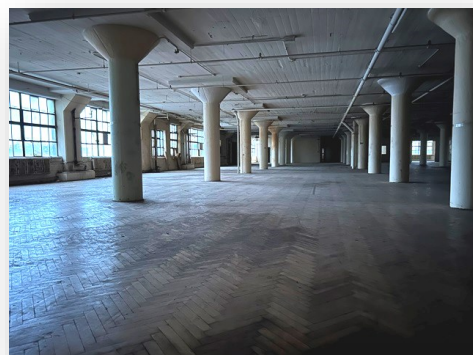


THE WEST HUB: 401-435 N. WESTERN AVE.
AVAILABLE FOR SALE OR LEASE
THE LARGEST REDEVELOPMENT OPPORTUNITY WEST OF OGDEN!



Sale Price:	\$14,000,000
Lease Availability:	± 7,000 SF—± 151,800 SF
Lease Price:	\$8.00 PSF, MG—1st Floor (As-Is) \$5.00 PSF, MG—2nd to 6th Floor (As-Is)
Total Gross Building Area (GBA):	± 274,550 SF ± 229,235 SF Above Grade ± 45,315 SF Below Grade
Total # of Floors:	6 Above Grade (East Building) 5 Above Grade (West Building) Full English Basement, Partially Below Grade
Total Land Area:	± 78,523 SF Main Site (1.82 Acres) ± 14,420 SF North Side of Hubbard (.34 Acres)
Zoning:	PMD-4
Submarket:	Kinzie Corridor
Neighborhood:	West Town
Ward:	27th Ward/ Ald. Walter Burnett Jr.



DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR

847-826-4467

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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

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Construction:	Concrete and Timber Loft
Buildings Description:	Eastern Building — ± 108,290 SF Total ± 93,645 SF Above Grade ± 14,645 SF Below Grade Western Building — ± 166,260 SF Total ± 135,590 SF Above Grade ± 30,670 SF Below Grade
# of Docks:	14 Exterior Truck-Level Docks
Fully Sprinklered:	Yes
Ceiling Height:	10'-13'
Elevators:	3 Freight Elevators 1 Passenger Elevator
Stairwells:	4 Enclosed Stairwells
Floor Loads:	100-200 LBS per Sq. Ft. Eastern Building 150-200 LBS per Sq. Ft. Western Building
Power:	600 amp, 120/240V—3 Phase
Parking:	Large courtyard parking lot with additional 0.33 acres surface lot
Recent Major Building Capital Expenditures:	<u>2016</u> <ul style="list-style-type: none"> • New Tear Off Flat Roof for Hubbard Building • Repair Plywood • Install two layers of 2.6" Poly Iso insulation • 60 Mil. TPO Membrane • Install flashing <u>2021</u> Freight elevator repairs
Heating:	Boiler & Steel Heat Exchangers

VALUE—ADD OPPORTUNITY:

- Replacement costs
- Flexible floor plans
- Add a rooftop-deck with skyline views
- Redevelopment Incentives:
Enterprise Zone 4
Chicago PACE Program
Kinzie Industrial TIF
- Zoning allows for a variety of uses for redevelopment including flex, industrial or office



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SURVEY



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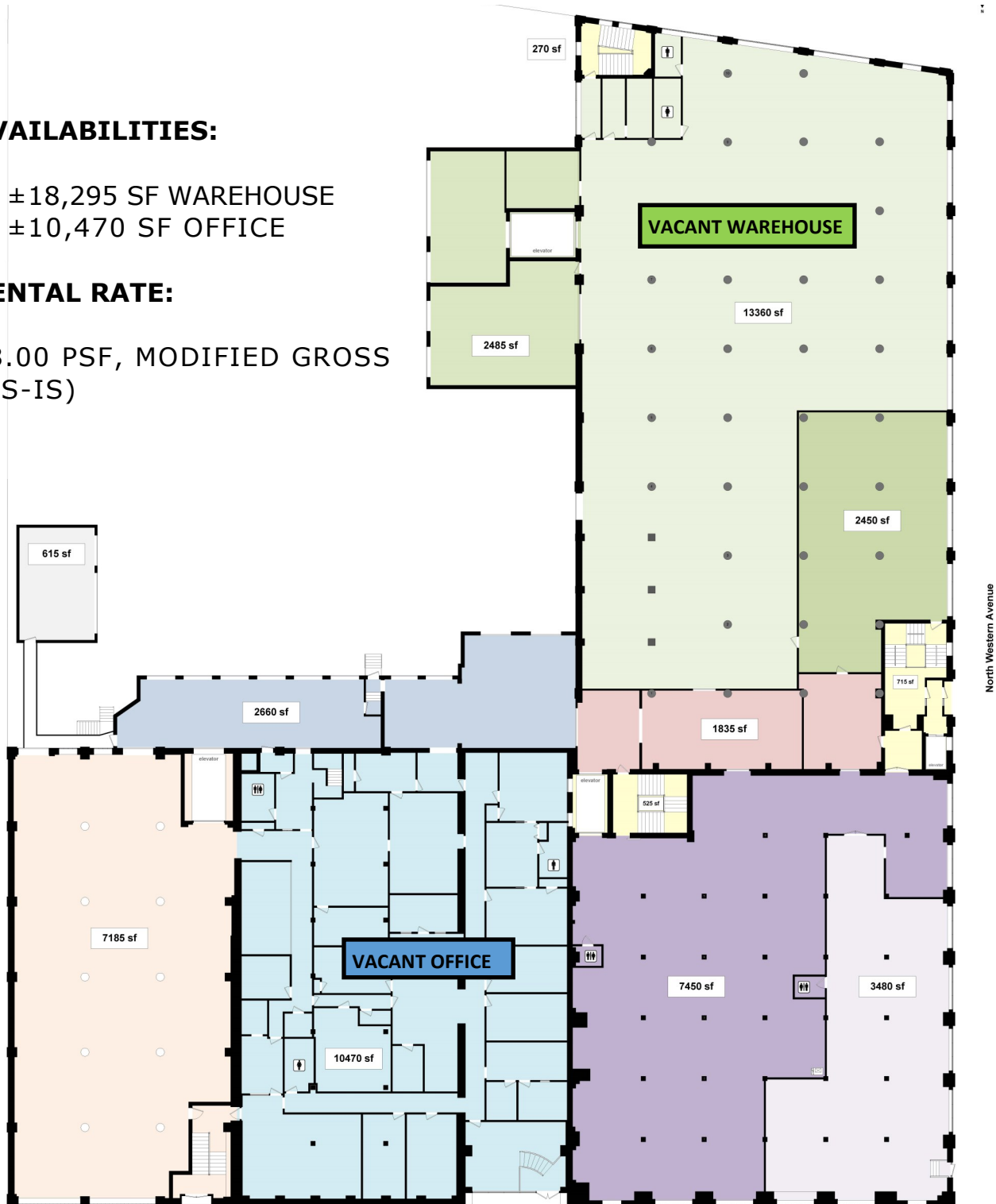
FIRST FLOOR

AVAILABILITIES:

- ±18,295 SF WAREHOUSE
- ±10,470 SF OFFICE

RENTAL RATE:

\$8.00 PSF, MODIFIED GROSS
(AS-IS)



West Hubbard Street



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THE WEST HUB
401-435 N. WESTERN AVE.
CHICAGO, IL. 60612

2ND FLOOR TO 5TH FLOOR



AVAILABILITIES:

- 2ND FLOOR ±36,335 SF
- 3RD FLOOR ±14,360 SF
- 4TH FLOOR ±43,620 SF
- 5TH FLOOR ±14,360 SF
- 6TH FLOOR ±14,360 SF

RENTAL RATE:

\$5.00 PSF, MODIFIED GROSS (AS-IS)

2ND FLOOR TO 6TH FLOOR



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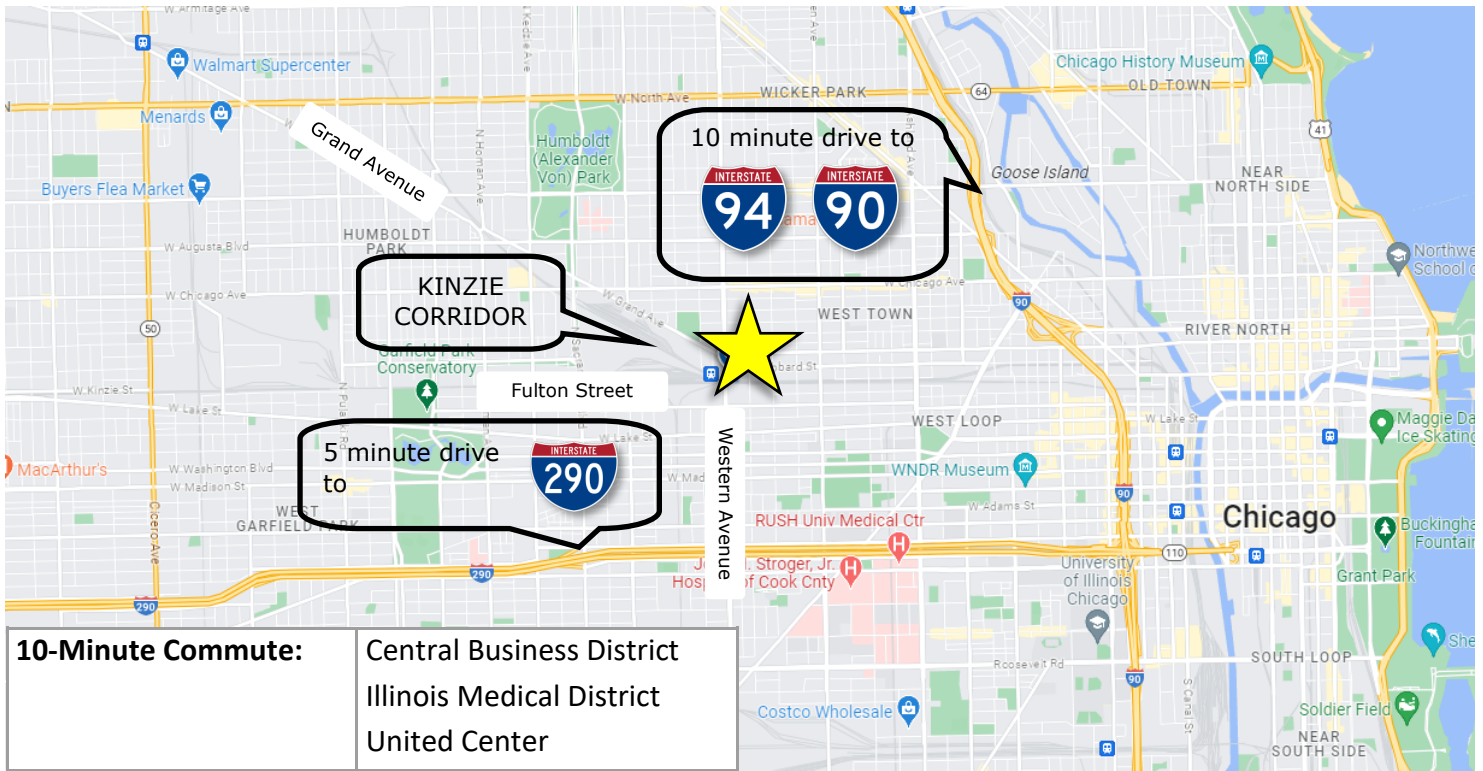
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MAP



LOCATION:

- Kinzie Corridor TIF District
- 4 Existing and 2 Proposed Rail Stations within walking distance.
- <500' from Western Metra Station & Western Avenue Bus Corridor - Qualifying building for TOD incentives.
- Central location with access to major highways I-90/94, I-290.
- Frontage:
 - 300' of frontage along Western Ave.
 - 251' of south frontage facing Metra Rail.
- High Traffic:
 - 34,400 Vehicles Per Day travel along Western
 - 18,400 Vehicles Per Day travel along Grand



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