



For Sale or Lease

21 S. Racine, Chicago IL
A 18,626 SF opportunity
in Chicago's West Loop/
Fulton Market neighborhood

Property highlights



Chicago's renowned West Loop

"Top 20 Coolest Neighborhood in the World"
- TimeOut Magazine



Surrounded by major employers & fortune
500 headquarters



Chicago's premier work/play neighborhood



View property video



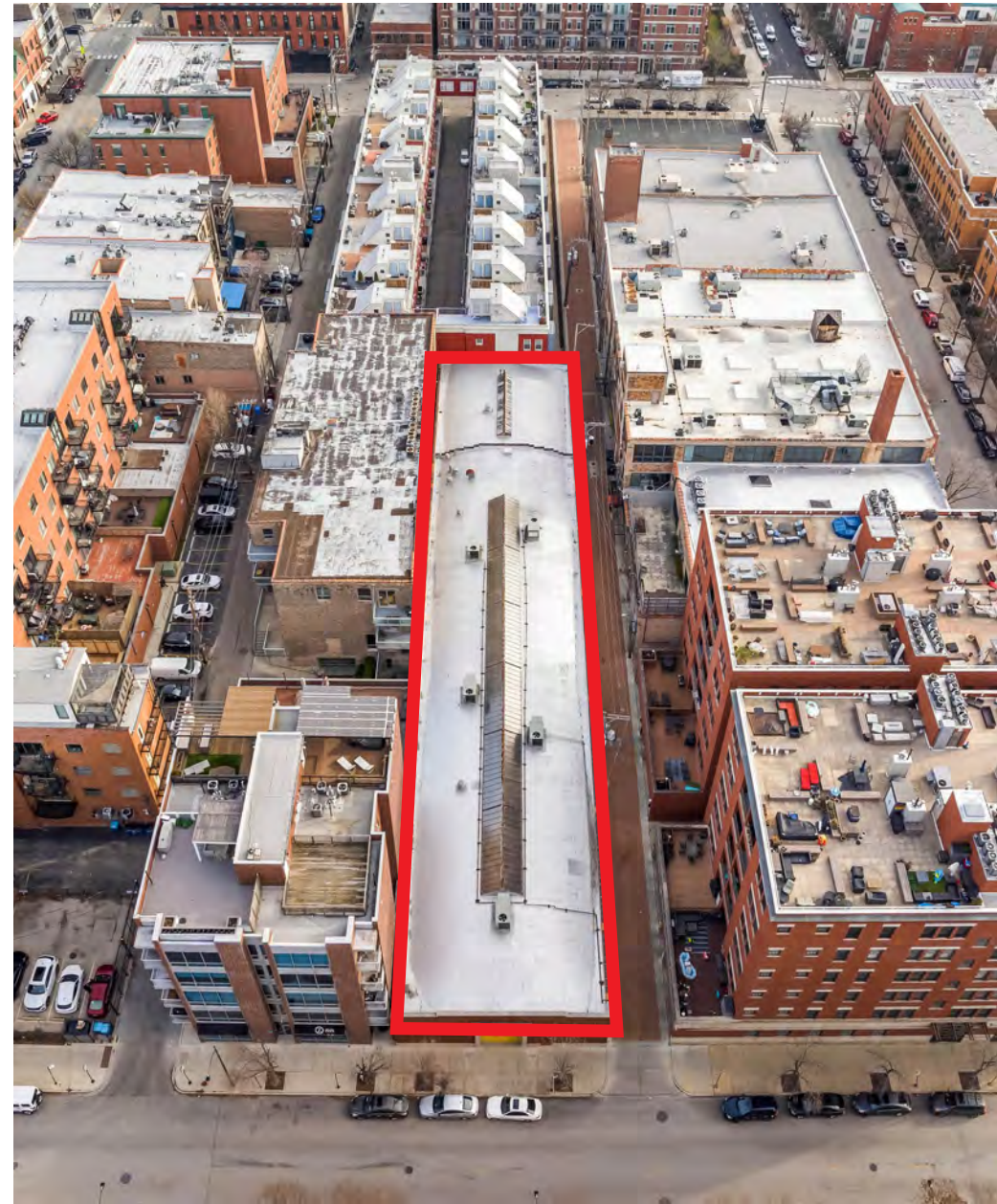
21 S. Racine / Chicago IL



Property specifications

21 South Racine is a 18,626 SF building in Chicago's West Loop neighborhood and currently improved as an owner-user office / flex building. Situated in the middle of Chicago's most dynamic live-work-play environment, offering premium retail, entertainment and food + beverage options.

Address	21 S Racine Avenue, Chicago IL
Submarket	West Loop
Ward	34th Ward
Tax PINs	17-17-201-007, -010
Existing Use	Owner User, Flex Office
Current Zoning	DX-3 (Downtown Mixed-Use District)
Rentable Area (square feet)	18,626
Asking Rent	Subject to offer
Asking Price	Subject to offer
Indoor Parking	Up to 22 Spots
Real Estate Taxes (2022)	\$4.85 PSF / \$85,845.42
Nearest Transit	Racine Station (Blue Line): 9 min. walk Morgan Station (Green & Pink Line): 14 min. walk

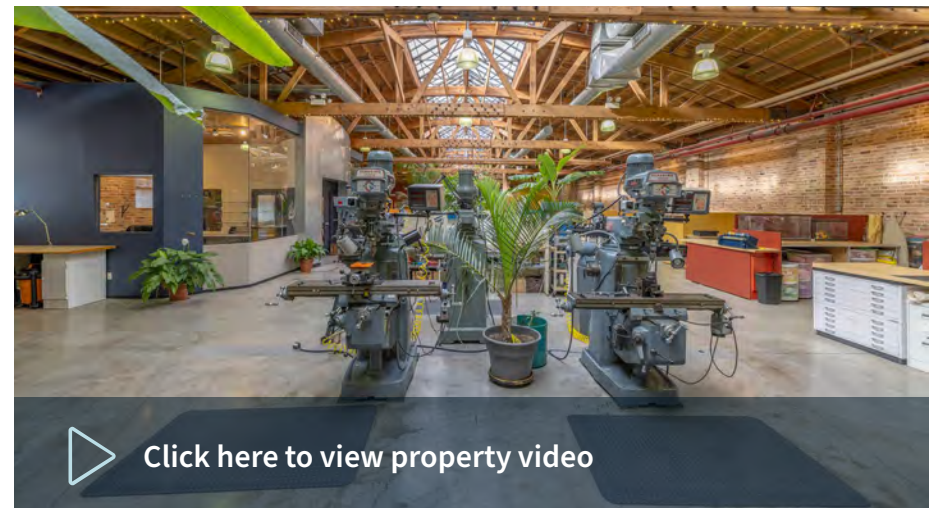


Construction details

Year built	1940 / Renovated
Structure	Wood & Steel
Foundation	Reinforced concrete slab on grade
Exterior finish	Masonry
Ceiling height	12'3" under truss; 23' to peak
Clear span	58' column free
Loading	One (1) Drive-in-Door (Expandable)
Roof	Wood bow string truss skylight roof with wood joists & bottom chord reinforcing rod decking with rolled roofing covering
Framing	Masonry load-bearing walls with interior wood beam columns
Windows	Double pane, aluminum frame

Mechanical details

Heating & Cooling	Gas-fired, forced air heating and central air-conditioning + in-floor radiant heaters
Electrical System	1,200-amp, 277/480-volt, multi-panel, three-phase
Fire & Life Safety	100% sprinklered / Wet system + Dry system (Garage)
Utilities	Water: City of Chicago Sanitary Sewage Disposal: MWRD of Greater Chicago Electricity: ComEd Natural Gas: Peoples Gas







21 S. Racine Avenue
Chicago, IL

RACINE STATION *cta*

West Loop/Fulton Market

Top National Submarket

Chicago's former meatpacking district is now the city's most in-demand neighborhood and was named a Top 20 Coolest Neighborhood in the World by Time Out in 2018. The West Loop, which encompasses the very popular office micro market, Fulton Market, is a flourishing hot spot drawing thousands of residents annually to the numerous shops, bars, restaurants, and offices.

<p>1900s Meatpacking District Beginning in early 1900's serving as Chicago's meatpacking, warehouse, and industrial hub</p>	<p>2010 Restaurant Row Conception Publican (2010), Girl & the Goat (2012), Au Cheval (2013)</p>	<p>2012 CTA Station \$40 million CTA Green/Pink Line 'L' station (2012)</p>	<p>2013 1Kfulton Google signs lease to move Mid-west HQ to the 550,000 SF office development solidifying area as a bona fide office submarket</p>	<p>2014 Soho House Hotel and private club open in former rubber belt factory on Green Street (2014)</p>	<p>2015 Landmark Status Chicago City Council approves a landmark district restricting demolition of buildings in area</p>
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SOHO HOUSE





2016

National Retail Expansion & Hotel Investment

High-end retail and hotel brings first major national retailer Free People and London-based hotel, The Hoxton



2017

Continued Expansion

Dyson announces U.S. 2017 Headquarters relocation to Fulton Market



2018

Blue Chip Relocation

McDonald's to move HQs to former Harpo Studios site



2018

Blue Chip Relocation

Tallest Building in the West Loop



2019

\$20M Fulton Market Streetscape Project for pedestrian friendly improvements



Top 20 Coolest Neighborhood in the World
Time Out, 2018

2020+

Millions of SF of office spaces recently delivered and under construction enticing a plethora of employers bringing with them thousands of jobs



Chicago's renowned West Loop

West Loop, encompassing Chicago's historic Fulton Market, has transformed into one of the fastest-growing neighborhoods in the nation. The iconic brick and timber loft buildings that define the area now house a vibrant mix of upscale condominiums, innovative offices, art galleries, acclaimed restaurants, luxury hotels, and exclusive boutiques. With its industrial and urban charm, West Loop offers a unique ambiance that continues to attract new residents, tenants, and



developers. The neighborhood's trendy and young atmosphere sets the stage for an abundance of high-quality recreational, dining, and nightlife options. Located minutes away from West Loop's "Restaurant Row" and the Fulton Street Corridor, the Property enjoys a remarkable position with access to a rich selection of amenities, including award-winning restaurants, spas, arcades, bookstores, bars, cocktail lounges, nightclubs, and museums.



Amenity map

Positioned minutes from Restaurant Row and the activated Fulton Street Corridor

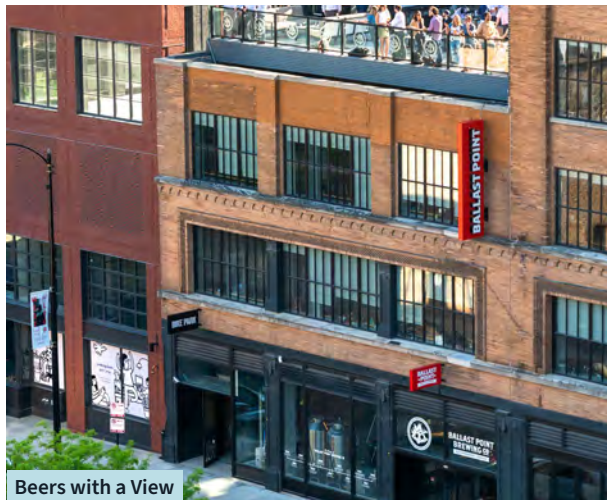
- Pedestrian centric
- Dining & entertainment hub
- Historic roots

	
Walking score	Bike score
98	91



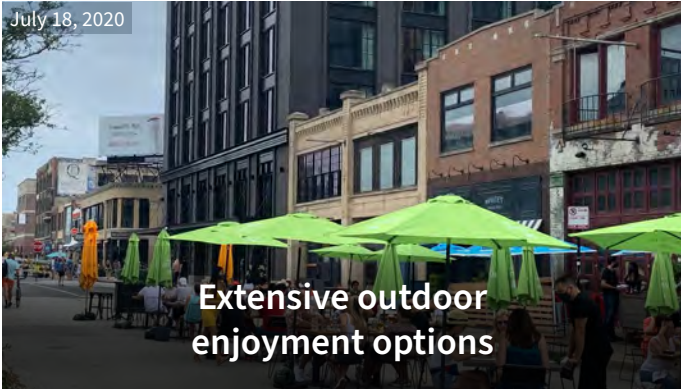
Home to the top chefs & nightlife in Chicago

In the past decade, the West Loop has become a hub for Michelin-rated restaurants and award-winning chefs. These chefs have particularly set up shop on Randolph Street between Ogden Avenue and Halsted Street, earning the name Restaurant Row.

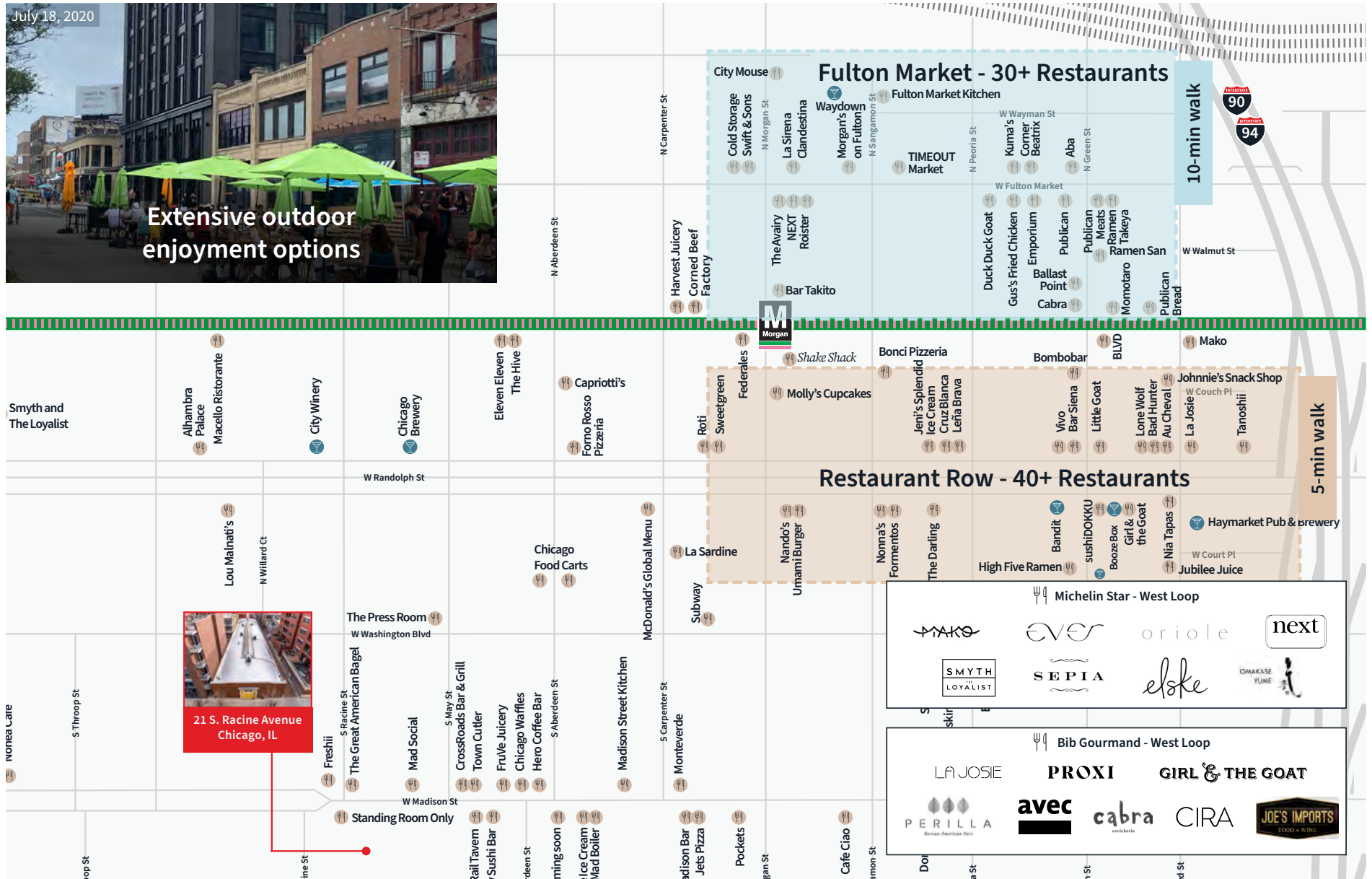


Open for Business

July 18, 2020



Extensive outdoor enjoyment options



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Thank you

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