

PREMIER FULTON MARKET ENTITLED DEVELOPMENT SITE
FOR SALE OR JOINT VENTURE OPPORTUNITY WITH LEADING NATIONAL DEVELOPER

640 W WASHINGTON

Exceptionally Located 35,000+
SF, Entitled Development Site

Located at the Gateway of
Fulton Market and Chicago's
Vibrant Restaurant Row

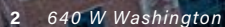
Rare In-Place Entitlements
Allow for 413 Luxury Residential
Units with Only 10% Affordable
Housing Required

WASHINGTON BLVD.

DES PLAINES ST.

CBRE

640 W Washington is located at the Gateway of Chicago's hottest neighborhood, Fulton Market, and steps from the vibrant "Restaurant Row" on Randolph Street!





Executive Summary

THE OFFERING

CBRE, as exclusive advisor, is pleased to announce the opportunity to acquire fee simple interest in 640 West Washington Boulevard, Chicago, IL ("Property" or "Site" or "640"). The Property is being offered to qualified investors and developers to obtain fee simple interest, or structure a joint venture with ownership, on this fully entitled 35,667 West Loop/Fulton Market development site.

PREMIER LOCATION

Chicago's Hottest Neighborhood 640 West Washington is located in the heart of the amenity rich and rapidly growing West Loop/Fulton Market neighborhood of Chicago. The location sits at the gateway of Fulton Market's major retail & restaurant corridor, Randolph Street, deemed Chicago's "Restaurant Row." What was considered around 1850 to be nation's headquarters for the meatpacking industry, Fulton Market, is now one of the nation's fastest growing and Chicago's most popular live, work, play destination. Trailblazers like Google and McDonald's (home to their global HQ) have spurred significant investment in the area, and created huge demand generators for continued residential, hospitality and office development.

THE PROPERTY

Large, High-Exposure Urban Footprint 640 W Washington is a large, 35,000+ SF city land site at the hard corner and lighted intersection of Washington Blvd and Des Plaines St. The Property is bound by I-90 on the west side, with exposure to over 228,000 vehicles per day. The Property further benefits from a 235' by 151' rectangular shape, for efficient high-rise site planning.



640 W Washington – Investment Highlights

HIGH DEMAND GENERATOR AREA FOR MULTIFAMILY DEVELOPMENT

- A+ Chicago location at the doorstep of Fulton Market, yet walkable to the Central Business District “The Loop”, and other popular neighborhoods like River North.
- Fulton Market has the highest percentage of residents making six-figures in comparison to Lincoln Park, Wicker Park and the Gold Coast.
- 640 W Washington is surrounded by an affluent population base, within a 1-mile radius of the site the average household income is \$194,052.
- Fulton Market/West Loop has the highest percentage of people who walk to work (2x Gold Coast and 8x Wicker Park).
- 640 W Washington is walkable (5-to-10-minute walk) to all three major office submarkets in downtown Chicago, surrounded by well over 132 million SF of office space.
- The property is steps from notable Chicago amenities, for a vibrant and convenient city lifestyle:
 - 2-minute walk to Randolph St, aka “Restaurant Row”
 - 2-minute walk to Whole Foods & Mariano’s, just across the Washington Blvd bridge
 - 4-minute walk to Olgilvie Transportation Center
 - 6-minute walk to CTA Clinton Station
- 640’s premier urban location offers a rare ability to capture amazing city views in nearly every direction, with high-rise development.
- Fully entitled residential project with only 10% affordable housing required, half of the current Chicago requirement of 20% for new projects.
- Fully designed site plans by well-known architect, HPA.
- No lengthy, costly, or contentious zoning process to go through, however a new buyer may choose to redesign the building.
- The newest multifamily buildings, delivering in the West Loop/Fulton Market such as Onni Fulton Market and The Row, are all commanding rents today north of \$4.25 per square foot, with strong demand and occupancy levels.



640

W WASHINGTON

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WASHINGTON BLVD