

# FOR SALE OR LEASE

515 N Dearborn Street, Chicago, IL

33 W Grand Avenue, Chicago, IL

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**IDEAL FOR A CORPORATE HEADQUARTERS, RESIDENTIAL CONVERSION, OR AN INVESTOR LOOKING TO RESTABILIZE A TROPHY RIVER NORTH ASSET**

## PROPERTY HIGHLIGHTS

515 N Dearborn Street, ideally located in Chicago's River North neighborhood, is a corner, concrete, 48,000 +- sf retail and office building featuring an adjacent 14 car parking lot. The property's flexible floorplan, manageable scale and prime location create multiple value-add pathways for investors and end-users, including repositioning, lease-up, redevelopment or new development. Zoned DX-7, this 12,000+ sf site supports approximately 84,000 buildable square feet as of right, plus potential bonus FAR. There is significant in-place income including office, retail, billboard and cell tower leases. The 5000+ sf of retail space provide major upside in this premier location.

### SCOTT SOHN

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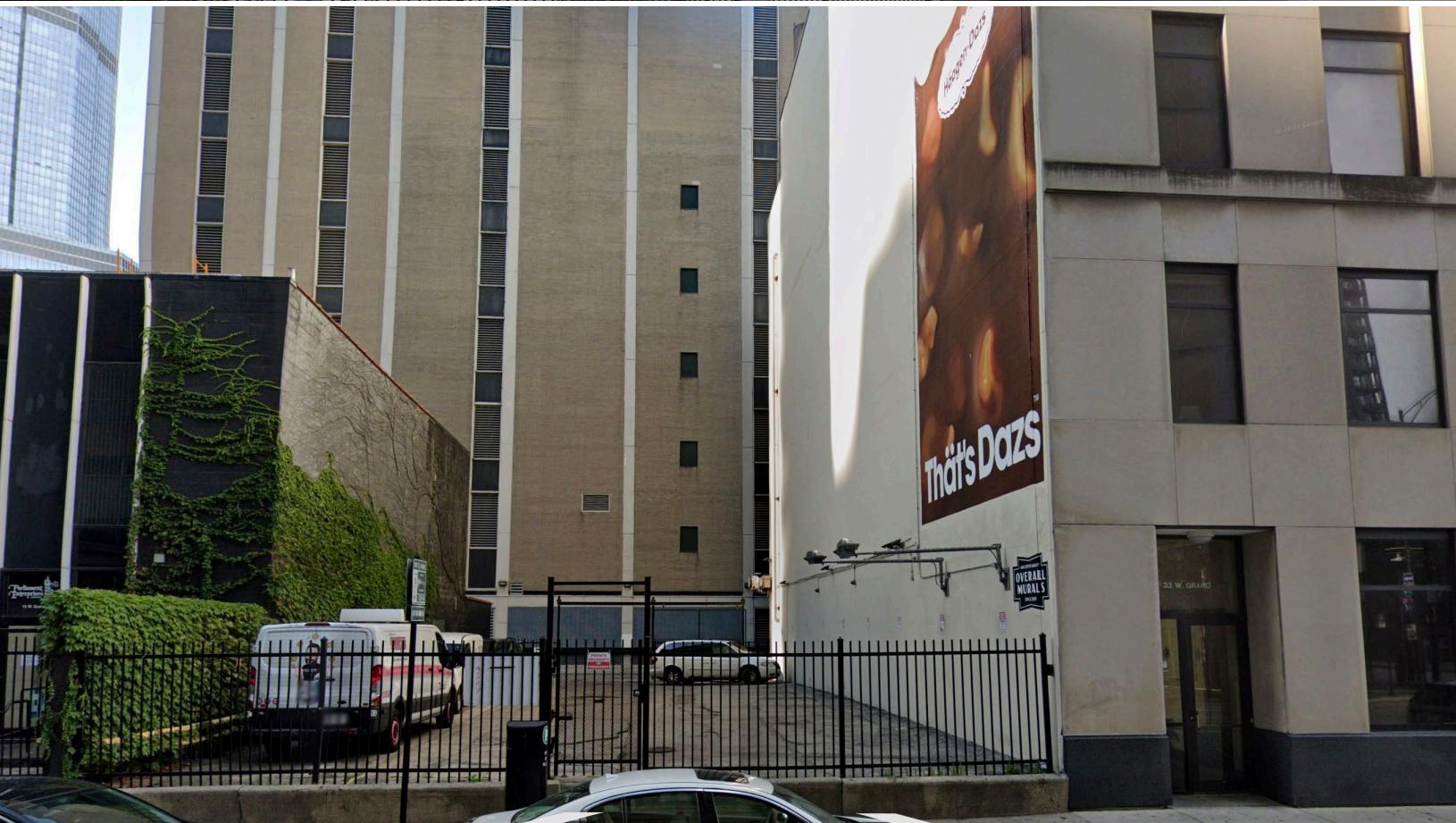
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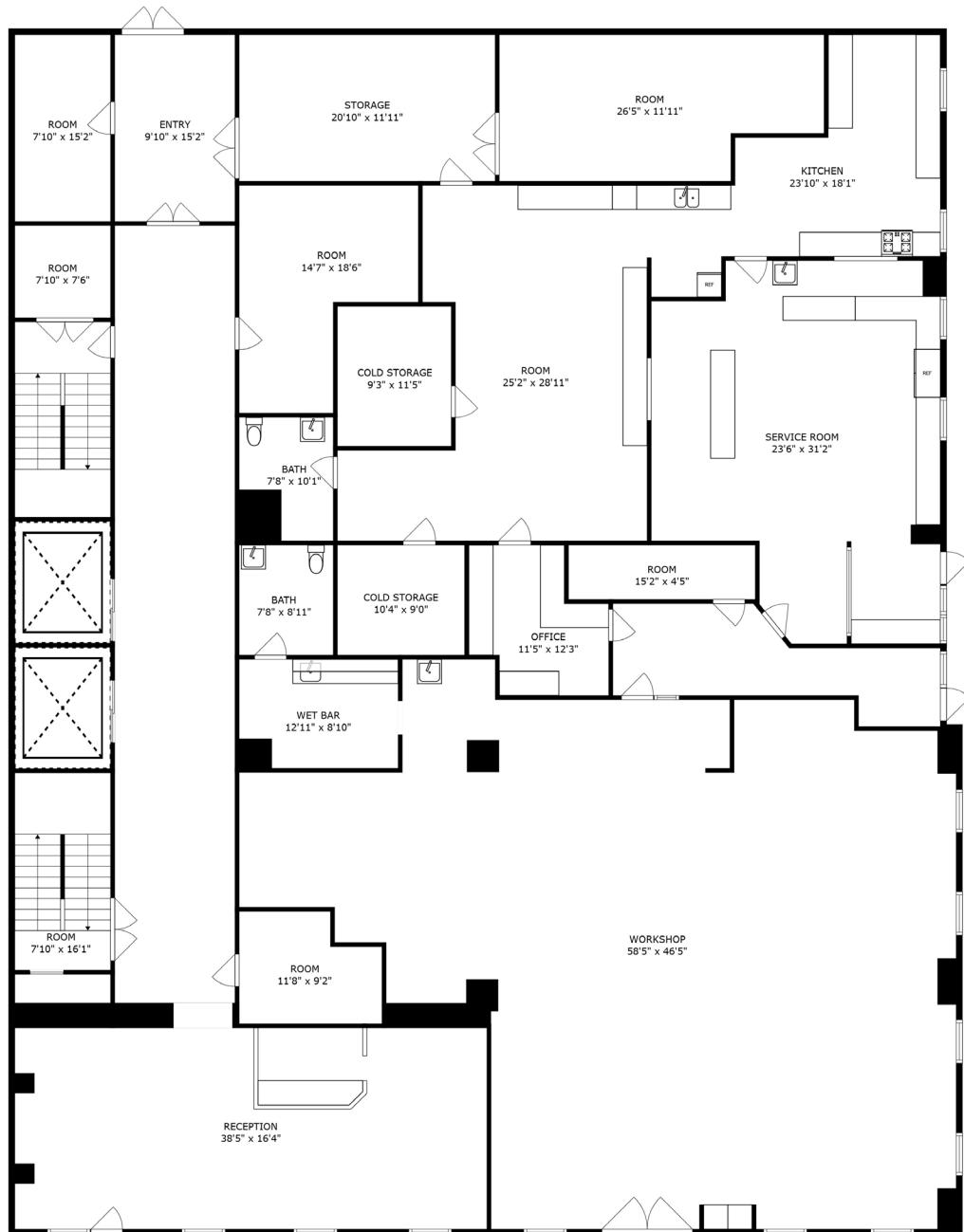
## PROPERTY INFORMATION

- Location- Prime River North location with exceptional visibility and foot-traffic. Steps from Michigan Ave, The Loop, Lake Michigan, CTA and bus routes
- Building Size-+- 48,000 SF
- Levels- 6 (5 above grade + Lower Level)
- Floor Plates- +- 8000 SF
- Year Built- 1926
- Architects- Holabird & Roche
- Parking- +- 14 surface spot parking lot providing immediate revenue and significant future development potential
- Elevators- 2 passenger reaching all floors
- Current Use- Mixed-Use, Partially occupied
- Income- In place from retail & office leases plus billboard, parking and cell tower
- Development- Potential for office headquarters, medical, residential conversion or mixed-use development



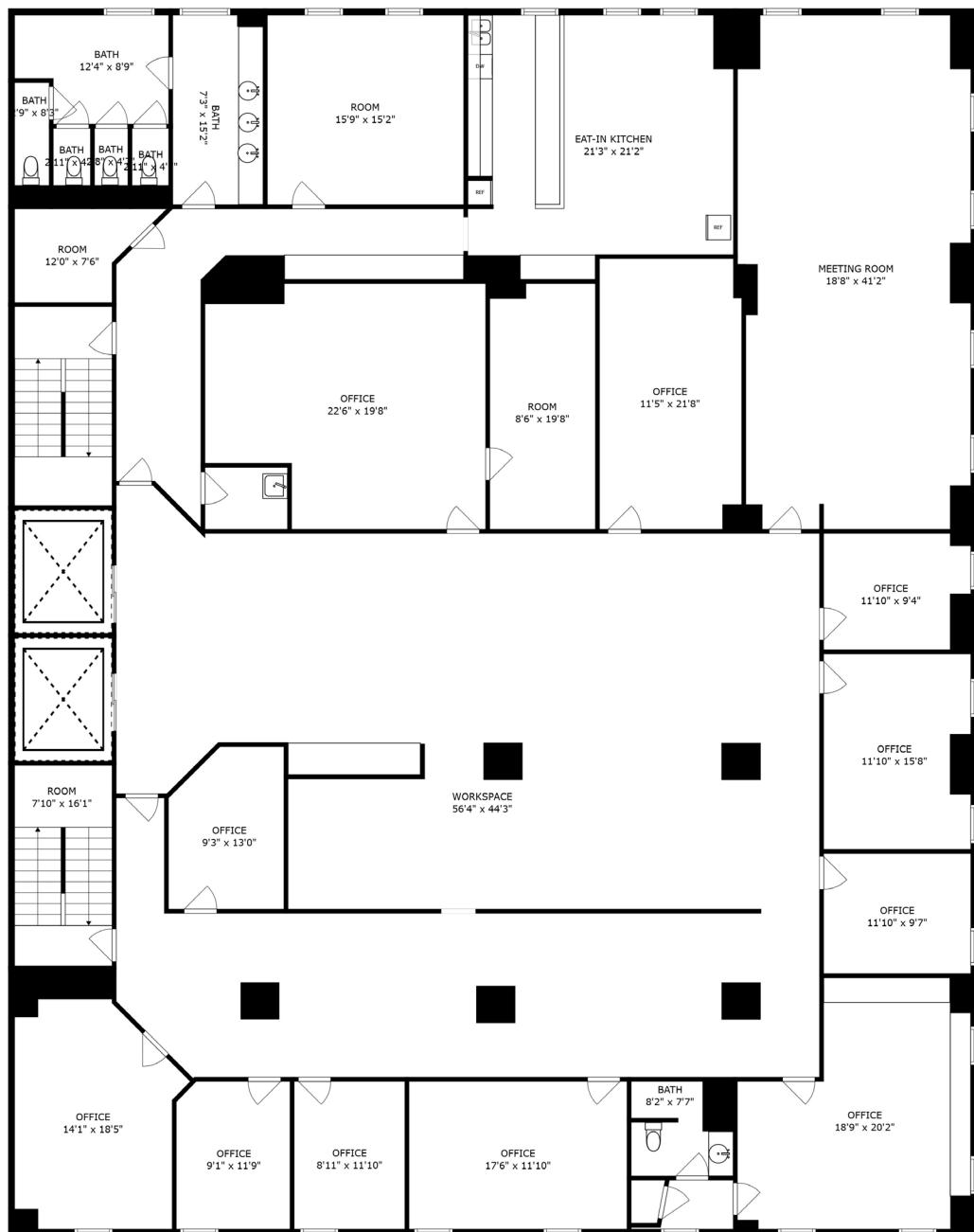


# 1st floor



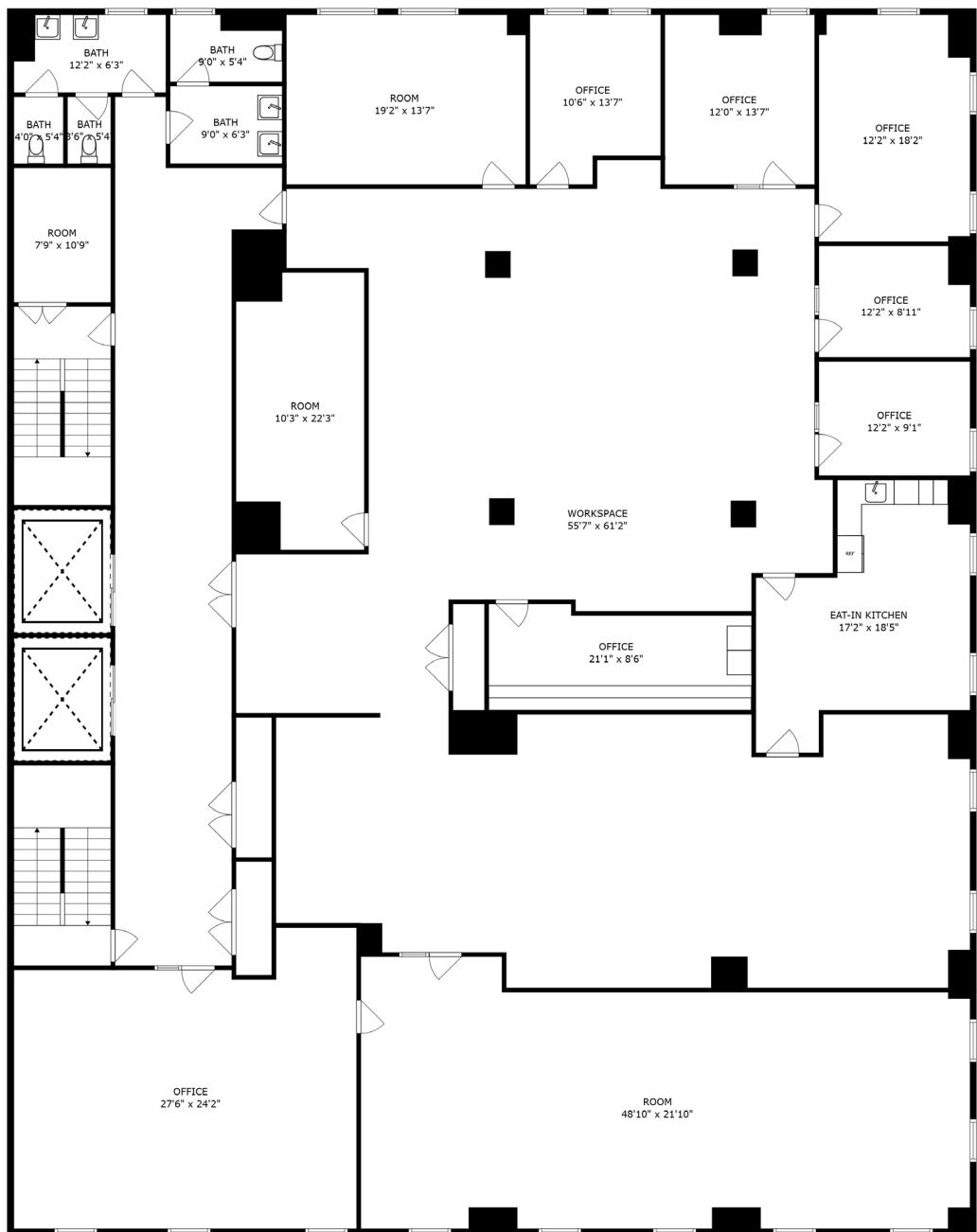
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## 2nd floor



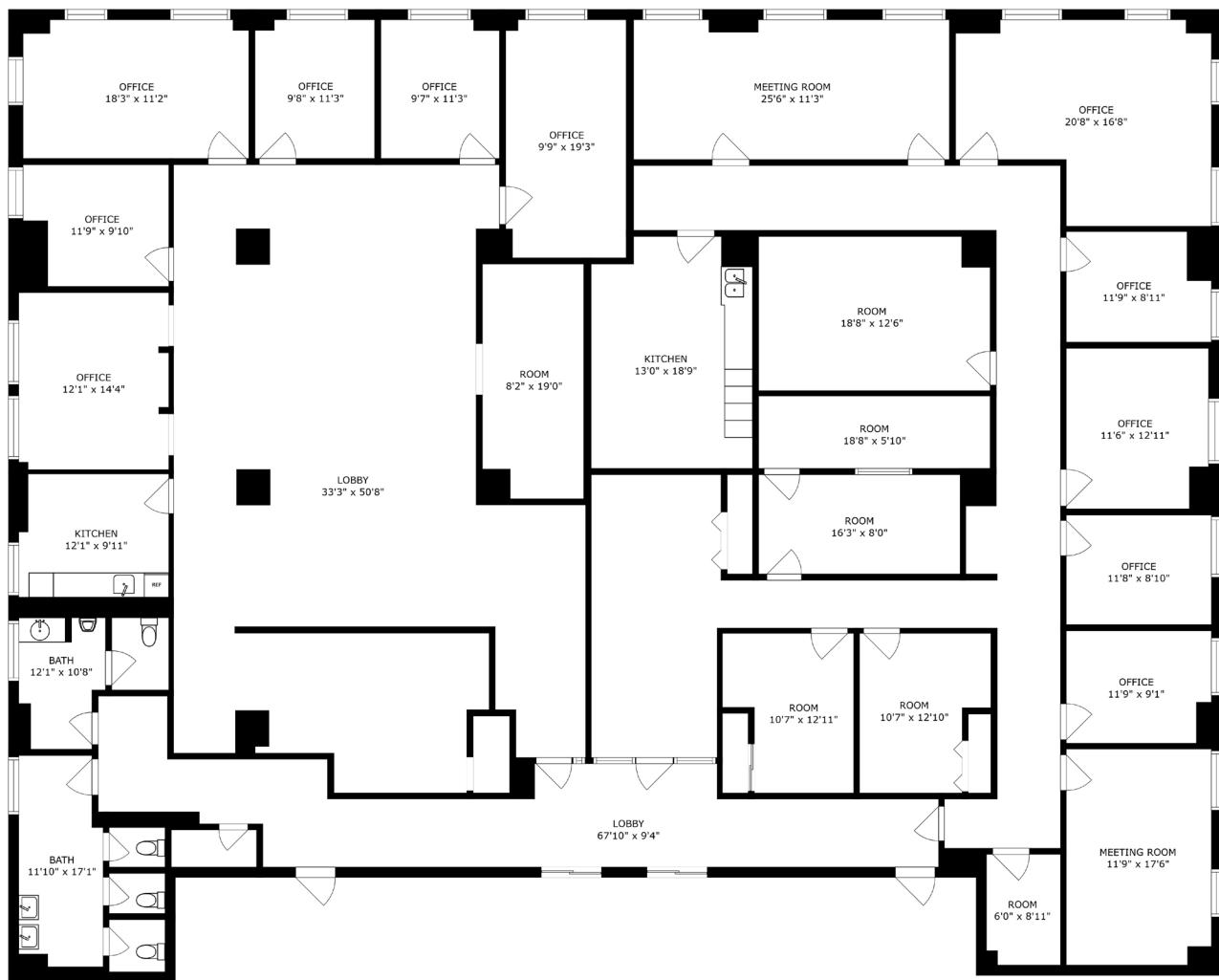
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## 3rd floor



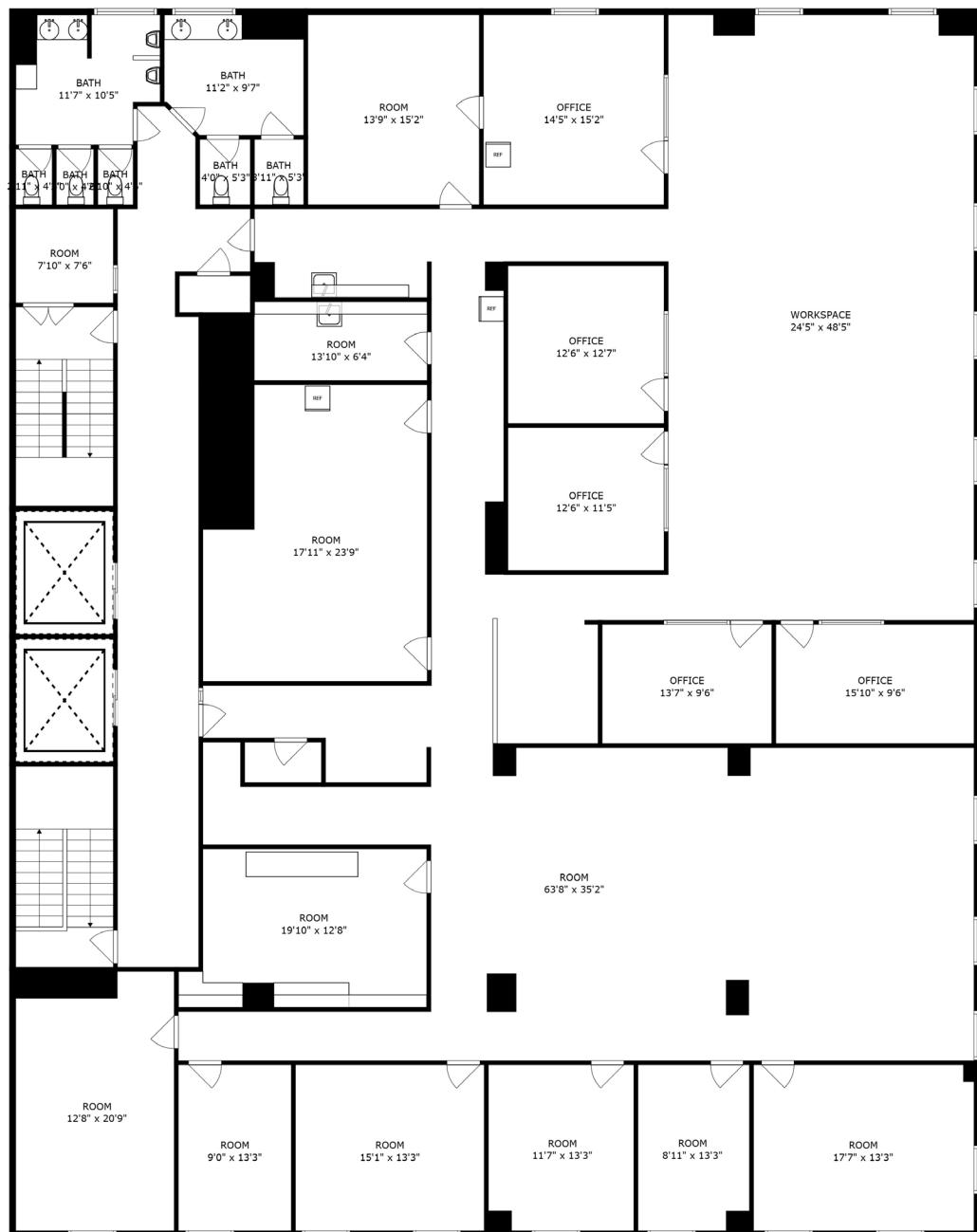
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## 4th floor



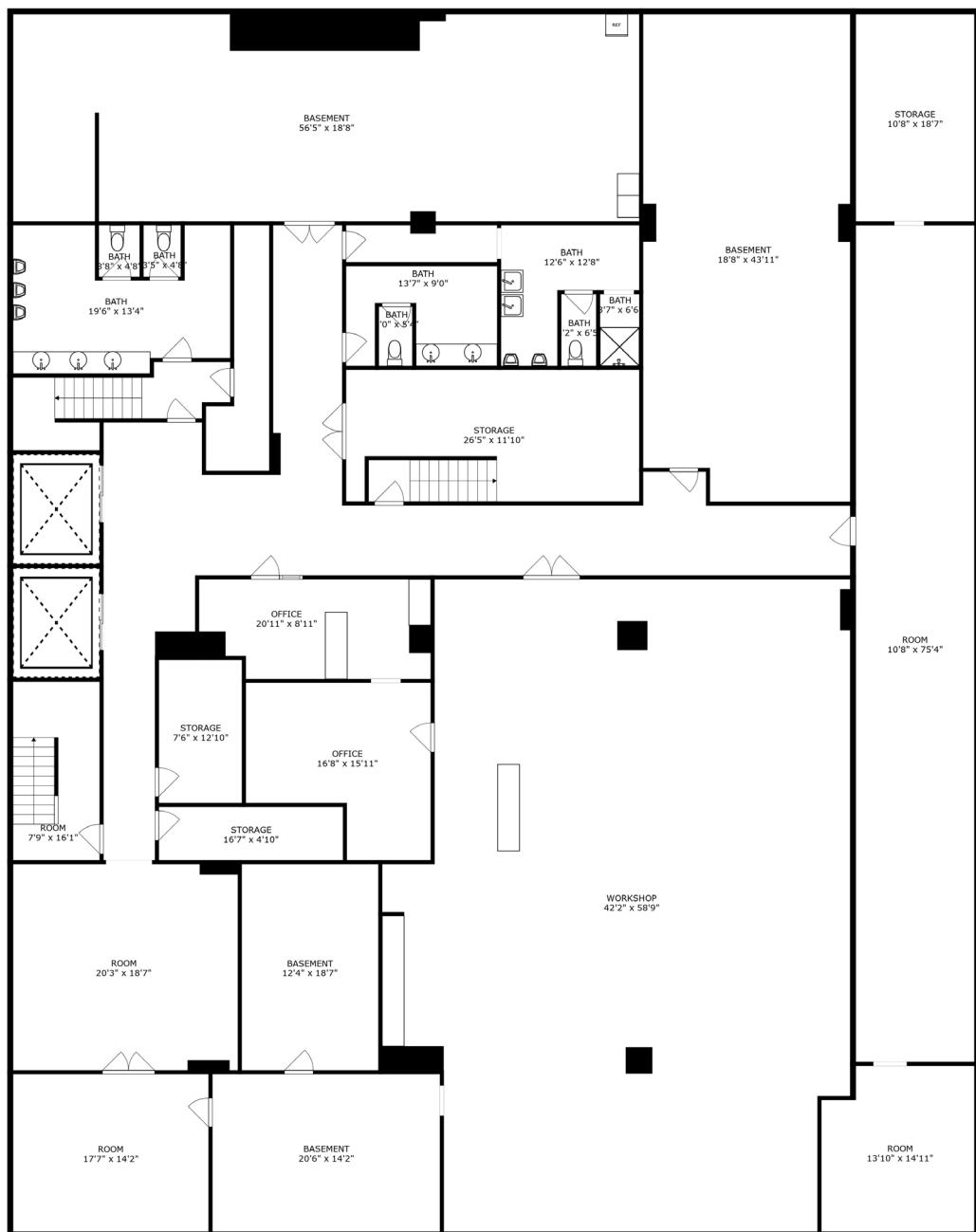
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## 5th floor



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## lower level



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# survey

NATIONAL SURVEY SERVICE, INC.

SURVEY NO. N-128276 STAKE

DATE: AUG. 8, 2005

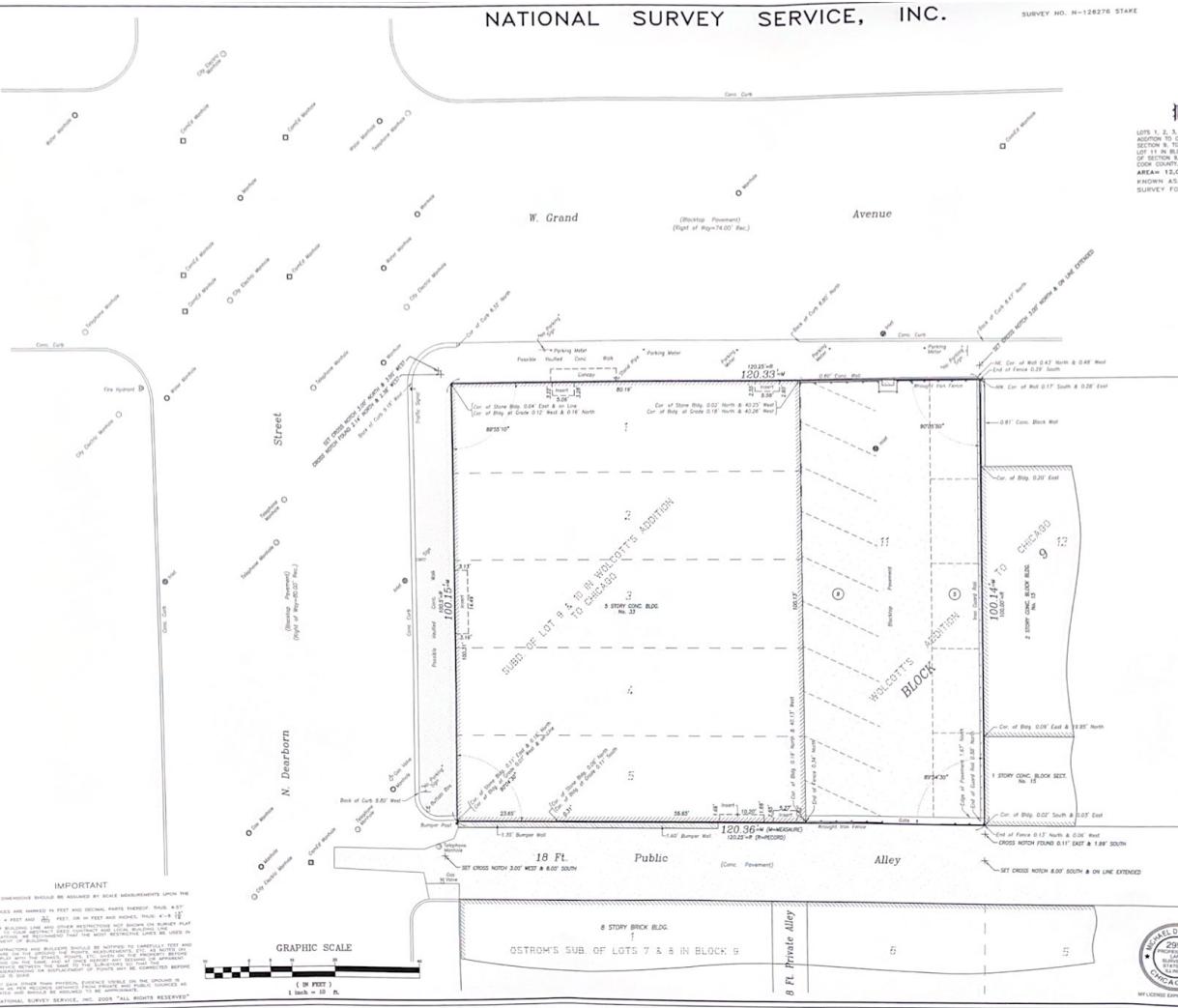
## plat of Survey

LOTS 1, 2, 3, 4 AND 5, IN THE SUBDIVISION OF LOTS 9 AND 10 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO, IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 1, RANGE 1, CHICAGO, ILLINOIS, AND THE ADDITION AND LOT 11 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 1, RANGE 1, CHICAGO, ILLINOIS, AND THE ADDITION OF THE THIRD PRINCIPAL SECTION IN COOK COUNTY, ILLINOIS.

ACRES: 0.000000 FT. OR 0.000000 ACRES

KNOWN AS: 33 W. GRAND AVE., CHICAGO, ILLINOIS.

SURVEY FOR: CHICAGO MEDICAL SOCIETY.



① DENOTES NUMBER OF REGULAR PARKING SPACES  
② TOTAL NUMBER OF REGULAR PARKING SPACES

SURVEY NO. N-128276 STAKE DATE: AUG. 8, 2005

State of Illinois, Co. of Cook, Ia.  
We, the undersigned, do hereby certify that we have surveyed the above described property in accordance with official records and that the same part is a true representation of said survey. Dimensions are corrected to a point where the property is bounded by the nearest public or private street in the current official minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.  
PROFESSIONAL LAND SURVEYORS

30 S. MICHIGAN AVENUE, SUITE 200  
CHICAGO, ILLINOIS 60603  
TEL: 312-430-6480 FAX: 312-430-6484

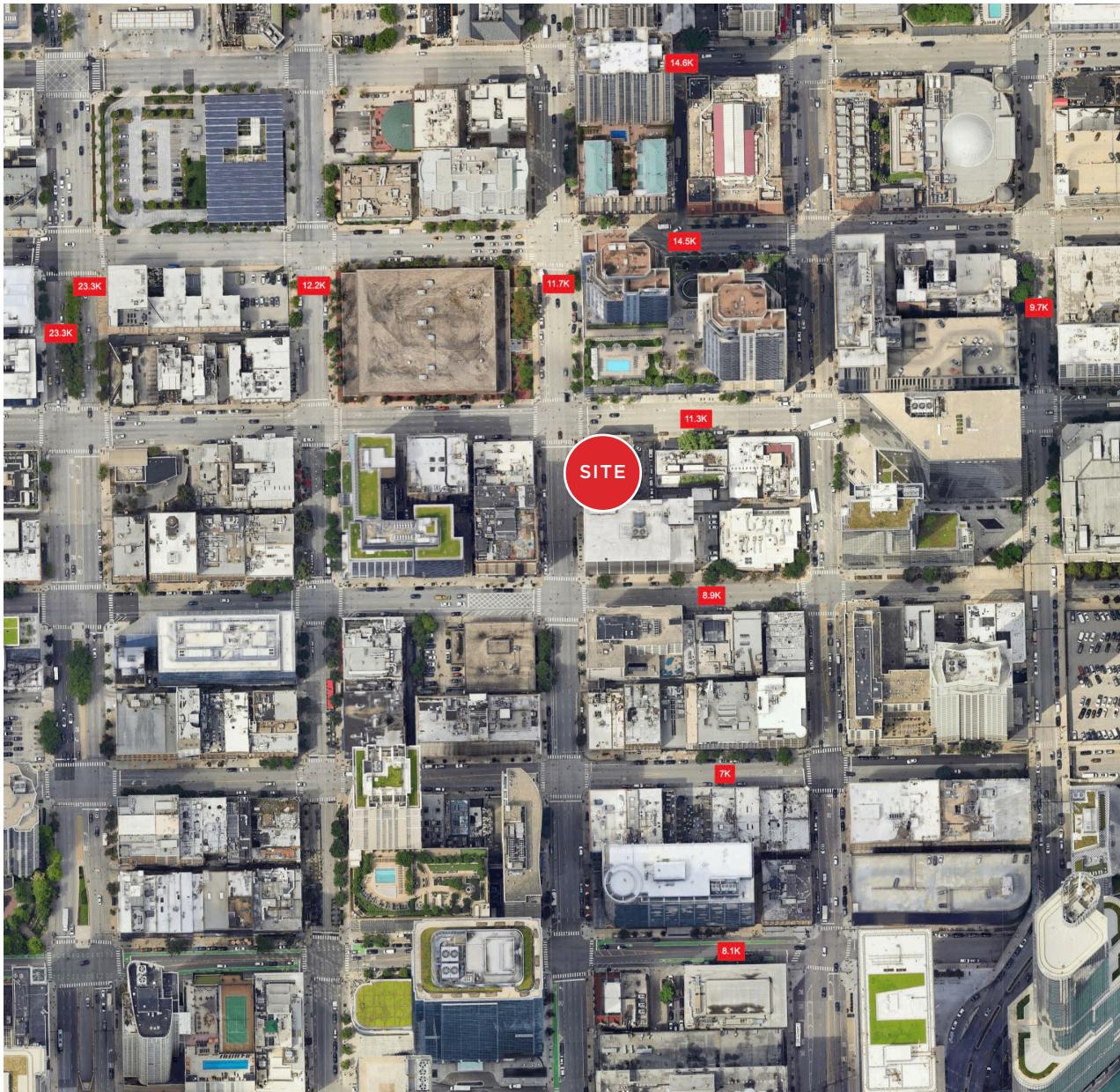
BY: Michael O. Hammonds  
PROFESSIONAL LAND SURVEYOR NO. 2993

MY LICENSE EXPIRES 12/31/2008

LAND PROJECTS 3\N128276\8276.DWG CD-25

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## retail and traffic information

If River North had a motto, it would be “Build it and they will come.” First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove. Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings. Chicago’s biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.



## demographics

	1 mile	3 mile	5 mile
2025 Estimated Population	127,855	407,235	855,873
2025 Estimated Households	81,872	227,901	430,989
2025 Estimated Average Household Income	\$217,232	\$202,705	\$173,612



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