

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



KOHL'S

TRIANGLE SQUARE

MARIANO'S

LINCOLN PARK

C.H. ROBINSON

1907
Mendell Street

1907
Mendell Street
Chicago, IL

CBRE

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

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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





1907
Mendell Street

PROPERTY & OFFERING HIGHLIGHTS



Building Size

58,000 Gross SF
(8 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

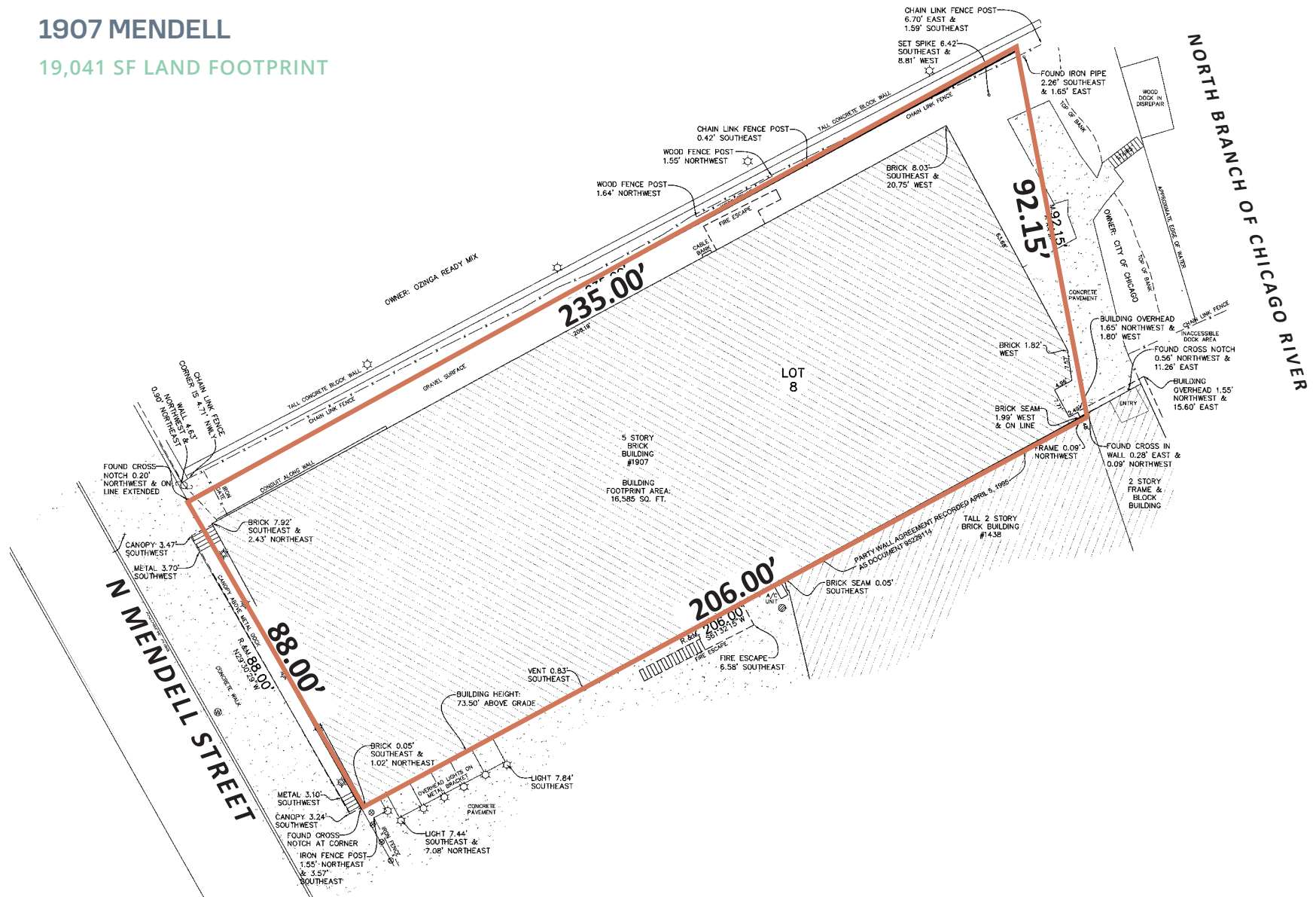
EXTERIOR & INTERIOR PHOTOS



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.

1907
Mendell Street

1901
Elston Avenue
Chicago, IL 60642

1500
Cortland Street
Chicago, IL 60642

N Elston Ave

W Cortland St

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

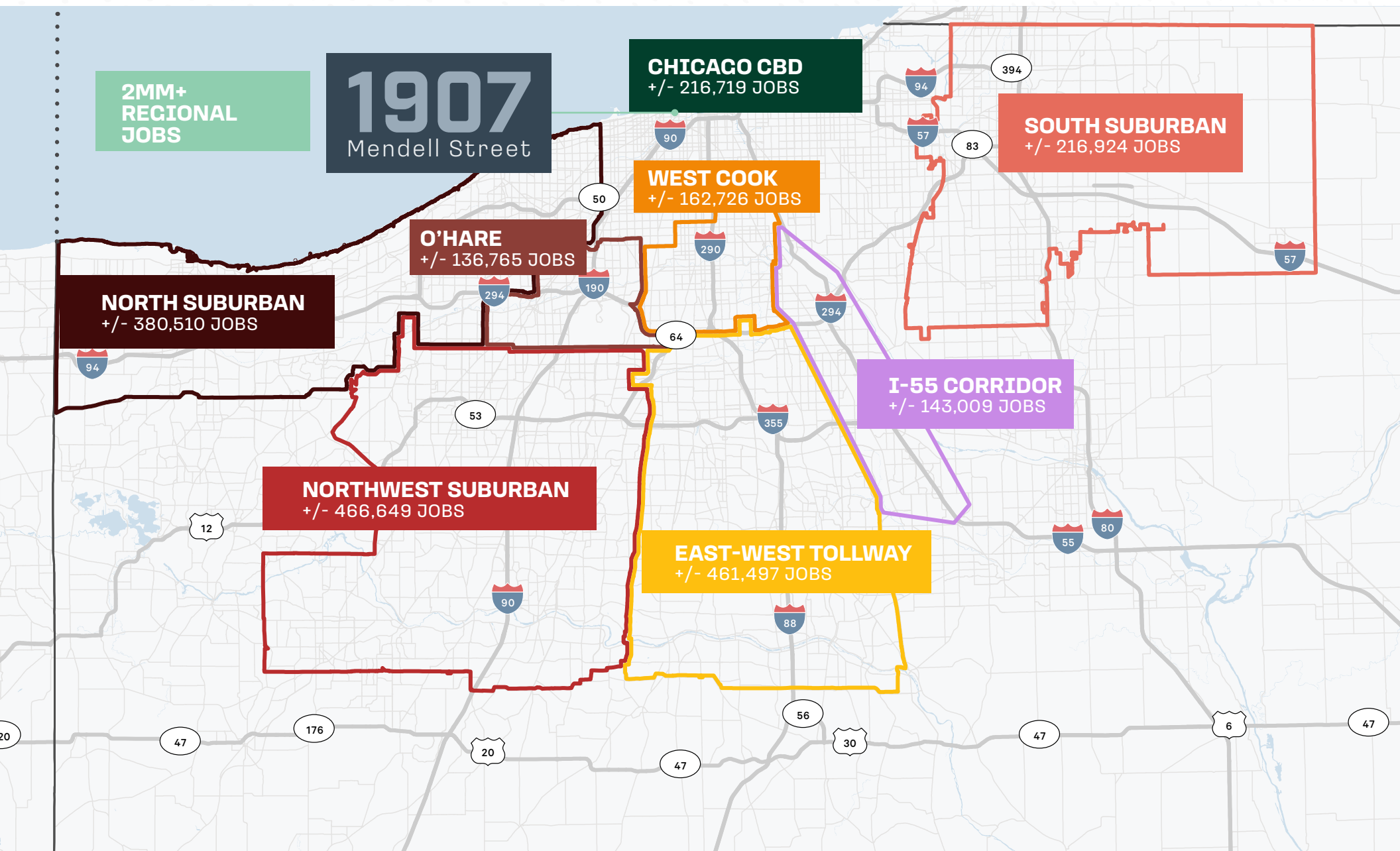
#5 Top Private
Universities in Illinois

#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%



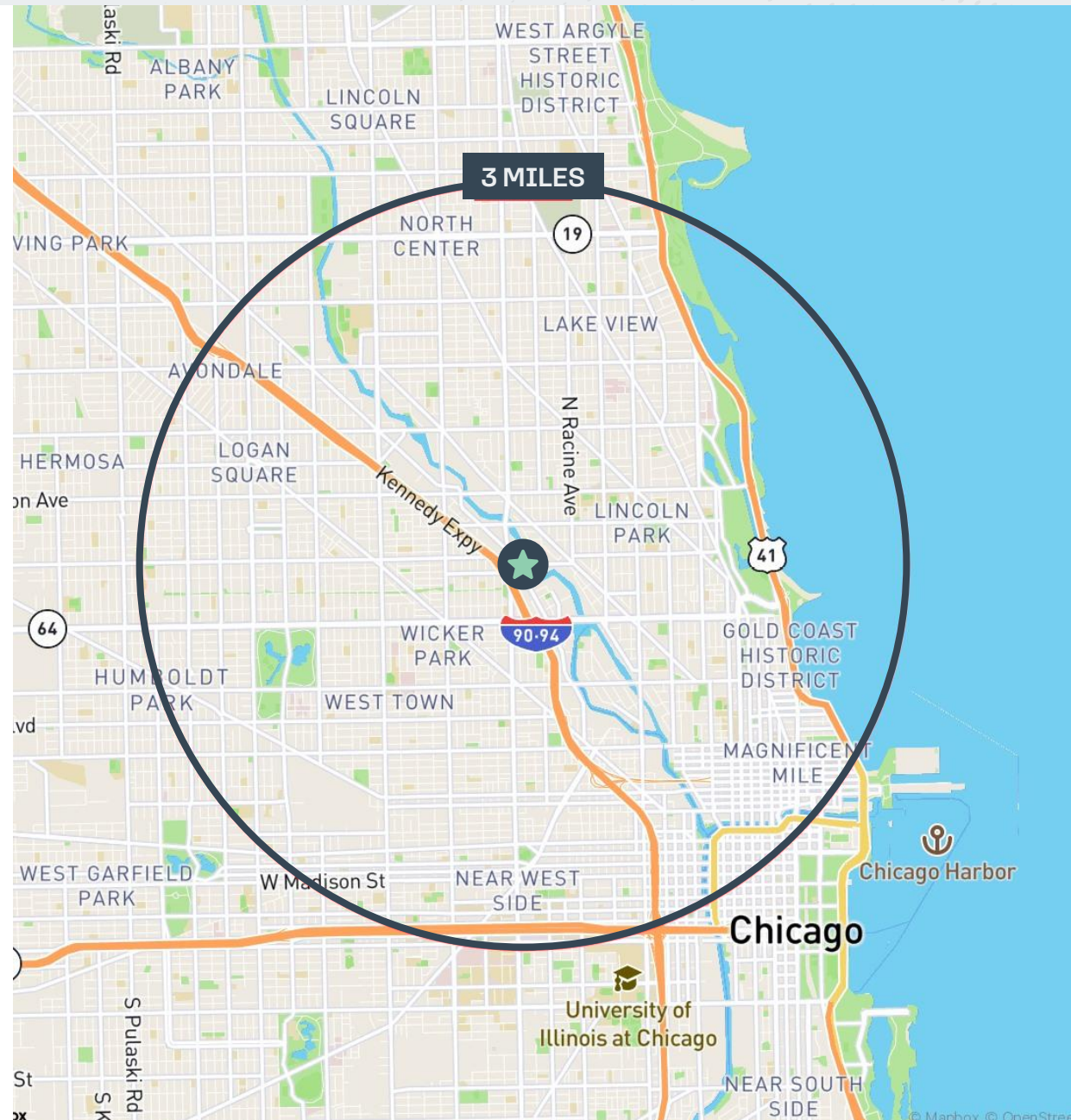
Business
32,582



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



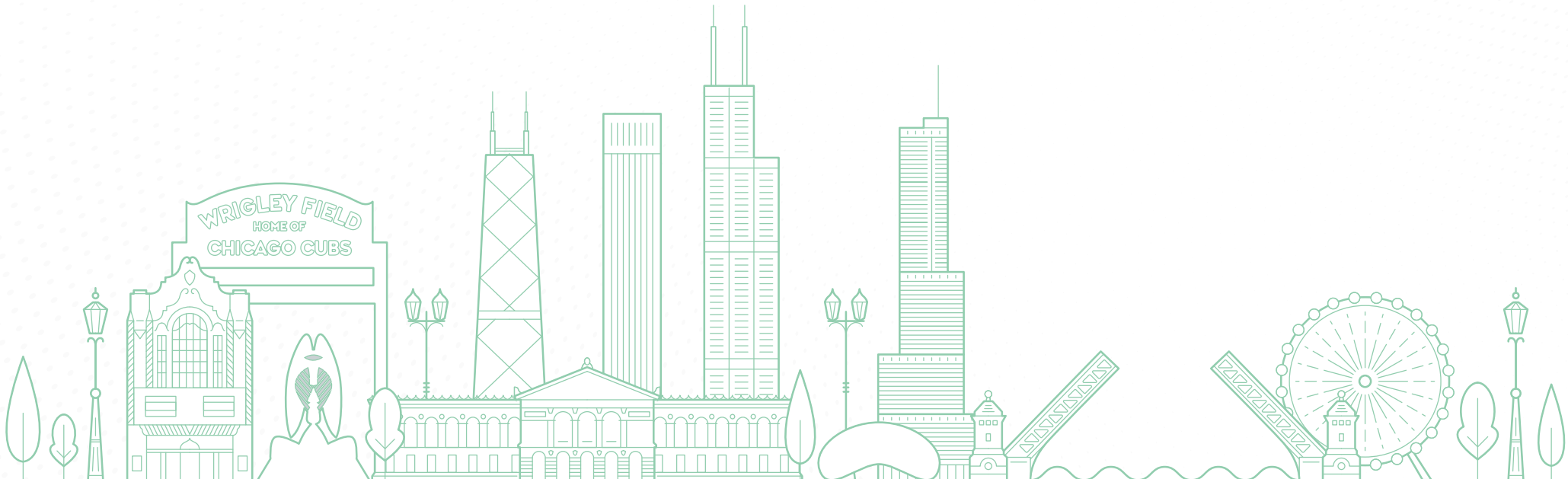
50+

James Beard
Winners



500+

Theaters and Live
Music Venues





OFFER GUIDELINES

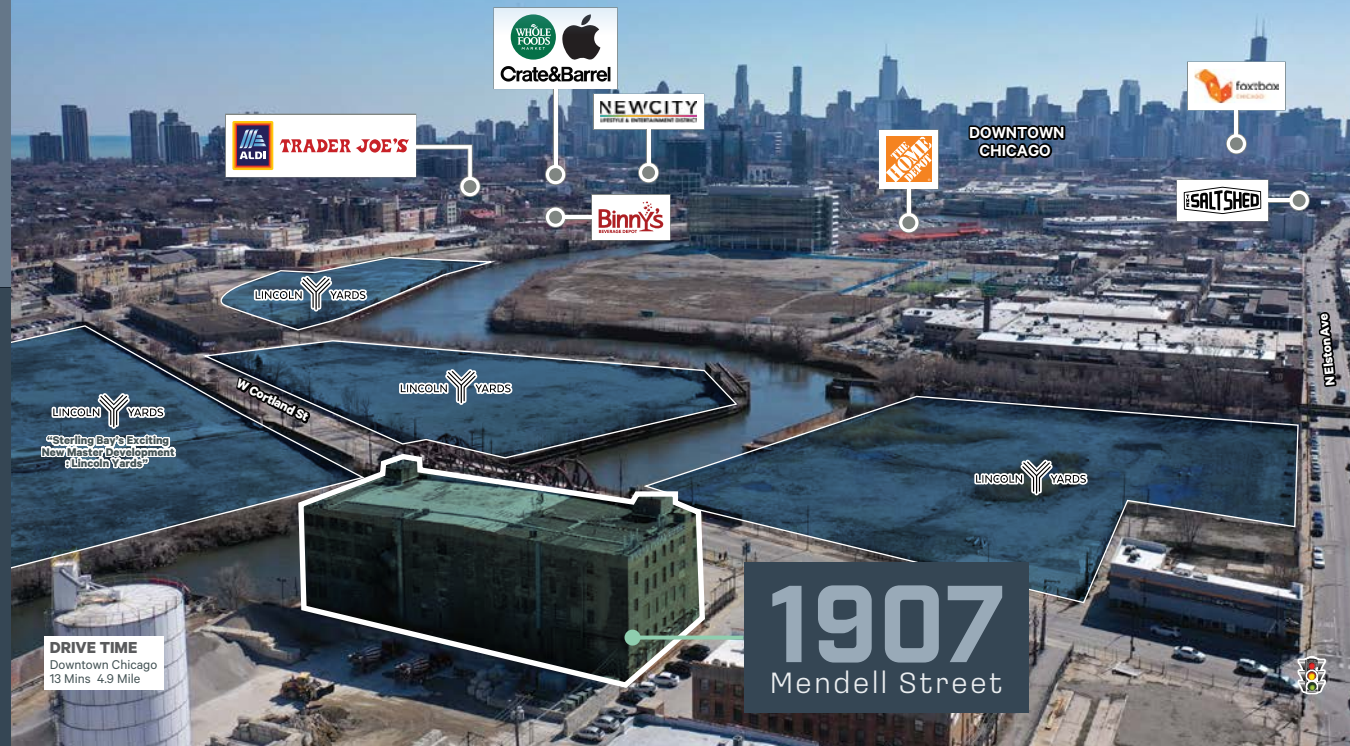
Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- 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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