



**670 W HUBBARD**



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## HIGHLIGHTS

**Sale Price:** Subject to Offer

**Gross Building Size:** 11,680 SF

**Rentable Area:** 8,930 SF

**Property Zoning:** C1-5

**Sub-Market:** Fulton River District

**Ward/Alderman:** 27/Burnett

- Fully leased commercial office building
- Epoxy concrete floors and hard wood floors
- Operable windows
- Tenant-controlled HVAC
- Jewel grocery, new residential towers quality restaurants including The Dawson, Piccolo Sogno and LaScarolla within two blocks
- Close to Metra and CTA stations, easy access to I-90, plentiful parking





# BUILDING HIGHLIGHTS

## Construction:

- Exterior: Masonry
- Foundation: Concrete
- Roof: Modified Bitumen - 2007 tear off
- HVAC: new in 2007
- Garden Level and 1st Floor - Forced air split systems, condensers located on roof
- 2nd Floor and 3rd Floor - Rooftop HVAC
- Electric: All new in 2007
- 3 Phase, 800 Amps, 120/240

## Site Description

- 670 W. Hubbard: 8,930 RSF. - 3 story with garden level
- Garden Level - 1,850 RSF
- 1st Floor - 2,275 RSF
- 2nd Floor - 2,405 RSF
- 3rd Floor - 2,400 RSF
- Land Area: 80' x 38' - 3,040 SF
- Year Built: 1867
- Year Renovated: 2007
- All new mechanicals, structural, foundation and tenant buildouts
- Zoning: C1-5
- 2019 Taxes: \$39,505

