



GERMANIA PLACE

GOLD COAST, CHICAGO

JONATHAN HYMAN
jhyman@metrocre.com
224.365.8144

HANNAH PERL
hperl@metrocre.com
847.849.1026

METRO
COMMERCIAL REAL ESTATE

GERMANIA PLACE

Astonishing 46,060 square foot German neoclassical building, also known as the Germania Club Building, was completed in 1889 by renowned architect, Addison & Fiedler and served as the focal point for Chicago's German-American community at the turn of the century.

Germania Place is located at the convergence of the Gold Coast, Old Town and Lincoln Park which are the most densely populated and highest income neighborhoods of Chicago with household income levels reaching \$197,000 within 1 mi of the site. The property is located within a short walking distance to the world renowned The Second City, Zanie's Comedy Club, Chicago History Museum and more.

The subject space includes four distinct areas within the building which combine to create a rare and unique opportunity in the city of Chicago. The former ballroom includes soaring 35' ceilings and a mezzanine overlook along with oversized windows allowing incredible natural light into the space. On the 2nd floor, there is a striking wrap around space which features 12' ceilings with a beautiful view overlooking Clark Street and the incredible architecture of the Gold Coast.

With stunning details both inside and out, this space is a true gem in the middle of it all.

1889



The Germania Club Building is completed, designed by architect August Fiedler

Early 20th century: Germania Club Building serves as the headquarters for the Germania Club social club

Building's Victorian-era architecture and ornamental details make it stand out from its surroundings

LATE 19TH CENTURY



1976



Germania Club Building becomes a focal point for Chicago's German-American community, the city's most populous ethnic group at the time

Current decorative metal elements and pressed-metal ornament at the pediments are replaced with new material sympathetic to the original design

1987



2011



Recognized as a landmark in Chicago

Significant funds were allocated to improve the building infrastructure

2019-2020



PRESENT DAY



Germania Club remains one of the strongest links to Chicago's German-American cultural history



Available | 6,000 RSF

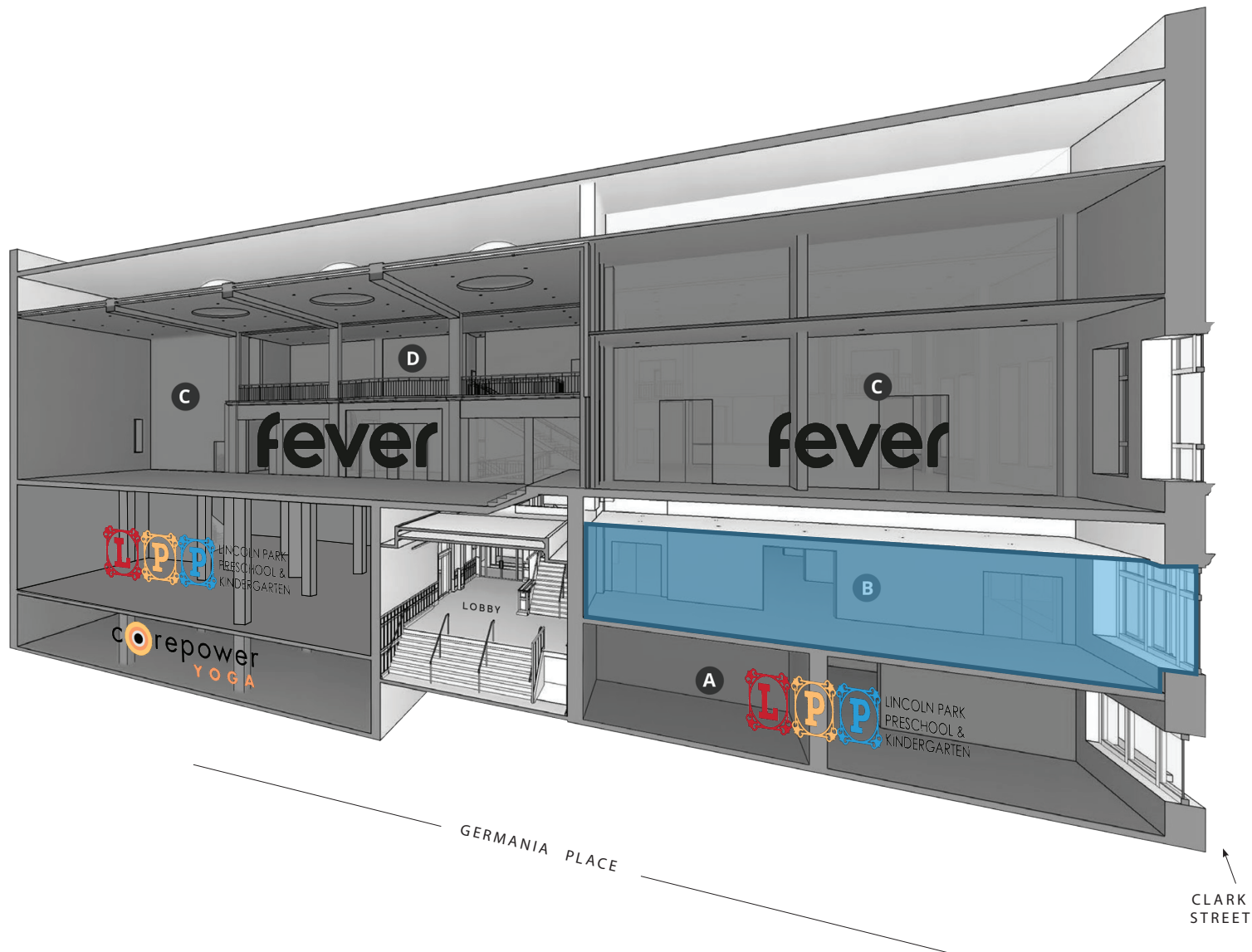






GERMANIA PLACE

■ 6,000 RSF



■ AVAILABLE SPACE
6,000 RSF

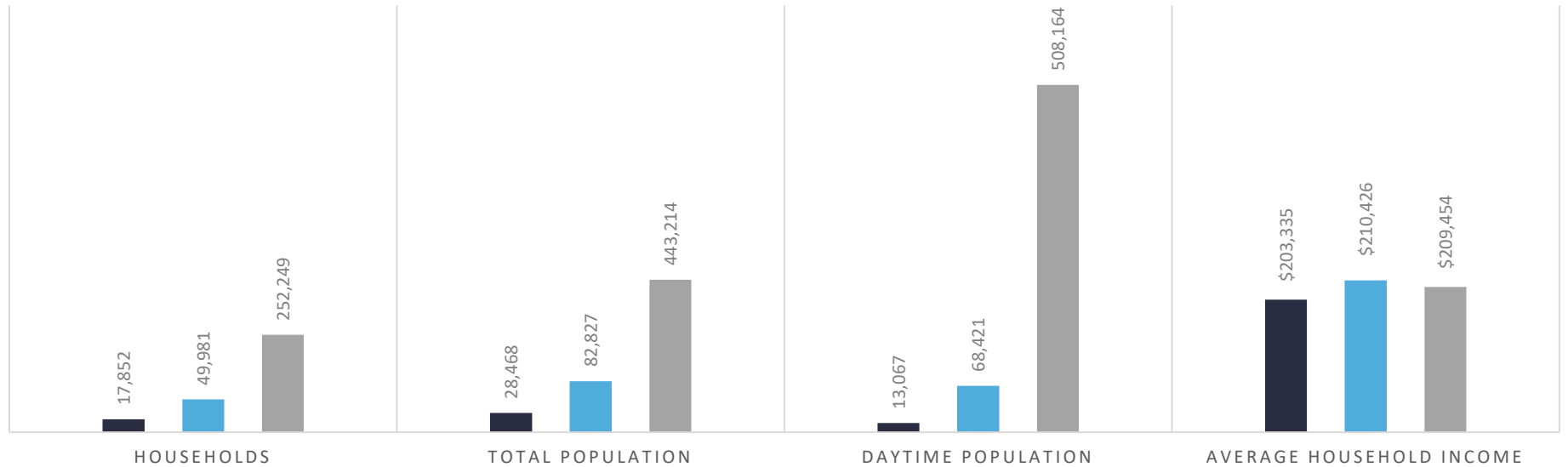
TENANTS INCLUDE:

- » Fever Labs
- » Lincoln Park Preschool & Kindergarten
- » Corepower Yoga



DEMOGRAPHICS

■ .05 Mile Radius ■ 1 Mile Radius ■ 2 Mile Radius



Greater Chicago is the 3rd largest middle market in the U.S.



\$10,400 B
ANNUAL REVENUE



Walker's Paradise

Daily errands do not require a car.



Excellent Transit

Transit is convenient for most trips.



Biker's Paradise

Daily errands can be accomplished on a bike.





FRONT ENTRANCE

6,000 RSF

GERMANIA PLACE

2



CLICK [HERE](#)
OR SCAN FOR
VIRTUAL TOUR

JONATHAN HYMAN

jhyman@metrocre.com
224.365.8144

HANNAH PERL

hperl@metrocre.com
847.849.1026

GOLD COAST, CHICAGO

