

# MCKINLEY PARK

**520,000 SF EXISTING  
FREE-STANDING  
INDUSTRIAL, MIXED USE,  
RESIDENTIAL OR OFFICE  
BUILDING FOR SALE WITH  
380,000 SF OF ADDITIONAL  
FAR AVAILABLE**

## **BROKER CONTACT INFORMATION**

### **LARRY GOLDWASSER, SIOR**

*Executive Vice President*

+1 312 334 7201

[larry.goldwasser@cbre.com](mailto:larry.goldwasser@cbre.com)

### **COLIN GREEN, SIOR**

*First Vice President*

+1 312 334 7203

[colin.s.green@cbre.com](mailto:colin.s.green@cbre.com)

**CBRE**



**2101 W PERSHING ROAD  
CHICAGO IL 60609**

## **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



# TABLE OF CONTENTS

- 4 EXECUTIVE SUMMARY
- 5 OFFERING HIGHLIGHTS
- 6 PROPERTY SPECIFICS
- 10 CONCEPTUAL PLANS
- 21 ACCESS OVERVIEW
- 22 POTENTIAL INCENTIVES
- 24 AREA DEMOGRAPHICS
- 25 OFFER PROCESS

# EXECUTIVE SUMMARY

**CBRE, AS SOLE AND EXCLUSIVE AGENT, IS PLEASED TO ANNOUNCE THE OPPORTUNITY TO ACQUIRE 2101 W PERSHING ROAD IN CHICAGO, ILLINOIS. THE PROPERTY IS BEING OFFERED TO QUALIFIED INVESTORS AND/OR DEVELOPERS TO ATTAIN FEE SIMPLE INTEREST IN THIS VERSATILE ASSET OVERLOOKING CHICAGO'S MCKINLEY PARK.**

## **MCKINLEY PARK & SKYLINE VIEWS NEAR THE CENTER OF THE CITY**

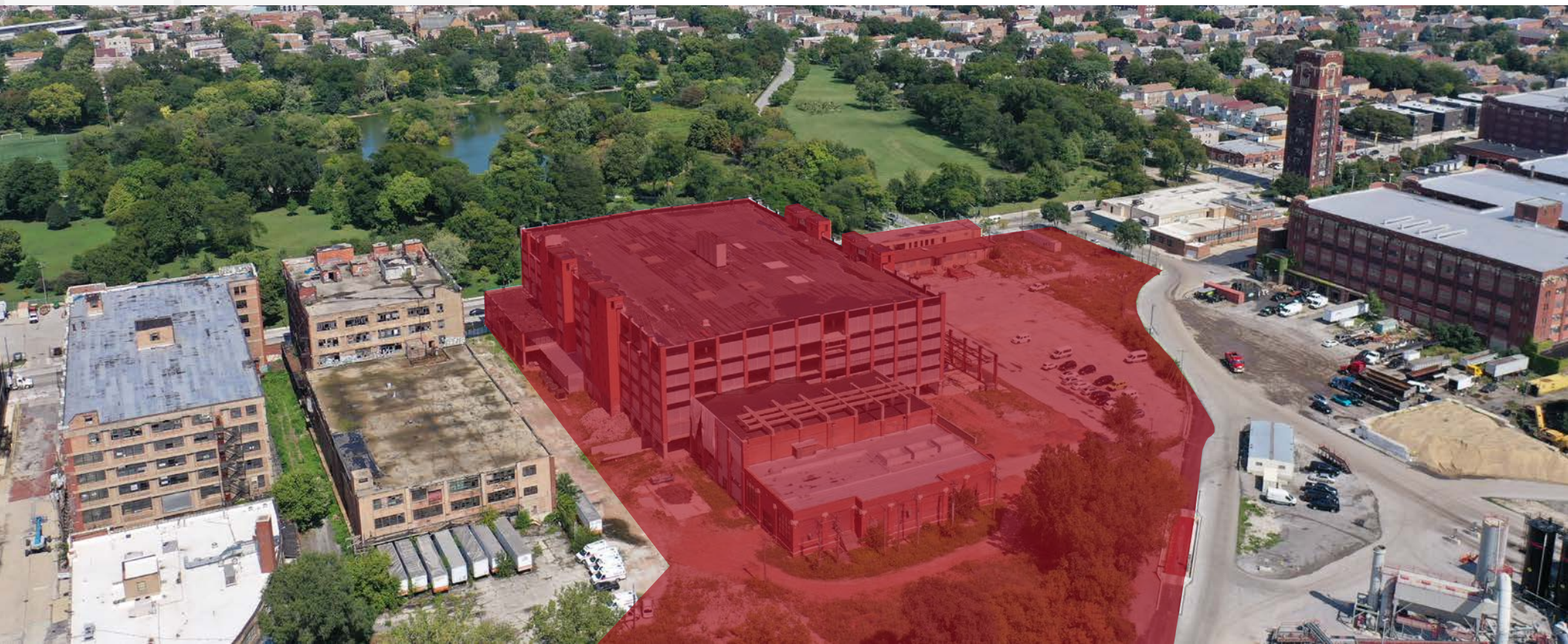
2101 W Pershing Road is located within the historic Central Manufacturing District, home to a multitude of different industries serving the Chicagoland area since its inception in 1905. What is home to the first planned manufacturing district in the country, the Central Manufacturing District has begun to see new life with residential and educational uses re-purposing many historical buildings along Pershing Road along with other new developments and adaptive reuse projects in the neighborhood.

Recently ranked as one of the of the "hottest affordable neighborhoods" in the country by Redfin, McKinley Park holds vibrant, tight-knit community appeal with its centerpiece being the 70-acre park located in the middle of the neighborhood and at the subject property's front door.

Along with other bordering communities like Bridgeport and Pilsen, this pocket in Chicago's near southwest side has nurtured new growth and demand in the city while paying homage to the industrial roots that have been part of the communities identity for over 100 years and that continue to thrive.

## **ARRAY OF POSSIBILITY**

The property offers endless options for investors, users, and/or developers looking for a prime Chicago asset. For Investors interested in a lease and hold scenario; the property offers unmatched versatility along with historical character allowing for renovations for the next chapter. For Owner-Users, this is an opportunity to own a standalone building with heavy parking in a neighborhood that is and will continue to grow. For Developers, the #520,000 SF building on a #6.31 acre site allows for an efficient vertical development scenario.







# OFFERING HIGHLIGHTS


 **PROPERTY FOR SALE**


 **PRICE:  
SUBJECT TO OFFER**

 **TOTAL BUILDING AREA:  
±520,000 SF**


 **TOTAL LAND AREA:  
±6.31 ACRES (ALLOWING FOR 380,000 SF OF ADDITIONAL FAR)**

 **CURRENT ZONING:  
C1-3**

 **Ward 12, Alderwoman Julia M. Ramirez**

 **McKinley Park Neighborhood**

 **2021 TAXES:  
\$98,616.36 (ESTIMATE)**

 **PARCEL NUMBERS:  
20-06-100-013, 20-06-100-014,  
20-06-100-015, 20-06-100-016,  
20-06-100-023, 20-06-100-076,  
20-06-100-079**

 **Access to Property Due Diligence,  
Virtual Deal Room**

±520,000 SF ON ±6.31 ACRES



MCKINLEY PARK

W PERSHING ROAD

±6.08 ACRES

0.23 ACRES ADDITIONAL LAND  
(GROUND LEASE)

TOTAL LAND FOOTPRINT: ±6.31 ACRES (274,863 SF)



18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

ALTA/ACSM LAND TITLE SURVEY

E

**PARCEL 1:**  
THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN A LINE PARALLEL TO AND 18 FEET SOUTH OF THE NORTH LINE AND 641.32 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE SOUTH AT RIGHT ANGLES TO SAID PARALLEL LINE 310 FEET; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 6 125.93 FEET TO A POINT; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 371 FEET A DISTANCE OF 18.36 FEET TO A POINT WHICH IS 358.88 FEET SOUTH OF THE NORTH LINE AND 504.6 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE NORTH ON A LINE AT RIGHT ANGLES TO AND 23 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE WEST ON A LAST DESCRIBED PARALLEL LINE BEING ALSO THE SOUTH LINE OF WEST 39TH STREET, 132.8 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTH LINE AND 376.33 FEET WEST OF THE EAST LINE OF NORTHWEST ¼ OF SECTION 6; THENCE WEST ALONG A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID NORTHWEST ¼ A DISTANCE OF 132.5 FEET TO A POINT; THENCE SOUTH ALONG A STRAIGHT LINE HAVING AN ANGLE OF 90 DEGREES WITH THE DESCRIBED LINE A DISTANCE OF 235.88 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST WITH A RADIUS OF 300 FEET TO A POINT 132.5 FEET EAST OF THE LAST DESCRIBED STRAIGHT LINE MEASURED AT RIGHT ANGLES THERE TO; SAID POINT BEING 199.15 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST ¼ OF SAID NORTHWEST ¼; THENCE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 156.19 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

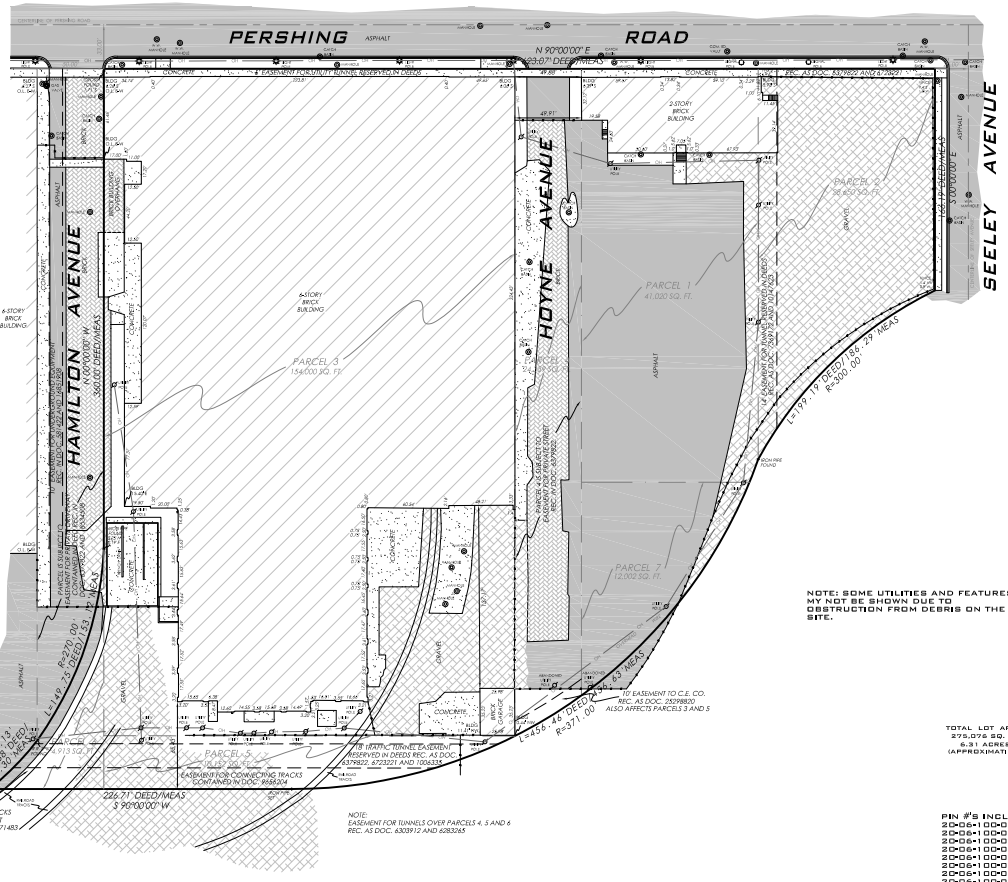
**PARCEL 3:**  
THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTH LINE AND 591.39 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST ¼ OF SECTION 6; THENCE SOUTH ON A STRAIGHT LINE PARALLEL TO AND 33 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 6; 308 FEET; THENCE NORTH ON A STRAIGHT LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE TO A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ OF SAID SECTION 6; SAID POINT BEING 909.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE EAST ON A STRAIGHT LINE PARALLEL TO AND 33 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 6; 308 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**  
THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTH LINE OF WEST PERSHING ROAD WHICH IS 33 FEET SOUTH OF THE NORTH LINE OF THE NORTH ½ OF SAID NORTHWEST ¼; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES TO THE SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 500 FEET MORE OR LESS TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 371 FEET; SAID CURVE BEING DRAWN FROM A POINT 973 FEET SOUTH OF THE NORTH LINE AND 860 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE NORTHEASTERLY ALONG SAID CURVED LINE TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 50 FEET EAST OF THE AFORESAID CURVED LINE DRAWN AT RIGHT ANGLES TO THE SAID SOUTH LINE OF WEST PERSHING ROAD; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 469.79 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SAID SOUTH LINE OF WEST PERSHING ROAD; THENCE WEST ALONG THE SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**  
THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTHWEST ¼ OF SECTION 6 FROM A POINT WHICH IS 998.3 FEET WEST OF THE NORTHEAST CORNER THEREOF, WITH THE SOUTH LINE OF THE NORTH ½ SECTION OF THE SAID NORTHWEST ¼; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH ½ SECTION A DISTANCE OF 208 FEET MORE OR LESS TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 371 FEET; THE SAID CURVE BEING DRAWN FROM A POINT 973 FEET SOUTH OF THE NORTH LINE AND 860 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST ¼; TO A POINT 335.88 FEET SOUTH OF THE NORTH LINE AND 808.6 FEET WEST OF THE EAST LINE OF THE NORTHWEST ¼; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED CURVED LINE TO A POINT IN THE SOUTH LINE OF THE NORTH ½ SECTION 6; SAID POINT BEING 860 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH ½ SECTION A DISTANCE OF 140.79 FEET MORE OR LESS TO ITS INTERSECTION WITH THE EXTENSION OF THE AFORESAID CURVED LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF THE SAID NORTHWEST ¼; THENCE NORTH ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF THE SAID NORTHWEST ¼ A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**  
THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF THE SAID NORTHWEST ¼ OF SECTION 6 FROM A POINT WHICH IS 998.3 FEET WEST OF THE NORTHEAST CORNER THEREOF, WITH THE SOUTH LINE OF THE NORTH ½ SECTION OF THE SAID NORTHWEST ¼; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH ½ SECTION A DISTANCE OF 208 FEET MORE OR LESS TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 371 FEET; THE SAID CURVE BEING DRAWN FROM A POINT 973 FEET SOUTH OF THE NORTH LINE AND 860 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST ¼; TO A POINT 335.88 FEET SOUTH OF THE NORTH LINE AND 808.6 FEET WEST OF THE EAST LINE OF THE NORTHWEST ¼; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED CURVED LINE TO A POINT IN THE SOUTH LINE OF THE NORTH ½ SECTION 6; SAID POINT BEING 860 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH ½ SECTION A DISTANCE OF 140.79 FEET MORE OR LESS TO ITS INTERSECTION WITH THE EXTENSION OF THE AFORESAID CURVED LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF THE SAID NORTHWEST ¼; THENCE NORTH ALONG SAID LINE DRAWN AT RIGHT ANGLE A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 7:**  
THAT PART OF THE NORTH WEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 343 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 6 TO A POINT 328 FEET SOUTH OF THE NORTH LINE AND WEST PERSHING ROAD FROM A POINT IN SAID SOUTH LINE OF WEST PERSHING ROAD WHICH IS 33 FEET SOUTH OF THE NORTH LINE AND 641.32 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE SOUTH ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF WEST PERSHING ROAD TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 371 FEET; THE SAID CURVE BEING DRAWN FROM A POINT 973 FEET SOUTH OF THE NORTH LINE AND 860 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SECTION 6; THENCE NORTHEASTERLY ALONG SAID CURVED LINE TO ITS INTERSECTION WITH THE PARALLEL LINE FIRST HERENAFORE DESCRIBED, WHICH IS PARALLEL WITH AND 343 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 6; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 125.98 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



NOTE: SOME UTILITIES AND FEATURES NOT BE SHOWN DUE TO OBSTRUCTION FROM DEBRIS ON THE SITE.

TOTAL LOT AREA:  
274,863 SQ. FT.  
6.31 ACRES  
(APPROXIMATION)

- PN #'S INCLUDED:
- 2006-100013
  - 2006-100014
  - 2006-100015
  - 2006-100016
  - 2006-100017
  - 2006-100018
  - 2006-100019
  - 2006-100020
  - 2006-100021
  - 2006-100022
  - 2006-100023
  - 2006-100024
  - 2006-100025
  - 2006-100026
  - 2006-100027
  - 2006-100028
  - 2006-100029
  - 2006-100030
  - 2006-100031
  - 2006-100032
  - 2006-100033
  - 2006-100034
  - 2006-100035
  - 2006-100036
  - 2006-100037
  - 2006-100038
  - 2006-100039
  - 2006-100040
  - 2006-100041
  - 2006-100042
  - 2006-100043
  - 2006-100044
  - 2006-100045
  - 2006-100046
  - 2006-100047
  - 2006-100048
  - 2006-100049
  - 2006-100050
  - 2006-100051
  - 2006-100052
  - 2006-100053
  - 2006-100054
  - 2006-100055
  - 2006-100056
  - 2006-100057
  - 2006-100058
  - 2006-100059
  - 2006-100060
  - 2006-100061
  - 2006-100062
  - 2006-100063
  - 2006-100064
  - 2006-100065
  - 2006-100066
  - 2006-100067
  - 2006-100068
  - 2006-100069
  - 2006-100070
  - 2006-100071
  - 2006-100072
  - 2006-100073
  - 2006-100074
  - 2006-100075
  - 2006-100076
  - 2006-100077
  - 2006-100078
  - 2006-100079
  - 2006-100080
  - 2006-100081
  - 2006-100082
  - 2006-100083
  - 2006-100084
  - 2006-100085
  - 2006-100086
  - 2006-100087
  - 2006-100088
  - 2006-100089
  - 2006-100090
  - 2006-100091
  - 2006-100092
  - 2006-100093
  - 2006-100094
  - 2006-100095
  - 2006-100096
  - 2006-100097
  - 2006-100098
  - 2006-100099
  - 2006-100100



NOTE: BEARING SYSTEM ASSUMED FOR PURPOSE OF THIS SURVEY  
CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY (ORDER NO. 008839496)

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM PLANNING DETAIL ADOPTED BY ALTA AND HEREIN AND INCLUDE THEREIN THE SURVEY, THE SURVEY AND THE FIELD WORK THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2011.

DATE OF PLAN OR MAP: JULY 21, 2011  
**FOR REVIEW**  
WESTBANK ILLINOIS LAND SURVEYORS  
PROFESSIONAL LICENSE # 0353  
EXPIRES 1/30/12

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS NOT TO BE RELEASED OR DISSEMINATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.  
DATE: 07/21/11  
SCALE: AS SHOWN  
JOB NO.: 101110000000  
ADDRESS: 18148 S. MARTIN AVE.  
CITY: HOMERIDGE, IL  
COUNTY: COOK  
TOWNSHIP: 38 NORTH, RANGE 14 EAST  
DRAWN BY: JOHN LAUDERSON

FOR USE AT STREAMLINE SURVEY, INC. AND PLACE YOUR ORDER ONLINE  
© 2011 STREAMLINE SURVEY, INC.

S



# PROPERTY HIGHLIGHTS & EXISTING BUILDING DETAILS



520,000 SF free-standing building on 6.31 acres with significant potential & character\*



Ideal for industrial, mixed-use, residential or office



**Year Built**  
+ 1948



**Ceiling Height**  
+ 13' - 1st - 5th floors  
+ 14' - 6th floor  
+ 24' - 30' in 8,400 SF



**Construction Type**  
+ Masonry



**Car Parking**  
+ 160 indoor spots (heated)  
+ 80 outdoor spots (secured)  
+ Abundant street parking



**Loading**  
+ Up to 25 exterior docks  
+ 4 passenger elevators  
+ 2 freight elevators



**As of Right Expansion**  
+ 380,000 SF of additional FAR available



**Column Spacing**  
+ 20' on center columns

\*SF includes 109,888 SF of lower level indoor parking





## CURRENT BUILDING IMPROVEMENTS

**New masonry on all elevations**

**40 new light wells (16' x 16')**

**New masonry window openings**

**Metal cladding between windows**

**New substrate roofing**

**New cast iron roof heads**

**4 new passenger elevators**

**1 new freight elevator**

**New electric with distribution to each floor**

**New back up generator**

**New AT&T fiber**

**Fully improved 12,836 SF rear building (fully leased)**



**FIRST FLOOR**  
±32,835 SF

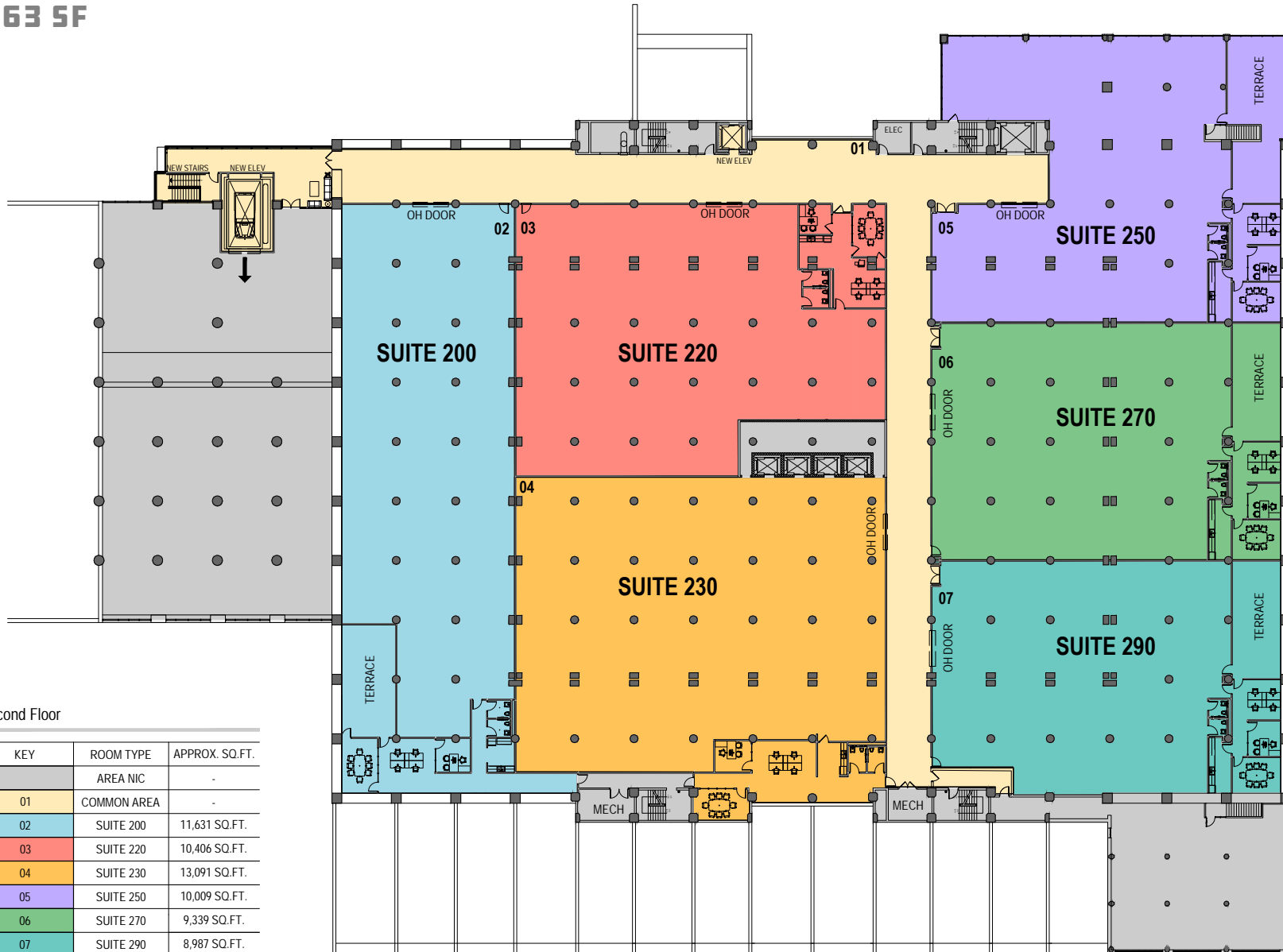


First Floor

KEY	ROOM TYPE	APPROX. SQ.FT.
	AREA NIC	-
01	COMMON AREA	-
02	SUITE 100	12,277 SQ.FT.
03	SUITE 110	12,849 SQ.FT.
04	SUITE 120	7,709 SQ.FT.



**SECOND FLOOR**  
±63,463 SF

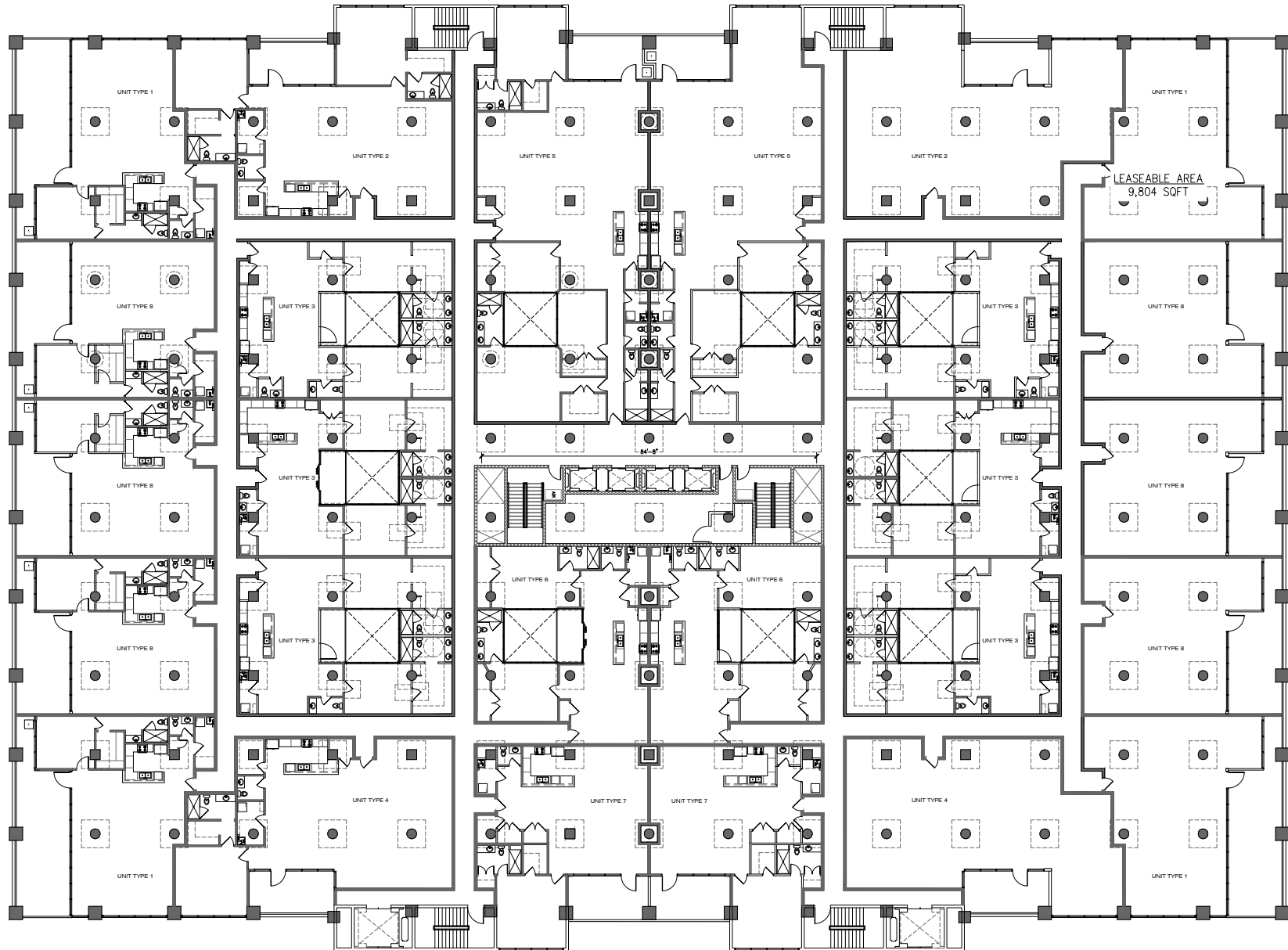


Second Floor

KEY	ROOM TYPE	APPROX. SQ.FT.
	AREA NIC	-
01	COMMON AREA	-
02	SUITE 200	11,631 SQ.FT.
03	SUITE 220	10,406 SQ.FT.
04	SUITE 230	13,091 SQ.FT.
05	SUITE 250	10,009 SQ.FT.
06	SUITE 270	9,339 SQ.FT.
07	SUITE 290	8,987 SQ.FT.

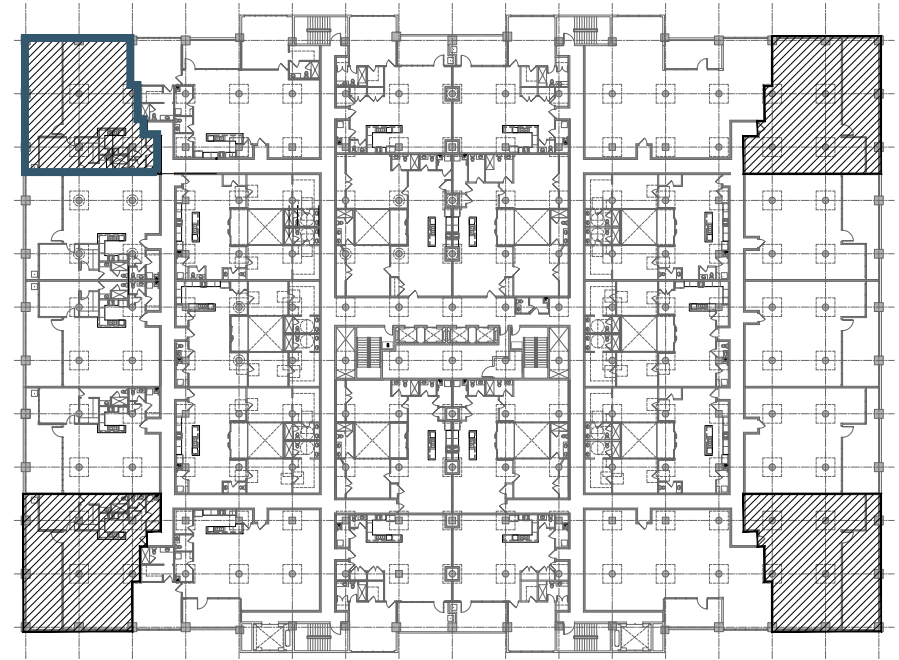
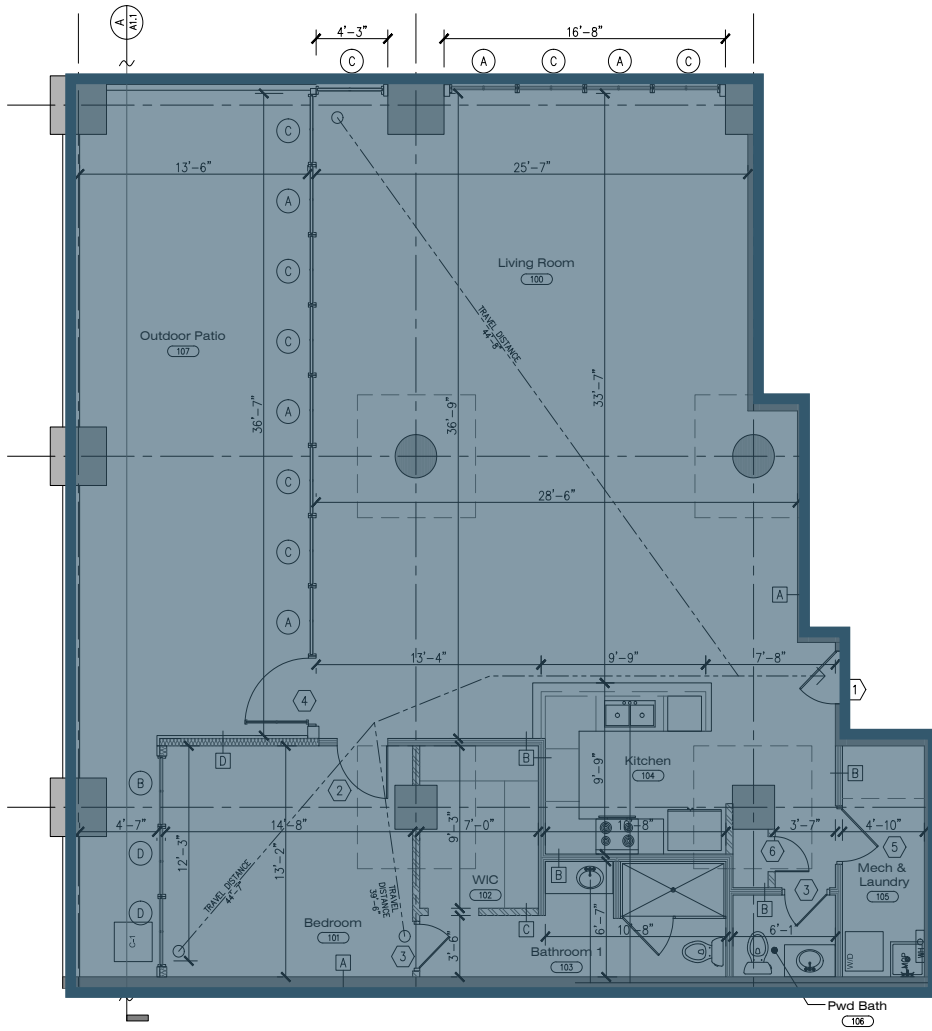


CONCEPTUAL FLOOR PLAN



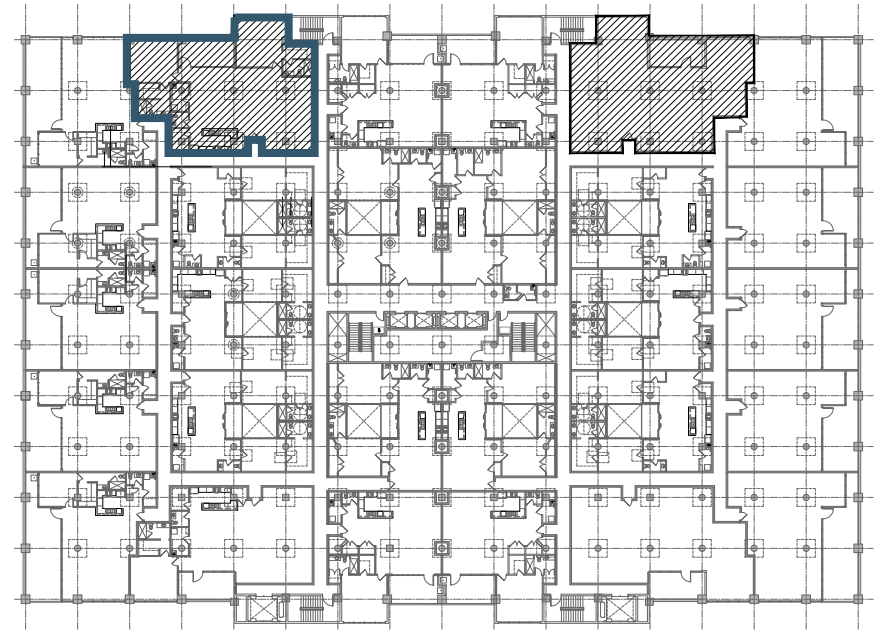
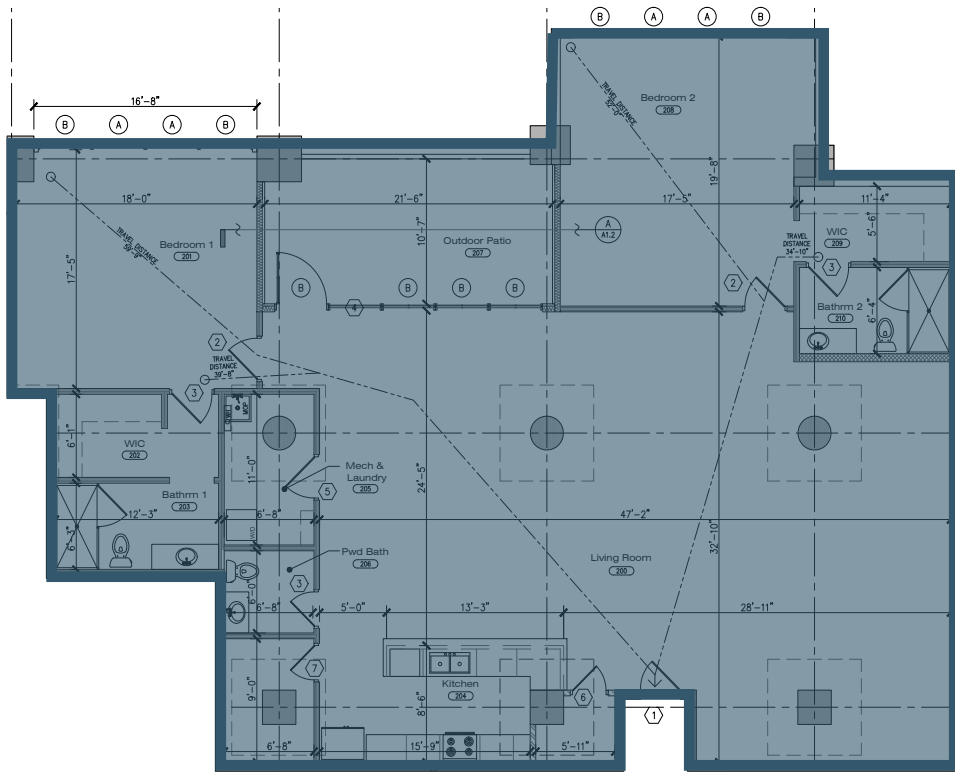


**CONCEPTUAL PLAN 1**  
 ±2,338 SF - 4 UNITS PER FLOOR



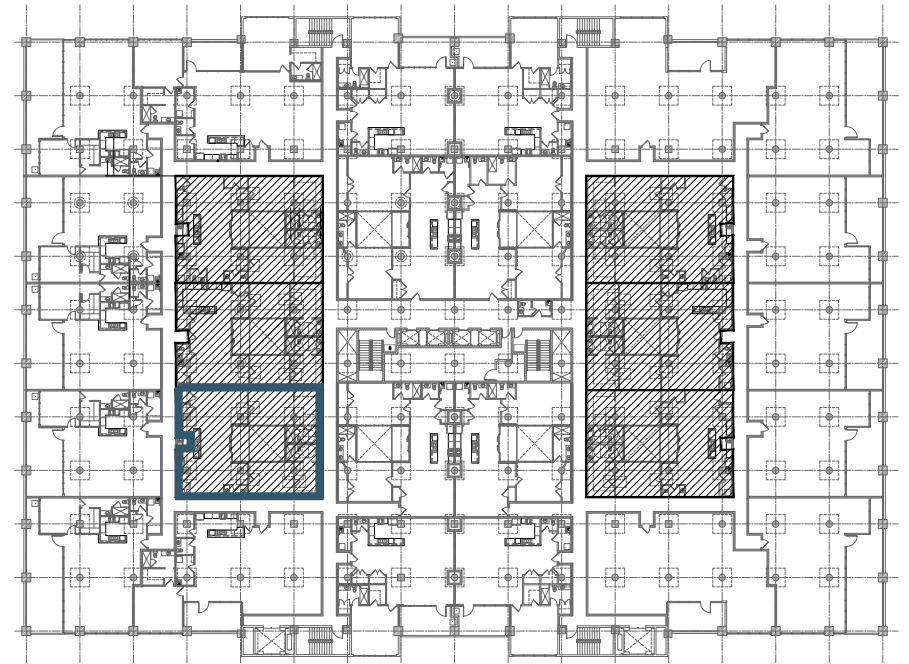
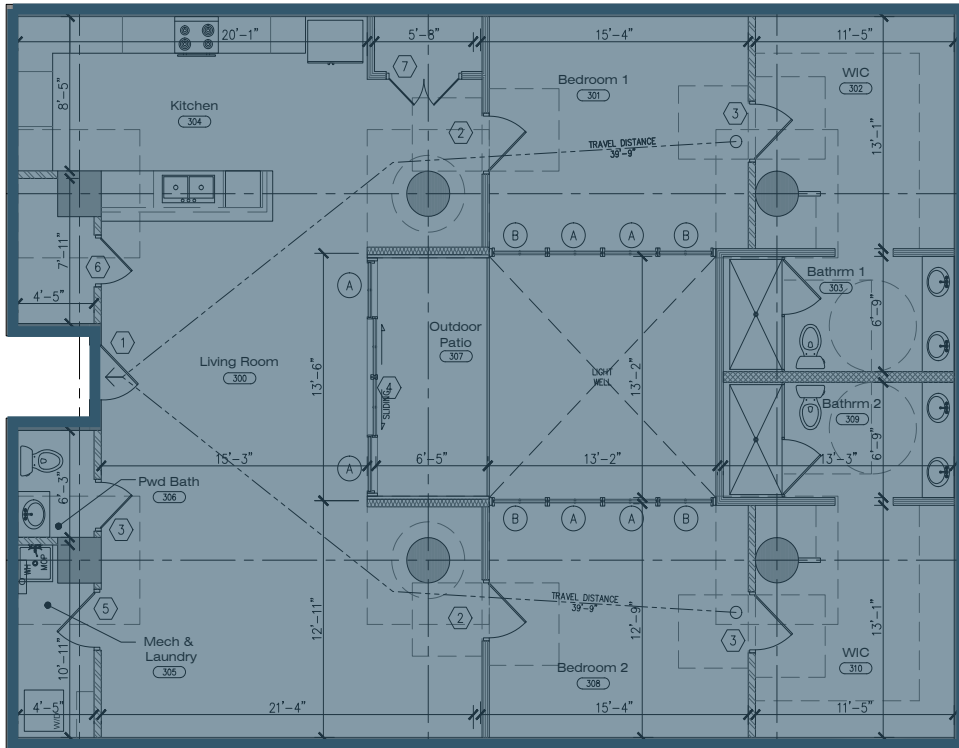


**CONCEPTUAL PLAN 2**  
**±3,144 SF - 2 UNITS PER FLOOR**



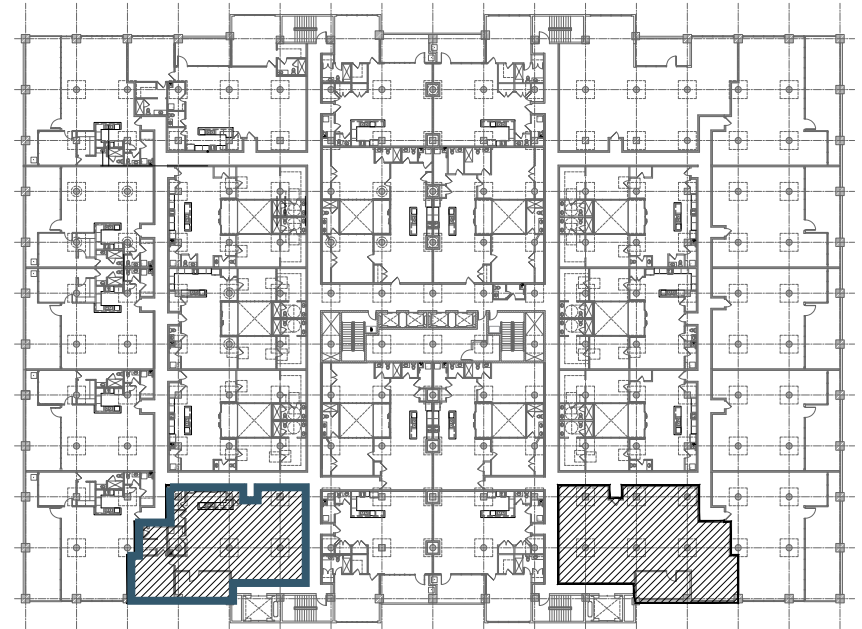
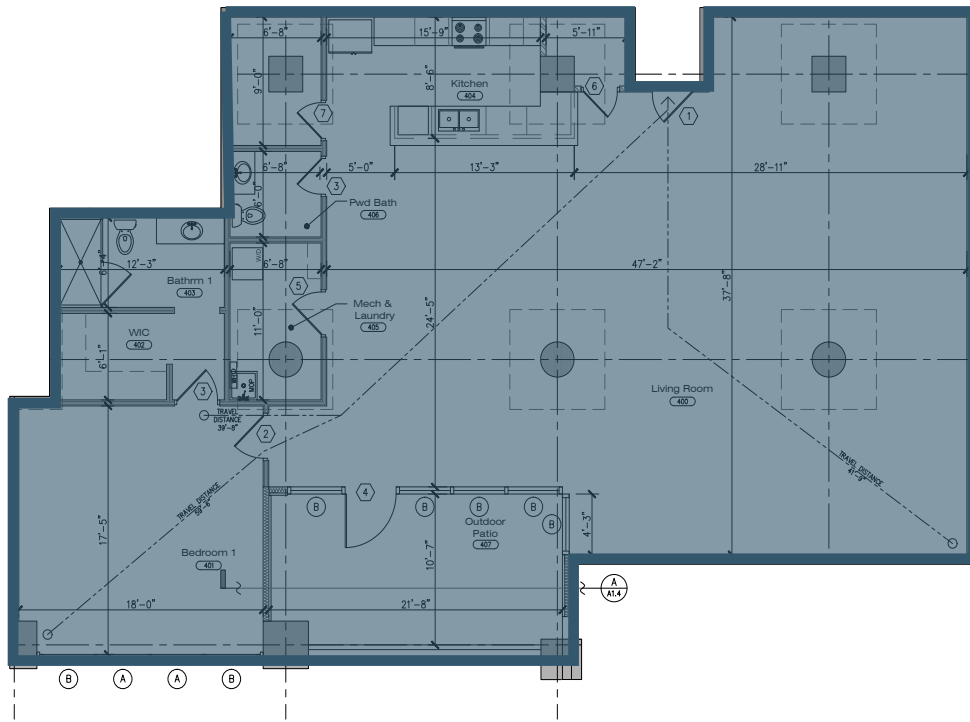


**CONCEPTUAL PLAN 3**  
**±2,180 SF - 6 UNITS PER FLOOR**





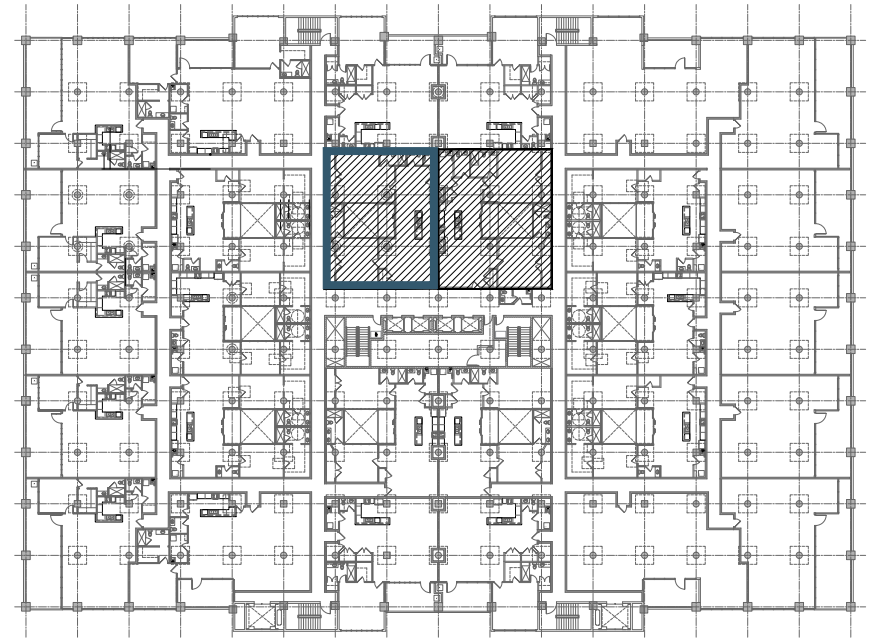
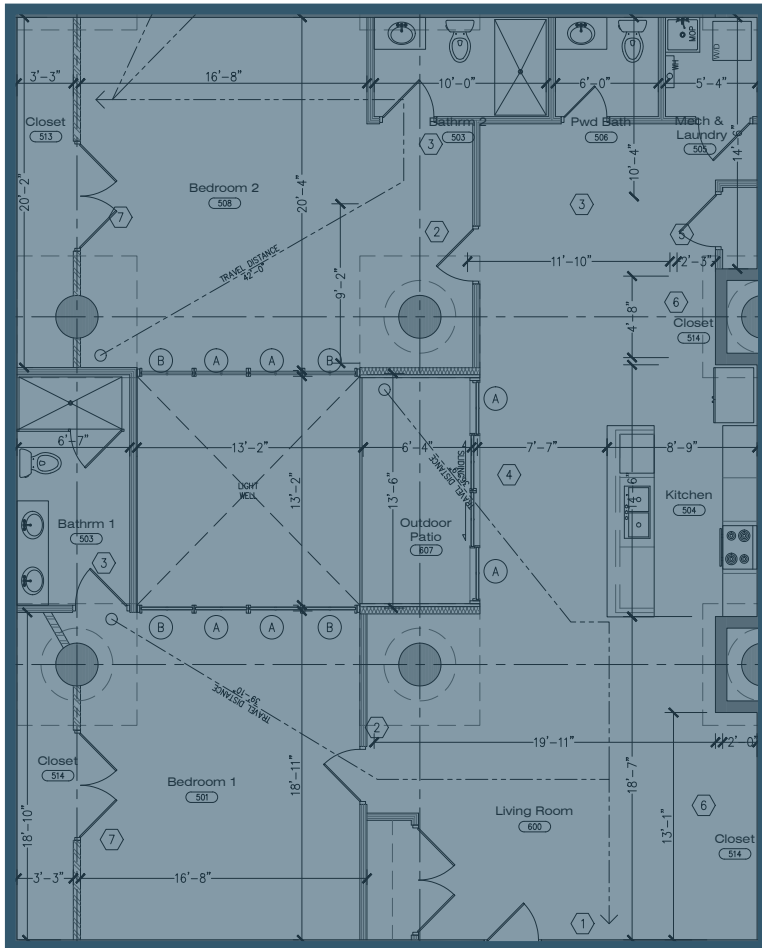
**CONCEPTUAL PLAN 4**  
**±2,784 SF - 2 UNITS PER FLOOR**





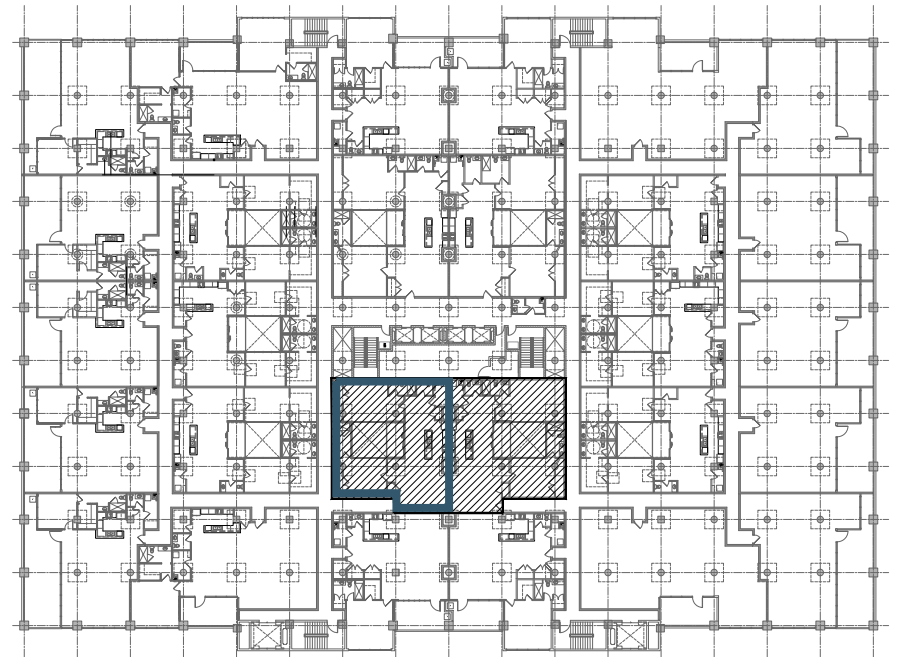
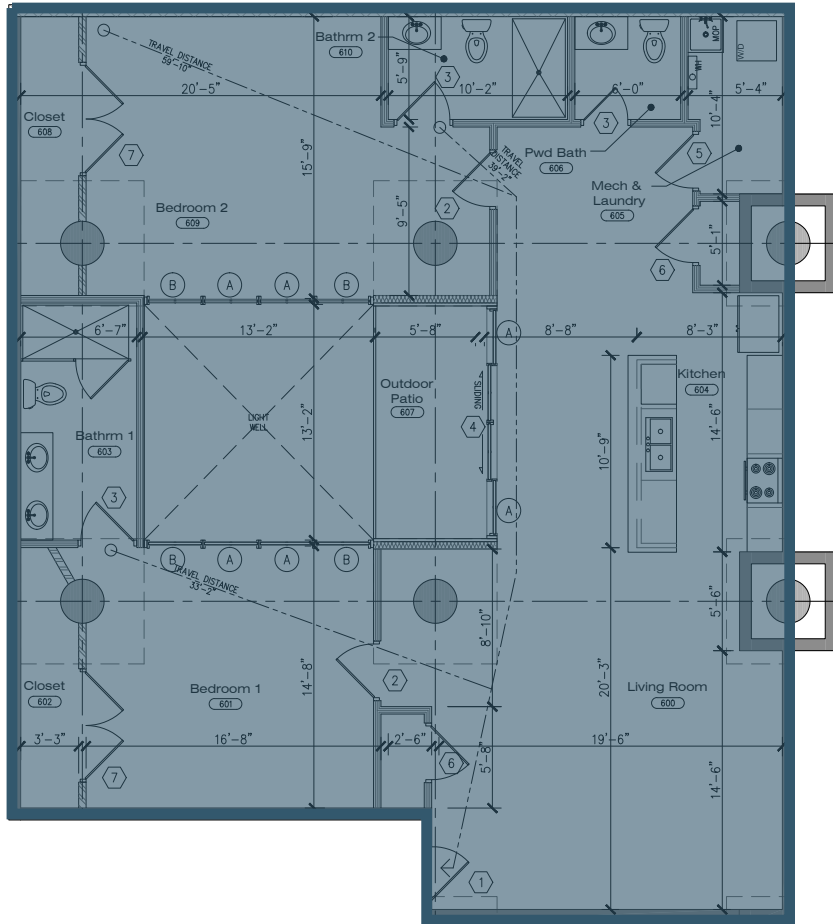


**CONCEPTUAL PLAN 5**  
**±2,122 SF - 2 UNITS PER FLOOR**



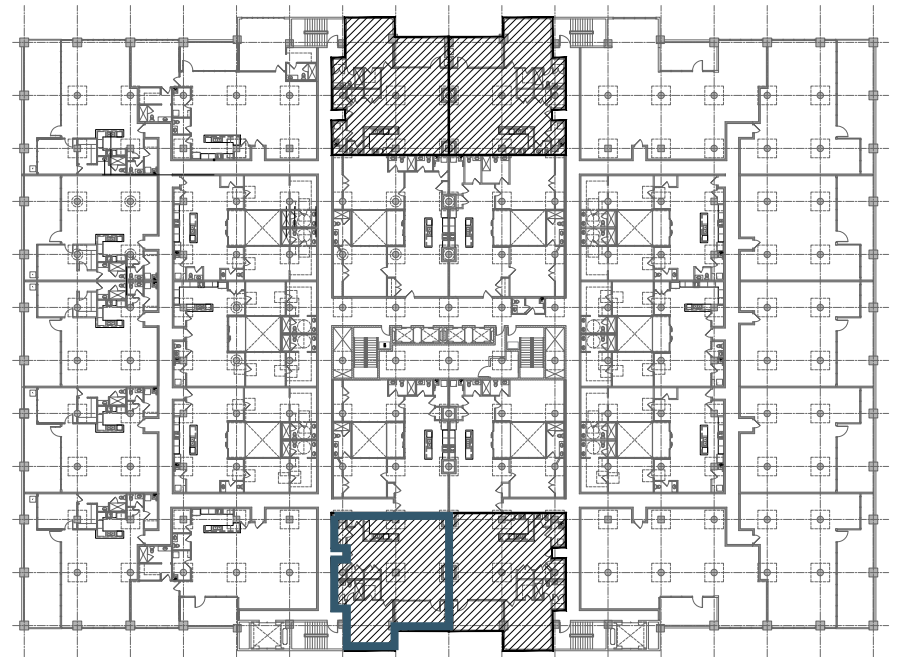
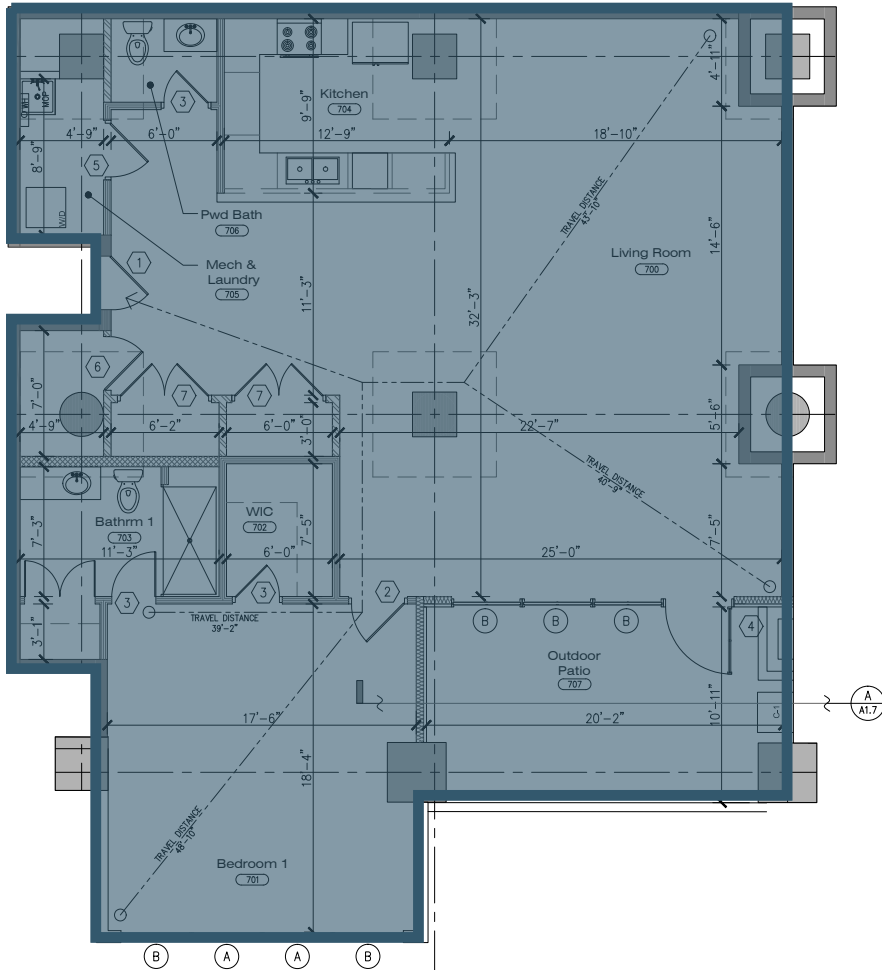


**CONCEPTUAL PLAN 6**  
**±2,122 SF - 2 UNITS PER FLOOR**



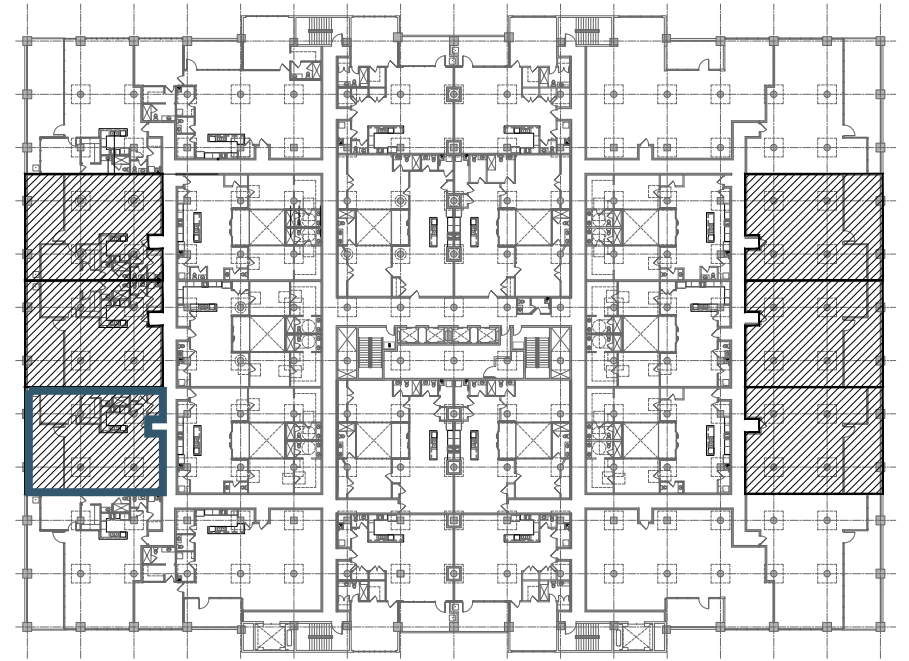
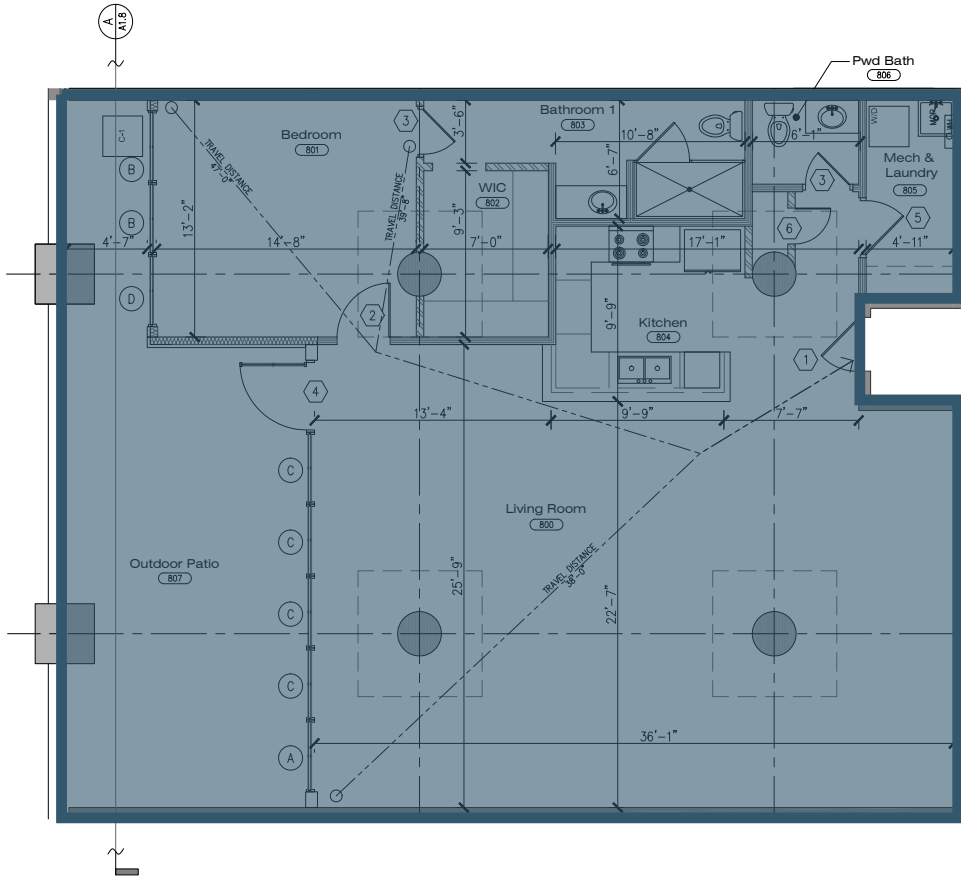


**CONCEPTUAL PLAN 7**  
**±2,058 SF - 4 UNITS PER FLOOR**

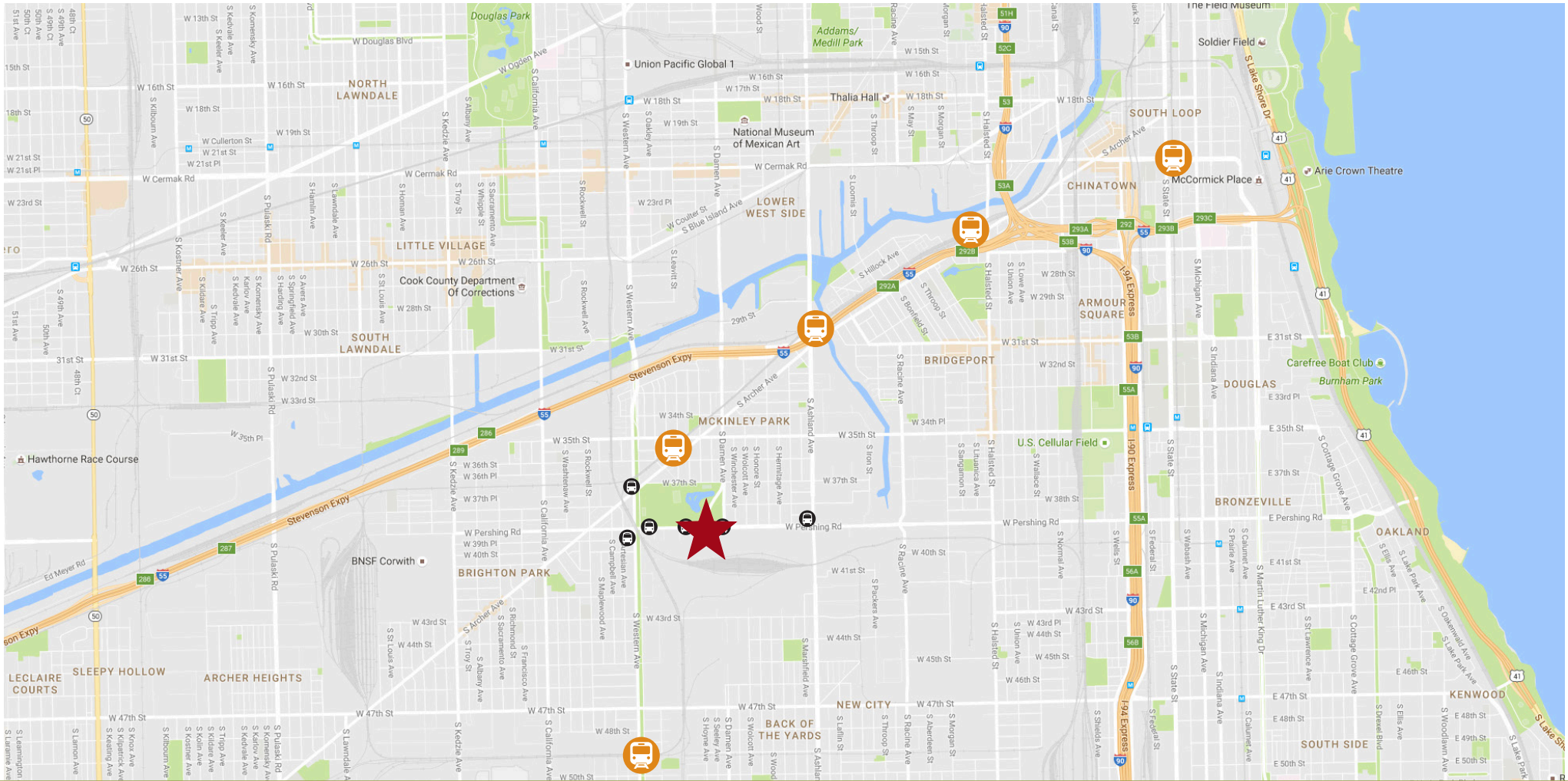




**CONCEPTUAL PLAN B**  
**±2,046 SF - 6 UNITS PER FLOOR**



# TRANSPORTATION MAP



**I-55**  
1.5  
MILES

**THE LOOP**  
10  
MINS

**CTA ORANGE LINE**  
4 BLOCKS

**BUS STOP**  
IN FRONT OF  
BUILDING

# HB2621 AFFORDABLE HOUSING TAX INCENTIVE

- + The property qualifies for Tier 3 of the newly passed Affordable Housing Omnibus Bill (HB2621)
- + Available for new construction or rehab of 5+ building systems
- + Minimum \$60.00/PSF rehab or new construction investment
- + Minimum 20% affordable housing based on 60% of AMI (Area Median Income) to tenants who earn no more than 60% of AMI
- + Tax benefits
  - 30-year tax reduction (approximately 25%+ reduction in assessed value year 1)
  - Base year taxes are set based on property value 12 months prior to affordable units being occupied (pre-stabilized valuation)

**YEARS 1 - 3** = 100% of difference between base year and stabilized value

**YEARS 4 - 6** = 80% of difference

**YEARS 7 - 9** = 60% of difference

**YEARS 10 - 12** = 40% of difference

**YEARS 13 - 30** = 20% of difference



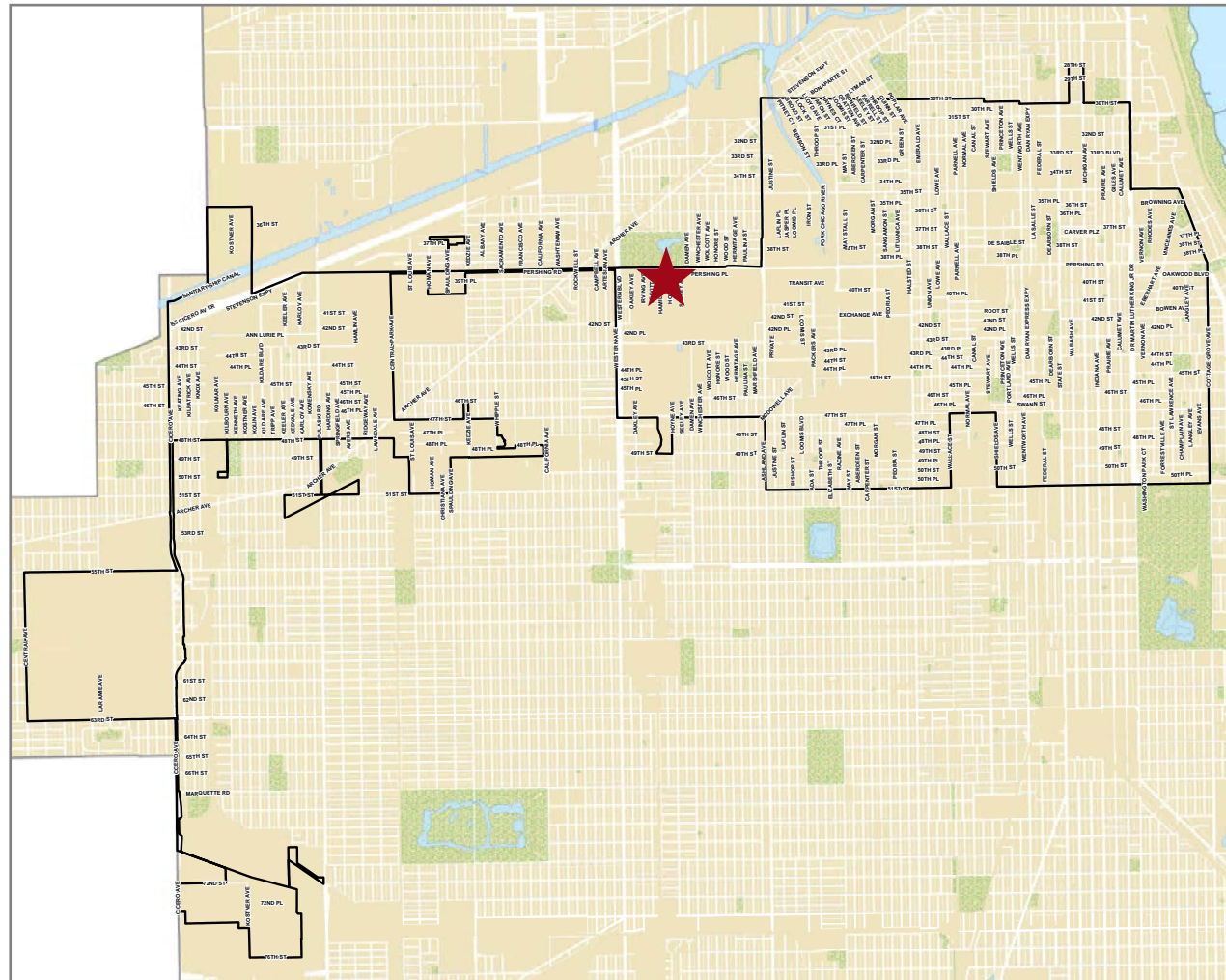
# ENTERPRISE ZONE 2

**2101 W PERSHING ROAD** is located in Chicago's Enterprise Zone 2. The purpose of an Enterprise Zone is to “stimulate economic growth & neighborhood revitalization” by offering certain state and local tax incentives to companies expanding or relocating to these areas.

## POTENTIAL INCENTIVES INCLUDE:

- + Sales tax exemption for building materials
- + Real estate transfer tax exemption
- + Machinery & equipment sales tax exemption
- + Utility tax exemption
- + Investment tax credit

## Enterprise Zone 2



For more information, click [here](#) to visit the City of Chicago's Enterprise Zone information page.

# DEMOGRAPHICS

## POPULATION

	0.5 MILE	1 MILE	1.5 MILES
2022 POPULATION - CURRENT YEAR ESTIMATE	6,428	37,498	80,039
2027 POPULATION - FIVE YEAR PROJECTION	6,235	36,333	77,688
2010 POPULATION - CENSUS	6,466	38,298	81,437
2000 POPULATION - CENSUS	6,691	38,678	83,893
2022 - 2027 ANNUAL POPULATION GROWTH RATE	-0.61%	-0.63%	-0.59%
2022 MEDIAN AGE	31.6	30.0	29.7

## HOUSEHOLDS

2022 HOUSEHOLDS - CURRENT YEAR ESTIMATE	2,355	12,269	25,475
2027 HOUSEHOLDS - FIVE YEAR PROJECTION	2,300	11,991	24,938
2010 HOUSEHOLDS - CENSUS	2,135	11,130	23,077
2000 HOUSEHOLDS - CENSUS	2,189	11,368	23,611
2022 - 2027 ANNUAL HOUSEHOLD GROWTH RATE	-0.47%	-0.46%	-0.43%
2022 AVERAGE HOUSEHOLD SIZE	2.72	3.05	3.12

## HOUSEHOLD INCOME

2022 AVERAGE HOUSEHOLD INCOME	\$71,337	\$72,378	\$68,954
2027 AVERAGE HOUSEHOLD INCOME	\$83,968	\$85,256	\$81,151
2022 MEDIAN HOUSEHOLD INCOME	\$55,030	\$51,647	\$47,026
2027 MEDIAN HOUSEHOLD INCOME	\$64,345	\$58,529	\$54,253
2022 PER CAPITA INCOME	\$25,514	\$23,613	\$21,980
2027 PER CAPITA INCOME	\$30,273	\$28,057	\$26,094
2022 MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$272,432	\$263,236	\$252,643
2022 AVERAGE VALUE OF OWNER OCCUPIED HOUSING UNITS	\$341,503	\$307,609	\$311,640





# THE OFFER

Please reach out to the brokers for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- + OFFER PRICE
- + EARNEST MONEY DEPOSIT AMOUNT
- + DUE DILIGENCE PERIOD AND TOTAL TIMING TO CLOSE
- + REQUIRED CONTINGENCIES - IF ANY
- + GENERAL DESCRIPTION OF INTENDED USE, PLANS FOR THE SITE
- + FINANCIAL STRENGTH
- + PLEASE PUT ALL OFFERS IN WRITING AND SUBMIT TO CBRE





---

#### BROKER CONTACT INFORMATION

#### **LARRY GOLDWASSER, SIOR**

*Executive Vice President*

+1 312 334 7201

[larry.goldwasser@cbre.com](mailto:larry.goldwasser@cbre.com)

#### **COLIN GREEN, SIOR**

*First Vice President*

+1 312 334 7203

[colin.s.green@cbre.com](mailto:colin.s.green@cbre.com)

---

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_August2021

# CBRE