



FOR SALE OR LEASE

1732 W HUBBARD ST

3 STORY COMMERCIAL OFFICE SUITES | MULTI TENANT



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KEY FEATURES

ZONING: PMD-4

BLDG SF: +/- 23,409

LAND SF: +/- 7755

STORIES: 3

BUILDING AMMENITIES:

- Elevator
- Rooftop Access
- 2 floors of renovated office suites
- Full 3rd floor penthouse suite available for immediate occupancy and build out

PROPERTY DETAIL

1732 W Hubbard presents a rare opportunity to acquire a well-maintained, multi-tenant 3-story office building with both immediate income and long-term upside. Positioned in the heart of Chicago's thriving West Loop / Fulton Market corridor, the property benefits from strong surrounding residential and commercial demand, convenient access to downtown, major expressways, and public transit. Spanning approximately 25,000+ square feet across three levels, the property offers a flexible layout suited for a variety of office, creative, or service-based users. The building is currently partially leased, generating in-place income with established tenants, while still offering significant vacancy for an owner-user or investor to customize and maximize returns. The layout allows for demising or full-floor users, making it equally attractive for investors seeking stabilized cash flow or businesses looking to occupy while offsetting expenses with rental income. This is a strategic acquisition for those looking to plant a flag in one of Chicago's most dynamic and evolving submarkets.

FINANCIALS

RENTABLE SQFT

+/- 23,409

IN PLACE INCOME

\$164,520

STABILIZED INCOME

\$536,045

Pro Forma Stabilized NOI: \$450,000+
Pro Forma Stabilized Cap Rate in the 9-11+ range

Economic Occupancy: ~31% - this is a fantastic owner user, or value add opportunity to maximize returns

HUBBARD RENT ROLL

UNIT	SF	TENANT	BASE RENT	NET/CAM %
1A	1648		\$3,000.00	7.04%
1B	883	-		3.77%
1C	1710	-		7.30%
1D	3078		\$3,500.00	13.15%
2A	2801	-		11.97%
2B	1267	-		5.41%
2C	4180		\$7,210.00	17.86%
3rd Fl	8200	-		35.03%
		Total Monthly Income:	\$13,710.00	

Contact us for additional information on leasing terms and availability, sales information, and survey.

DEMOGRAPHICS

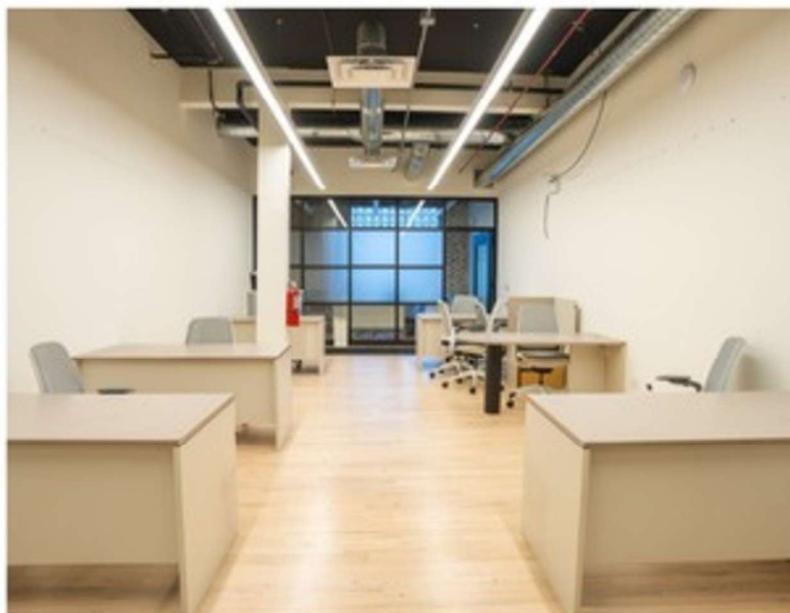
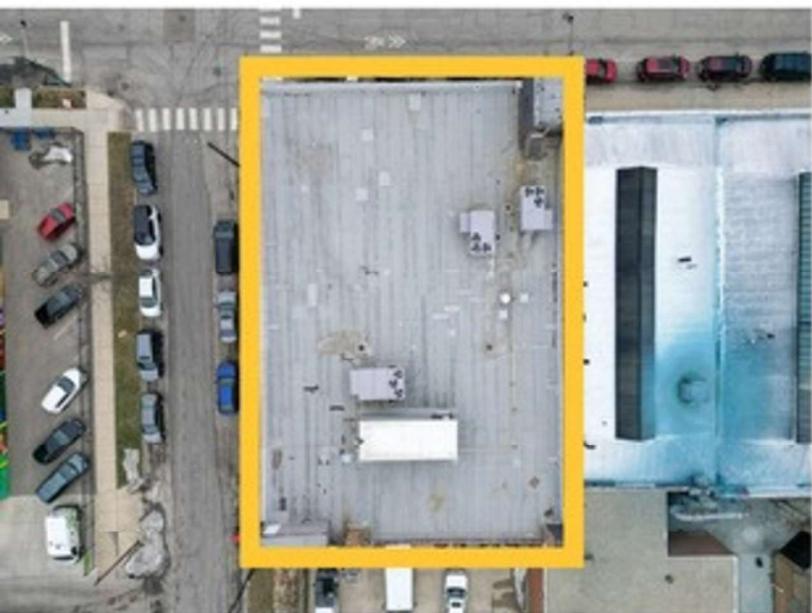
Traffic			
Collection Street	Cross Street	Traffic Volume	Count Year
W Grand Ave	N Paulina St W	12,609	2023
North Paulina Street	W Kinzie St SW	1,410	2025
West Grand Avenue	N Paulina St W	12,492	2025
West Grand Avenue	N Wolcott Ave E	12,979	2025
North Ashland Avenue	W Kinzie St N	26,193	2025
North Ashland Avenue	N Ashland Ave NE	26,193	2025
W Grand Ave	N Wolcott Ave E	13,102	2023
N Ashland Ave	W Erie St N	28,640	2025
W Grand Ave	N Armour St W	12,771	2025
North Damen Avenue	W Grand Ave S	13,783	2025

Population

	3 miles
2020 Population	529,736
2025 Population	542,619
2030 Population Projection	547,126
Annual Growth 2020-2025	0.5%
Annual Growth 2025-2030	0.2%

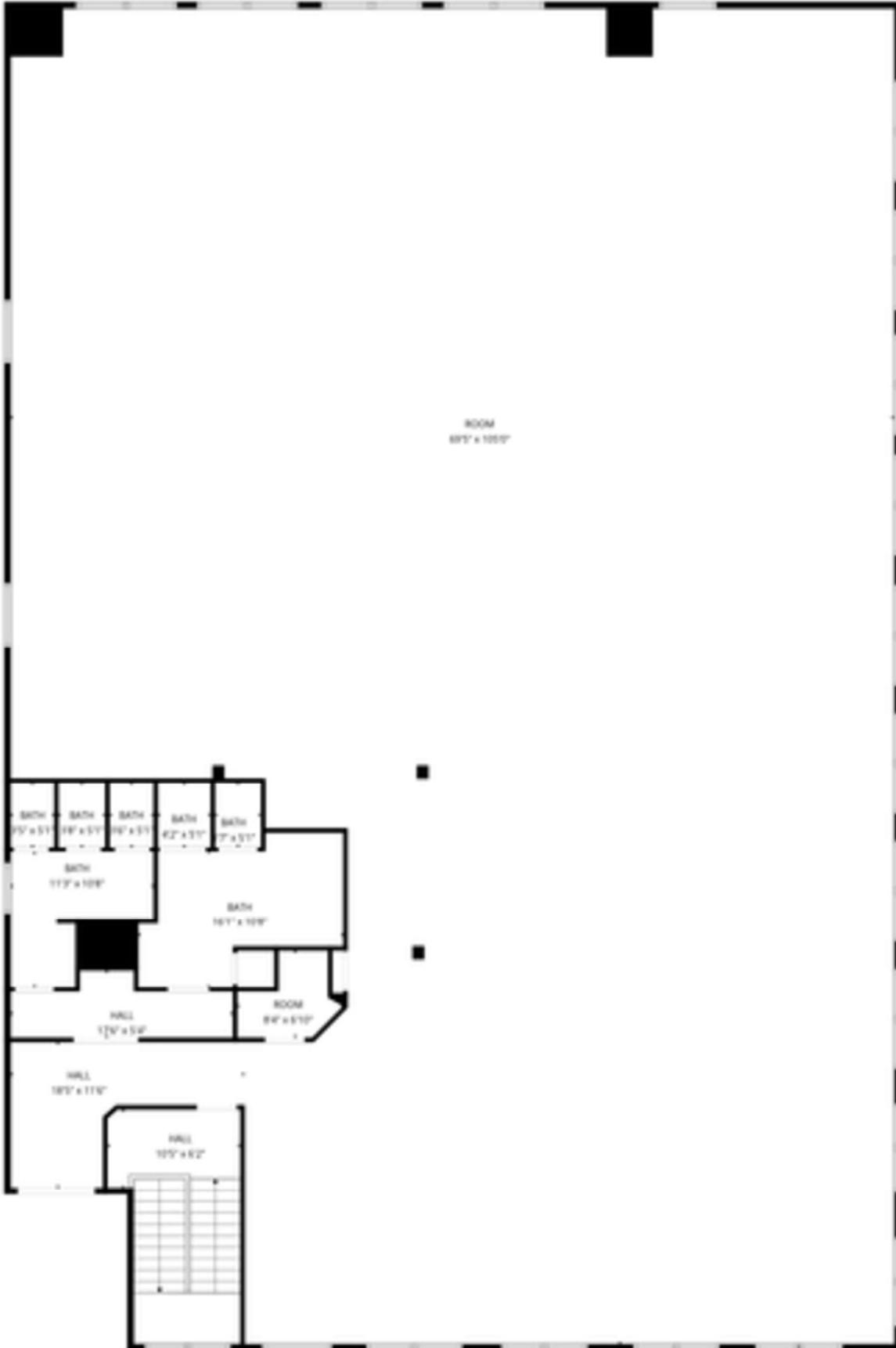
Daytime Employment

Radius	3 miles	
	Employees	Businesses
Service-Producing Industri...	646,662	61,695
Trade Transportation & Uti...	55,889	4,127
Information	27,794	1,396
Financial Activities	109,909	7,373
Professional & Business S...	185,243	12,082
Education & Health Services	117,553	26,506
Leisure & Hospitality	83,559	4,232
Other Services	39,137	5,356
Public Administration	27,578	623
Goods-Producing Industries	48,506	2,352
Natural Resources & Mining	1,030	50
Construction	19,807	1,223
Manufacturing	27,669	1,079
Total Daytime Employment	695,168	64,047





VACANT 3rd FLOOR SUITE



Plans, materials and specifications are based on availability and subject to change without notice. Architectural, structural, mechanical, electrical and other assemblies may be revised, as deemed necessary by the developer, architect or as may be required by law. Floor plans are approximate and are for marketing purposes only. All information provided herein deemed reliable.



THE GOING BEYOND GROUP



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