

670 W HUBBARD



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Sale Price: Subject to Offer

Gross Building Size: 11,680 SF

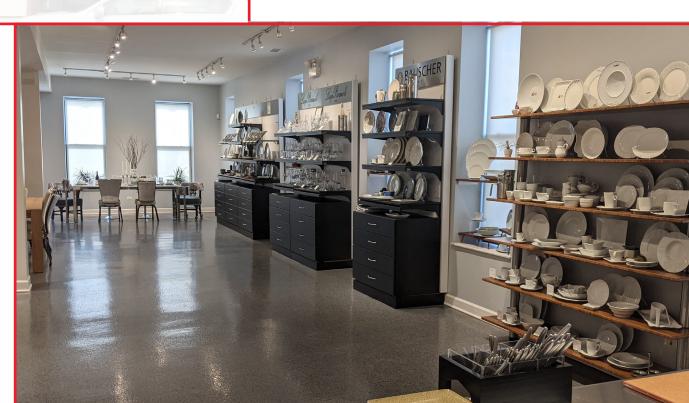
Rentable Area: 8,930 SF

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





Construction:

Exterior: Masonry

· Foundation: Concrete

Roof: Modified Bitumen - 2007 tear off

HVAC: new in 2007

 Garden Level and 1st Floor - Forced air split systems, condensors 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

