

**58,000 SF (PLUS 16,500 SF BASEMENT) LOFT OFFICE
BUILDING FOR SALE: INVESTMENT/DEVELOPMENT
OPPORTUNITY ALONG THE RIVER IN SOUGHT
AFTER BUCKTOWN/LINCOLN PARK LOCATION!**

CONFIDENTIAL OFFERING MEMORANDUM



Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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TABLE OF CONTENTS

- 04** Executive Summary
- 06** Property & Offering Highlights
- 08** Survey
- 09** Zoning Summary
- 10** Market Overview



1907
Mendell Street

EXECUTIVE SUMMARY

CBRE, as exclusive advisor, is pleased to announce the opportunity to acquire 1907 Mendell Street, Chicago, IL ("Property" or "Site"). This property is being offered to qualified investors and developers to obtain fee simple interest for these exceptionally located land sites.



Located adjacent to the highly anticipated Lincoln Yards development



Nestled between some of Chicago's most affluent and sought after neighborhoods like Wicker Park, Bucktown, and Lincoln Park



The location is incredibly accessible via car, bus and train. Located within a 2-block radius of I-90, the Clybourn Metra Station, and numerous CTA Bus stops



Amenity rich area near Mariano's, Home Depot, and the Bloomingdale Trail



Site offers increasingly rare and intriguing opportunity to invest in and own real estate along the Chicago River



Potential to capture robust (220,000 VPD) exposure on I-90 through building height and signage



CONNECTED LOCATION





PROPERTY & OFFERING HIGHLIGHTS



Building Size
58,000 Gross SF
(& 16,500 SF Basement)



Land/Footprint Size
19,041 SF



Current Use
Vacant Loft Office



Zoned M3-3
Manufacturing



Tenants:
2 Cellular Antenna Users

Gross Rental Income:
\$63,900

Lease Expiration:
3/31/2026 & 12/04/2027



Ward
32, Alderman Scott
Waguespack



PIN Number: 14-32-115-010
Taxes: \$116,728

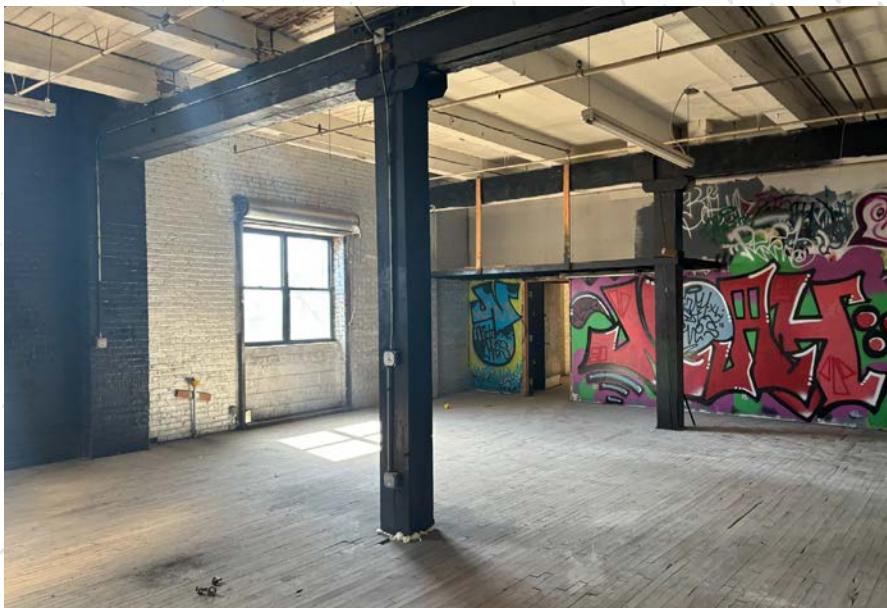
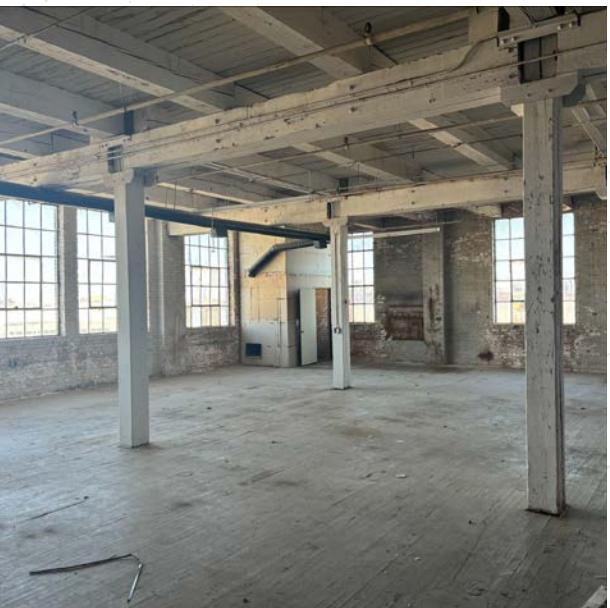
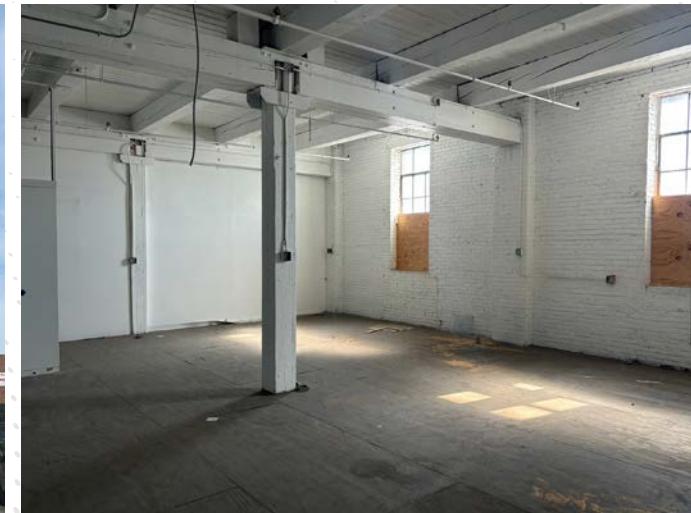


Traffic Counts
18,600 VPD on Cortland St
8,250 VPD on Elston Ave
26,200 VPD on Ashland Ave



Property Specs
2 Freight Elevators
13' Ceilings
15' x 16' Columns
Dry Sprinkler

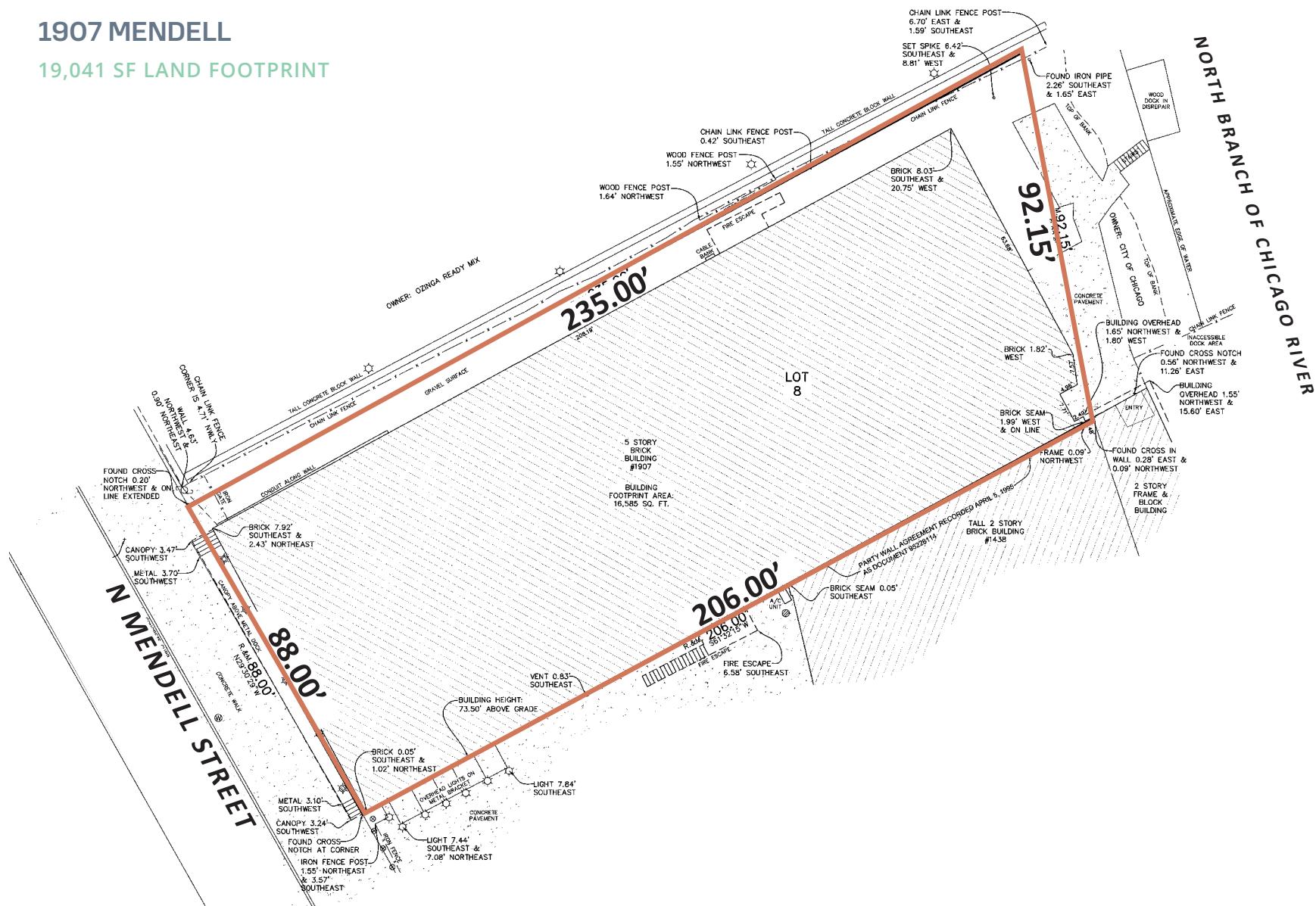
EXTERIOR & INTERIOR PHOTOS



SURVEY

1907 MENDELL

19,041 SF LAND FOOTPRINT



ZONING SUMMARY

Land/Footprint Size	19,041 SF
Zoning	M3-3
Permitted Uses (Notable, but not limited to)	Industrial, Retail, Restaurant (Drive-Through is a Special Use), Office, Storage, Automotive (Service and Sales), and Cannabis
Floor to Area Ratio (FAR)	3
Buildable Floor Area Allowed	57,123 SF



NEIGHBORING SITE

Neighboring sites 1901 Elston & 1500 Cortland are also available for sale. Ask CBRE brokers for details/brochure.



NEIGHBORHOOD MAP



WORLD CLASS EDUCATION LESS THAN 1 MILE AWAY



20,917
TOTAL ENROLLMENT



3,400+
EMPLOYEES



\$44,460
AVG. TUITION

National Recognition

#13 Best College
Locations in America

#15 Best Catholic
Colleges in America

State Recognition

#1 Best College
Locations in Illinois

#3 Best College
Athletics in Illinois

#1 Best Catholic
Colleges in Illinois

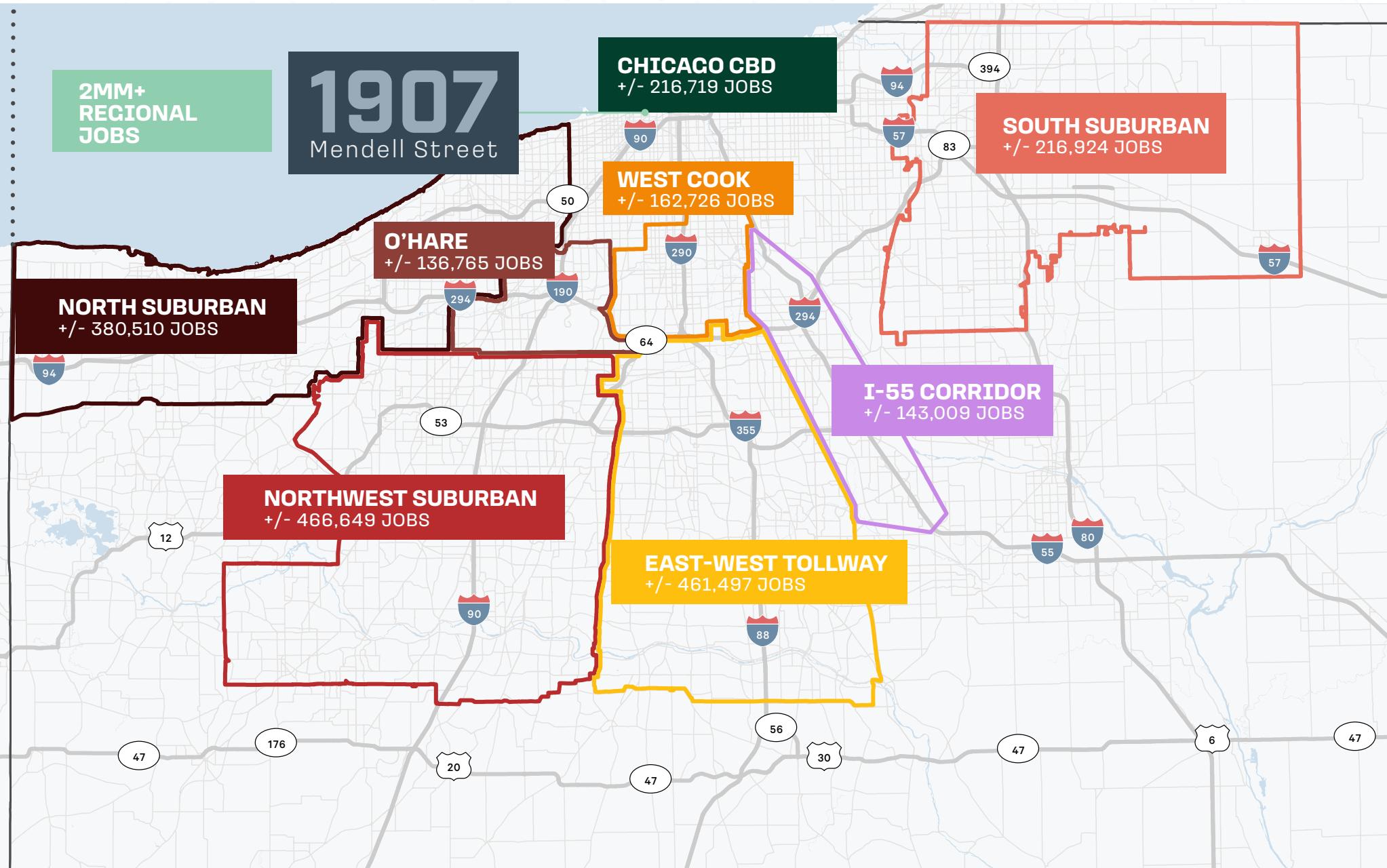
#5 Top Private
Universities in Illinois

#3 Colleges with the Best
Student Life in Illinois

#10 Colleges with the Best
Academics in Illinois

Source: Us News & World Report & Niche.com

ACCESS TO ROBUST ECONOMY



DEMOGRAPHICS

Within a 3 Mile Radius of 1901 Elston Avenue and 1500 Cortland Street



Population
565,560



Households
296,914



Average
Household Income
\$174,719



Percentage of Bachelor's
Degree or Higher
76.9%



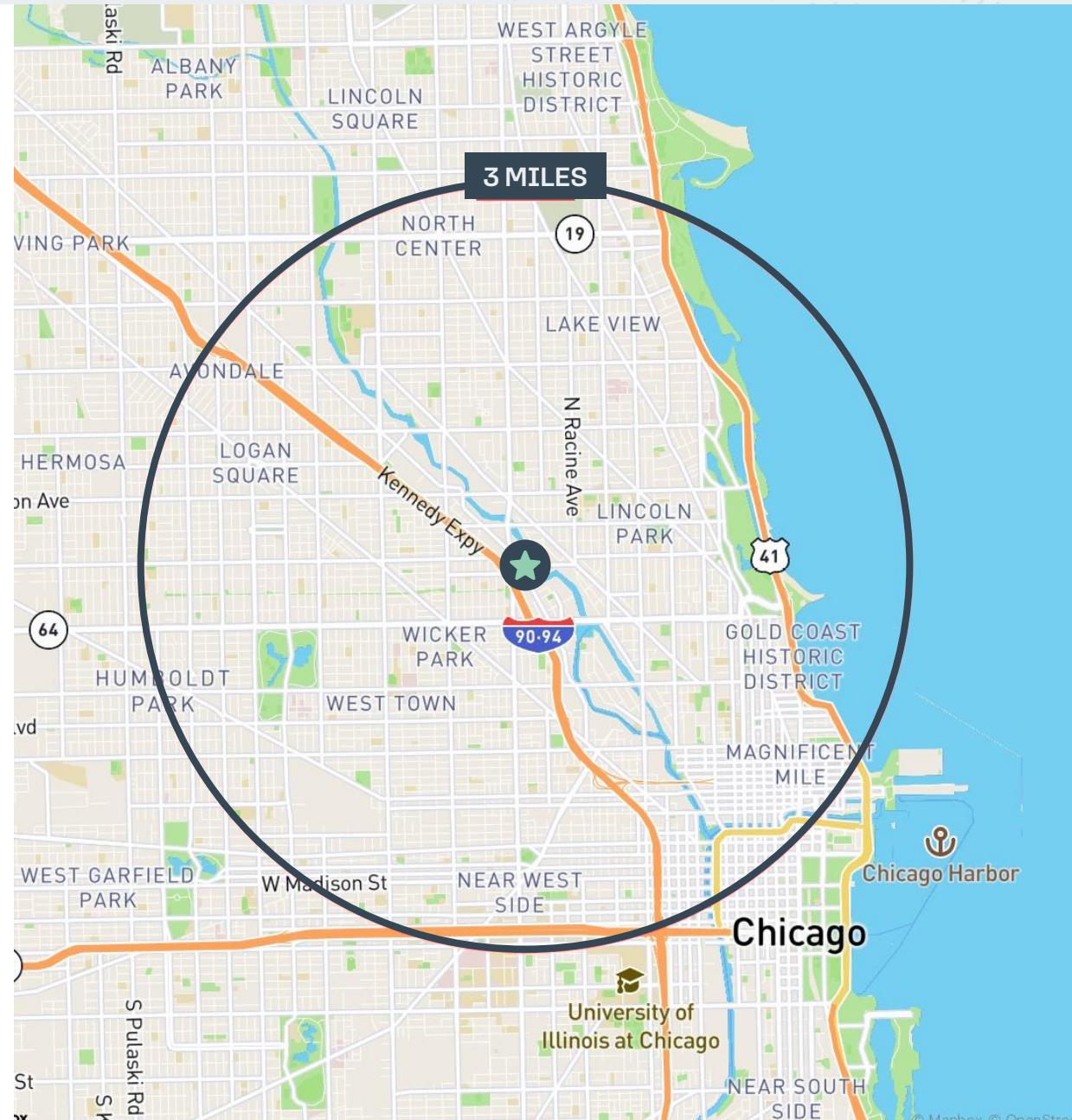
Business
32,582



Employees
573,283



Ages between 20-49
340,342



CHICAGO OVERVIEW

Off any corner, L stop or avenue, bringing people together—to cheer, to marvel, to feel



Voted **best city in the U.S.** for the seventh-straight year
Source: Condé Nast Traveler



Named the **2nd best food and drink city** in the world
Source: Time Out Magazine



Ranked **#1 architecture lover destination** in North America
Source: Buildworld

153
Spoken Languages

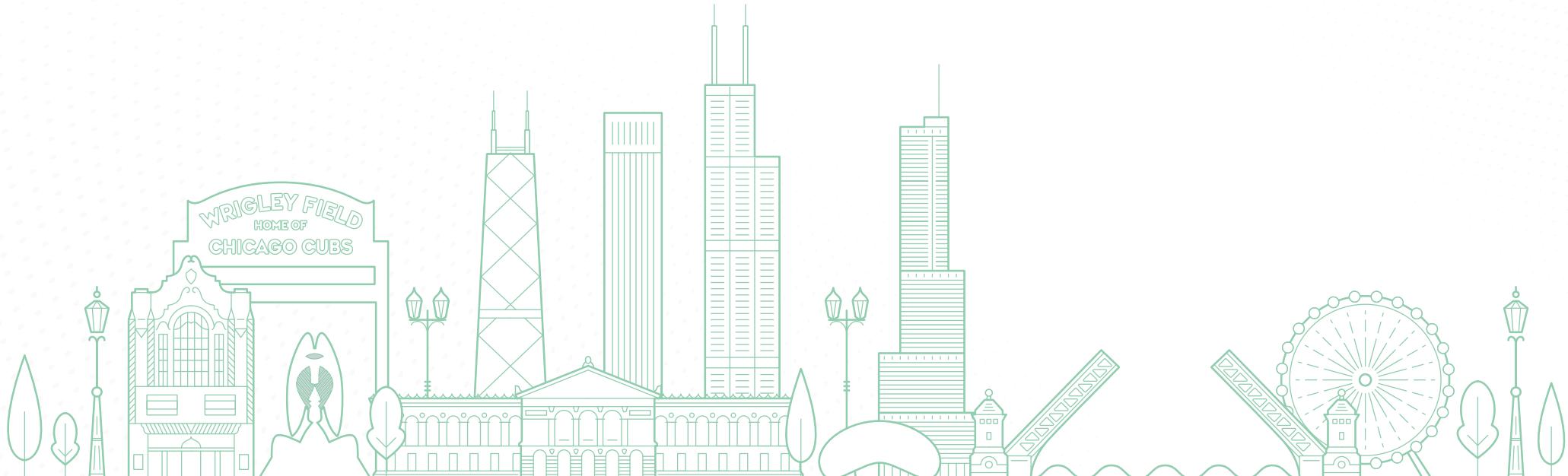
114
Music and Film Fests

62
Museums and Historical Centers

8
Professional Sports Teams

50+
James Beard Winners

500+
Theaters and Live Music Venues





OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- Offer price
- Earnest money deposit amount
- Due diligence period and total timing to close
- Required contingencies – if any.
- General description of intended use, plans for the site
- Financial strength
- Please put all offers in writing and submit to CBRE

1907

Mendell Street

Chicago, IL



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CBRE

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