

1648 W. KINZIE ST.



KINZIE CORRIDOR



Offering Memorandum

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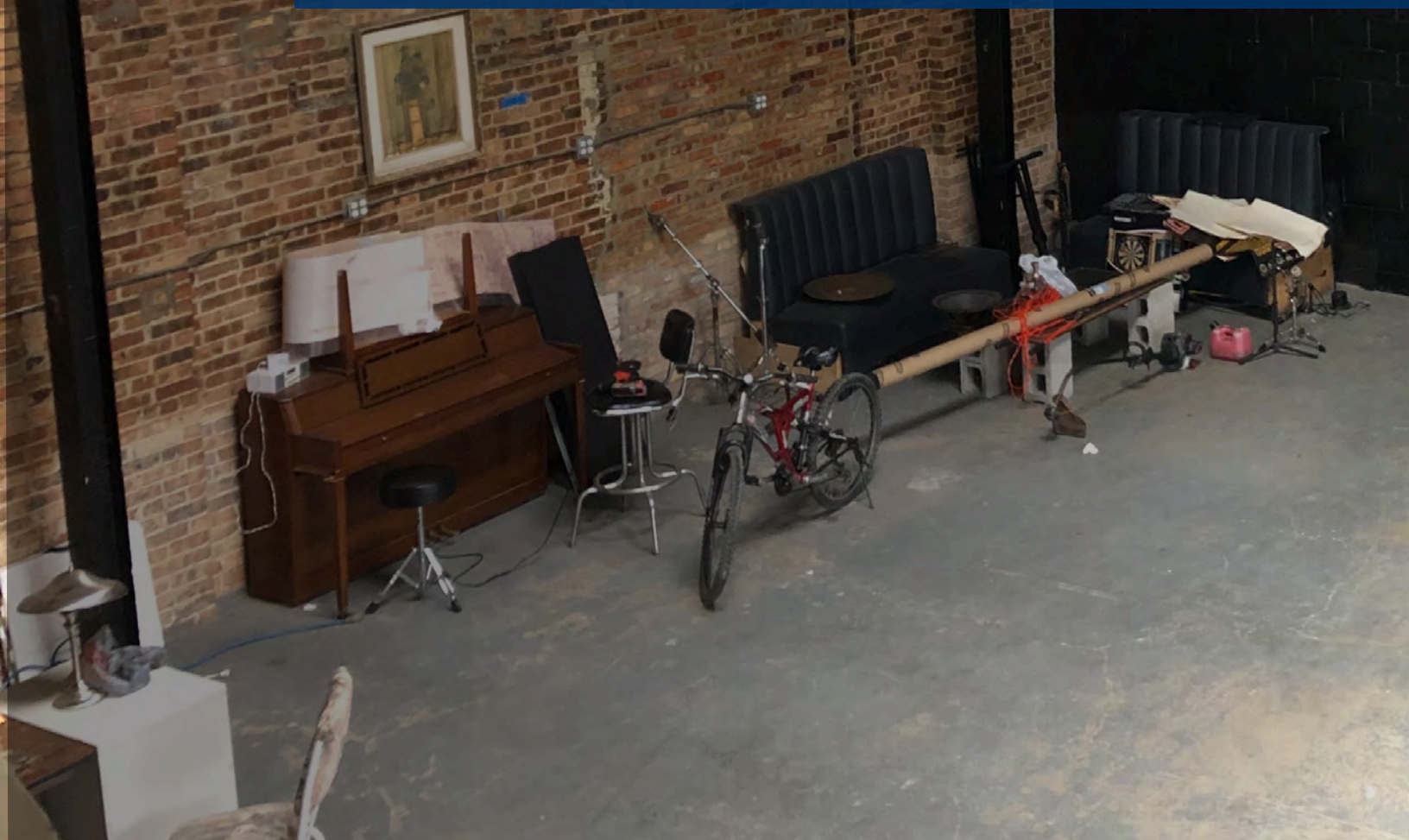
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*A 30,000 Sq.Ft. loft-office,
redevelopment opportunity
in the heart of Kinzie Corridor,
with Ashland visibility and 1
mi walking distance to five
train stations*



OFFERING SUMMARY



Cawley Chicago is pleased to present 1648 W Kinzie St, a 30,000 Sq.Ft. loft office redevelopment opportunity in the heart of the Kinzie Corridor. With exposed brick, concrete and heavy timber, the building is currently a blank canvass having had all interior, non-load bearing walls and interiors recently removed. 1648 W Kinzie offers the unique opportunity to value engineer the building to the growing demands of the neighborhood, and customize space to each unique user's needs. No longer a destination of just manufacturing companies, the Kinzie Corridor has become a melting pot for the new age industrial, art galleries, breweries, loft office, distribution, and so much more, creating a neighborhood environment unlike any other in the City. Businesses, investors and guests are attracted to the neighborhood because of the affordability, proximity to public transit and convenience, but stay because of the character, unique architecture and rich history.

Contributing to the offering's potential is the unbeatable location. Sitting back just off the intersection of W Grand Ave and N Ashland Ave, the property is within a 1 mi walk of four CTA/Metra stations, a short walk to the West Loop & Fulton Market, immediate access to interstates and major corridors, and within the Chicago Brewing District - home to multiple Chicago breweries.

1648 W Kinzie is comprised of two distinct buildings, totaling approximately 30,000 Sq.Ft. Fronting Kinzie, a 5,000 Sq.Ft. high-bay, former crane building offers 22" ceiling heights with rear and side loading, the space is ideal for the creative, flex, tap room or open use. The remainder of the building consists of 25,000 Sq.Ft, spread over 3 stories of lofted space. With exposed brick, concrete & steel on the first floor, the second and third floor offer exposed brick and heavy timber construction. The first floor offers drive-in access with ability to install additional access points. An enclosed interior stairwell provides access to all floors, including roof top access, while a cored elevator shaft is ready to be converted to passenger elevator. Adding to the potential are multiple access points, providing the opportunity for two levels of roof deck, providing unencumbered city skyline views and unimpeded views of the neighborhood.

With its size, location and product type, 1648 W Kinzie is a rare find and tremendous opportunity in the growing business community that is the Kinzie Corridor.





OPPORTUNITY OVERVIEW



1648 W. Kinzie Street

Property Address:	1636-1648 W Kinzie St
Property Type:	Flex, Loft Office, Light Manufacturing
Total Building Size:	30,000 Sq.Ft.
Total Land Area:	12,721 Sq.Ft.
Current Occupancy:	100% Vacant

Investment Highlights

Zoning:	PMD 4A
2018 Taxes:	\$55,767.39 (\$1.92 per Sq.Ft.)
Ward:	27th, Ald. Walter Burnett Jr.
TIF:	Kinzie Industrial Corridor
Enterprise Zone:	Zone 4
Community Area:	West Town
Neighborhood:	Kinzie Corridor
TOD Qualifications:	<400' Ashland Ave - Bus Route 9
Property Class Description:	5-93: Industrial Building

OPPORTUNITY HIGHLIGHTS



POTENTIAL

- With ownership clearing out all non-load-bearing walls offers blank canvas for office, flex, or creative space.
- Concrete and steel first floor space with drive in door access
- North building offers 8,589 Sq.Ft. Floor Plates with exposed concrete, brick and heavy timber
- Cored elevator shaft accessing all 3 floors
- Unencumbered views of the Chicago Skyline
- Potential for large rooftop deck with 360 degree views
- High-bay, crane building provides +22' ceiling heights with two drive-in doors
- Window wells on East and West façade offer potential for large amounts of natural light

LOCATION

- Located near new relaxed PMD 4B Zoning spurring development in Corridor
- Near Ashland Ave Pocket of new development including Brew Yards and Altitude Trampoline Park
- Along the Metra tracks offers signage opportunities to 90,000+ daily riders.
- Direct Interstate Access to I-90/94 & I-290 within 1 mile
- Truck II & Truck III routes provide distribution for Downtown service needs
- United Center West Loop/Fulton Market, River West, Goose Island, Wicker Park all within one mile
- 1648 W Kinzie is located less than 500' from the Ashland Bus Corridor, making the site eligible for TOD Qualifications, per the recently passed BUS Corridor-TOD-Ordinance

PUBLIC TRANSPORTATION

- Located less than a 10-minute walk from the existing Lake-Ashland Green & Pink Line L Station
- Upon opening of Lake-Damen Green Line Station, 1648 W Kinzie St will be within one mile of four CTA Stations
- Western Ave Metra Station, one mile from Property, has non-stop service to Union Station
- Steps from Grand Ave & Ashland Ave Bus Routes

BUILT-IN NEED FOR FLEXIBLE & CREATIVE SPACE

- ICNC's Make City Incubator is home to more than 110 new, growing companies
- The recently opened Hatchery is one of the country's largest food incubation spaces. It is anticipated 900 jobs will be created out of the 67,000 Sq.Ft. facility
- Home to 40 healthcare institutions, IMD's 31-acre, Gateway project is underway. With potential to rival the "McDonald's Effect" of the West Loop, Kinzie Corridor offers affordable and convenient space for companies and vendors needing to be within close proximity





A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
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E-mail: opsurveying@yahoo.com

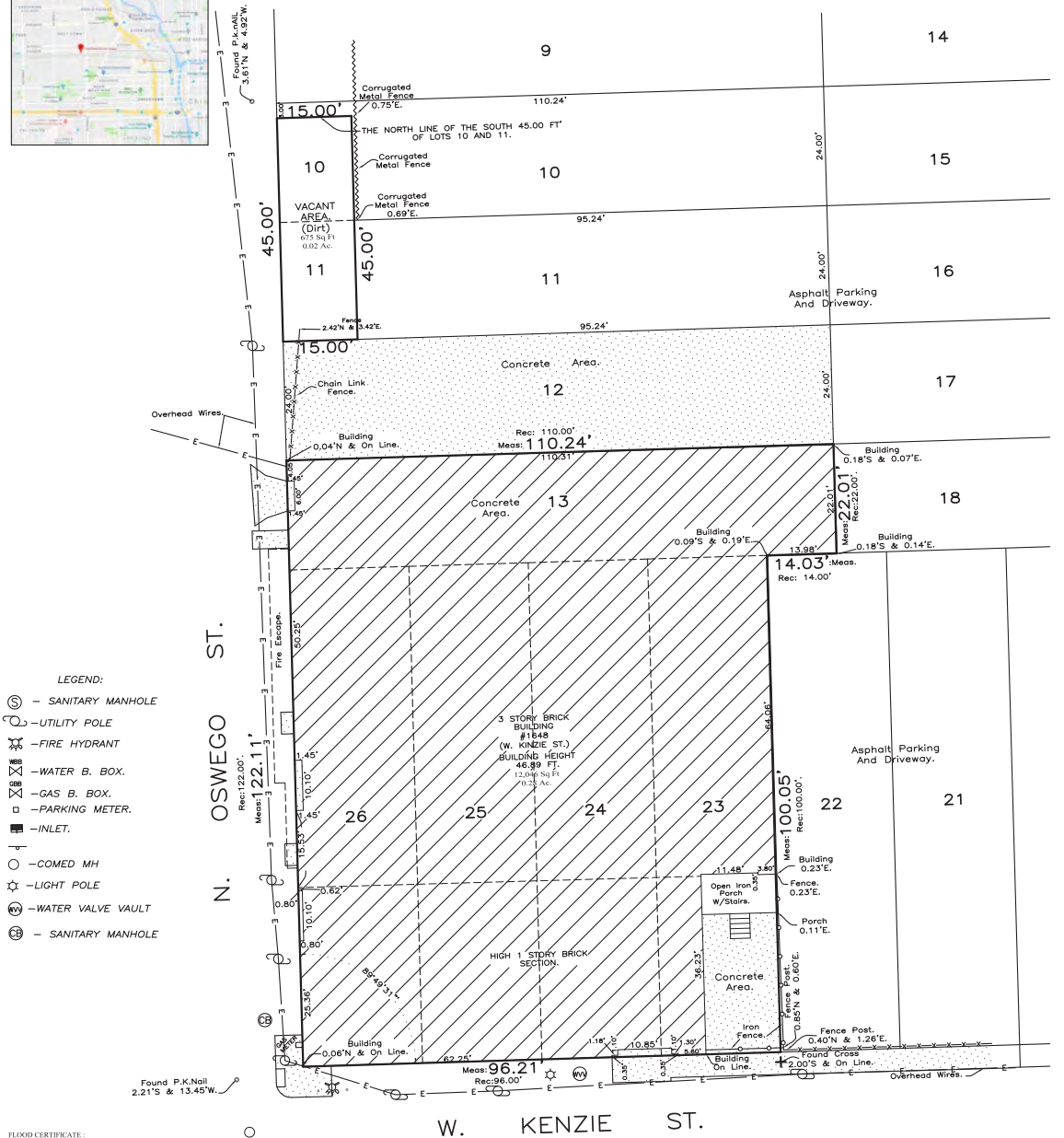
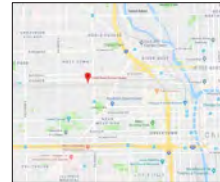
ALTA/NSPS LAND TITLE SURVEY

OF
LOTS 13, 23, 24, 25 AND 26 AND THE WEST 15.0 FEET OF THE SOUTH 45.0 FEET OF LOTS 10 AND 11,
TAKEN AS A TRACT, IN BLOCK 4 IN COCHRAN'S SUBDIVISION OF BLOCK 32 IN CANAL TRUSTEES'
SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1648 WEST KENZIE STREET, CHICAGO, ILLINOIS.

TOTAL NET AREA = 12,721 SQ. FT. = 0.30 ACRE.

VACINITY MAP.



- LEGEND:
- - SANITARY MANHOLE
 - - UTILITY POLE
 - ✕ - FIRE HYDRANT
 - ⊗ - WATER B. BOX.
 - ⊗ - GAS B. BOX.
 - ⊗ - PARKING METER.
 - ⊗ - INLET.
 - - COMED MH
 - ☆ - LIGHT POLE
 - ⊗ - WATER VALVE VAULT
 - ⊗ - SANITARY MANHOLE

FLOOD CERTIFICATE:
ACCORDING TO FLOOD INSURANCE RATE MAP OF CITY OF ELK GROVE
VILLAGE, ILLINOIS PANEL # 1703(C41) EFFECTIVE AS OF AUGUST 19, 2008,
THIS PROPERTY IS IN A ZONE "X" AREA, WHICH IS DETERMINED TO BE AN
AREA OF MINIMAL FLOOD HAZARD.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND
COORDINATE DATUM IF USED IS ASSUMED.
THE TITLE COMMITMENT CCH1901760LD WAS FURNISHED FOR THIS SURVEY.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 19-7535-A

Scale: 1 inch = 20 feet.

Date: May 12, 2019

Ordered by: EDNS SERVICES

CERTIFY TO:
LAKE SIDE BANK
1648 KENZIE PROPERTIES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 (surface only) AND 14 OF TABLE A. THEREOF. THE FIELD
WORK WAS COMPLETED ON MAY 12, 2019.

DATE OF PLAT: MAY 23, 2019.

Hilton E. Donelson
PROF. IL. LAND SURVEYOR NO. 2819
License Expiration: November 30, 2020.



PROPERTY SPECIFICATIONS

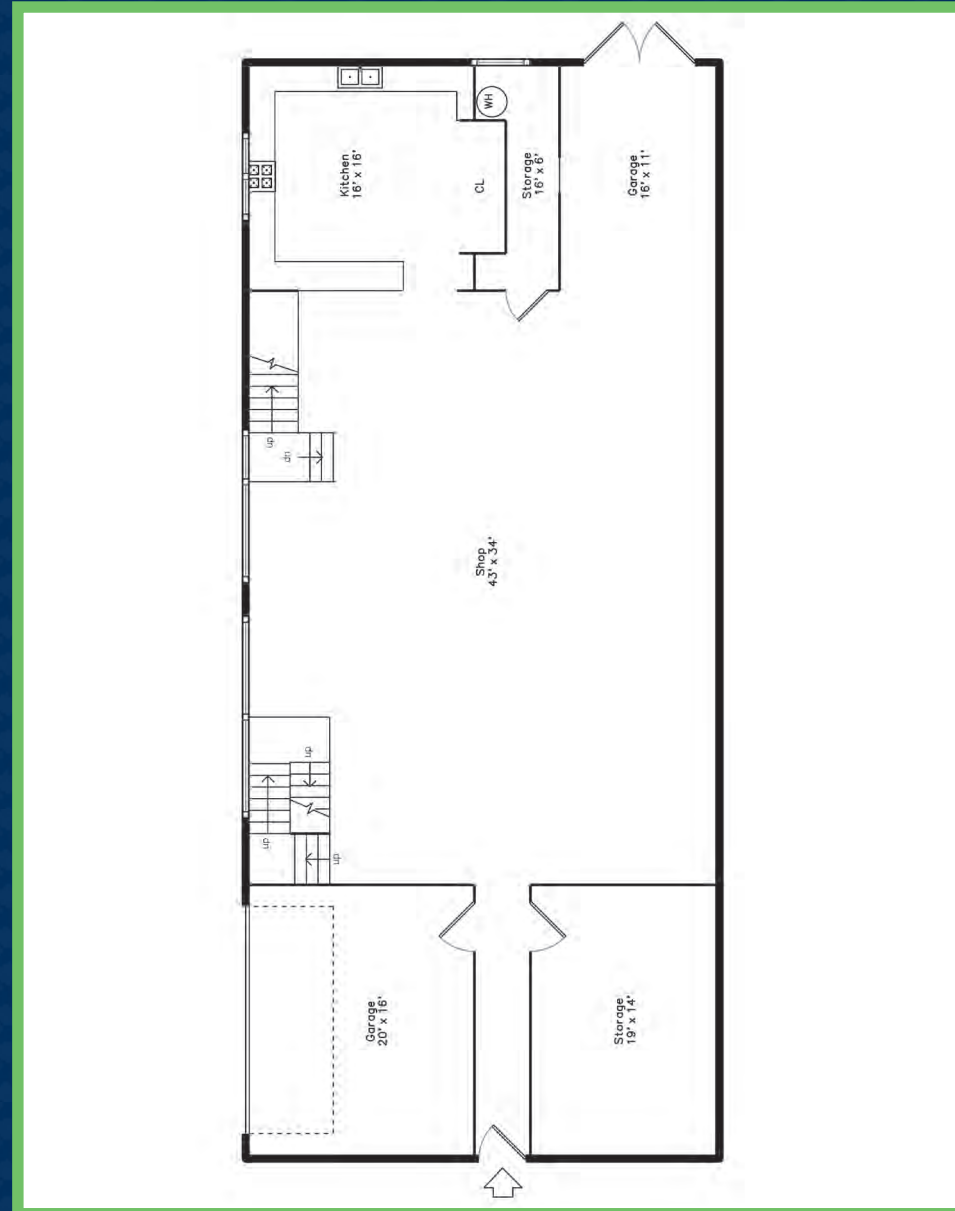
1648 W. Kinzie Street

Parcel Address:	1636 W Kinzie St 1638 W Kinzie St		
Parel ID Numbers:	17-07-240-035-0000 17-07-240-033-0000		
Total Land Area:	12,046 Sq.Ft. Improved Land 675 Sq.Ft. Unimproved Land 12,721 Sq.Ft. Total		
Total Building Area:	Approx. 30,000 Sq.Ft.		
Year Built:	1908		
Stories:	3 Story Building attached to 1 Story building.		
Construction:	Brick and Timber / Concrete and Steel		
Loading:	2 Drive in Doors		
Ceiling Height / Clear:	<u>Single Story Structure</u>		
	Ceiling Height:	22'1"	
	Clear Height:	16'1"	
	<u>3 Story Structure</u>		
	Ground Floor:	Clear Height:	11'7"
	2nd Floor:	Clear Height:	10'
		Ceiling Height:	12'
	3rd Floor:	Clear Height:	12'1"
	Ceiling Height:	14'	
Column Spacing:	Ground Floor:	17'6" x 20'	
	2nd & 3rd Floors:	17'3" x 19'10"	
3 Story Structure:	Ground Floor:	17'6" x 20'	
	2nd & 3rd Floor:	17'3" x 19'10"	
Mechanicals:	Ductwork & distribution in place		
Sprinklered:	NA		
Loading:	Two (2) rear drive-in doors One (1) side load drive-in door		
Stairwells:	One (1) interior enclosed		
	One (1) exterior		
Elevator:	One (1) Freight Elevator Shaft with cab (Decommissioned)		



1648 W. KINZIE ST.

South Building



Total Size:

Approx. 5,000 Sq.Ft.
3,500 Sq.Ft - Main Floor
1,500 Sq.Ft - Mezz

Ceiling Heights:

22'1" (Floor to Ceiling)
16'1" (Floor to underside of beam)

Column Spacing:

NA - Approx 96' x 36'

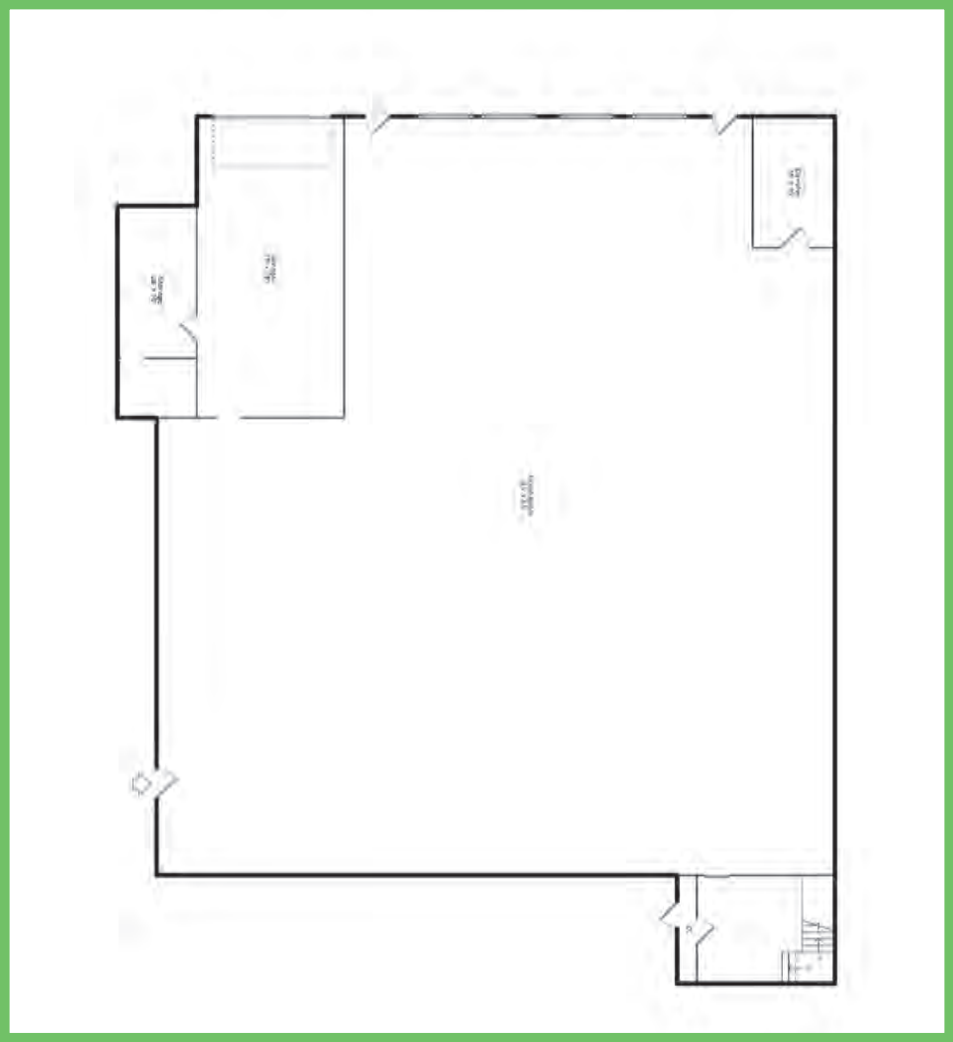
Loading:

One (1) side load drive-in
One (1) rear load drive-in



1648 W. KINZIE ST.

North Building - Ground Floor



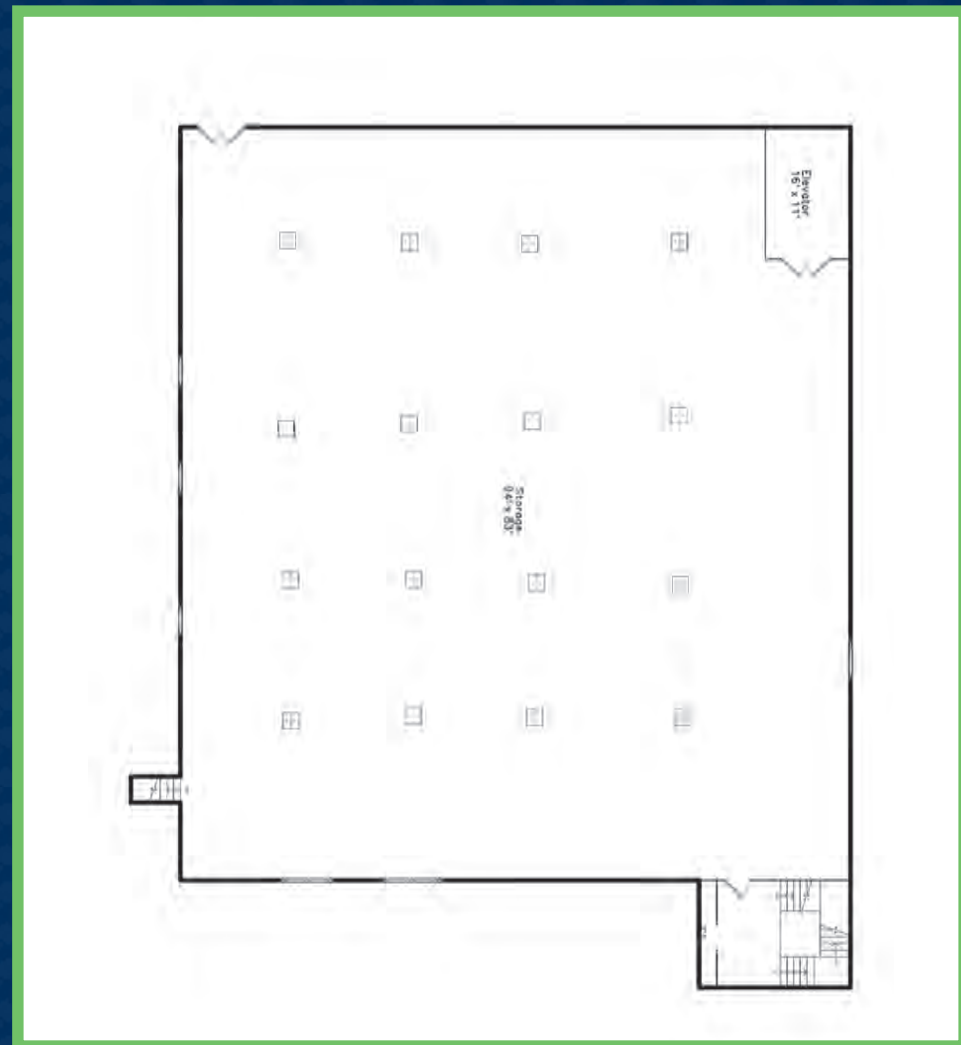
Total Size:	Approx. 8,589 Sq.Ft. Floor Plates
Ceiling Heights:	11'7" (1st Floor) 12" (2nd Floor) 14' (3rd Floor)
Column Spacing:	17.5' x 20' (1st Floor) 17.25' x 10.83' (2nd & 3rd Floors)
Loading:	One (1) rear load drive-in
Roof Access:	Access door - 3rd floor Stairwell Access - Roof



1648 W. KINZIE ST.



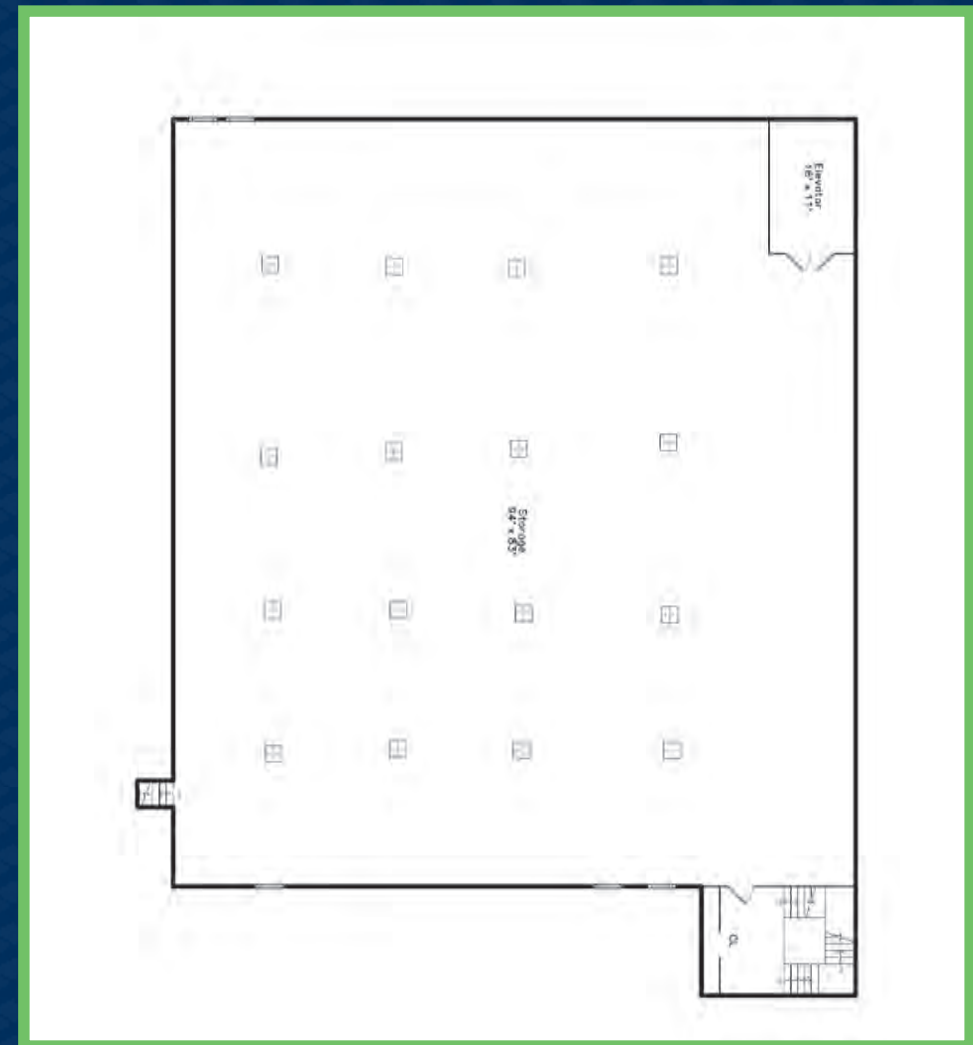
North Building - Second Floor



1648 W. KINZIE ST.



North Building - Third Floor



BUILDING INTERIOR



THE HEART OF THE KINZIE CORRIDOR



Ashland - GREEN & PINK 0.4 Mile
 New Damen-Lake GREEN 0.7 Mile
 Western - METRA 1.0 Mile
 IMD-Ogden-BLUE 1.2 Miles
 Grand - BLUE 1.2 Miles
 Ogilvie Transportation Center 1.8 Miles



65 - Grand 0.1 Mile
 9 - Ashland 0.2 Mile
 50 - Damen 0.4 Mile
 66 - Chicago 0.5 Mile
 20 - Madison 0.6 Mile
 49 - Western 0.9 Mile



I-290 1.1 Miles
 I-90/94 West 1.0 Mile
 I-90/94 East 1.5 Miles
 United Center 0.8 Mile
 Rush/IL Medical District 1.2 Miles
 Fulton Market 1.2 Miles
 Downtown Loop 2.0 Miles



Wood & Hubbard 0.2 Mile
 Damen & Grand 0.3 Mile
 Ashland & Lake 0.4 Mile

UNITED CENTER



cawley CHICAGO

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HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

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