

**THE WEST HUB: 401-435 N. WESTERN AVE.**  
**AVAILABLE FOR SALE OR LEASE**

**THE LARGEST REDEVELOPMENT OPPORTUNITY WEST OF OGDEN!**



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



**DALE STRAUSS**

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**ADAM SCHNEIDERMAN, SIOR**

847-826-4467

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**STRAUSS REALTY, LTD.**

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

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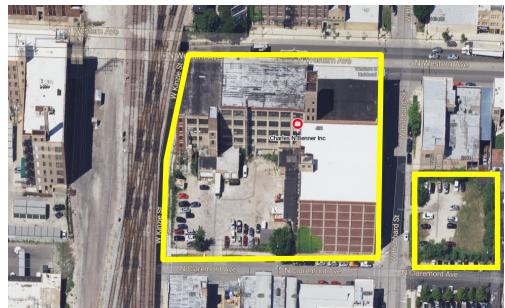
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<b>Construction:</b>	Concrete and Timber Loft
<b>Buildings Description:</b>	<b>Eastern Building</b> —± 108,290 SF Total ± 93,645 SF Above Grade ± 14,645 SF Below Grade <b>Western Building</b> — ± 166,260 SF Total ± 135,590 SF Above Grade ± 30,670 SF Below Grade
<b># of Docks:</b>	14 Exterior Truck-Level Docks
<b>Fully Sprinklered:</b>	Yes
<b>Ceiling Height:</b>	10'-13'
<b>Elevators:</b>	3 Freight Elevators 1 Passenger Elevator
<b>Stairwells:</b>	4 Enclosed Stairwells
<b>Floor Loads:</b>	100-200 LBS per Sq. Ft. Eastern Building 150-200 LBS per Sq. Ft. Western Building
<b>Power:</b>	600 amp, 120/240V—3 Phase
<b>Parking:</b>	Large courtyard parking lot with additional 0.33 acres surface lot
<b>Recent Major Building Capital Expenditures:</b>	<u>2016</u> • 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
<b>Heating:</b>	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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CHICAGO, IL. 60612

## SURVEY



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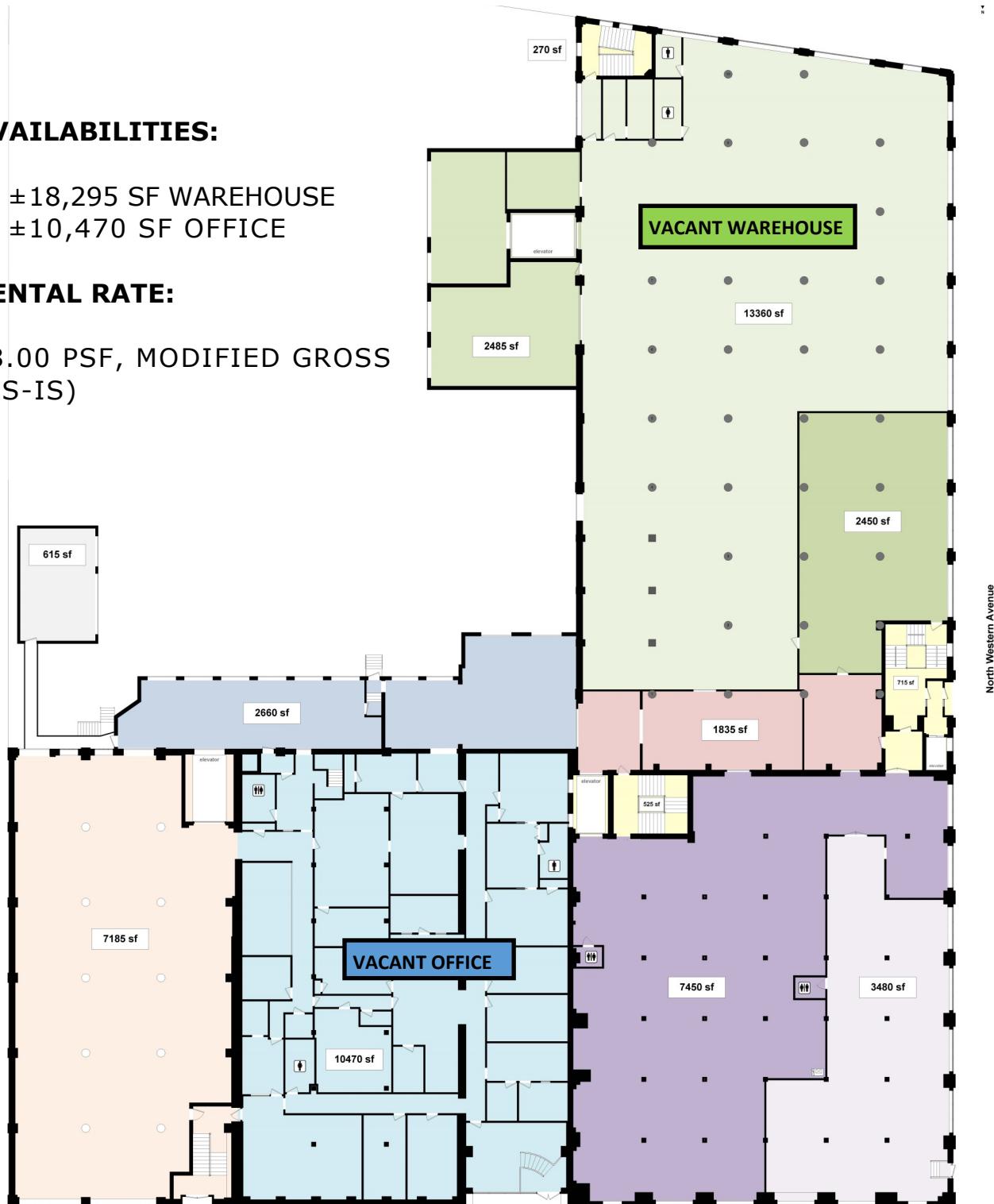
**FIRST FLOOR**

**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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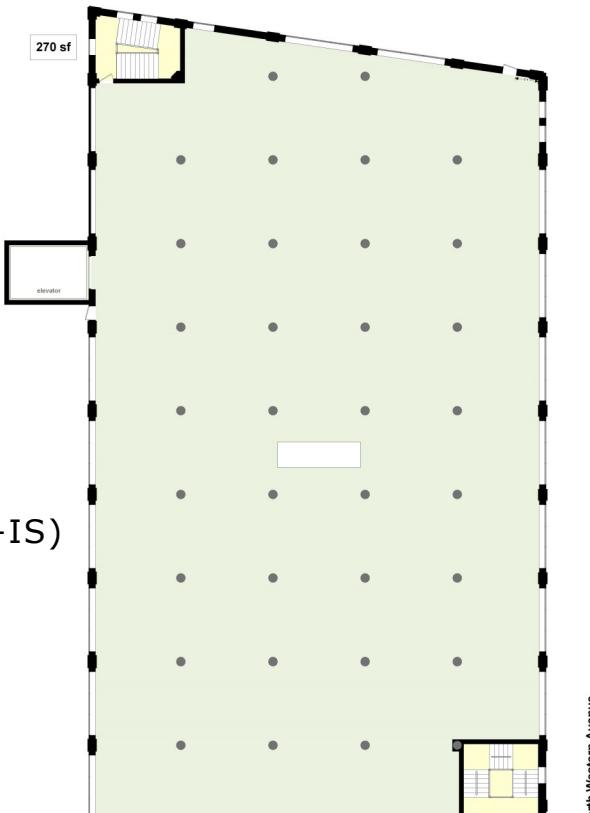
### AVAILABILITIES:

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

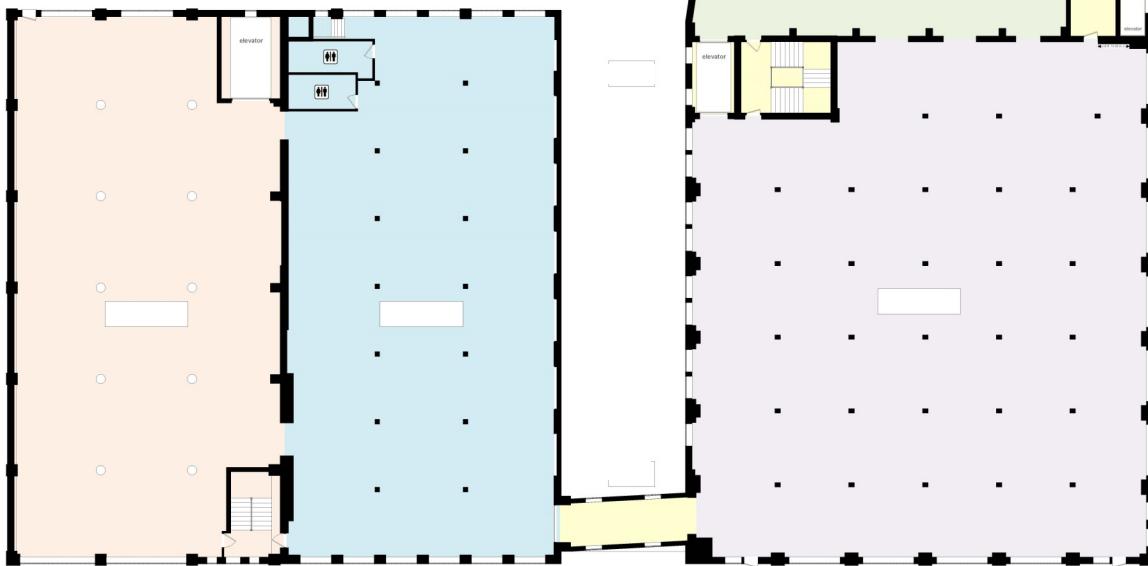
### RENTAL RATE:

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

### 2ND FLOOR TO 5TH FLOOR



### 2ND FLOOR TO 6TH FLOOR



West Hubbard Street

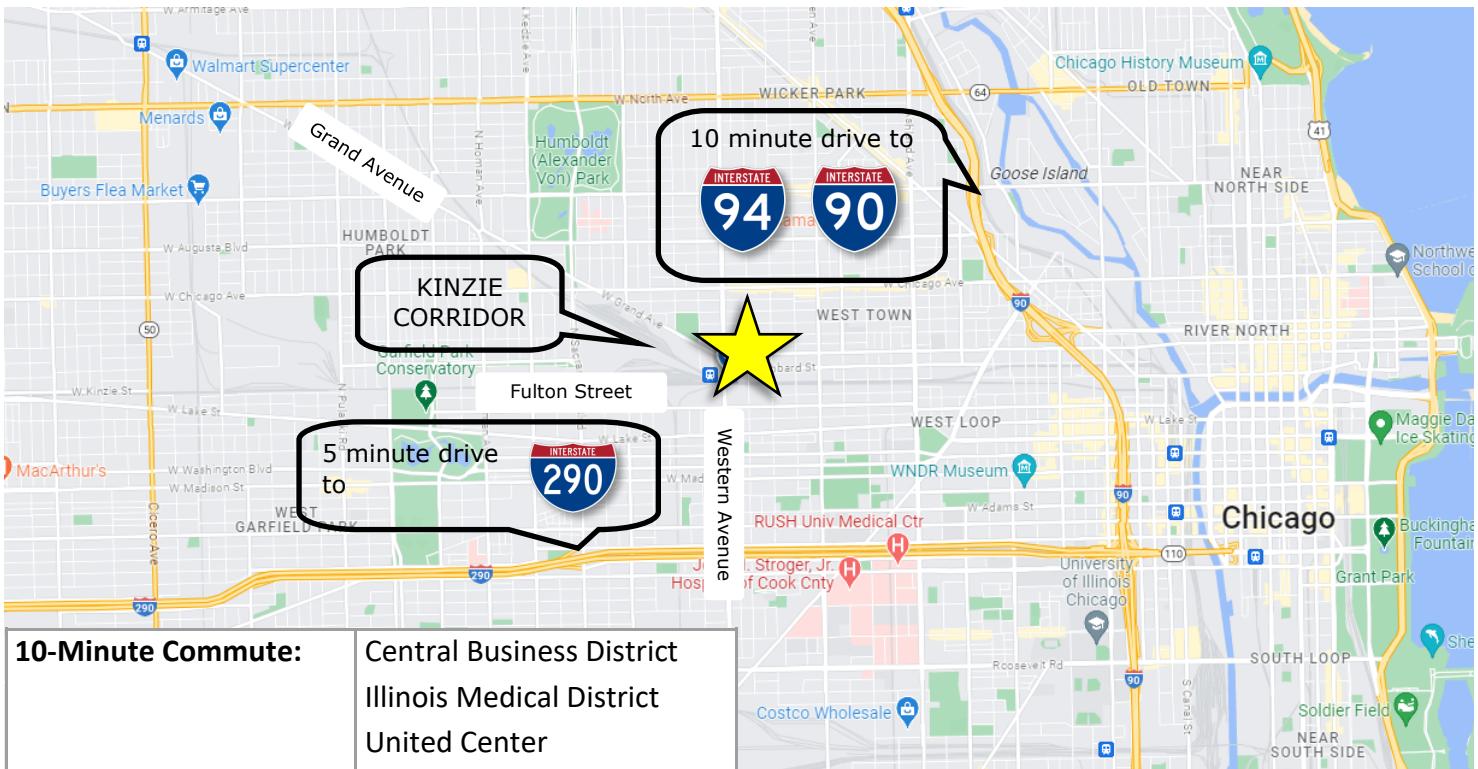


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### MAP



### 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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