

OFFERING MEMORANDUM

1900 W. Hubbard Street // Kinzie Corridor

Chicago, IL 60622



OFFERED BY:

ZACH PRUITT

Managing Director / Broker

773.572.2268

zach@baumrealty.com

BRAYDEN SCHIFF

Vice President / Broker

312.585.8792

brayden@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200

Chicago, IL 60642

www.baumrealty.com

Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 1900 W. Hubbard Street (the "Property"), an existing two-story, masonry & concrete building with 18,000 rentable square feet above grade, resting on a 30,000 square foot site in Chicago's Kinzie Corridor. The Property offers the potential for single or multi-tenant office use with adjacent parking lot in a rapidly appreciating neighborhood filled with creative office and industrial users.

LOCATION HIGHLIGHTS

- ▶ Prime **Kinzie Corridor location**, steps from the Chicago Brewing District and minutes to Fulton Market's dining, nightlife, and entertainment. Located on the hard corner of Hubbard & Wolcott
- ▶ Excellent **transportation access**: new Lake / Damen Green Line CTA station, multiple bus routes, I-90/94 & I-290 within one mile, and Truck II & III routes for downtown distribution
- ▶ Surrounded by **major development momentum** in Fulton Market, West Loop, River West, and the \$7B "1901 Project" at the United Center
- ▶ Rare opportunity in a rapidly appreciating corridor with adaptive reuse and long-term investment upside
- ▶ Exceptional commuter convenience with a 9.6/10 Transit Score and direct proximity to Chicago's urban core
- ▶ Relaxed PMD 4B Zoning

INVESTMENT HIGHLIGHTS

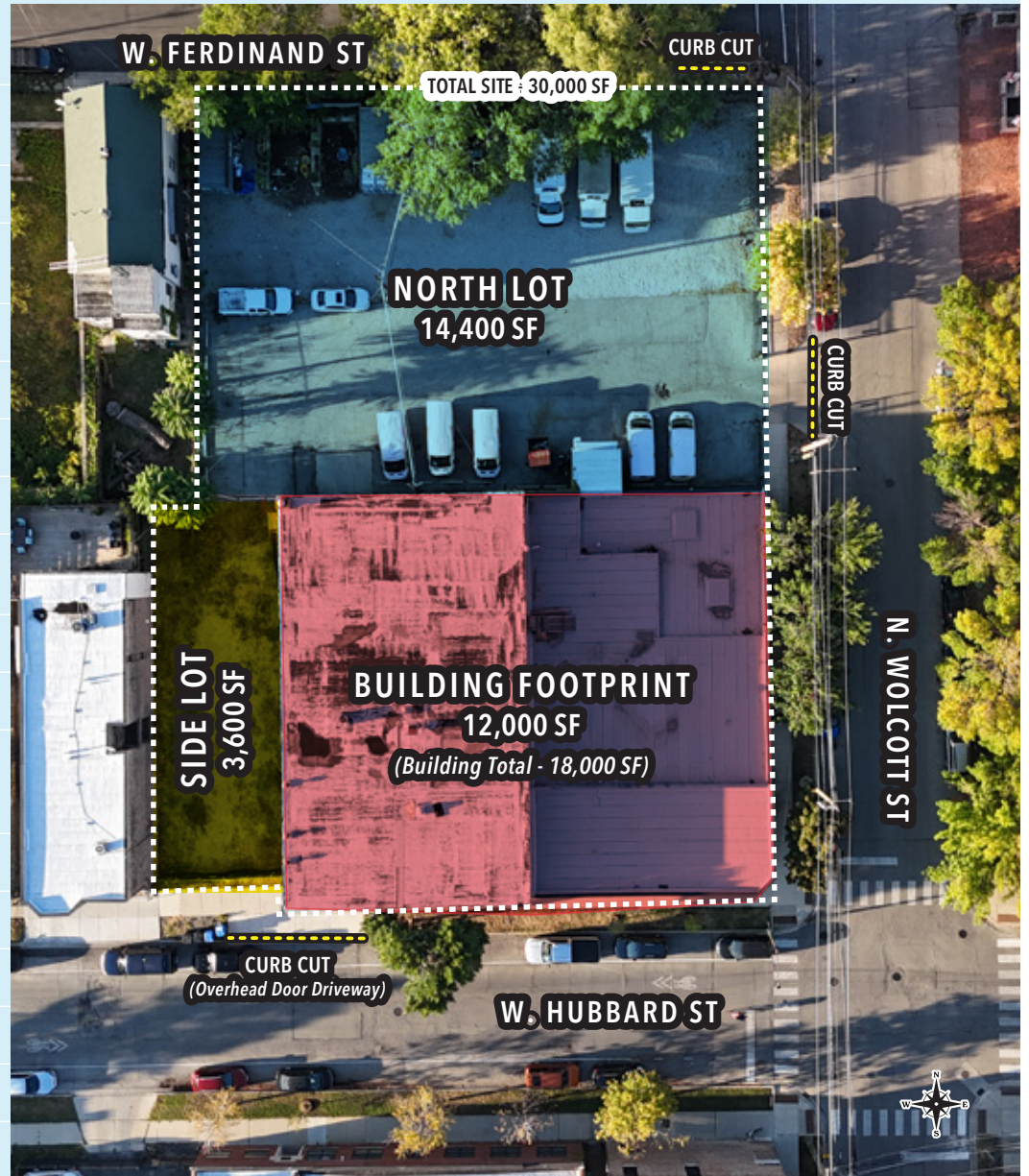
- ▶ 18,000 SF fenced & gated lot - unprecedented for building footprint
- ▶ One (1) street facing recessed loading dock & two (2) rear drive in doors
- ▶ Single tenant and / or multi-tenant building
- ▶ Potential for abundant outdoor space & roof decks
- ▶ Curb cuts off W. Hubbard Street, N. Wolcott Avenue, and W. Ferdinand Street
- ▶ Building meticulously maintained - operational Day One

Sale Price: **\$3,250,000**



PROPERTY SPECIFICATIONS

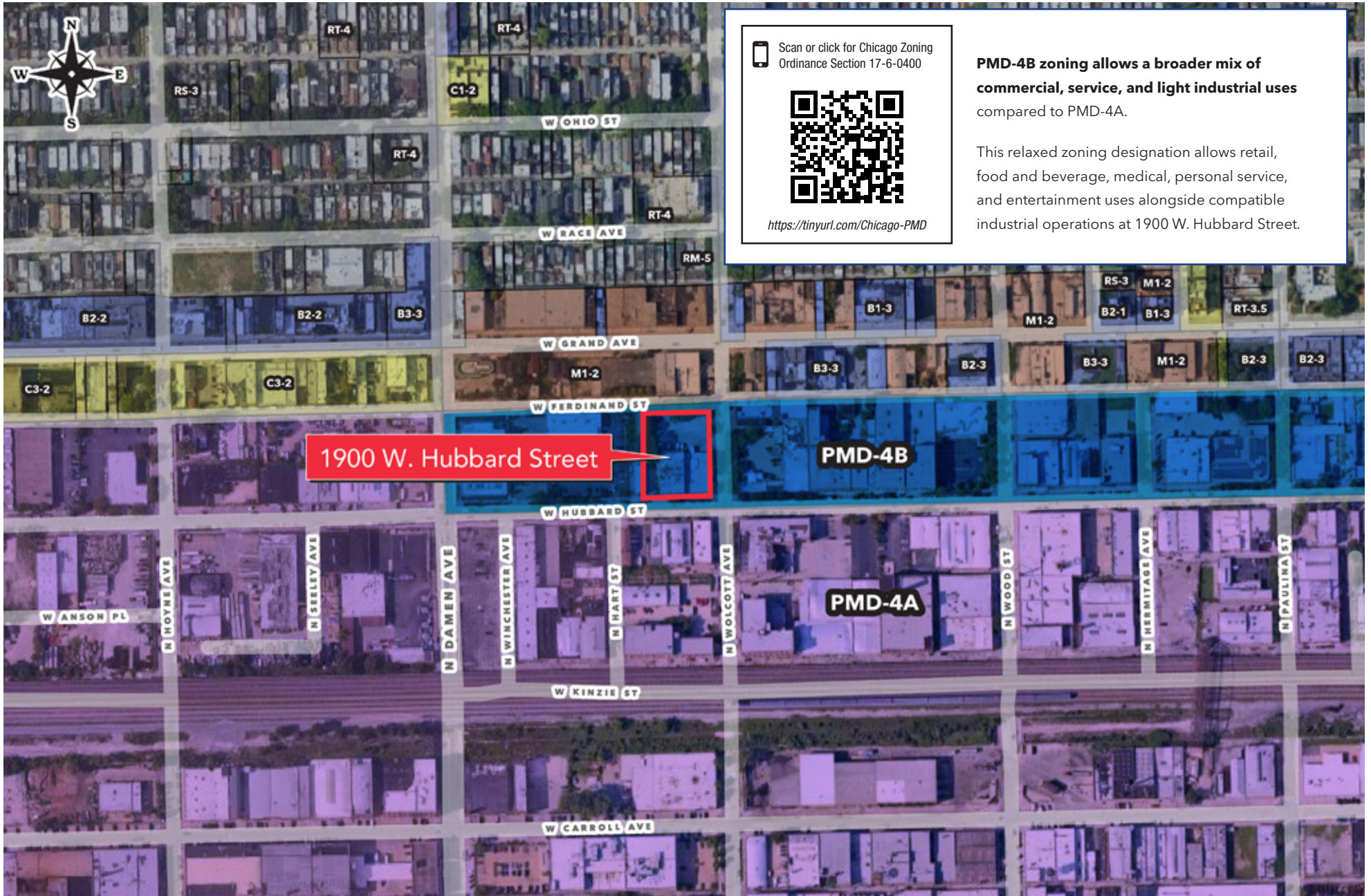
Property:	1900 W. Hubbard Street, Chicago, IL
PIN(s):	17.07.229.039-042.0000 17.07.229.019-023.0000
Total Land Area:	30,000 square feet
Frontage:	120' along W. Hubbard Street 100' along N. Wolcott Avenue
Total Building Area:	18,000 square feet
Ground Floor:	12,000 square feet
Second Floor:	6,000 square feet
Total Number of Stories:	Two (2)
Clear Height:	Ground Floor: 11.25' to Underside of Beams 14' Floor to Ceiling Second Floor: 11' to Underside of Beams 12' Floor to Ceiling
Year Built:	1967
Building Construction:	Masonry & Concrete
Loading:	One (1) street facing recessed loading dock Two (2) rear drive in doors One (1) interior drive in & pass-through
Sprinklers:	Yes
Power:	3-Phase Multi Panel
Electrical:	Individually metered - four (4) spaces
Gas:	Individually metered - four (4) spaces
Zoning	PMD 4B
Real Estate Taxes (2023 payable 2024):	\$84,198.96 (\$4.68 PSF)



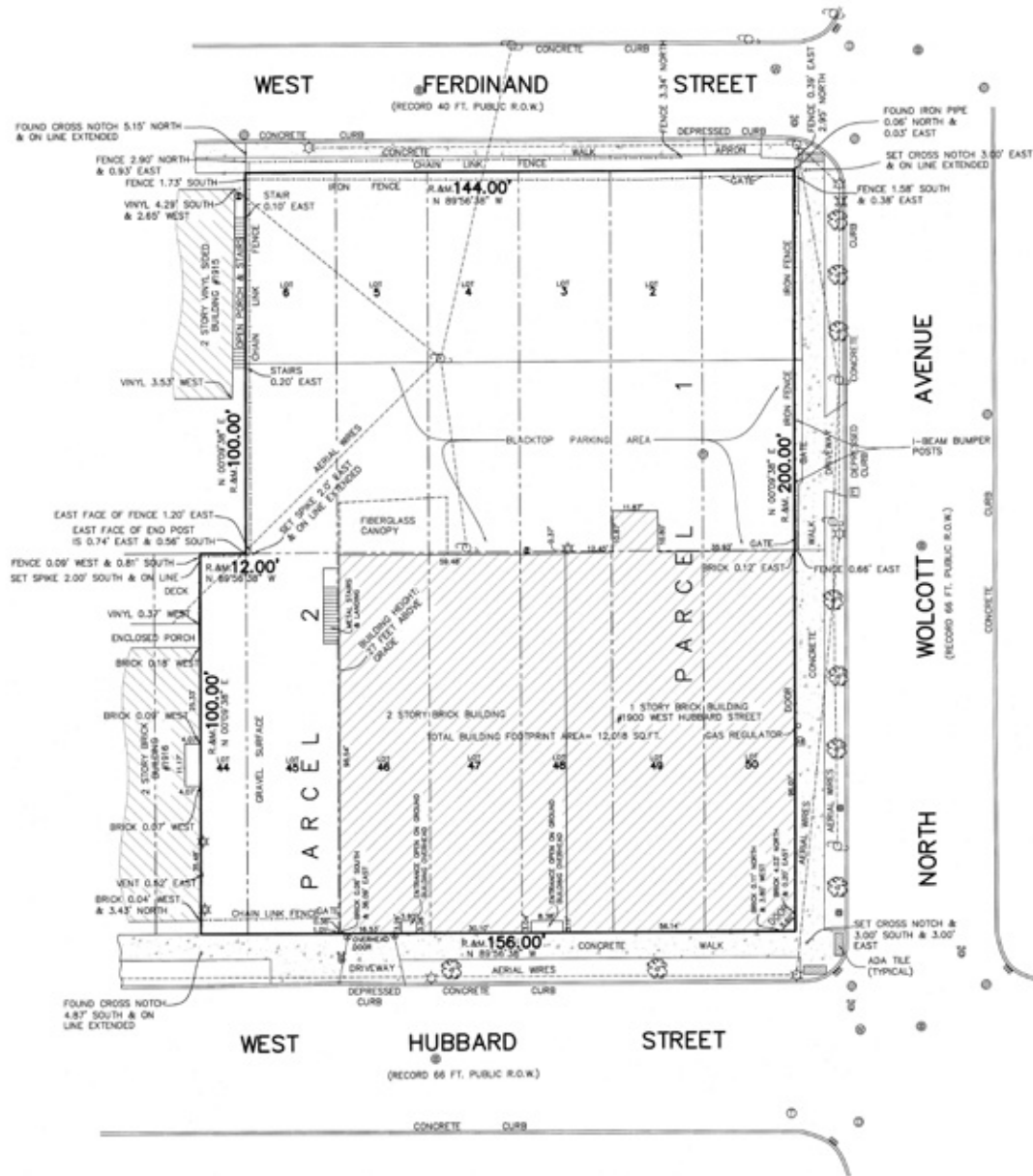
LOCATION & PROPERTY CLASS

Property Tax Classification:	5.93 Major Class B, Industrial Building
Community Area:	West Town
Neighborhood:	Kinzie Corridor
Ward Alderman:	27th Ald. Walter Redmond Burnett
TIF:	Kinzie Industrial Corridor TIF
Planning Region:	West
ADU Area:	Northwest
Affordable Requirements Zone:	ARO Community Preservation area
Enterprise Zone:	Yes EZ 4
Community Organizations:	ICNC (Industrial Council of Nearwest Chicago)
Small Business Improvement Fund:(SBIF):	Kinzie Industrial Corridor





Survey



Floor Plan

GROUND FLOOR

Ground Floor	
Floor Plate:	12,000 SF
Clear Height:	Underside of beams: 11' - 3"
	Floor to ceiling: 14'

1 East	
Office size:	Approx. 750 SF
Loading:	One (1) drive in door with access to parking lot
Restrooms:	Two (2)

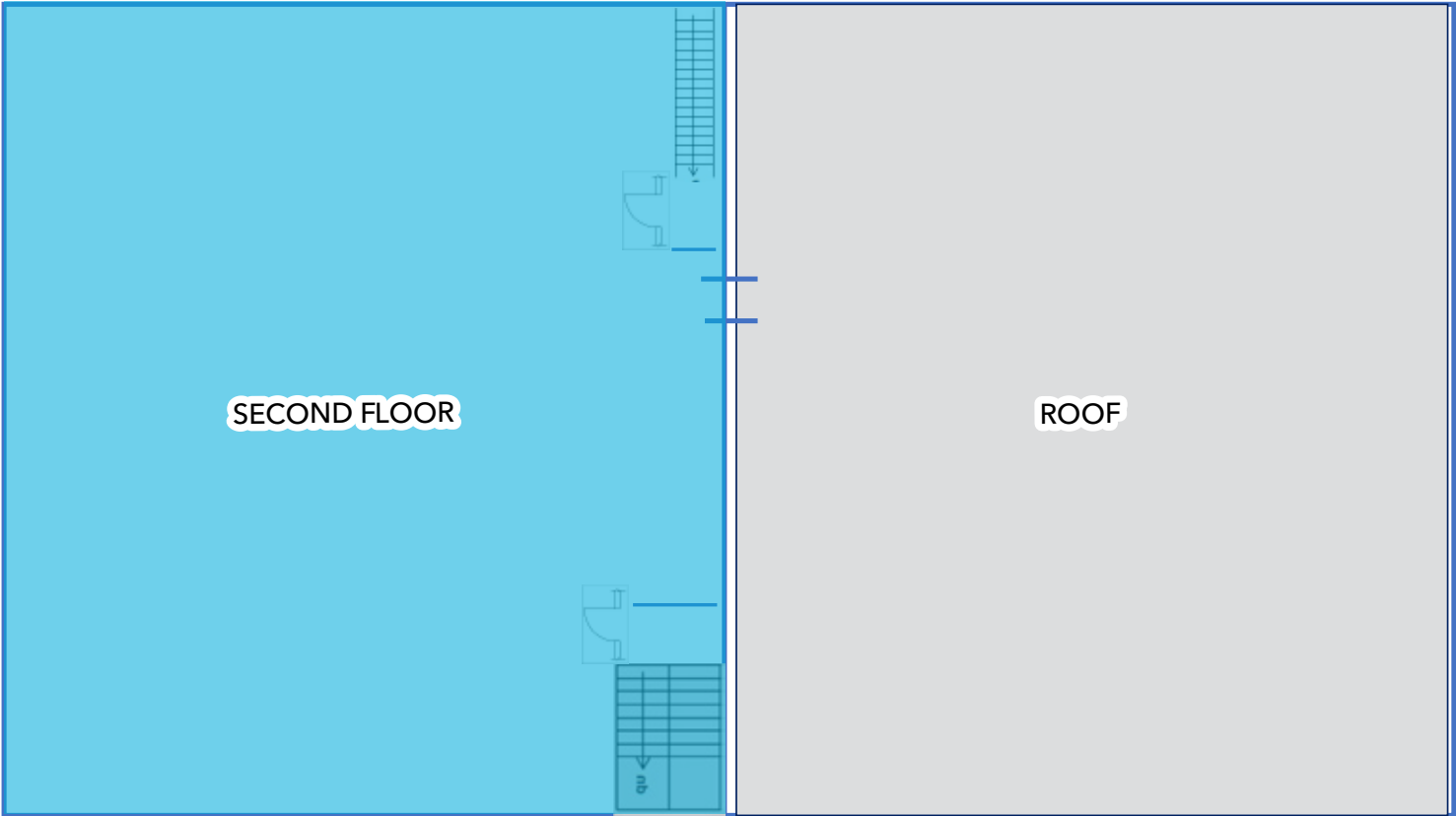
1 West	
Office Size:	Approx. 1,500 SF
Loading:	One (1) drive in door with access to parking lot
	One (1) internal recessed loading dock
	One (1) internal drive through door
Restrooms:	Two (2)



Floor Plan

SECOND FLOOR

Second Floor	
Floor Plate:	6,000 SF
Clear Height:	Underside of beams: 11'
	Floor to ceiling: 12'
Roof-Deck Access:	Yes



Interior Photos

GROUND FLOOR

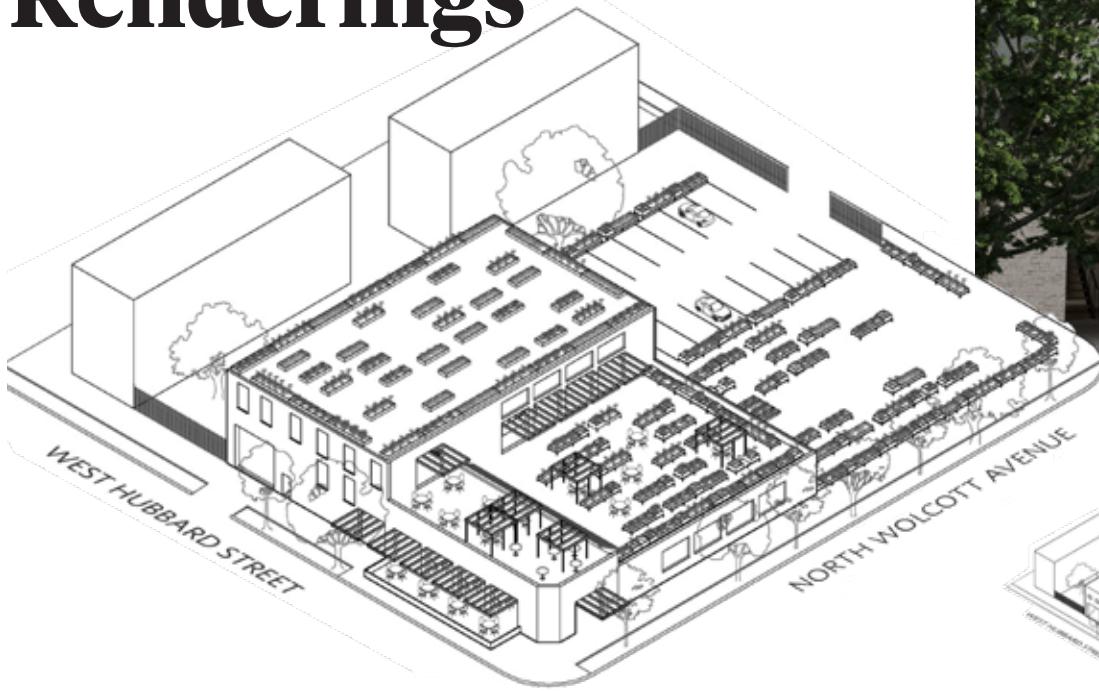


Interior Photos

SECOND FLOOR



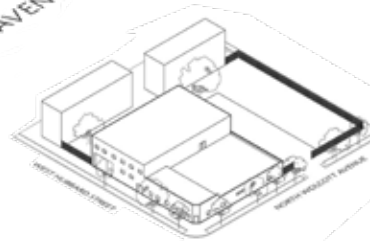
Renderings



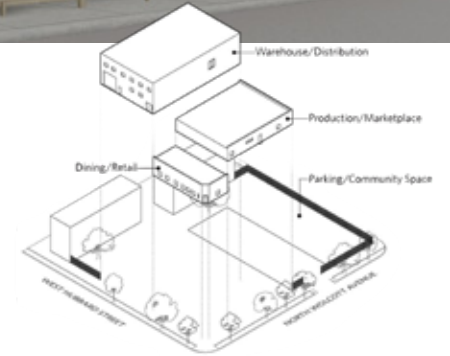
PROPOSED CONDITION



Conceptual Rendering - W. Hubbard Street Elevation



EXISTING CONDITION



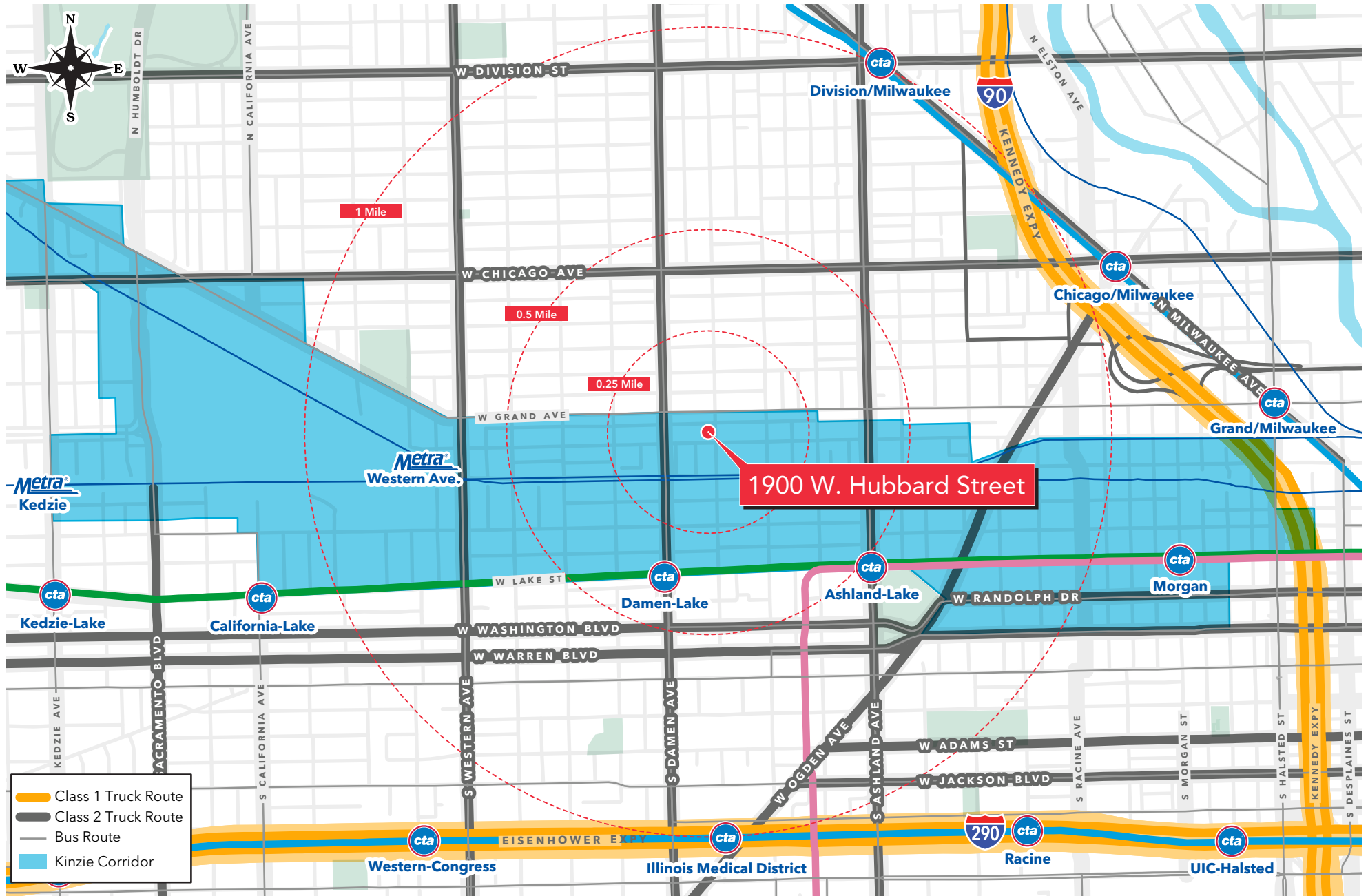
PROGRAMMATIC UNITS



Conceptual Rendering - NWC Hubbard & Wolcott

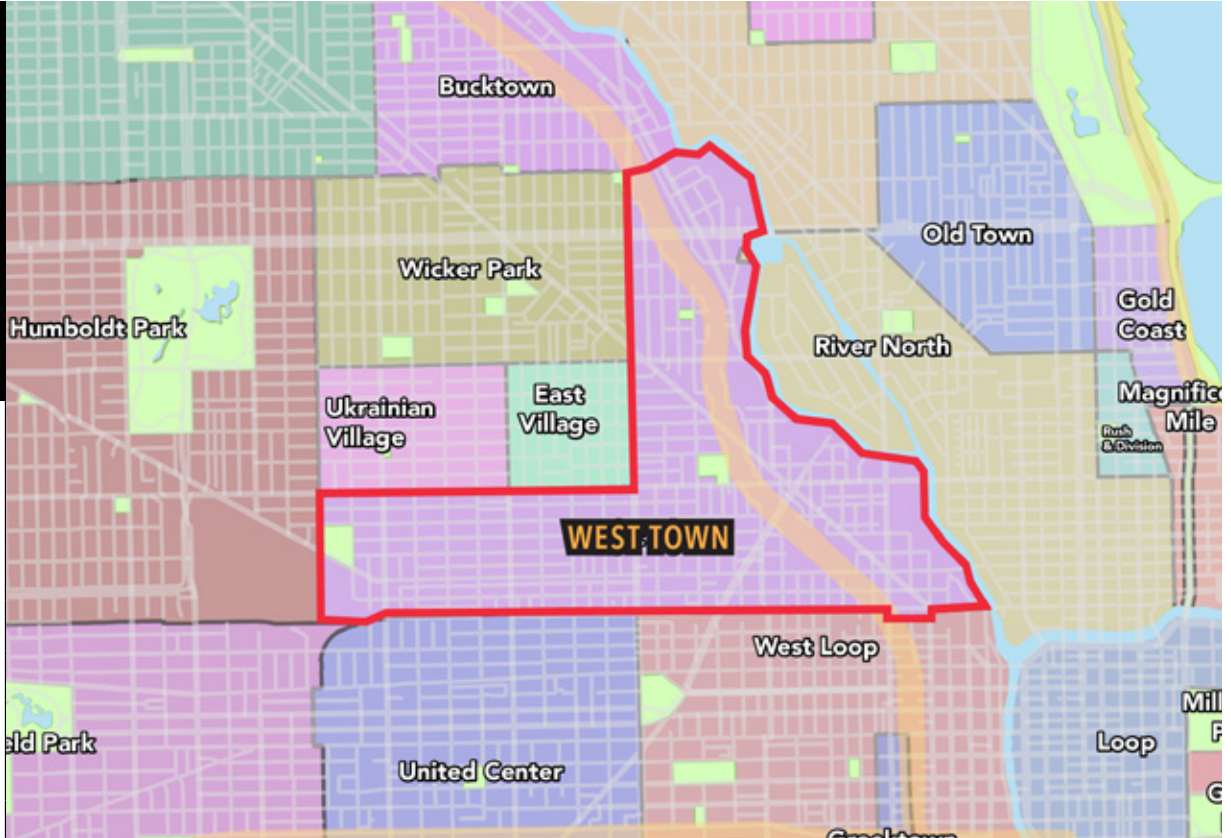


Conceptual Rendering - SEC Building Interior



West Town / Kinzie Corridor Overview

Chicago's West Town is a diverse neighborhood just northwest of downtown, blending industrial heritage with creative energy. The Kinzie Industrial Corridor, historically a manufacturing center, has evolved into a hub for modern industry and innovation, attracting breweries, makers, and growing businesses. Its commercial base is complemented by nearby residential neighborhoods and a mix of dining and cultural amenities, creating a dynamic environment for both work and growth. Continued reinvestment and adaptive reuse projects are fueling its evolution, further strengthened by its proximity to the West Loop, one of Chicago's most active development corridors.



BEST PLACES IN ILLINOIS

Best Neighborhoods for Young Professionals

#6 of 93



Best Neighborhoods to Raise a Family

#8 of 93



Best Neighborhoods to Live

#10 of 93



ACCESS & TRANSPORTATION

West Town has excellent public transportation with multiple CTA bus routes and both the CTA Blue & Green Lines.

The neighborhood has excellent access to I-90/94.

West Town is a very walkable neighborhood with a Walk Score in of 77.

O'Hare International Airport
~26 min drive

Midway International Airport
~15-20 min drive

The Loop
~5-7 min drive

AREA FEEL

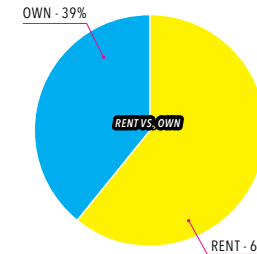
Urban Suburban Mix

REPORT CARD

A+
OVERALL GRADE

- | | |
|-----------------------------|----------------------------|
| B- Public Schools | A+ Nightlife |
| C+ Housing | B+ Diversity |
| A Good for Families | C+ Weather |
| B Jobs | A+ Health & Fitness |
| C+ Cost of Living | A Commute |
| A Outdoor Activities | |

INCOME & HOUSING



Median Household Income

\$140,824

Median Home Value

\$598,485

Median Rent

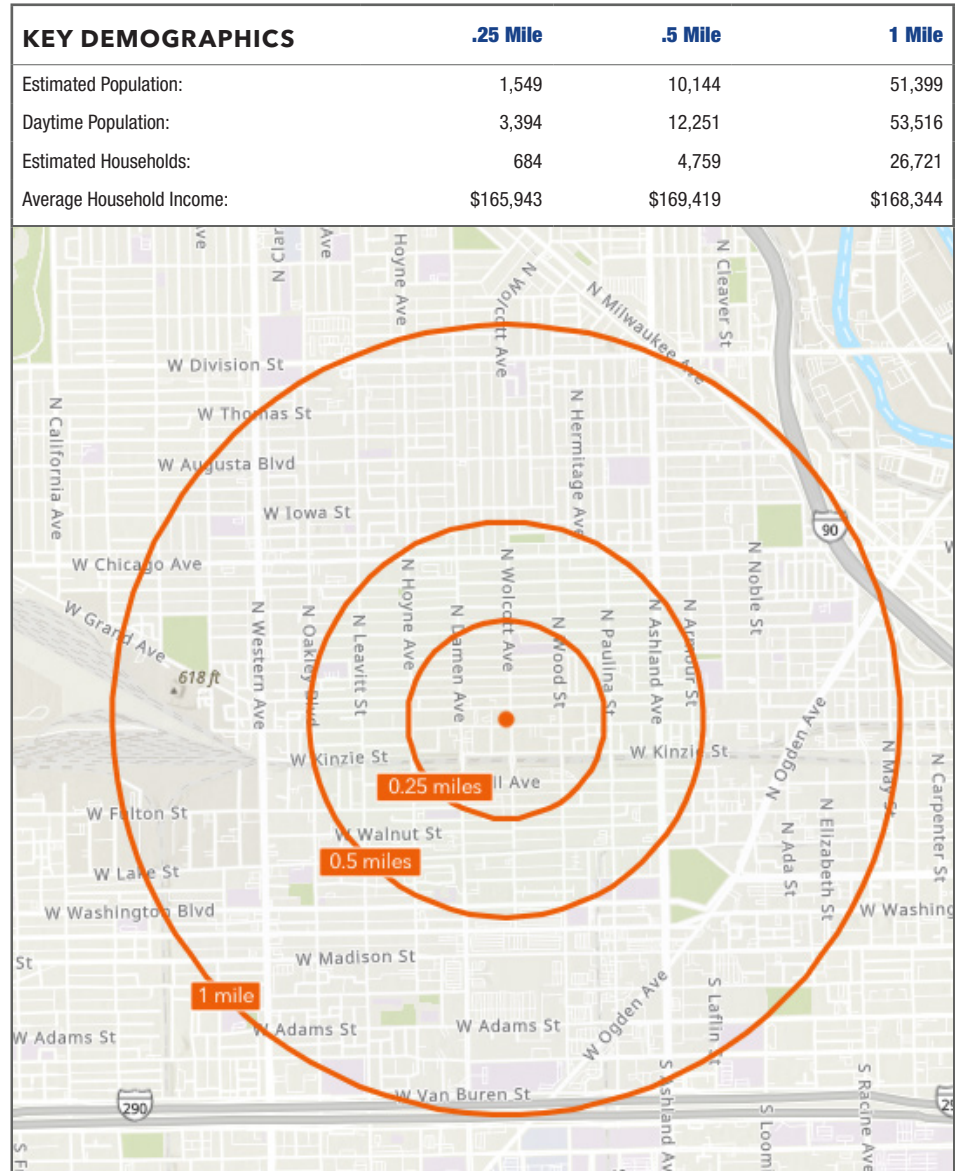
\$2,091

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

DEMOGRAPHIC SUMMARY

	.25 mile	.5 mile	1 mile	
Population	2024 Estimated Population	1,549	10,144	51,399
	2029 Projected Population	1,519	10,107	53,533
	2020 Total Population (U.S. Census)	1,628	10,484	50,534
	2010 Population (U.S. Census)	1,566	10,211	46,856
	% Projected Growth 2023-2028	-1.9%	-0.4%	4.2%
	% Historical Growth 2010-2021	-1.1%	-0.7%	9.7%
	2024 Median Age	35.4	34.5	33.9
Households	2024 Estimated Households	684	4,759	26,721
	2029 Projected Households	682	4,843	28,530
	2020 Total Households (U.S. Census)	690	4,707	25,119
	2010 Total Households (U.S. Census)	642	4,359	22,287
	% HH Projected Growth 2023-2028	-0.3%	1.8%	6.8%
	% HH Historical Growth 2010-2021	6.5%	9.2%	19.9%
Income	2024 Average Household Income	\$165,943	\$169,419	\$168,344
	2024 Median Household Income	\$102,987	\$116,131	\$123,106
	2024 Per Capita Income	\$76,018	\$79,751	\$86,813
Business	2024 Total Businesses	319	864	2,790
	2024 Total Employees	2,848	8,490	32,984
	2024 Estimated Daytime Population	3,394	12,251	53,516
Education (Age 25+)	2024 Adult Population (Ages 25+)	1,148	7,706	40,613
	2024 Elementary (Level 0 to 8)	1.6%	2.9%	2.3%
	2024 Some High School (Level 9 to 11)	0.8%	2.1%	2.1%
	2024 High School Diploma	8.5%	10.7%	7.9%
	2024 Some College/No Degree	9.6%	12.3%	9.6%
	2024 Associate Degree	7.7%	4.5%	3.6%
	2024 Bachelor Degree	37.0%	39.2%	44.9%
	2024 Graduate Degree	34.4%	27.6%	28.2%
% Any College	88.7%	83.6%	86.3%	
Race & Ethnicity	2024 White Population	60.0%	52.8%	58.9%
	2024 Black/African American Population	4.6%	17.0%	15.8%
	2024 Asian Population	8.2%	6.2%	6.8%
	2024 American Indian/Alaska Native Population	0.7%	0.7%	0.6%
	2024 Pacific Islander Population	0.1%	0.1%	0.1%
	2024 Other Race	11.7%	10.9%	7.3%
	2024 Population of Two or More Races	14.9%	12.3%	10.6%
2024 Hispanic Population	20.4%	20.1%	19.6%	

Source: Esri, Esri-Data Axle, U.S. Census





OFFERING MEMORANDUM

1900 W. Hubbard Street // Kinzie Corridor

Chicago, IL 60622

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

