

SINGLE-TENANT OFFICE BUILDING IN RIVER NORTH

225 W. Superior Street
Chicago, IL 60654
Value-Add Opportunity

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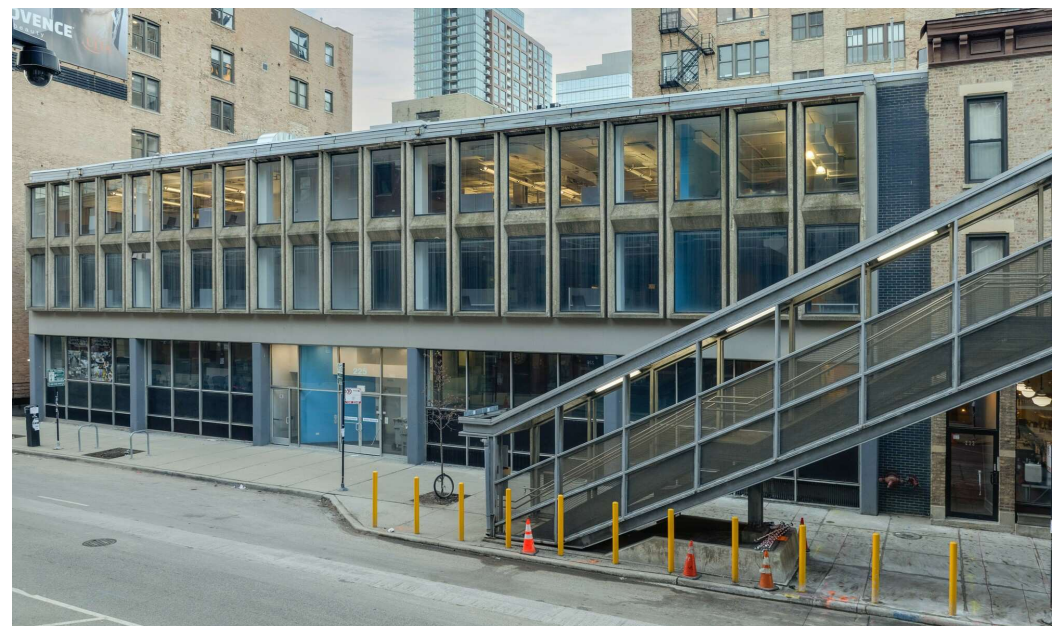
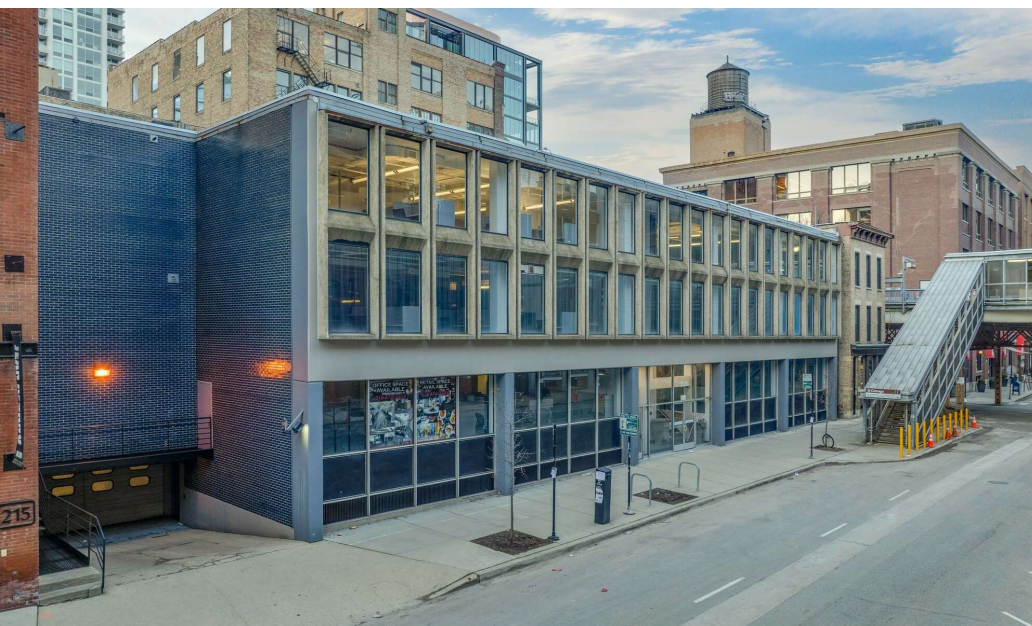


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PROPERTY INFORMATION

OFFICE BUILDING FOR SALE

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	Subject To Offer
Building Size:	56,000 SF (14,000 SF of underground garage/storage)
Occupancy:	Vacant
Lot Size:	0.32 Acres
Year Built:	1969
Zoning:	DX-5
Market:	Chicago
Submarket:	River North
Parking:	12 Covered Spaces (potential for ~20)

Property Overview

225 W. Superior Street, ideally located in Chicago's River North neighborhood, is a 56,000 SF, three-story office building featuring a 14,000 SF below-grade parking garage accessible from Superior Street. Originally designed for single-tenant occupancy, this property offers significant value-add potential through repositioning, lease-up, or redevelopment. The below-grade level currently includes a 12-car parking garage, expandable to 20 spaces, along with additional storage—an exceptional feature for a building of this size. Zoned DX-5, the site supports approximately 70,000 buildable square feet. However, HED Architects' preliminary review suggests the potential to increase this to around 110,000 SF with the application of bonus FAR, making the site highly attractive for office redevelopment, residential conversion, or mixed-use repositioning.

Property Highlights

- Opportunity to acquire a single-tenant office building with parking, extremely well located in the River North Neighborhood
- Zoned DX-5 with as-of-right FAR allowing $\pm 70,000$ SF and potential bonus FAR up to $\pm 110,000$ SF (per HED Architects)
- Underground parking garage with 12 spaces, that can be configured to hold ~20 cars
- Conveniently located steps from the Kennedy Expressway and within walking distance to multiple CTA "L" stations, including the the Chicago Avenue Brown and Purple Line , the Merchandise Mart , and the Grand Avenue Blue and Red Line , providing seamless access across the city.

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OFFICE BUILDING FOR SALE

PROPERTY DESCRIPTION



Location Description

225 W. Superior Street is located along Superior Street in Chicago's River North neighborhood. River North is a thriving, affluent community with a population of approximately 132,000 and an average household income of over \$153,000 within one (1) mile. The building is conveniently located just northeast of the Ohio/Ontario feeder ramp, providing direct access to the Kennedy Expressway. The location boasts excellent public transit options with multiple public transit routes nearby including being steps away from the Franklin Street CTA Brown Line station, and a few blocks southwest of the Grand Avenue CTA Red Line station. The Brown line maintains an average weekday ridership of 68,073 while the Purple line has an average weekday ridership of 10,413, providing commuters convenient transportation options to and from the building. The building is within walking distance to several tech companies that help drive a daytime employee population of approximately 453,000. Nearby companies include Groupon (HQ), Yelp, Spotify, Salesforce, Motorola, Echo Global Logistics, Braintree, 1871 and eBay, among others.

A key feature of the Property is the location and the convenient access to the Kennedy Expressway, located a few blocks to the northeast. The nearby Ohio Street and Ontario Street feeder ramps provide commuters a direct route to and from downtown Chicago. Additionally, the building is surrounded by an abundance of national and local retailers and is within walking distance of North Michigan Avenue, Chicago's top shopping destination. Neighboring retailers and amenities include East Bank Club, CVS/Pharmacy, Target, Binny's Beverage Depot, UPS Store, Ascend Cannabis, 7-Eleven, Mixed Greens, Mr. Beef, Erie Café, Portillo's, McDonald's, Subway, and Fairground Coffee, among many others.

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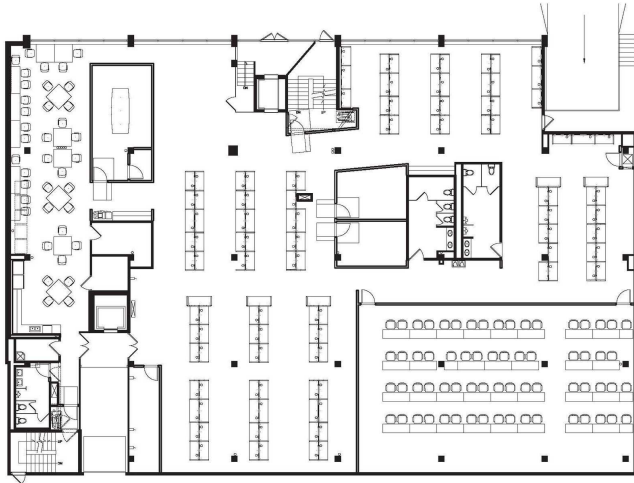
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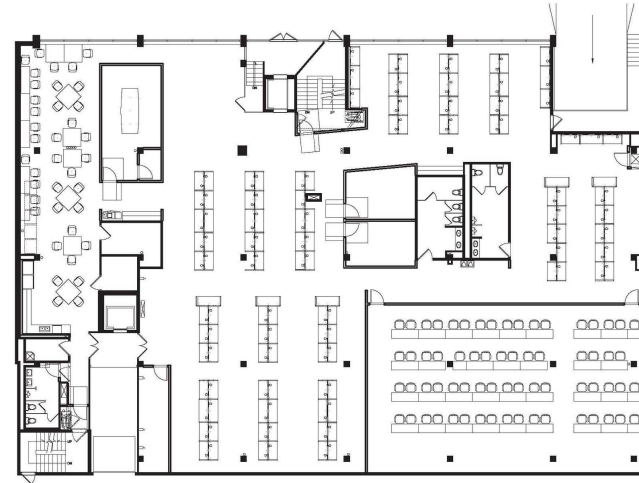
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FLOOR PLANS

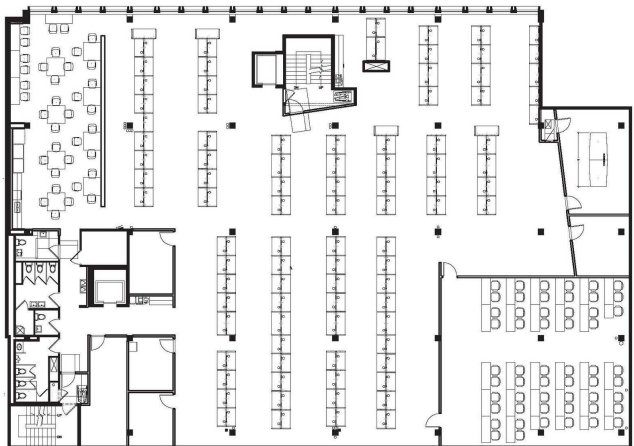
Ground Floor



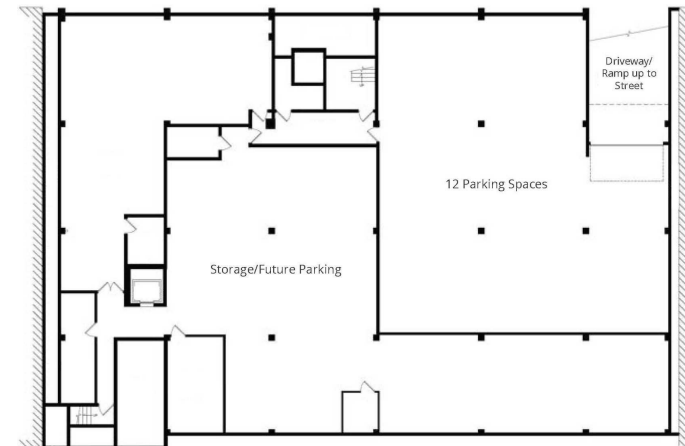
Third Floor



Second Floor



Garage



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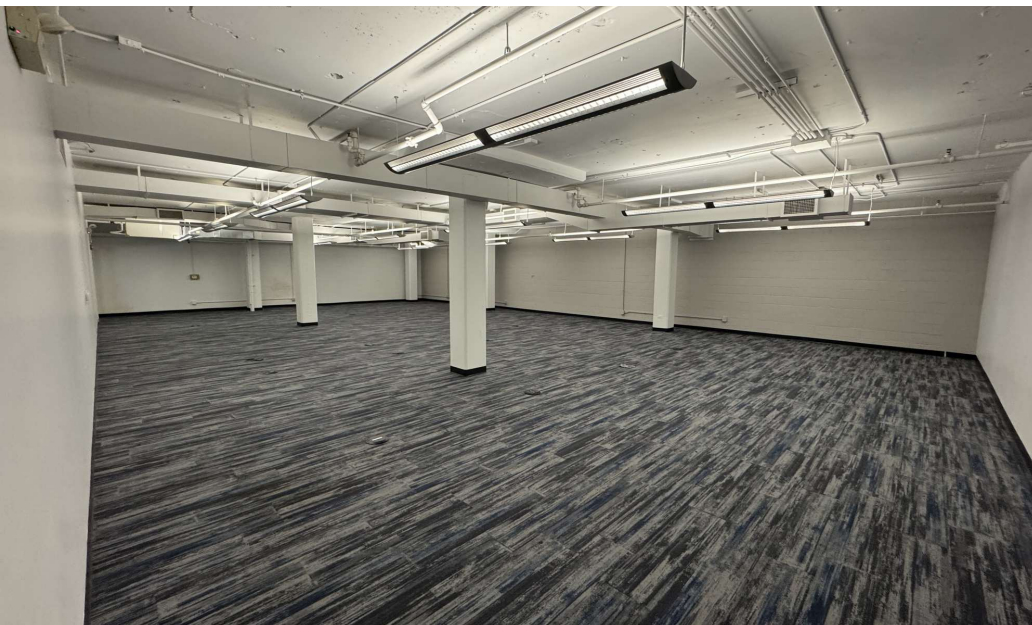
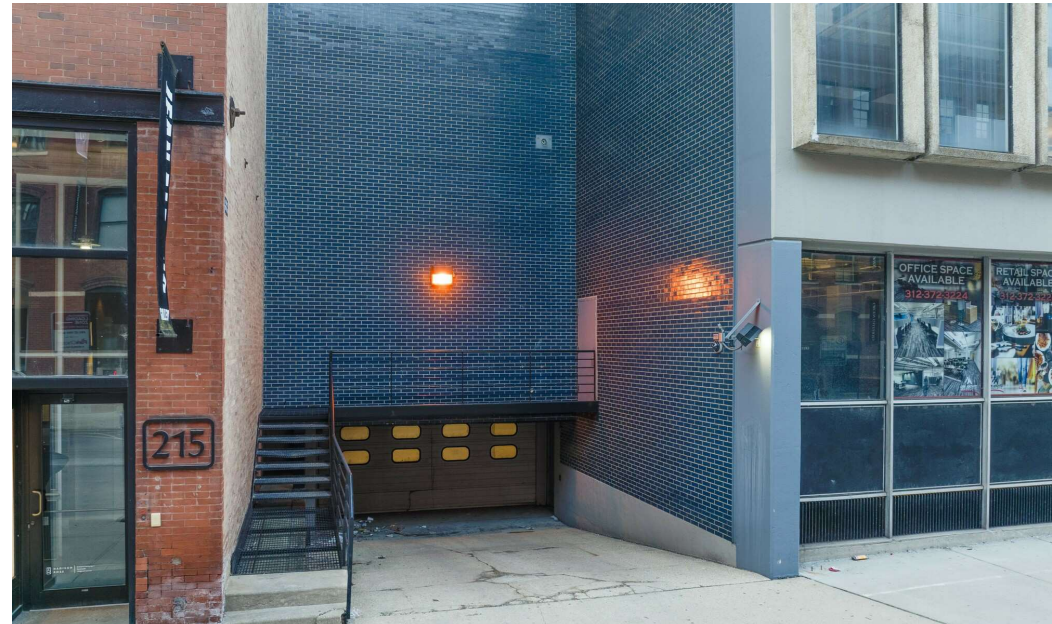
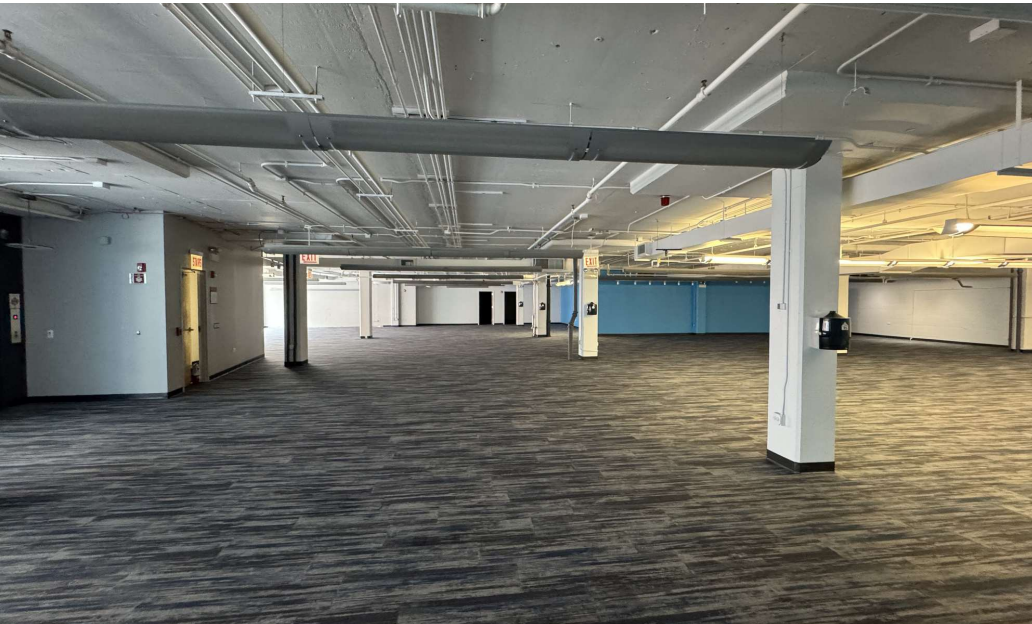
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ADDITIONAL PHOTOS



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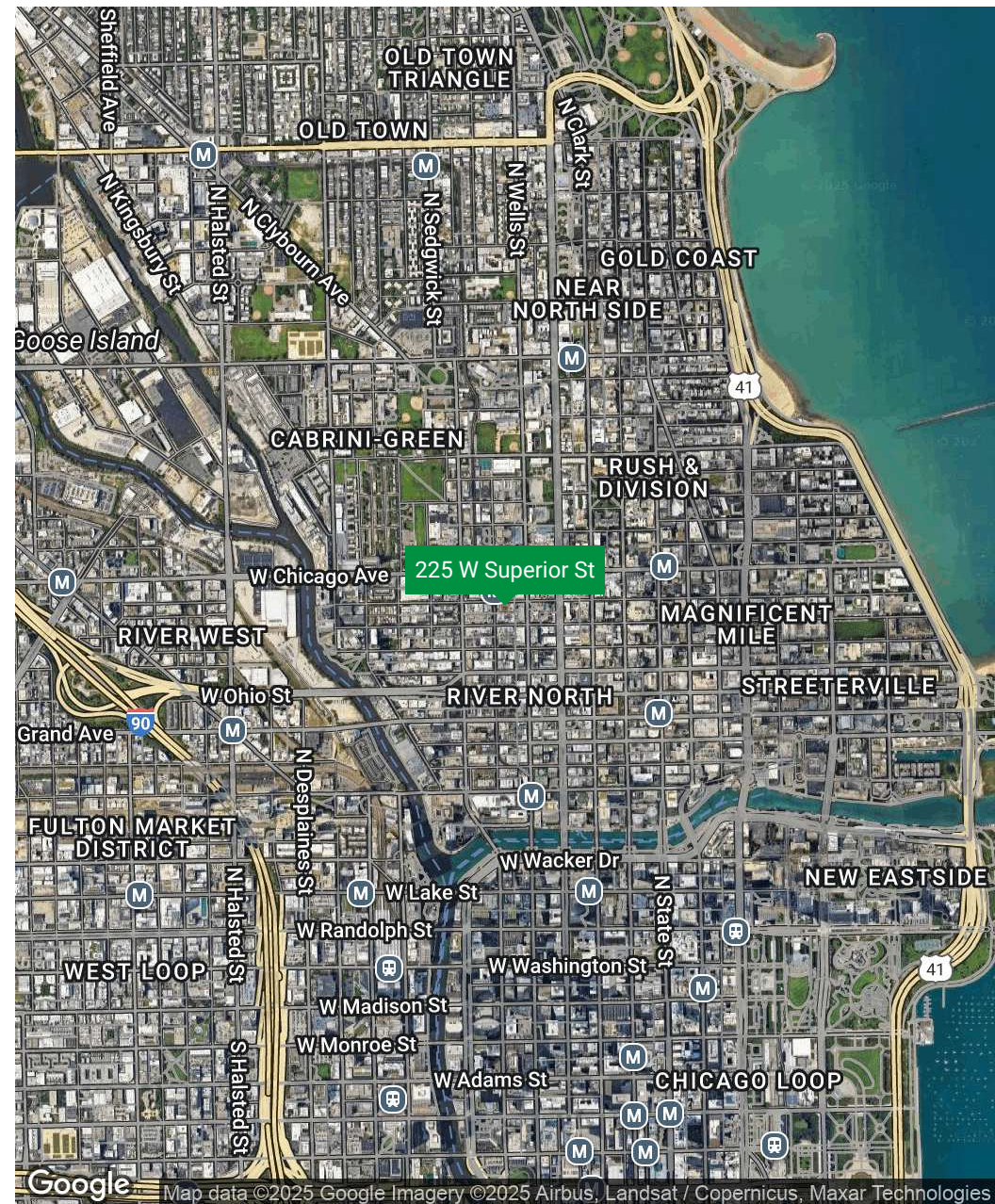
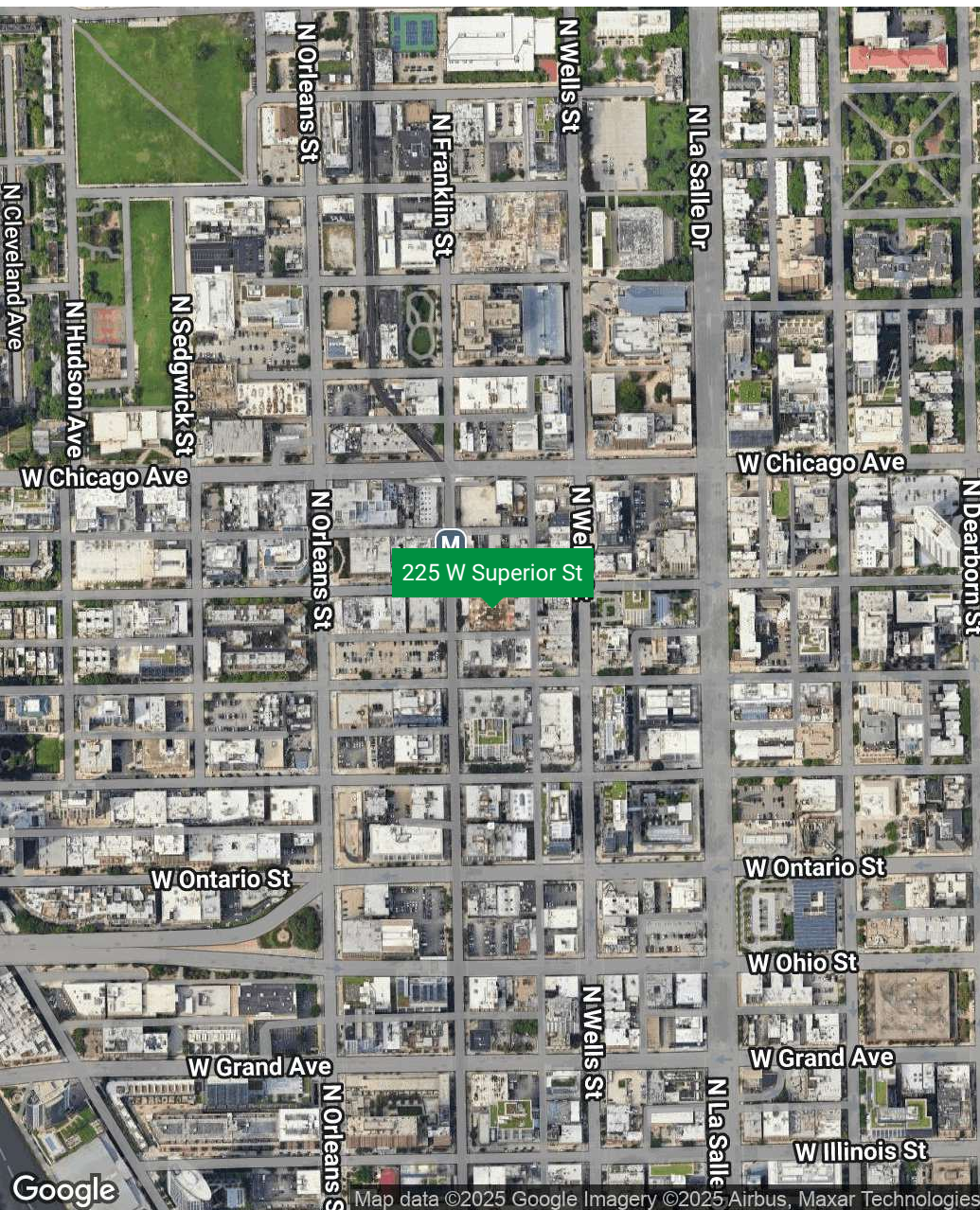
LOCATION INFORMATION

RETAILER MAP



OFFICE BUILDING FOR SALE

LOCATION MAP



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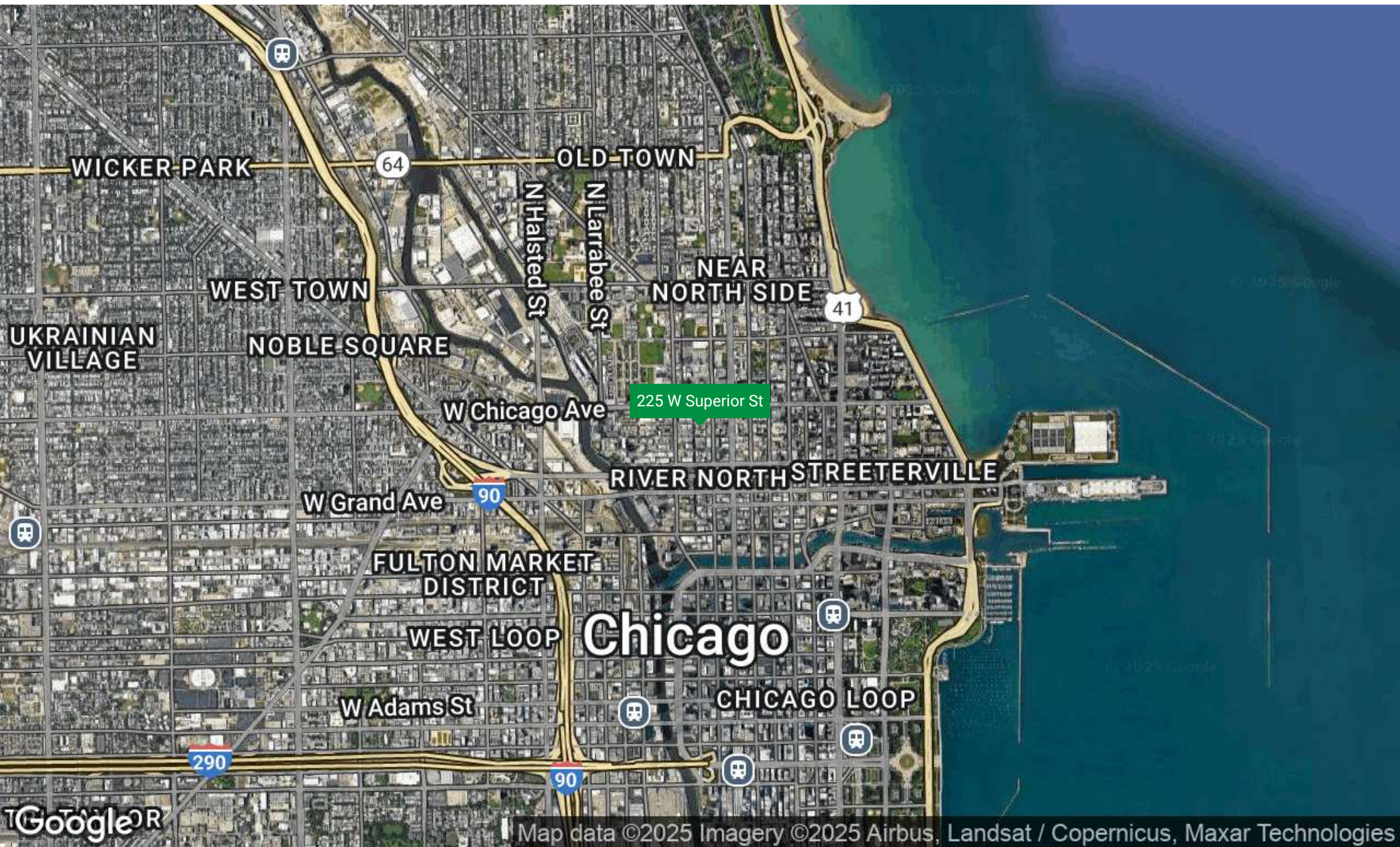
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OFFICE BUILDING FOR SALE

AERIAL MAP



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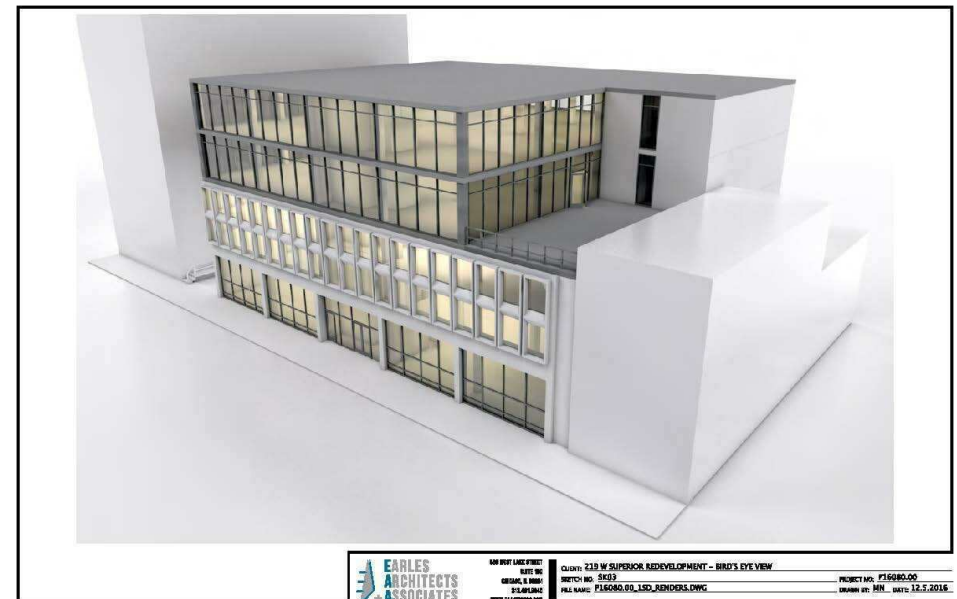
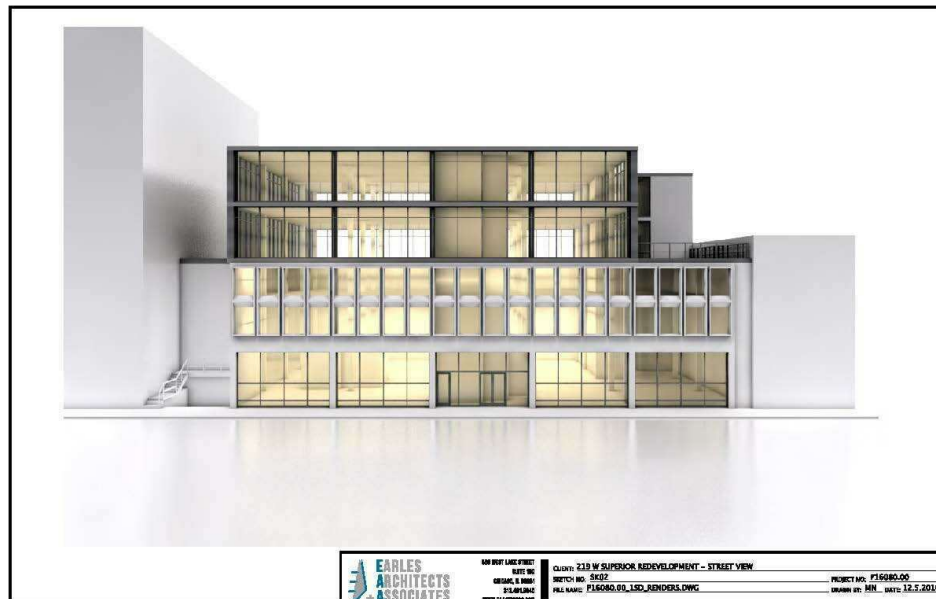
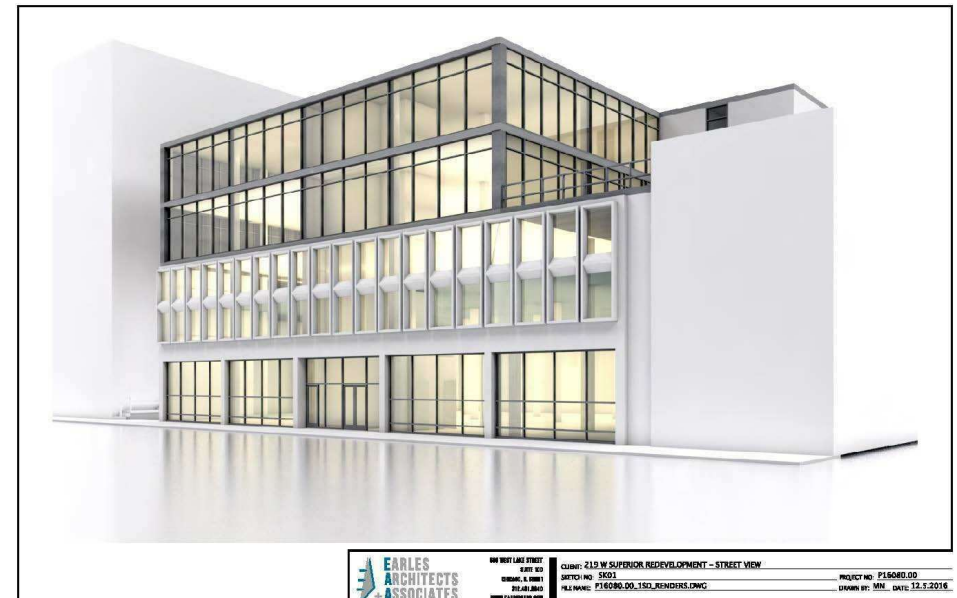
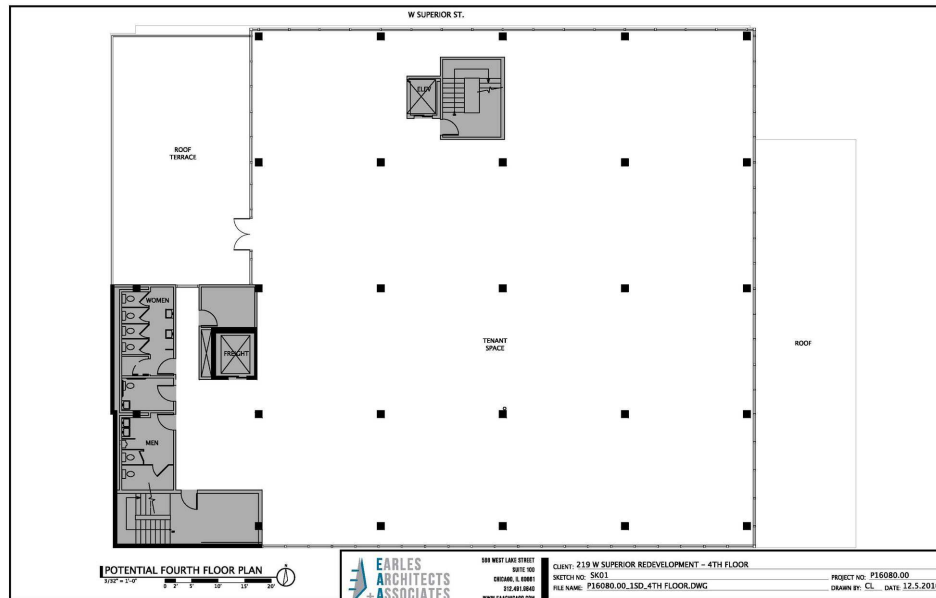


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POTENTIAL ADDITION (FLOORS 4 & 5)

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POTENTIAL ADDITION



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DEMOGRAPHICS

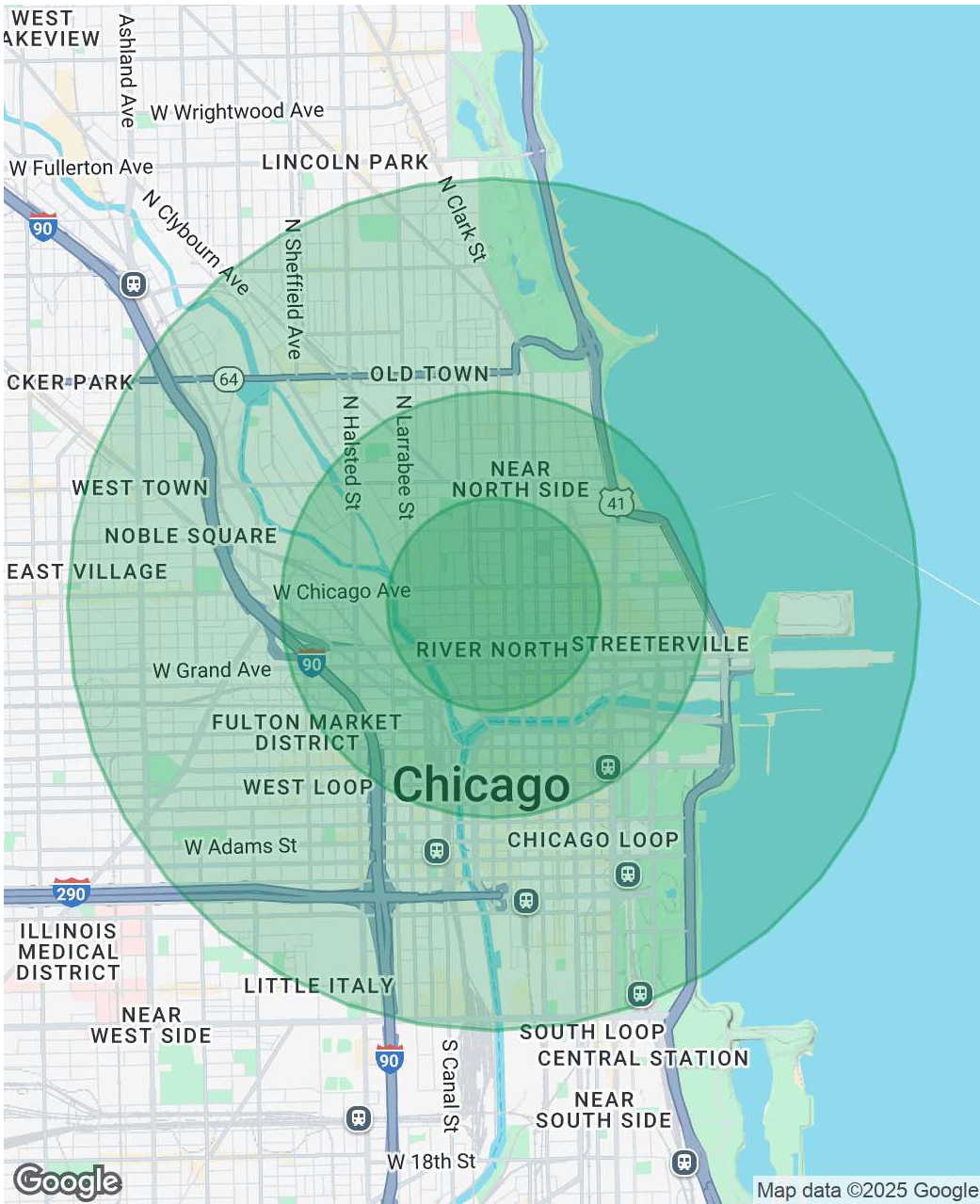
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DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	34,864	113,744	246,842
Average Age	38	40	39
Average Age (Male)	38	40	38
Average Age (Female)	38	40	39

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	21,983	72,450	144,049
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$183,976	\$183,541	\$184,427
Average House Value	\$736,584	\$747,200	\$739,056

Demographics data derived from AlphaMap



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