



Morton Salt
When it Rains it Pours

**THE PACKAGING BUILDING
IN THE SALT DISTRICT**

BLUE STAR
CHI. IL. EST. 2008
PROPERTIES

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THE SALT DISTRICT

WITHIN THE MOSAIC OF CHICAGO'S HISTORIC NEIGHBORHOODS SITS THE SALT DISTRICT, AN ASCENDANT NEW ADAPTIVE-REUSE DEVELOPMENT BORN FROM THE ICONIC MORTON SALT WAREHOUSE AND PACKAGING FACILITY.

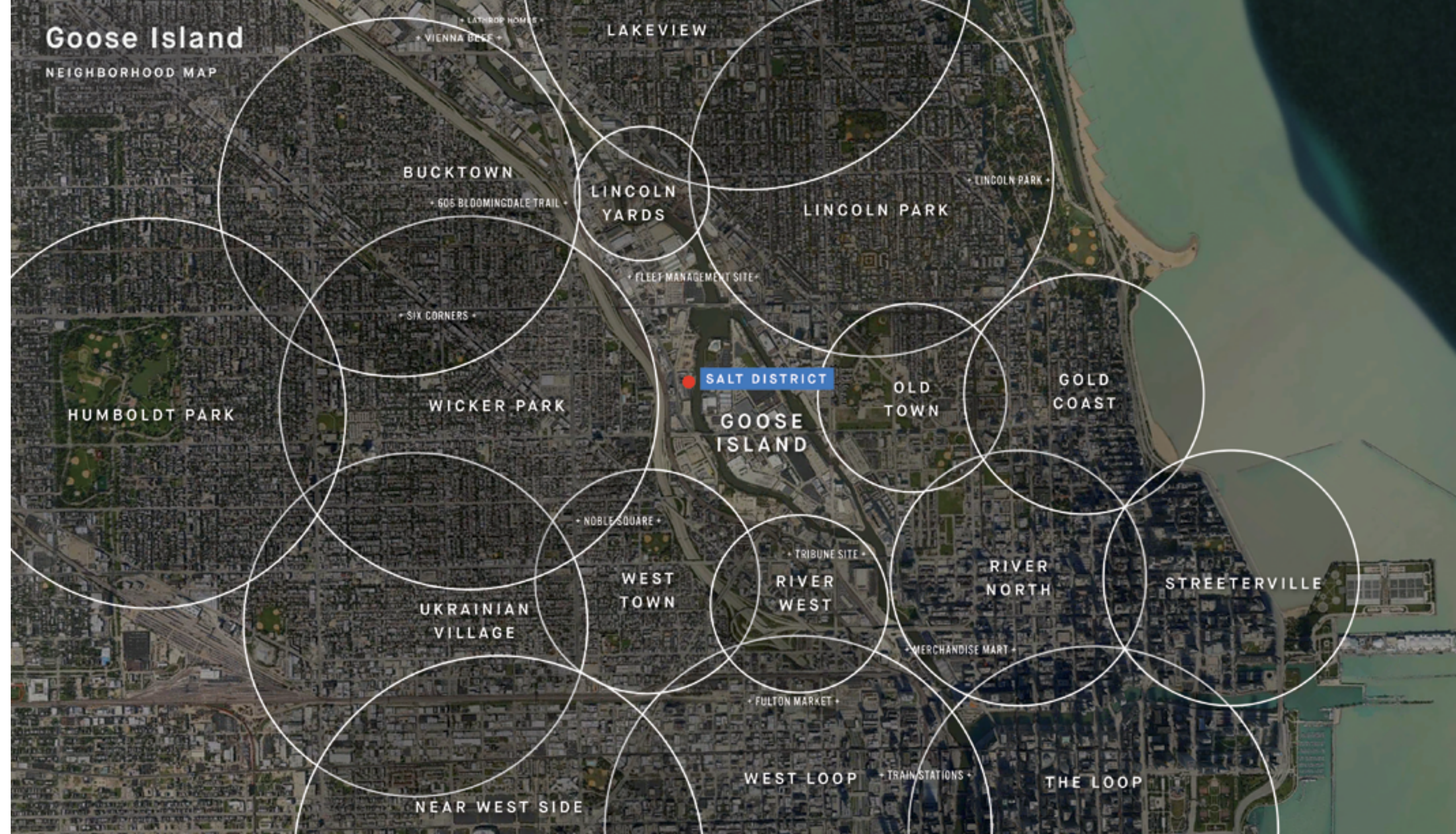
Created in partnership between Blue Star Properties and R2, the Salt District features a marquee concert venue and performance space, trendy dining options, and 60,000 square feet of industrial-chic office and retail space, cementing itself as the city's hottest new cultural destination.

Situated directly on the Chicago River's North Branch, the Salt District offers rare access to a sparkling waterfront featuring rich greenery and lush communal areas to relax, recharge, and reconnect. Inspiring and intimate, a stroll along this stretch of the North Branch feels like you've got the river all to yourself.



SURROUNDING NEIGHBORHOODS

THE SALT DISTRICT IS NESTLED ALONG THE ELSTON CORRIDOR, ACROSS THE RIVER FROM GOOSE ISLAND, AND AMONGST SOME OF CHICAGO'S MOST HISTORIC NORTH & NORTHWEST NEIGHBORHOODS.



FOR MORE INFORMATION

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THAT TRADEMARK BLUE STAR STYLE

AMPLIFIED ARCHITECTURAL ELEMENTS & EXPOSED RAW MATERIALS COMPLEMENTED BY MODERN ACCENTS.

There is no substitute for the natural aging of a building. We embrace and often emphasize the many wonderful and curious changes that happen over time. Faux is our biggest foe. Imperfections and distressed features complemented by clean lines and modern functionality are how we create our unique and memorable spaces.



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THE PACKAGING BUILDING OVERVIEW

SINCE ITS COMPLETION IN 1930, THE MORTON SALT COMPANY'S PACKAGING BUILDING HAS STOOD AS A TESTAMENT TO CHICAGO'S ROLE AS A HUB OF INDUSTRY AND A BASTION OF ARCHITECTURAL EXCELLENCE.

The designated landmark was designed by legendary architecture firm Graham, Anderson, Probst, and White — the names behind some of Chicago's most storied landmarks, including the Wrigley Building, the Civic Opera House, and the Merchandise Mart.

Architecturally significant, the building is composed of steel frames, brick walls, and high, lofted ceilings, adhering to a modern, utilitarian industrial style that was innovative in its time. Influences from the Prairie school of thought also appear in the building's multi-hued dark brick and the contrasting limestone ornamentation.

It was in the Packaging Building that the Morton Salt Company grew into an empire and cemented the area as one of Chicago's most important industrial centers. Today, it remains a symbol of innovation, progress, and prestige.

GENERAL BUILDING INFORMATION

Owner/Management: R2 & Blue Star Properties

Year Built: 1929-1930

Year Renovated: 2022

Story Height: 3 floors

Rentable Square Feet: 100,000

Structure: Primarily masonry & wood frame

Electrical Provider: ComEd

Loading Dock: East & west side of building

Passenger Elevators: One with loading capacity of 3,500 lbs

Parking: 17 dedicated spaces on-site, 400 open spots at Elston & Magnolia (first-come, first-serve)

LIFE SAFETY SYSTEM

Fire Protection: Property is fully sprinkled

Emergency Exiting: Available through 2 interior stairwells

TELECOM/CABLE/INTERNET

Provider: Comcast

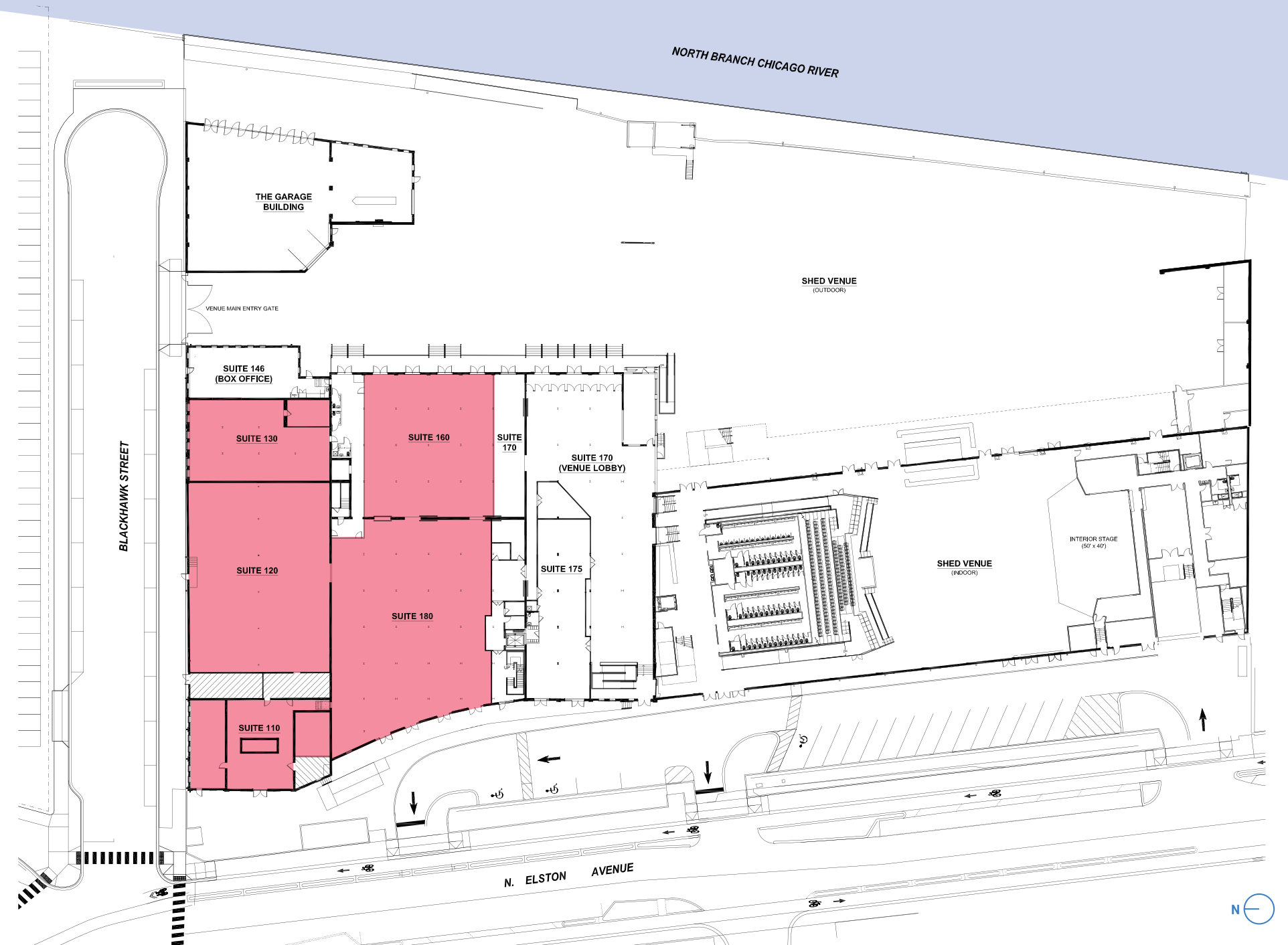
Fiber: Yes

THE PACKAGING BUILDING'S TENANTS ENJOY FRONT-ROW ACCESS TO THE SALT DISTRICT'S YEAR-ROUND PROGRAMMING AND EVENTS.

There's a lot in the works, including:

- food festivals
- live concerts
- craft fairs
- fitness classes
- seasonal events
- and more

With everything the Salt District offers, there's always a reason to hang out after work.



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1ST FLOOR AVAILABILITIES

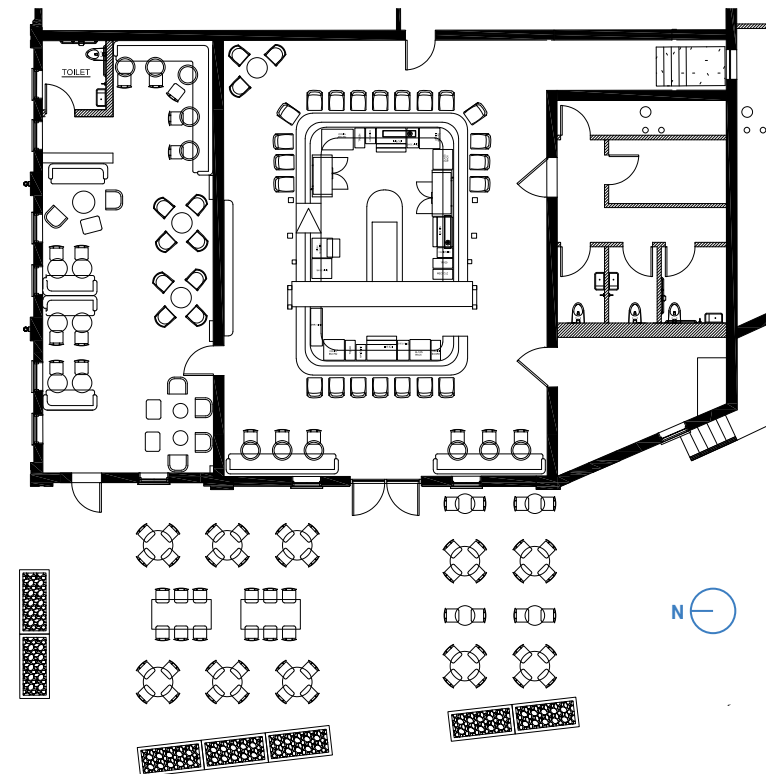
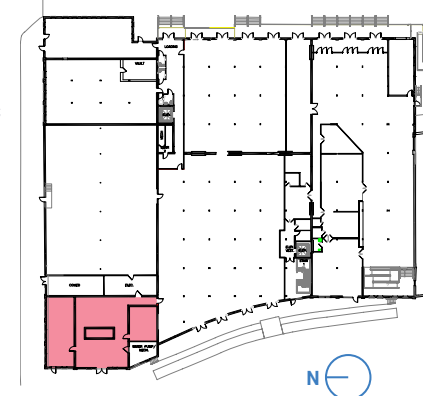
Retail/Office Space Available from 2,945 SF - 26,326 SF



SUITE 110

RSF: 2,945
Ceilings: 12' -19'9"

- Perfect for distillery / bar / tasting room
- Features historic boiler relic
- Clerestory windows & exposed timber ceilings
- New storefront doors which provide dedicated entrance facing Elston
- Optional outdoor patio (approx. 1,500 SF)



Photos by Sandra Steinbrecher

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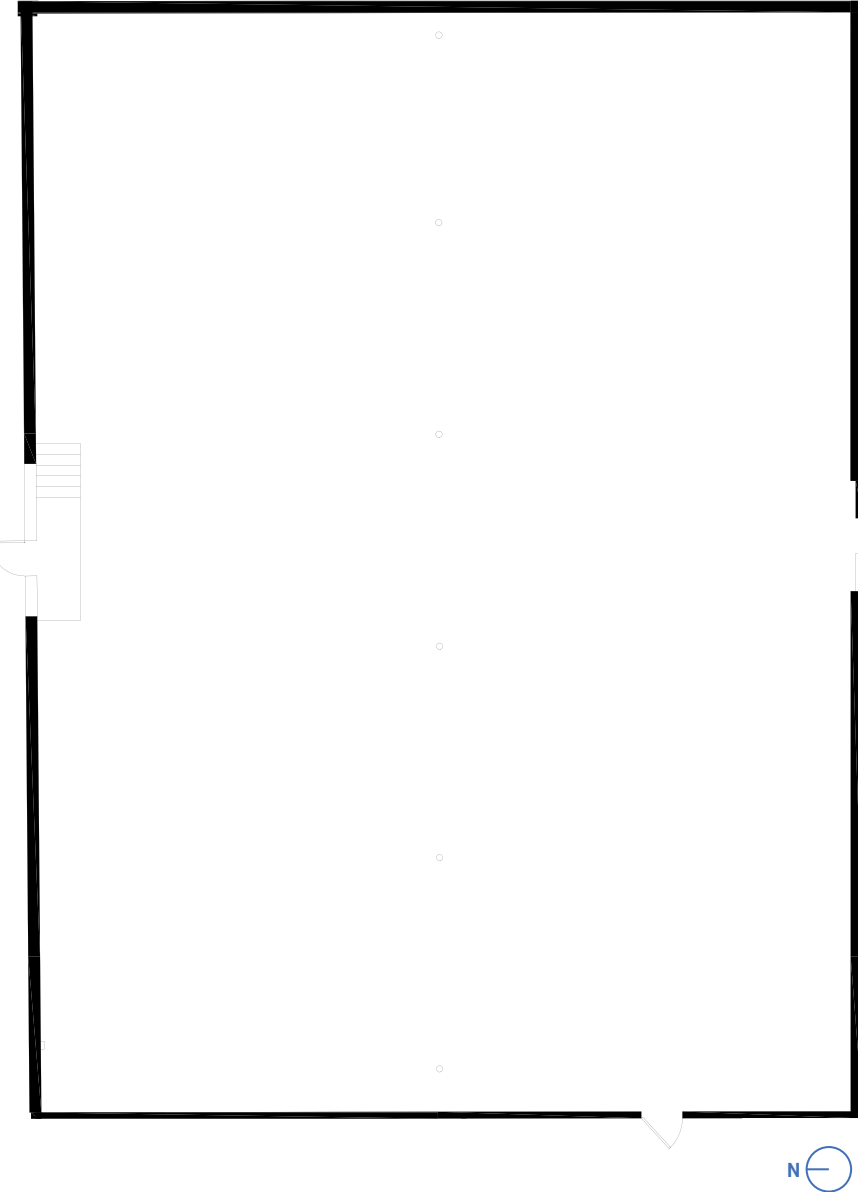
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SUITE 120

RSF: 6,980
Ceiling: 21'4"

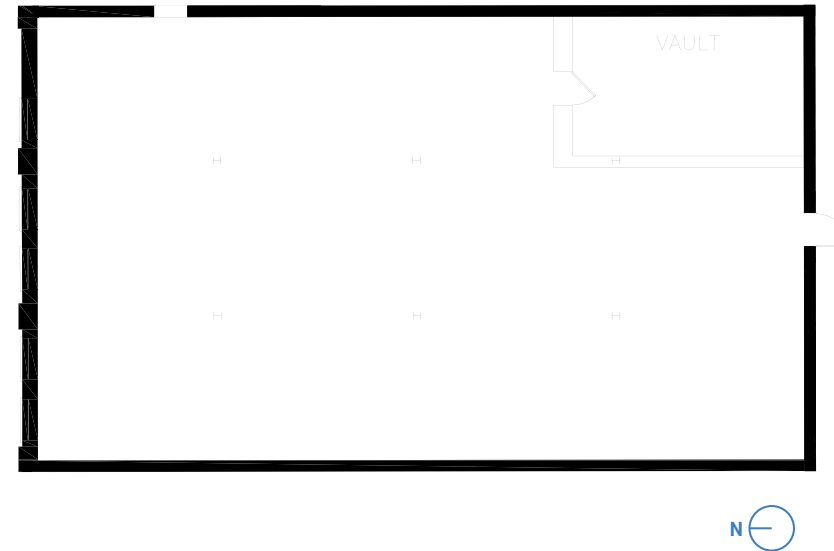
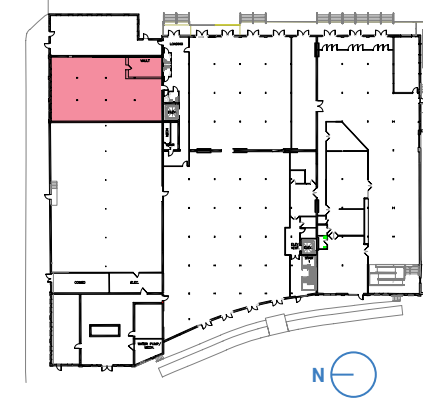
- Warehouse space
- Potential to add dedicated entrance and/or punch windows on Blackhawk



SUITE 130

RSF: 3,057
Ceiling: 11'7"

- Historic vault room
- Newly painted suite with exposed brick walls & track lighting



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SUITE 160

RSF: 4,856 - Divisible
Ceiling: 11'6"

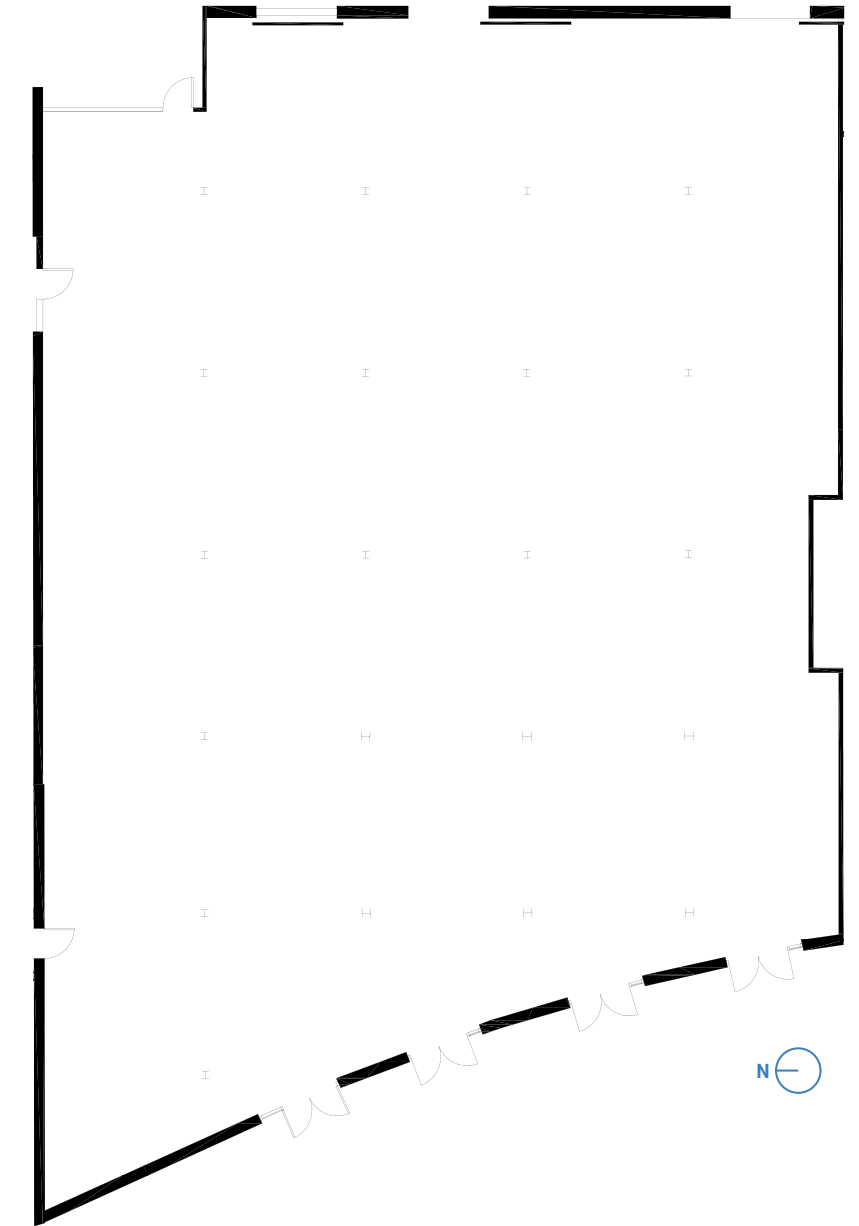
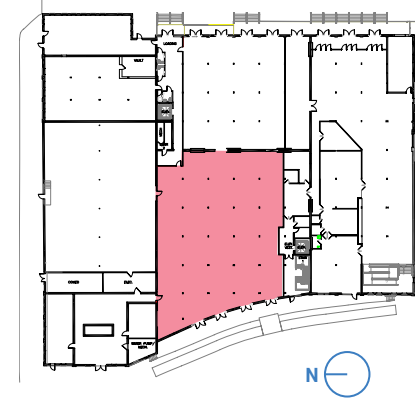
- New storefront doors lead out to a covered & raised pedestrian walkway
- Direct access to the "yard" — the Salt Shed's riverfront outdoor space
- Hardwood flooring, lofted ceilings, track lighting, & historic sliding fire door relics at exposed brick walls



SUITE 180

RSF: 8,488 - Divisible
Ceiling: 13'8"

- New storefront doors lead out to a covered loading dock & raised pedestrian walkway
- Located at front of building facing Elston
- Hardwood flooring, lofted ceilings, track lighting, & historic sliding fire door relics at exposed brick walls



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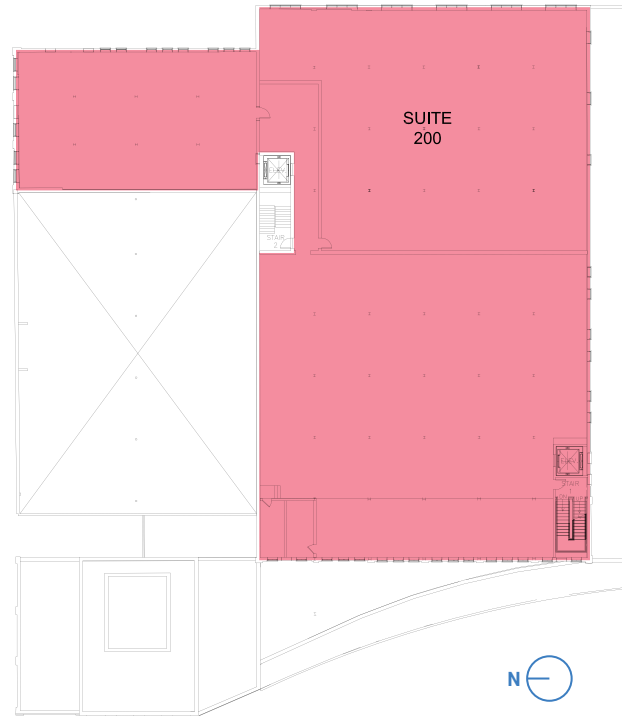
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2ND FLOOR AVAILABILITY

RSF: 18,708 - Divisible
Ceiling: 10'3"

- Hardwood flooring, lofted ceilings, track lighting, & historic sliding fire door relics at exposed brick walls
- Freight/passenger elevator available for tenant use



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YOU'VE GOT GOOD TASTE IN MUSIC.

Abutting the property is the newest pillar of Chicago's legendary music scene, the Salt Shed. Operated by renowned hospitality collective 16" On Center, this massive indoor-outdoor performance venue and event space serves as the cultural foundation of the Salt District. With a capacity of 3,500, it's already hosted both exciting up-and-comers and household names.



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TASTEMAKERS ABOUND

PLEASE PASS THE SALT.

Directly on the waterfront, you'll discover a trendy food-and-beverage destination with riverside seating. Serving up brewpub fare paired with one-of-a-kind views, it's an ideal setting for everything from a quick bite to a memorable night out.

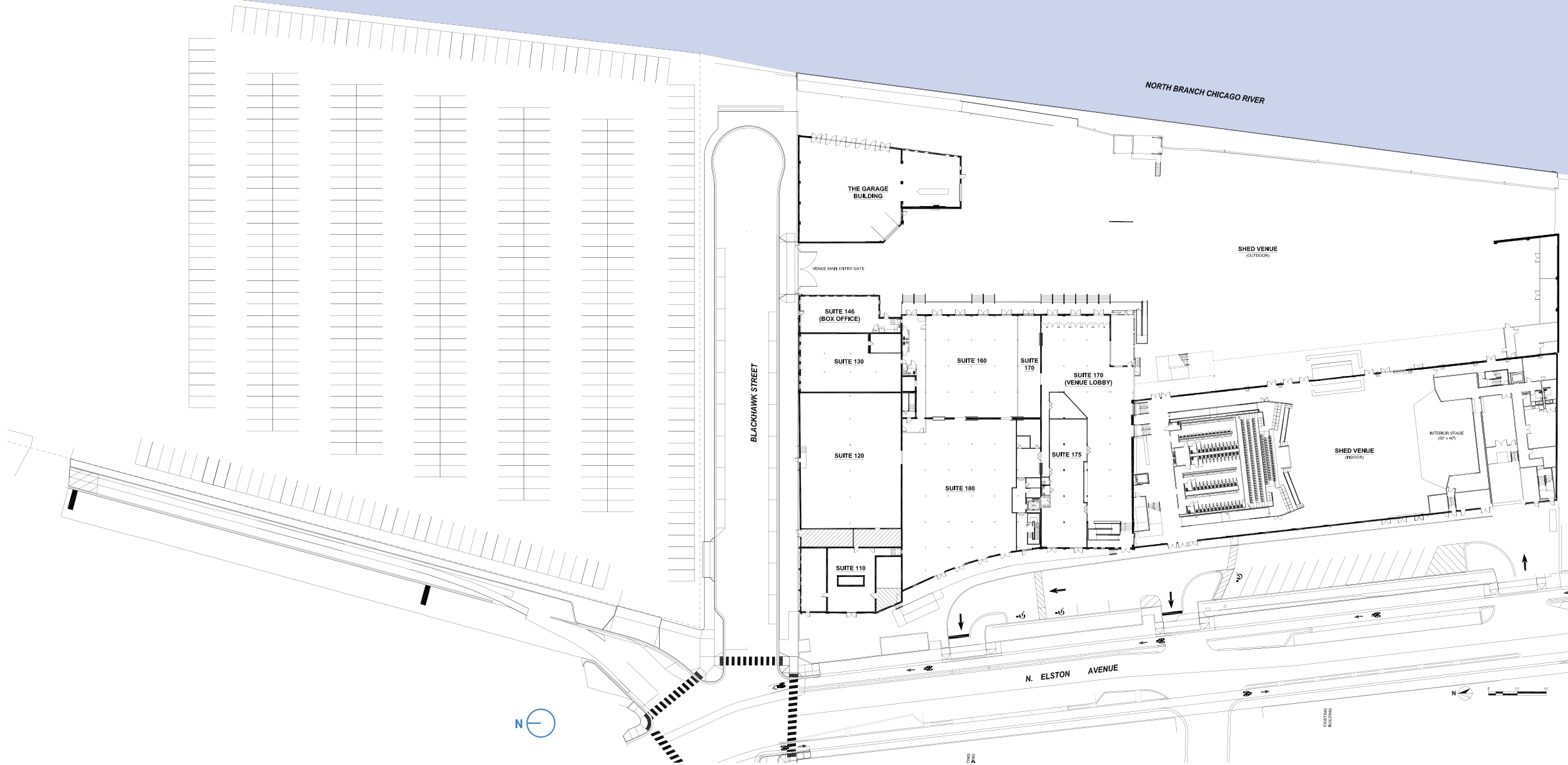


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TRANSPORTATION & PARKING

- 5 minute walk from both North Ave & Division bus stops
- 10 minute walk from Division Blue Line stop
- 15 minute walk from the Clybourn Metra stop
- 15 minute walk from North / Clybourn Red Line stop
- Easy access to bike lanes along Elston
- 17 dedicated parking spaces available on-site
- 400 open parking spots at Elston & Magnolia (first-come, first-serve)



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