

FOR SALE

17 E. 23RD STREET | CHICAGO, IL



Specifications

Total Building Area:	± 29,500 SF
1 ST Floor:	± 9,834 SF
2 ND Floor:	± 9,833 SF
3 RD Floor:	± 9,833 SF
Basement:	± 9,834 SF (not included in total building SF)

Total Land Area:	± 9,859 SF
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Loading:	1 Exterior Short-Truck Dock
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Freight Elevator:	2,000 lb Capacity In-place, (Non-Operable)
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Ceiling Heights:	13'9" (1 ST Floor) 10'10" (2 ND Floor) 11'7" (3 RD Floor) 7'7" (Basement)
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Column Spacing:	16' x 19'3" (N-S x E-W)
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Construction:	Masonry & Heavy Timber
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Zoning:	DS-3 Downtown Service District
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Alderman:	Pat Dowell 3 RD Ward
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RE Taxes:	\$62,616 = \$2.12 PSF
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Sale Price:	\$2,350,000
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Located in a Federal Opportunity Zone



8-Minute Walk to McCormick Place Convention Center



Steps Away from Green Line CTA Stop



1-Minute walk to CTA Bus Stop on State Street



5-Minute Walk to CTA bus stop on Cermak Road



5-Minute Drive to Soldier Field and Museum Campus



10-Minute Drive to Central Business District



3-Minute Drive to I-55 Expressway



3-Minute Drive to I-90/94 Expressway



9-Minute Drive to I-290 Expressway



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SURROUNDED BY GROWTH



ONE CENTRAL STATION

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Proposed 34-acre mixed-use project. Landmark plans to build up to 20 million square feet of office, residential, hotel, and additional high-rises.



BURNHAM LAKEFRONT

Proposed 144-acre mixed-use development, featuring 8-12 million square feet of residential, retail, and commercial space, plus parks and public walkways.



MCCORMICK SQUARE

McCormick Square, home to North America's largest convention center, drives economic growth.



The 78

62-acre mixed-use project will feature 12 acres of public space, a 5-acre riverfront with dining and entertainment, and 13 million square feet of buildings, including a potential 1-million-square-foot research hub for the Discovery Partners Institute.

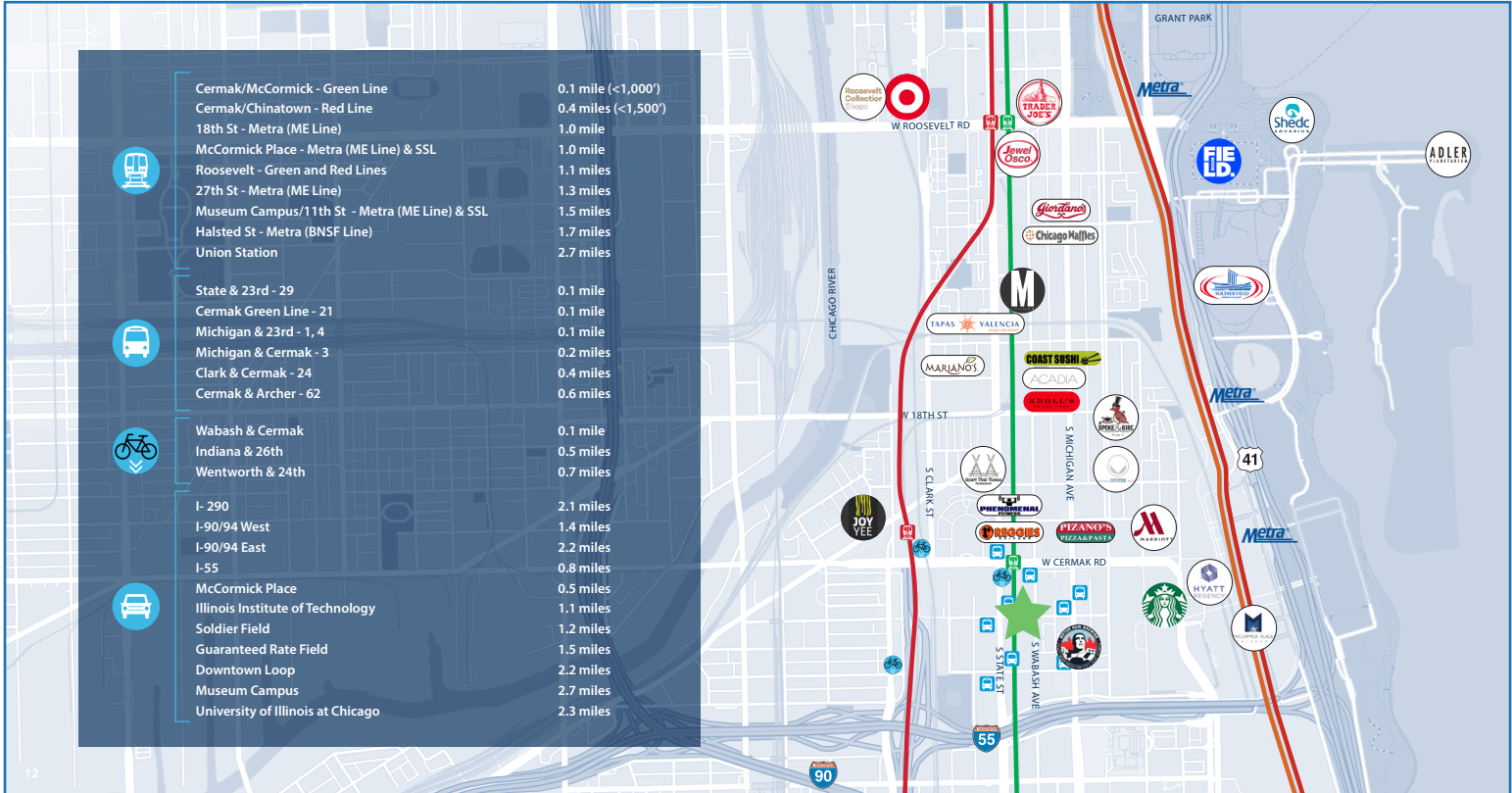
SOUTHBRIDGE

This 11.3-acre mixed-use project will offer 875 mixed-income homes, 100,000 sq. ft. of retail, and community facilities. Phase one includes two 7-story buildings with 100 rental units each, amenity terraces, and ground-floor retail on State Street.



TRANSIT ORIENTED DEVELOPMENT

Each site qualifies for maximum Transit Oriented Development benefits.



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TRANSIT ORIENTED DEVELOPMENT

Established in 2013 and expanded in 2019, Chicago's Transit-Oriented Development (TOD) Zoning Code now includes streets with high-frequency bus service and ridership comparable to rail lines.

TOD Initiatives

- » Development around Chicago's transit assets
- » Reduce carbon footprint, and household costs associated with car ownership
- » Increase access to public transportation
- » Promote development and affordability in communities

TOD Requirements

- » Location within 1,320' of a CTA, Metra or certain CTA bus line corridor stops, or within 2,640' of a CTA, Metra or certain CTA bus line corridor stops along a "pedestrian street" / "pedestrian retail street."
- » Locations within 660 feet of a CTA, METRA or certain CTA bus line corridors stops are eligible for additional benefits

TOD Benefits

- » Minimum Lot Area Reduction
- » Floor Area Ratio (FAR) may be increased an additional 1.0
- » Increase in Building Height
- » Minimum off-street automobile parking ratios reduced by 50%
- » As much as 100% of required off-street parking may be reduced for residential uses with approval as special use
- » Minimum off-street parking ratios for non-residential uses may be reduced by 50% to 100%
- » Limits on efficiency units do not apply to TOD projects within 660' of station or stop

