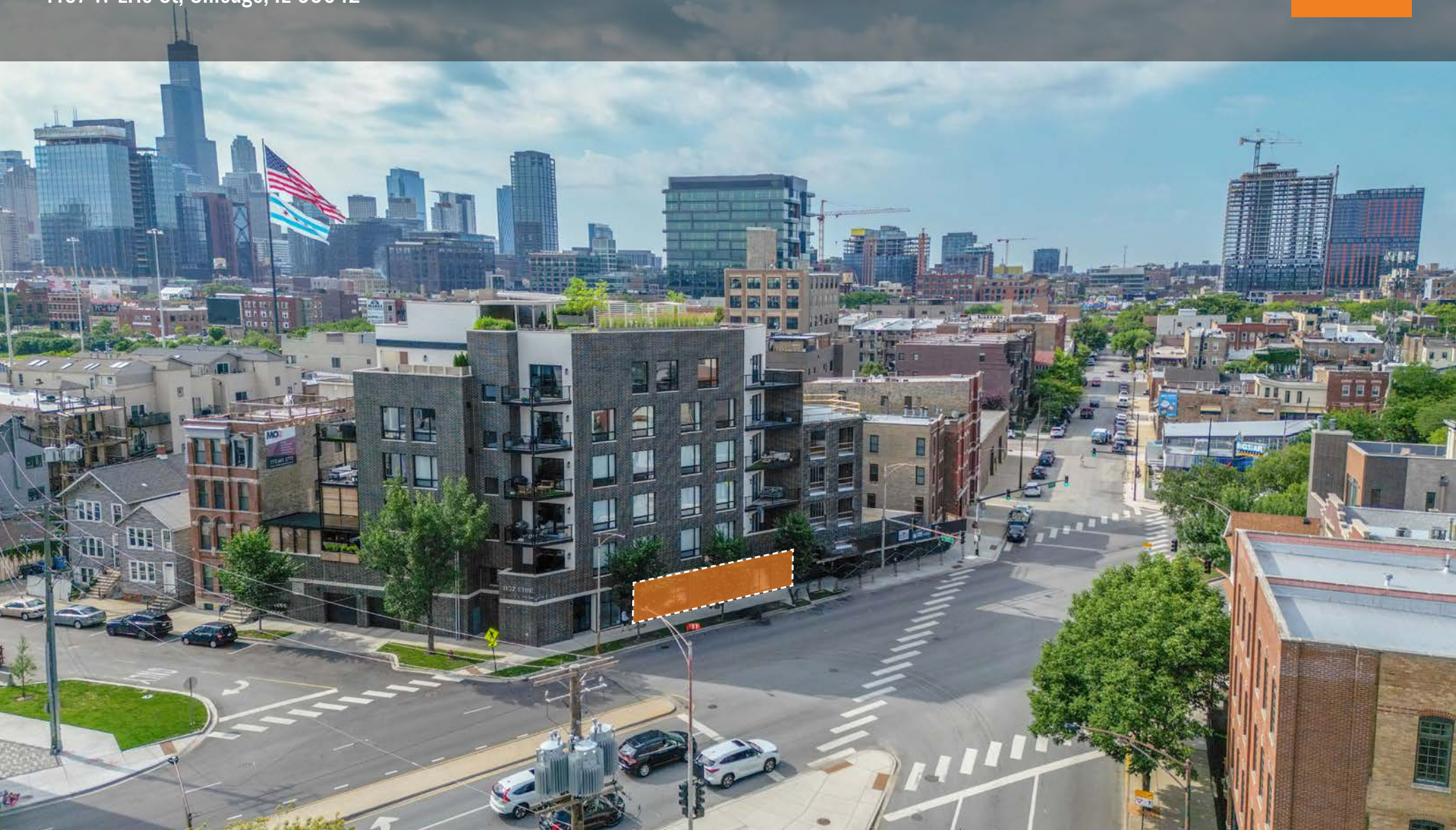


FOR LEASE | Office/Retail Commercial Condo in River West

1157 W Erie St, Chicago, IL 60642

CRER



Michael Weaver

Senior Director

(312) 446-5018 MichaelIW@CRER.com

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800 W. Diversey Pky, Chicago IL 60614
(773) 327-9300 www.crer.com



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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

DISCLOSURE

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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PROPERTY OVERVIEW

Price
\$30 NET

Unit Size
+/-1,200 SF

Year Built
2020

Property Type
Retail (Condo)

Taxes (2023)
\$14,016

Condo Use
Office / Retail

Parking N/A

APN/Parcel ID
17-08-228-049-1001

Building Class
A

Monthly HOA
\$302.00/mo

Zoning
B2-5

Walk Score
Walker's Paradise (95)

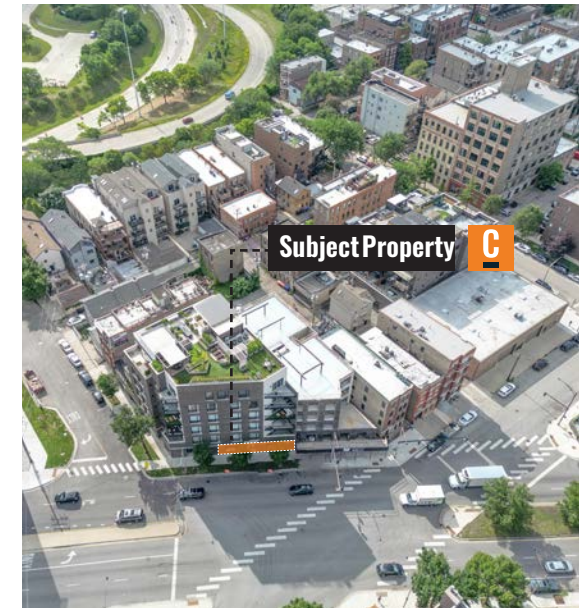
Transit Score
Rider's Paradise (79)

Bike Score
Biker's Paradise (97)

1157 W. Erie building is a 9-Unit condominium building with 1 commercial space. The building located in West Town was built in 2020 and is in an exceptional location with immediate access to the Kennedy X-way and minutes to downtown and the West Loop.

Brand New Unit ready for custom build out upon lease execution.

Situated at the base of a new luxury condo building in Chicago's bustling West Loop, this property offers entrepreneurs and investors a remarkable opportunity. The neighborhood's swift transformation, marked by tech hubs, high-rises, and Fulton Market's burgeoning retail scene, complements the property's impressive daily traffic flow of 20,357 vehicles, promising superb visibility for your venture. Its strategic position ensures potential for a substantial customer base.



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AREA MAP



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AREA OVERVIEW



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PROPERTY INTERIOR PHOTOS

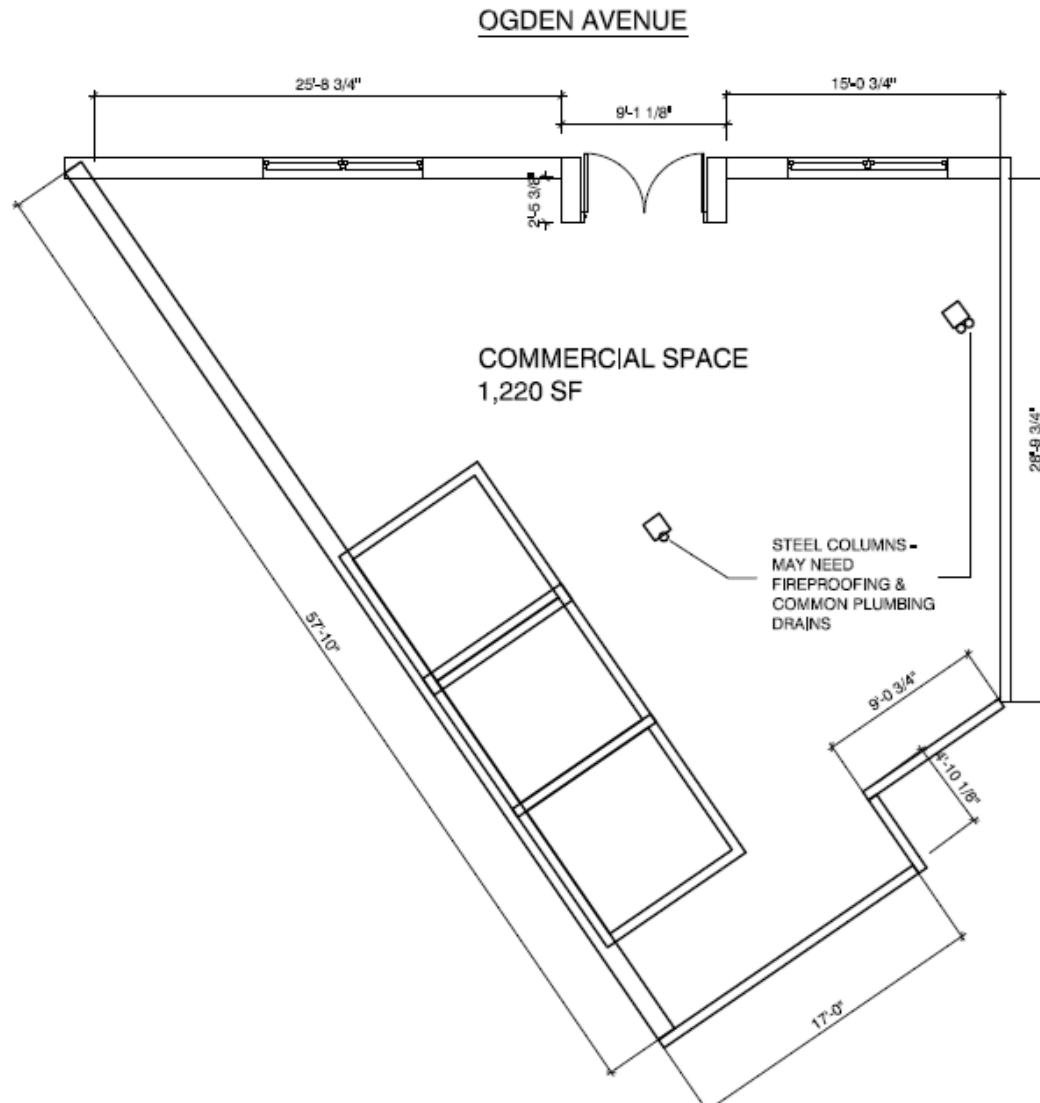


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MAIN LEVEL FLOOR PLAN



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ABOUT THE NEIGHBORHOOD

Enveloped by the picturesque beauty of the Chicago River on its western border, River West is an emblem of urban renewal and progression. Situated a stone's throw away from the bustling downtown Chicago, this vibrant locality has witnessed a tremendous influx of new construction projects, infusing the neighborhood with a dynamic mix of innovative retail and residential developments. As one meanders through the lively streets of River West, a harmonious blend of the past and the future unfolds. Historic brick edifices mingle effortlessly with cutting-edge glass skyscrapers, painting a picture of coexistence that is as charming as it is impressive. The neighborhood's horizon is now punctuated by towering condos, chic apartment structures, and upscale townhouses, each designed to cater to a variety of modern lifestyles. In this rapidly evolving district, an electric sense of momentum and advancement is distinctly felt. River West has emerged as a magnet for developers and investors, attracted by its strategic location and untapped potential. The explosion of new construction endeavors mirrors this growing interest. Shiny skyscrapers and contemporary commercial spaces are continually redefining the neighborhood's skyline, signaling a promising future of sustained growth in River West.

In 2023, the West Loop and Fulton Market neighborhoods of Chicago are teeming with energy and ingenuity as they undergo significant construction and development. The former meatpacking district has swiftly become a bustling hub for innovative real estate projects, a transformation largely driven by a surge in tech and corporate offices. High-rises have risen amidst the original brick and timber loft buildings, contributing to a distinctive blend of old and new. An array of luxury condos, contemporary office spaces, and eclectic boutique hotels are emerging, attracting a diverse range of residents and businesses.

Fulton Market's transformation is perhaps even more striking, with numerous restaurants, galleries, and retail spaces popping up amongst the sleek new residential and commercial developments. Green spaces have also become a priority, with several parks and open areas being incorporated into plans. These ongoing developments have successfully turned West Loop and Fulton Market into much sought-after destinations, marrying the district's industrial roots with a vision of modern urban living.

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TRANSPORTATION

TRANSIT / SUBWAY

	Chicago Avenue Station (Blue Line)	1 min drive	4 min walk	0.3 mi
	Grand Avenue Station (Blue Line)	2 min drive	13 min walk	0.6 mi
	Ashland Station (Green, Pink Lines)	3 min drive	17 min walk	0.9 mi

COMMUTER RAIL

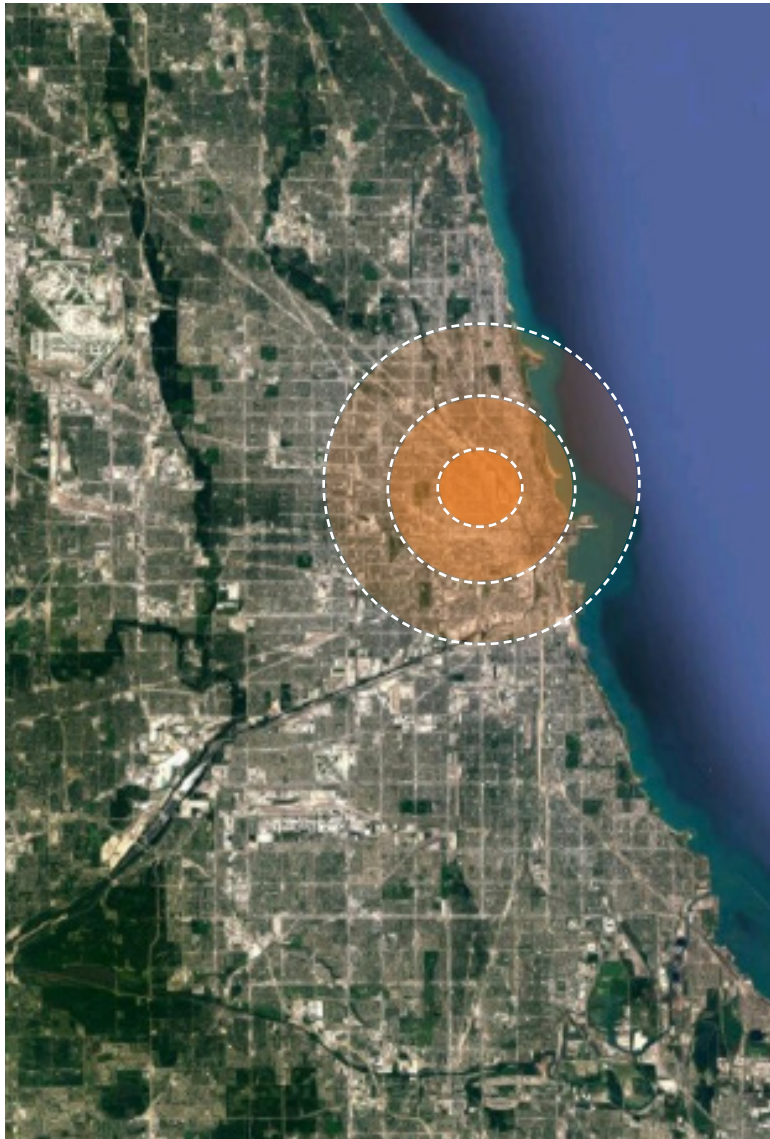
	Chicago Ogilvie Transportation Center Commuter Rail (Union Pacific North, Union Pacific Northwest, Union Pacific West Lines)	3 min drive		1.5 mi
	Chicago Union Station Commuter Rail (North Central Service, Milwaukee District North Line, Milwaukee District West Line, Burlington Northern-Santa Fe Railway Line, Heritage Corridor Line, SouthWest Service)	4 min drive		1.9 mi
	Western Avenue Station (MD-N/MD-W/NCS) Commuter Rail (North Central Service, Milwaukee District North Line, Milwaukee District West Line)	3 min drive		2.0 mi
	Clybourn Station Commuter Rail (Union Pacific North, Union Pacific Northwest Lines)	3 min drive		2.1 mi
	Chicago LaSalle Station Commuter Rail (Rock Island District Line)	6 min drive		2.5 mi

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DEMOGRAPHICS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS
2,716,450	50	77	100
	1 MILE	3 MILE	5 MILE
2023 Total Population	54,447	537,057	1,054,378
2028 Population	56,586	555,505	1,064,665
Pop Growth 2023-2028	+ 3.93%	+ 3.44%	+ 0.98%
Average Age	37	37	37
2023 Total Households	26,654	266,055	462,373
HH Growth 2023-2028	+ 3.83%	+ 3.56%	+ 1.32%
Median Household Inc	\$129,011	\$109,082	\$88,201
Avg Household Size	1.90	1.90	2.10
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$564,495	\$473,220	\$414,686
Median Year Built	1965	1975	1958

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ABOUT THE BROKER



Michael Weaver

Senior Director

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Michael Weaver has registered over 30 years of experience in the real estate industry and joined Chicago Real Estate Resources with a wealth of knowledge pertaining to commercial sales.

As a 1985 graduate of Texas A&M, Mike has brokered and leased properties with a value in excess of over \$400,000,000. He has worked with a variety of professional and retail organizations, such as American International Group, Northern Trust Bank, Dunkin Donuts, and Payless Shoe Source.

One of Mike's proudest moments came with the sale of a large development then known as 601 West Chicago Avenue. 601 West Chicago was a 250,000 square foot loft building owned by Montgomery Ward that operated as part of the company's catalog operations. This Chicago landmark is now a luxury condominium development located near the Chicago River. This sale was the first of the Montgomery Ward properties to sell as part of the Master Plan for the redevelopment of over three million square feet of commercial space and 23 acres of land.

Mike is a very personable, client-focused broker who has shown his knowledge and expertise in negotiating for his many clients. He is delighted to continue to service these clients at Chicago Real Estate Resources as well as build his client base.

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ABOUT CRER

Company Achievements

- **96%** Satisfaction rate among our clients
- **16 Years** - Average CRER broker experience
- **30%** of CRER brokers are CCIM designees
- **\$2.5 Billion** sold by CRER brokers
- **75%** of CRER listings sell within 90 days
- **19 Years** of continuous company growth

Partnerships

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.

Company Introduction

CERE (Chicago Real Estate Resources, Inc.) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need.

From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.



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ABOUT CRER

Areas of Expertise

CRER brokers offer a breadth of knowledge and expertise encompassing all asset classes and marketplaces throughout the Chicago metro area. CRER provides professional expertise in the following areas of commercial real estate:

Sales

Our extensive database of investors, knowledge of the market and listing syndication with CoStar, LoopNet and the MLS, ensures maximum market exposure for all of our listings.

Aquisitions

With access to all on-market listings as well as many off-market and REO opportunities, our commercial brokers will find the opportunity you are looking for.

Leasing

Our experienced brokers work with building owners to properly market and attract quality tenants to maximize occupancy as well as negotiate leases at maximize a property's profit potential.

Valuation

With a team of experienced commercial brokers knowledgeable on the day-to-day market conditions, CRER is well equipped to handle valuations of all property types.



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Sales by Sector

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Leases by Sector

CRER brokers offer a breadth of knowledge and expertise encompassing all asset classes and marketplaces throughout the Chicago metro area. CRER provides professional expertise in the following areas of commercial real estate:



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ABOUT CRER

Expertise and Accomplishments

At CRER, we take pride in our expertise and accomplishments in the field of commercial real estate. Our team of dedicated professionals brings together a wealth of knowledge and experience to deliver exceptional service and achieve remarkable outcomes for our clients.

Proven Track Record: CRER stands out in the real estate industry with its brokers collectively selling over \$2.5 billion worth of properties. Our proficiency in sales and leasing is evident across a diverse range of properties, from small residential multi-family buildings to downtown high-rise structures. This wealth of experience underscores our ability to effectively manage and excel in various real estate transactions.

Excellence in Service: Our unwavering commitment to delivering first-class service to our clients is a hallmark of CRER. Our brokers and staff have been recognized for their proficiency in commercial and investment property sales, leasing, and tenant representation, as well as property management. The satisfaction of our clients and the success of our transactions are clear indicators of CRER's dedication to excellence in the realm of sales and leasing.

Innovative Solutions: At CRER, we believe in staying ahead of the curve by embracing innovative solutions and strategies in the real estate market. Our team stays informed of the latest trends and developments to ensure that our clients receive the best possible advice and guidance. Whether it's finding creative ways to maximize property value or leveraging technology to streamline processes, CRER is at the forefront of innovation in the industry.

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CRER

C Subject Property



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