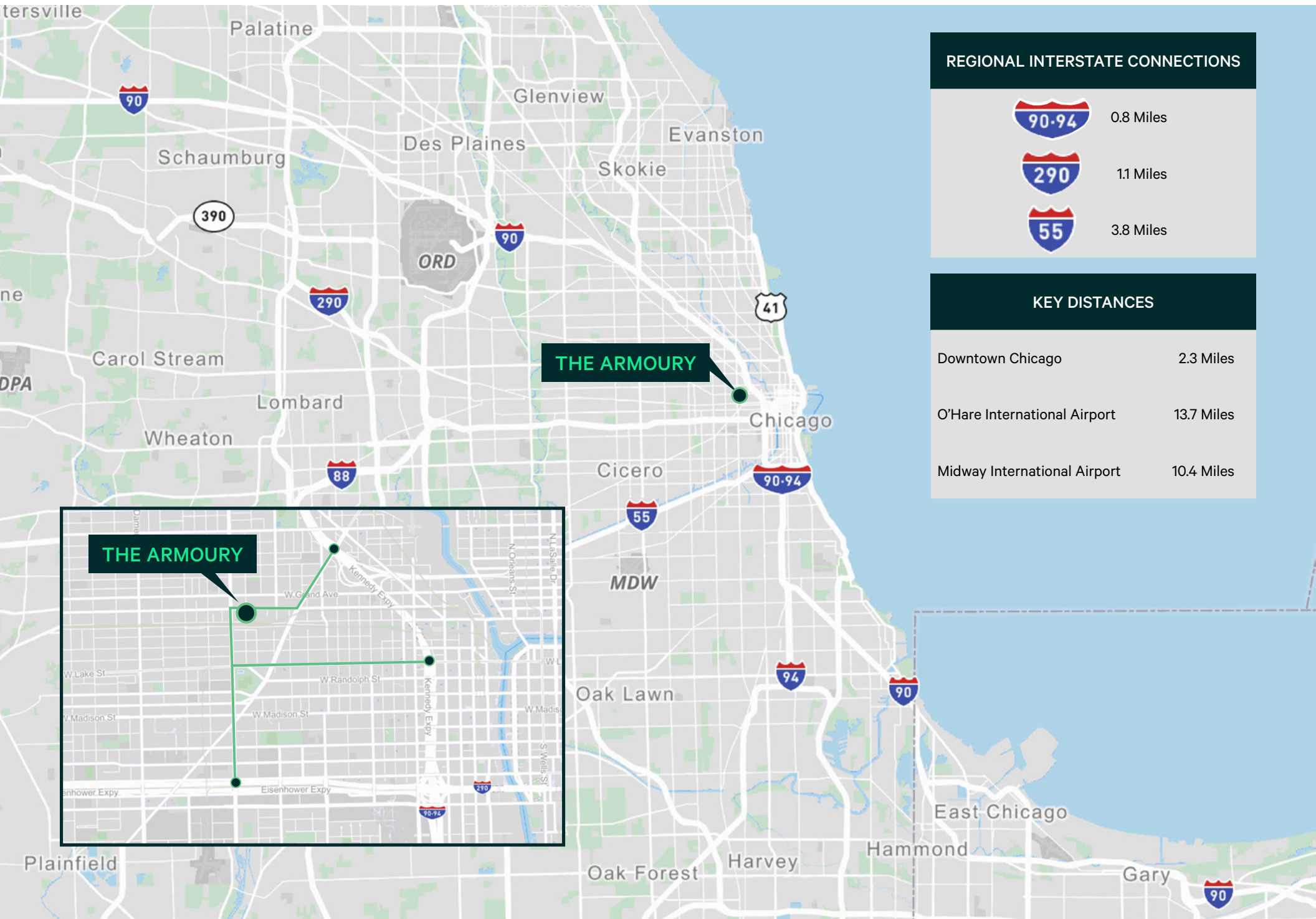


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Property Description




REGIONAL MAP



REGIONAL INTERSTATE CONNECTIONS

 0.8 Miles

 1.1 Miles

 3.8 Miles

KEY DISTANCES

Downtown Chicago 2.3 Miles

O'Hare International Airport 13.7 Miles

Midway International Airport 10.4 Miles

PROPERTY SPECIFICATIONS

THE ARMOURY

Address	404 N Armour & 1515 W Hubbard
City, State	Chicago, IL
Total Building SF	46,040 SF
Altitude Chicago	38,268 SF
Performance Training Systems	7,772 SF
FAR	3.0
Zoning	PMD 4B
Site Acre	1.77 Acres
Renovated Year	2017

404 N ARMOUR | 38,268 SF

Clear Height	20'
Column Spacing	53' x 30'
Clear Span Warehouse	72'
Drive In Doors	4
Car Parking	85

1515 W HUBBARD | 7,772 SF

Clear Height	17'
Column Spacing	148' x 40'
Clear Span Warehouse	40'
Drive In Doors	2
Car Parking	10



RENOVATION OVERVIEW (2017)

- New parking lot & landscaping
- New roof
- New lighting
- New electric, HVAC, and heat
- New drive in doors
- New tuck pointing/masonry

AERIAL



TENANT NAME	SQUARE FOOTAGE	EXISTING RECOVERY TYPE	MARKET RECOVERY TYPE	LEASE EXPIRATION
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Altitude Chicago

38,268

NNN

NNN

Exp - September 2029

Performance Training Systems

7,772

NNN

NNN

Exp - July 2031

REGIONAL AERIAL



I-90 / I-94

GRAND AVE

HUBBARD ST

ASHLAND AVE

METRA

12

Tenant Profiles



TENANT PROFILE

ALTITUDE CHICAGO

Tenant	Altitude Chicago
Public/Private	Private
At The Property Since	2018
Square Footage	38,268
Website	www.altitudetrampolinepark.com/about

Altitude Trampoline Park in Chicago is an innovative entertainment destination that offers an exhilarating experience for individuals and families looking for active fun. As part of the Altitude Trampoline Park franchise, this facility features an extensive network of interconnected trampolines, providing guests with a unique environment to bounce, flip, and soar.

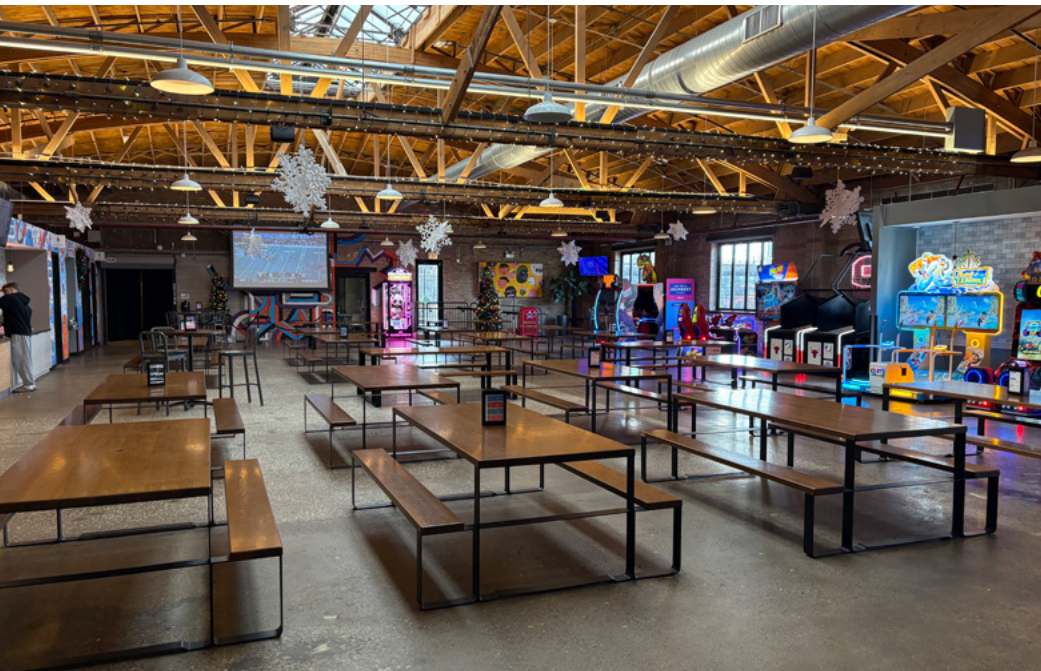
The park is designed to cater to a variety of ages and skill levels, ensuring that everyone—from young children to adults—can enjoy the healthy, engaging activities available. In addition to the main trampoline area, Altitude Chicago also includes various attractions such as foam pits, dodge ball courts, and basketball zones, presenting diverse options for both recreational enjoyment and competitive play.

Altitude Trampoline Park emphasizes safety and fun, staffed by trained personnel who monitor activities and enforce safety rules to create a secure environment for all visitors. The facility also offers party packages and group events, making it a popular choice for birthday celebrations, team-building activities, and special gatherings.

By promoting physical fitness through an active and entertaining format, Altitude Trampoline Park in Chicago serves as a community hub for promoting health, wellness, and social interaction while fostering an enjoyable atmosphere for everyone.



ALTITUDE CHICAGO



TENANT PROFILE

PERFORMANCE TRAINING SYSTEMS

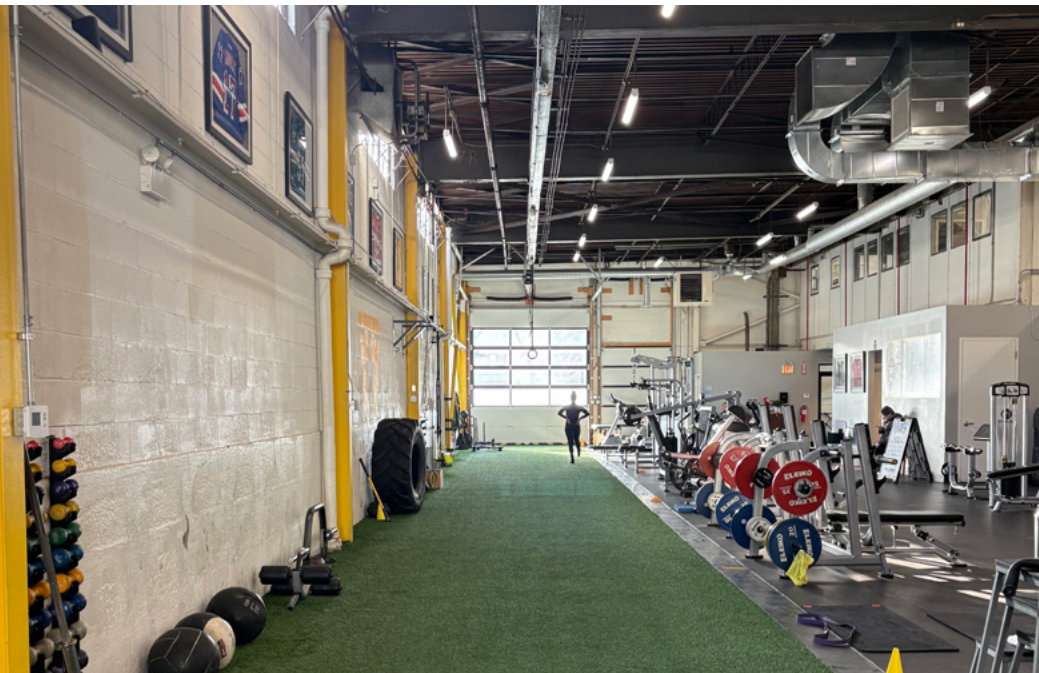
Tenant	Performance Training Systems
Public/Private	Private
At The Property Since	2018
Square Footage	7,772
Website	www.performancetrainingsystems.com

PTS is a private training facility that provides the absolute best performance enhancement and athletic development through a scientifically based training approach. Focused around the Poliquin Principles, PTS uses the most effective training protocols and sports medicine treatments to achieve client goals. The owners designed Performance Training Systems to bring together all of the components that produce the highest caliber athletes. These components encompass structural balance, strength, speed, power, agility, flexibility, endurance and body composition.

They strongly believe in building customized training programs tailored to achieve client specific goals. Every client that comes into PTS is put through an extensive evaluation in order to determine strengths, weaknesses, flexibility, body composition, athletic capabilities and work capacity in order to develop the optimal combination of training protocols to produce the greatest results possible. PTS also has a location in Northbrook, IL and has been in existence since 2011.



PERFORMANCE TRAINING SYSTEMS



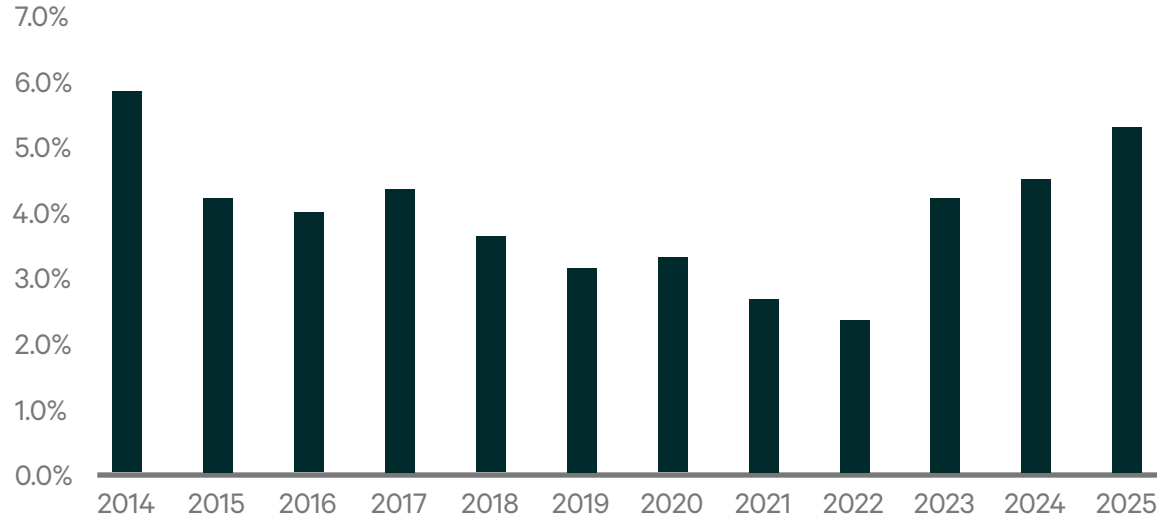
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Market Overview



INDUSTRIAL MARKET OVERVIEW

Chicago Historic Vacancy Rates



GROWTH

Urban logistics is the most sought-after property type due to rental rate growth and its proximity to population density.

UNDER CONSTRUCTION

Total under construction in the Chicago industrial market is 13.1 MSF as of Q4 2025.

5.2%

VACANCY
RATE

1.17 B

SF INDUSTRIAL
BASE

5.7M

SF 2025 YTD
NET ABSORPTION

CITY NORTH SUBMARKET

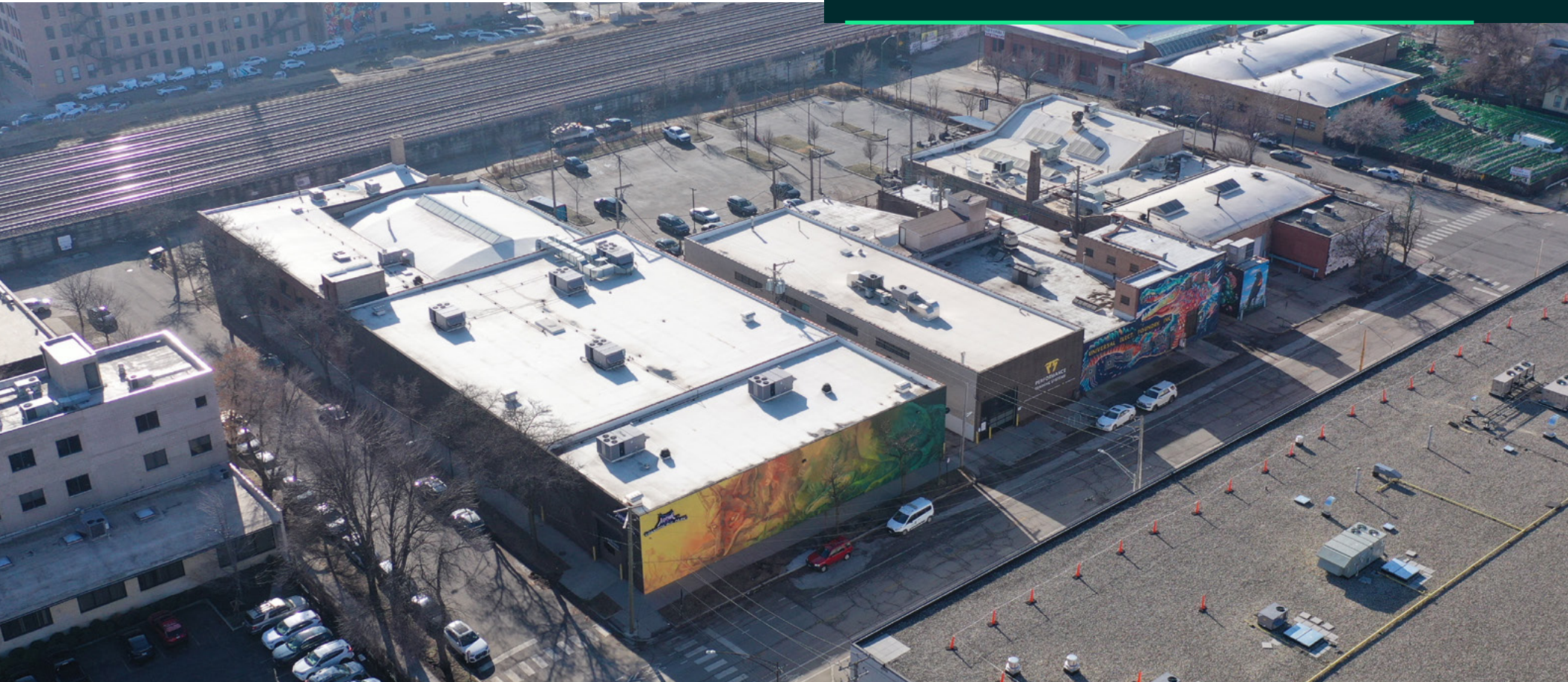
The City North industrial submarket, consisting of over 50 million SF, is located in northeastern Illinois with Lake Michigan to the East and I-290 to the South. The City North submarket holds the Second-largest volume of industrial inventory by building count standing at 560 buildings tracking 51.5 million SF. Strategically located in close proximity to downtown Chicago, the submarket benefits from its access to an excellent labor pool, major expressways and public transportation.

With a strong industrial base, the City North submarket vacancy rate of 5.0% remains lower than a majority of the other submarkets in the Chicago Metro area. Tenant's continued to see value in the North submarket as we saw two new deals over 100,000 SF signed at the end of 2025.

Due to the large amount of owner occupiers, the growth within City North is primarily organic as occupiers want to maintain their workforce, both skilled and unskilled. In addition to maintaining their workforce, the owners and executives of these companies live in the immediate area or nearby suburbs, which makes the decision to relocate or be located in this submarket very important. Some of the major users include: Mars Wrigley, FedEx, NBC Universal, Johnstone Supply, Goose Island Brewery, and Rivian.

The site currently resides in the Kinzie Corridor just West of Chicago CBD and Fulton Market. The favorable zoning in PMD 4B which allows for light to moderate industrial uses, retail sales up to 3,000 SF, office uses over 9,000 SF and unlimited size food and beverage retail sales allowed, which attracts a wide variety of users.

[CLICK HERE FOR MORE INFORMATION ON PMD 4B ZONING](#)



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