

INVESTMENT OFFERING MULTI-TENANT COMMERCIAL BUILDING NEAR DOWNTOWN CHICAGO

36Squared Development
Exclusively offered by:



DARWINPW
R E A L T Y

CORFAC
INTERNATIONAL

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DarwinPW Realty is proud to exclusively present 36Squared For Sale. Originally constructed in 1915 as part of the Central Manufacturing District, the property has a rich legacy of industrial innovation and adaptive reuse. Over the past century, the building has housed a range of notable tenants and uses, from manufacturing the world's first cylinder head gasket to serving distribution, artistic, and commercial purposes.

The property represents a rare offering, owned and maintained by the same ownership since 1979. Long-term ownership has supported ongoing capital investment and building system upgrades, resulting in a well-maintained asset with preserved architectural character. 36Squared supports a diversified multi-tenant profile across office, flex, and light industrial uses, providing investors with stable tenancy and flexible leasing configurations adaptable to market demand.

36Squared is situated in Chicago's Bridgeport neighborhood, a historically industrial area that has evolved into a diverse, mixed-use submarket supporting creative, office, commercial, and industrial uses. The property is located in proximity to Rate Field, home of the Chicago White Sox, and benefits from continued public and private investment in the surrounding area. Bridgeport's growing appeal to artists, small businesses, and entrepreneurial users has driven demand for authentic, flexible space. With convenient access to downtown Chicago, major expressways, and transit, the property is well-positioned to serve a broad tenant base while benefiting from continued neighborhood revitalization.



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THE OFFERING



SPECIFICATIONS

Address	3636 S. Iron St., Chicago, IL
Building Size:	155,000 SF, Five Stories Plus basement with additional income
Floor Plates:	31,000 SF
Lot Size:	± 2.04 Acres
Loading:	5 exterior docks, 1 drive-in door
Zoning:	PMD-8
Sprinklered:	Throughout
Parking:	± 138 surface parking spots
Elevators:	Two (2) freight elevators (6,000 and 8,000 lbs load capacity)
Power:	2400A@240V; 3-phase
2025 Taxes:	\$283,455.17 (\$1.83 PSF)
Asking Price:	\$9,500,000
Projected NOI:	\$1,021,063.83
Cap Rate:	10.75%
Per Square Foot Price:	\$61.29 PSF

PROPERTY HIGHLIGHTS



- Diversified multi-tenant profile across office, flex, commercial and industrial uses
- Flexible leasing configurations
- Meticulously maintained while preserving architectural character
- Unique “watchman’s” loft apartment located on the fifth floor
- Ample parking and great loading

SUSTAINABLE FEATURE:

A substantial investment has been made in extensive geothermal infrastructure, including a 400-ton geothermal system capable of providing 100% of the building’s heating, cooling, and hot water requirements, delivering significant environmental and economic benefits.

LOCATION OVERVIEW



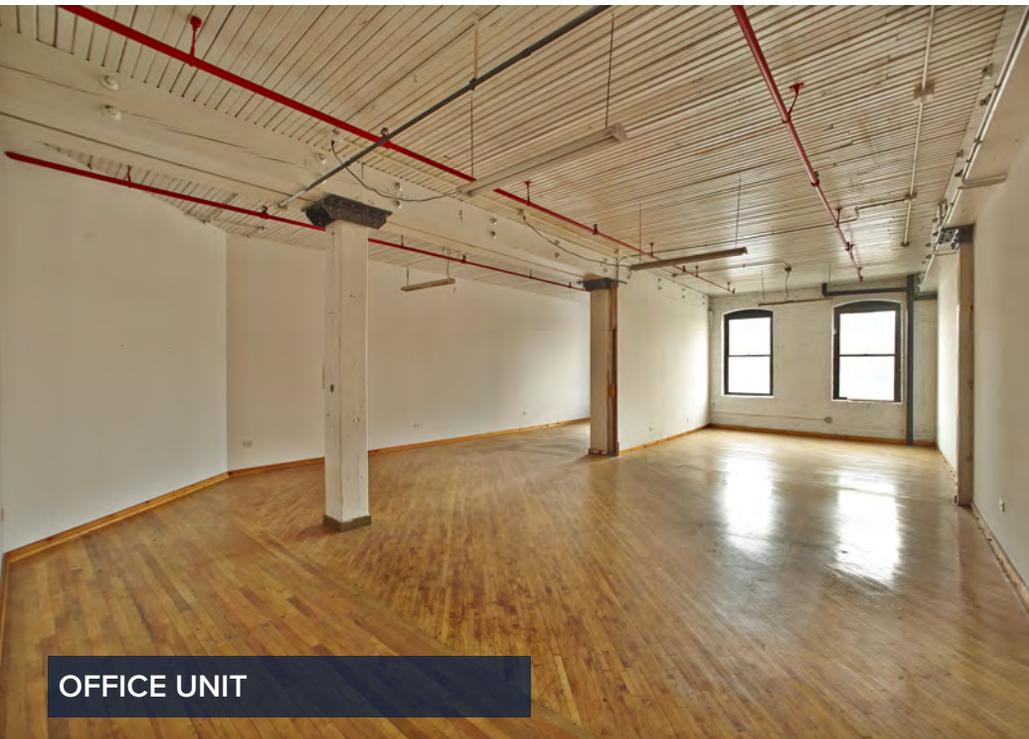
BUILDING PHOTOS



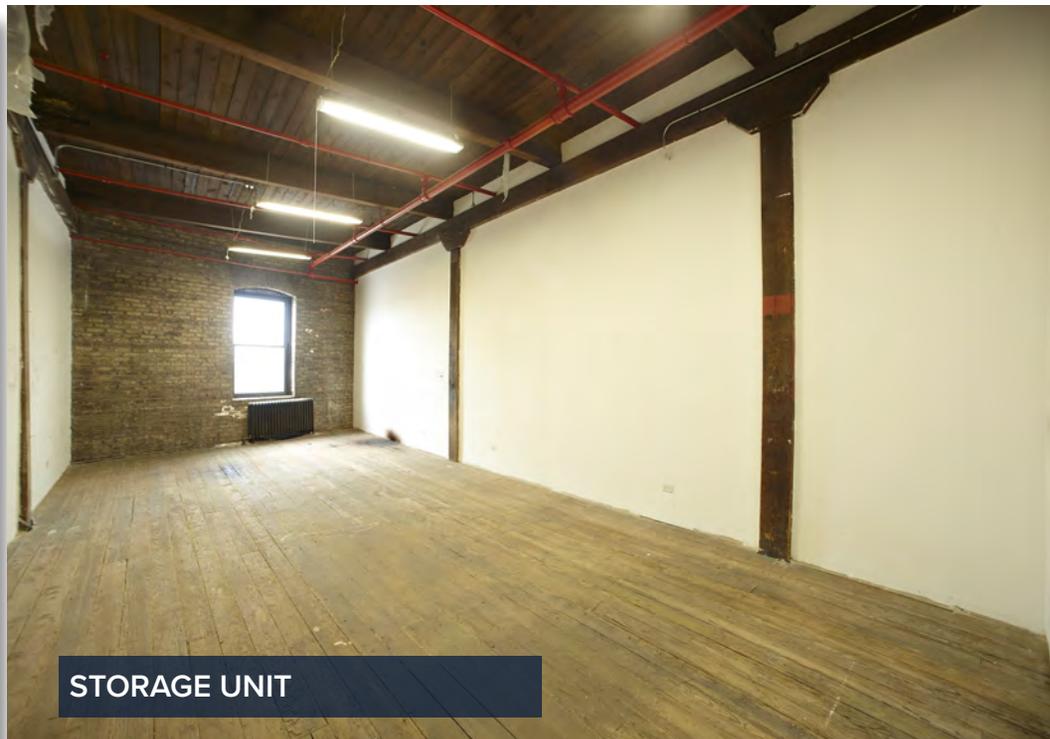
ART GALLERY



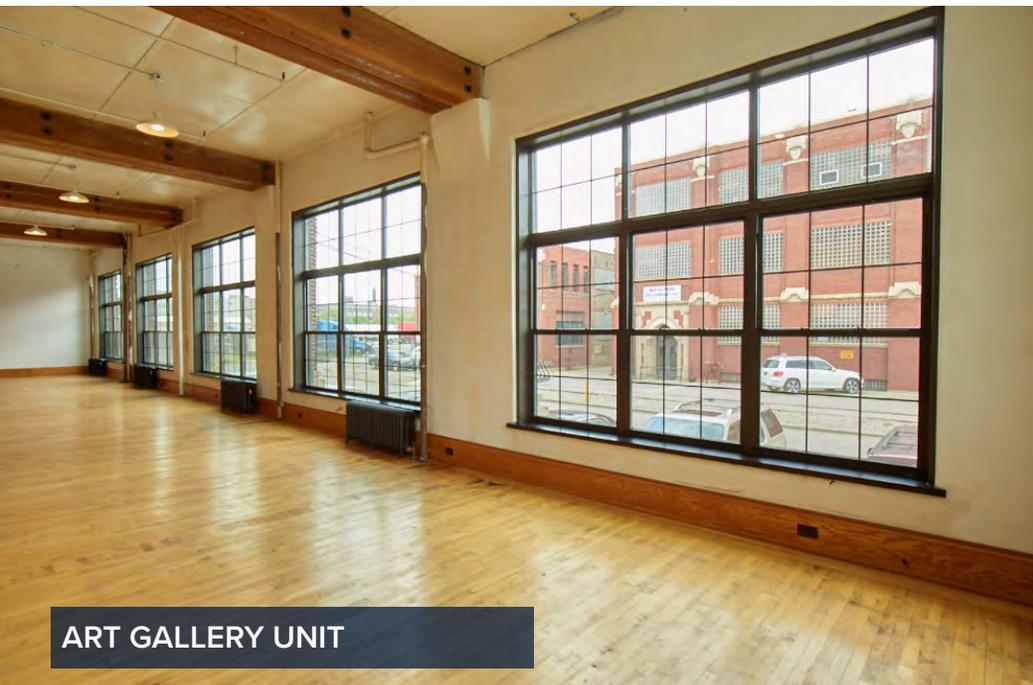
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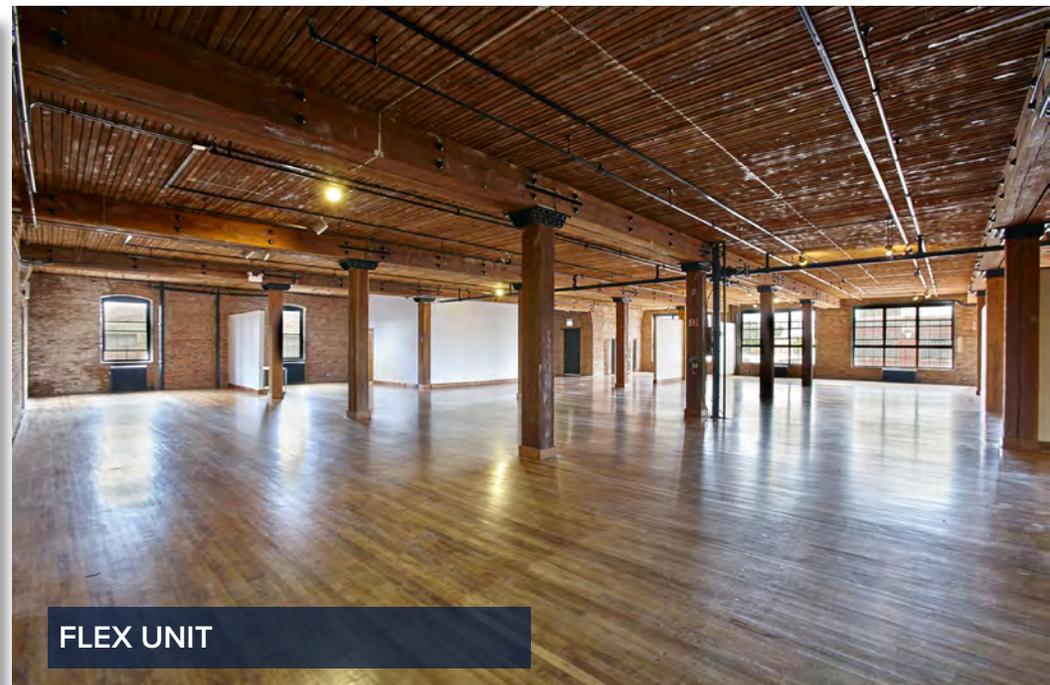
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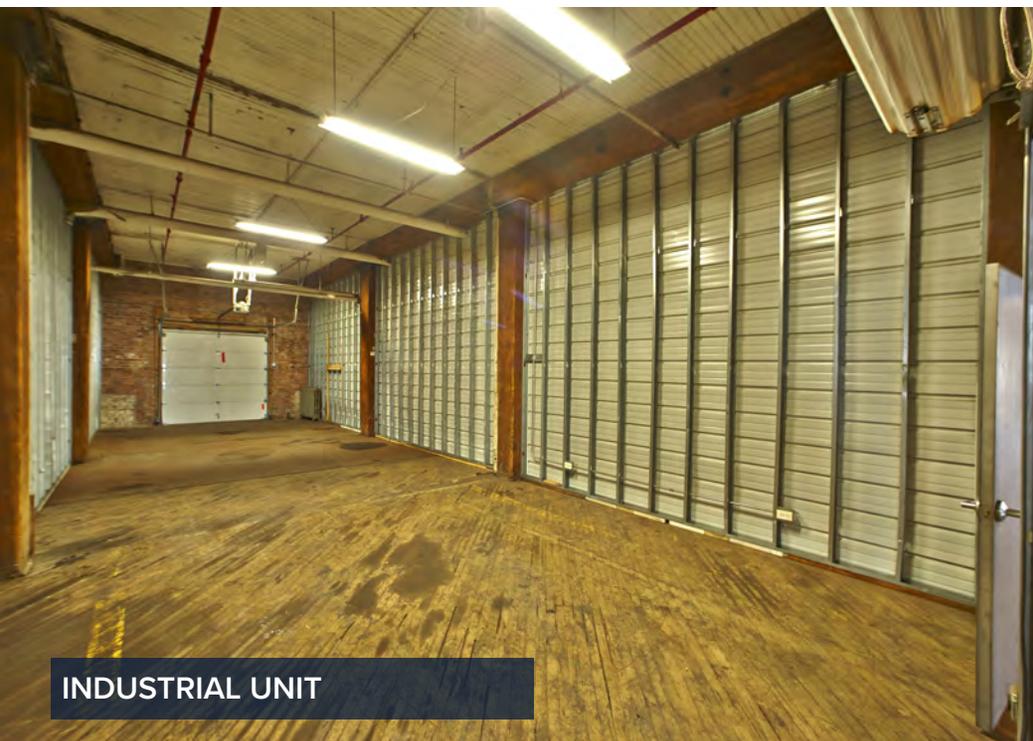
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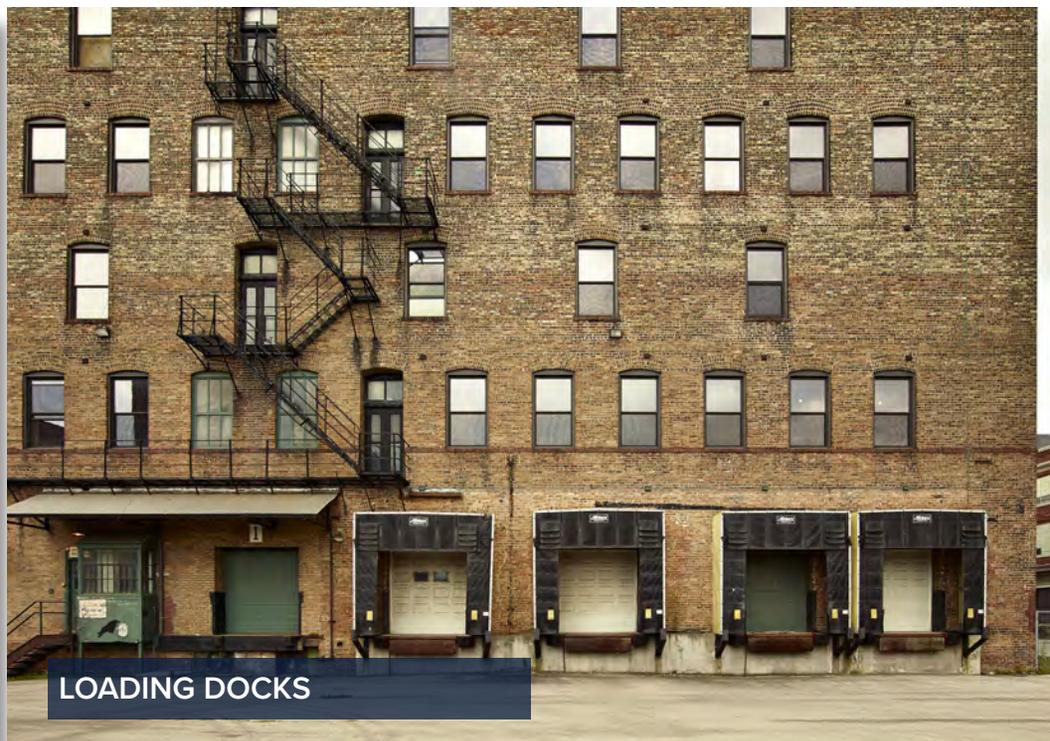
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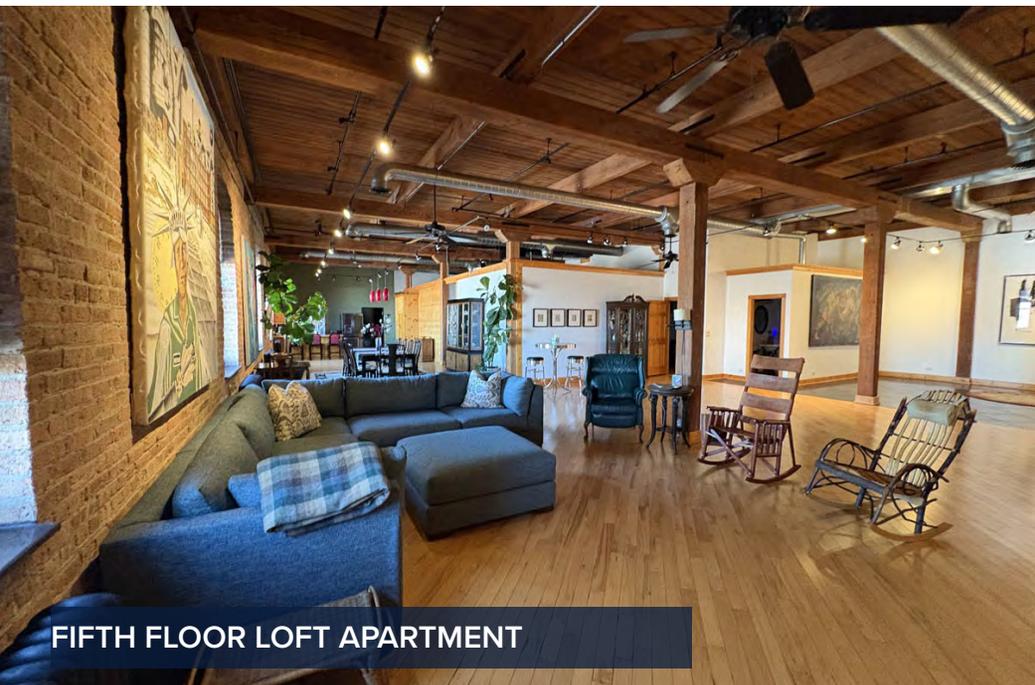
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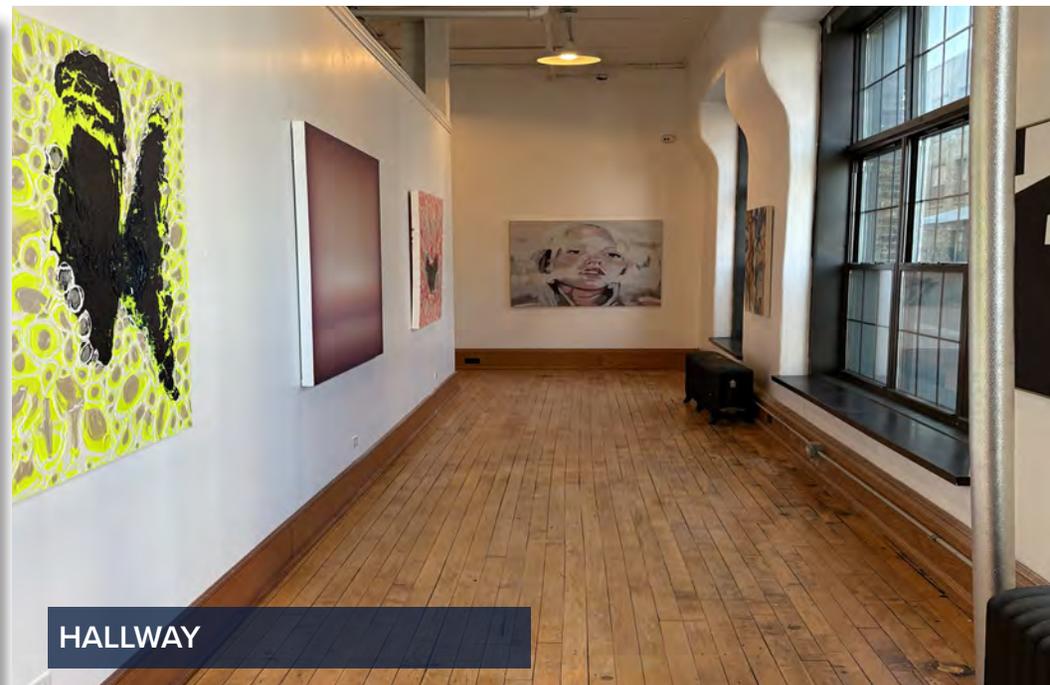
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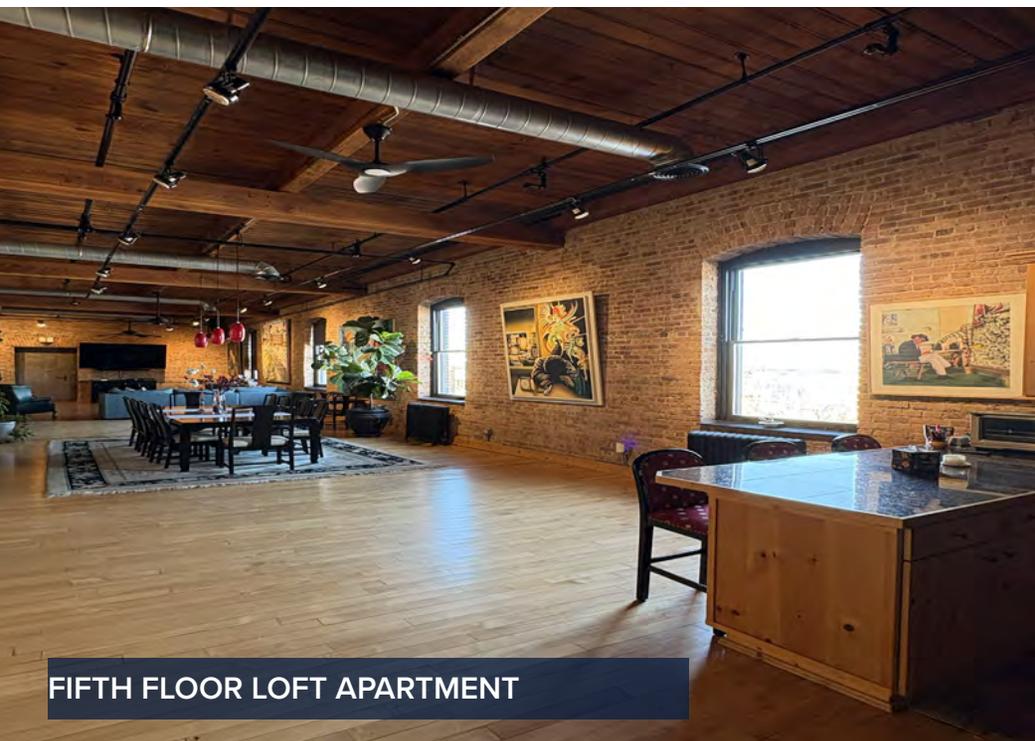
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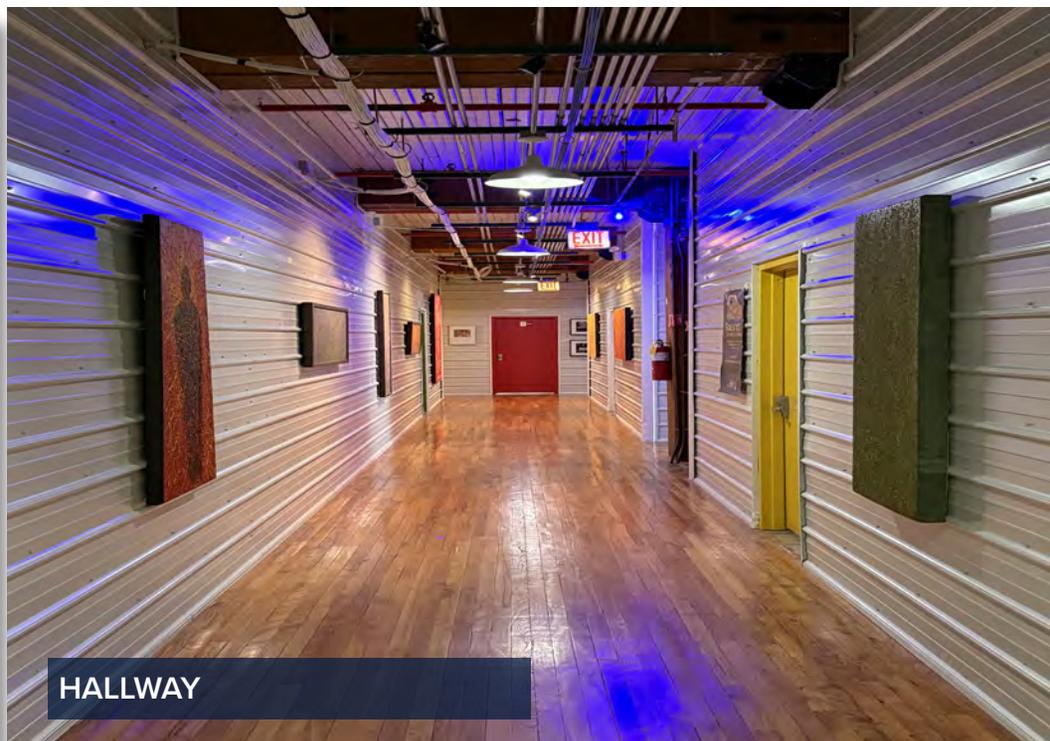
FIFTH FLOOR LOFT APARTMENT



HALLWAY



FIFTH FLOOR LOFT APARTMENT



HALLWAY

FINANCIAL OVERVIEW

36Squared Lofts 3636 South Iron Street, Chicago, IL

Square Foot Summary—Floors 1 thru 5

BUILDING TOTAL SQ FT	155,000 SF	100%
TOTAL LEASED	87,175 SF	56%
TOTAL VACANT	27,415 SF	18%
COMMON AREAS	40,410 SF	26%

Per Floor/Area Breakout

Floor	Current Income Per Year	Total Leased 1 thru 5	Total Vacant 1 thru 5	Common Area 1 thru 5	Total Floor 1 thru 5
1ST	\$232,051.88	15,725 SF	3,131 SF	12,144 SF	31,000 SF
2ND	\$248,340.00	19,006 SF	5,028 SF	6,966 SF	31,000 SF
3RD	\$304,056.00	20,573 SF	3,471 SF	6,956 SF	31,000 SF
4TH	\$261,000.00	23,433 SF	2,497 SF	5,070 SF	31,000 SF
5TH	\$105,000.00	8,438 SF	13,288 SF	9,274 SF	31,000 SF
BASEMENT	\$63,600.00	—	—	—	—
PARKING	\$38,100.00	—	—	—	—
TOTAL	\$1,252,726.88	87,175 SF	27,415 SF	40,410 SF	155,000 SF
PERCENTAGE	—	56%	18%	26%	100%

FINANCIAL OVERVIEW

36Squared Lofts
3636 South Iron Street, Chicago, IL

Summary—Gross Income

Description	Total
PER FLOOR/AREA BREAKOUT INCOME—FLOORS 1 THRU 5	\$1,151,026.68
OTHER INCOME	\$101,700.00
TOTAL INCOME—PER RENT ROLL	\$1,252,726.68
PERCENTAGE LEASED	56%
NUMBER OF TENANTS	58
PERCENTAGE VACANT	18%
NET RENTABLE AREA	74%
AVERAGE PER SQUARE FOOT RENTAL RATE	\$16.51 PSF Gross Basis
MEDIAN PER SQUARE FOOT RENTAL RATE	\$14.33 PSF Gross Basis

Projected Income

Description	Total
VACANT SQUARE FEET	27,415 SF
MEDIAN GROSS LEASE RATE	\$14.33 PSF
ADDITIONAL PROJECTED INCOME	\$392,856.95
LESS VACANCY RATE (20%)	\$78,571.39
TOTAL PROJECTED INCOME	\$314,285.56
PLUS CURRENT NET INCOME—PER P&L STATEMENT	\$706,778.27
TOTAL INCOME—CURRENT AND PROJECTED	\$1,021,063.83

FINANCIAL OVERVIEW

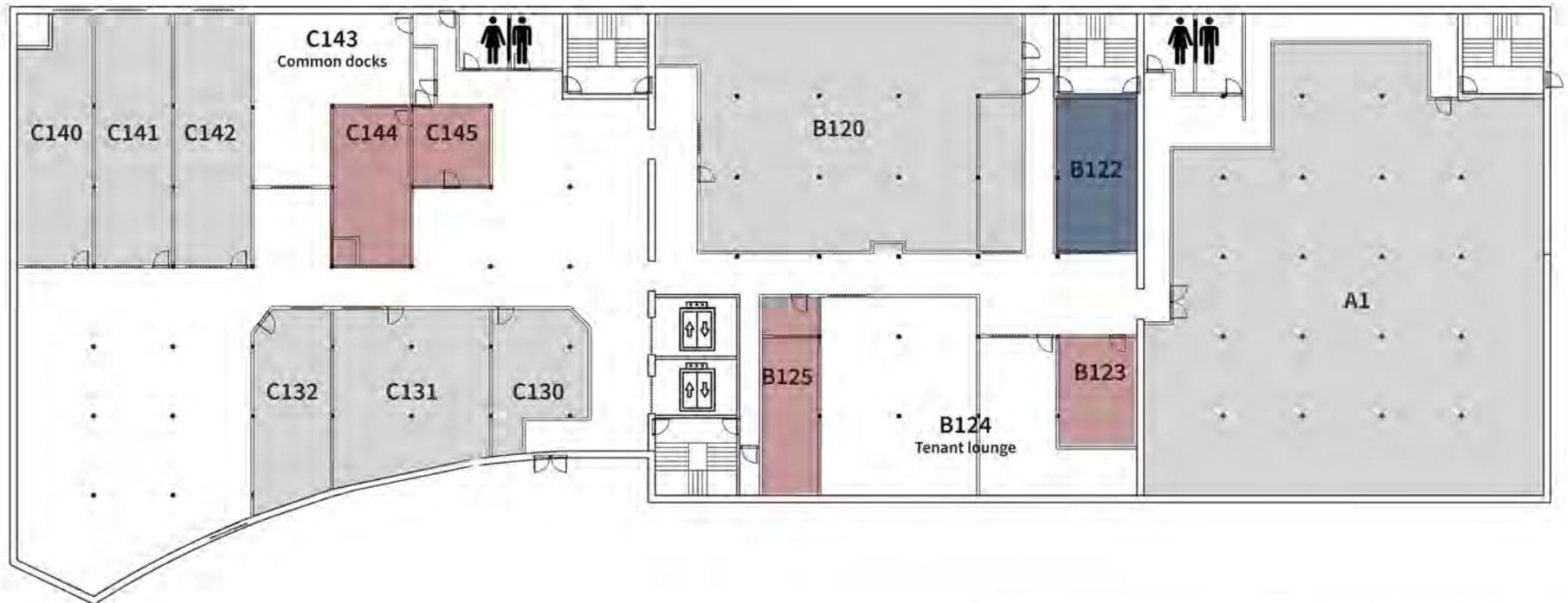
36Squared Lofts
3636 South Iron Street, Chicago, IL

Financial Summary and Asking Sale Price

Description	Total
PROJECTED TOTAL INCOME	\$1,021,063.83
ASKING SALE PRICE	\$9,500,000.00
CAP RATE	10.75%
PER SQUARE FOOT PRICE	\$61.29 PSF

Please contact us for the Profit and Loss (P&L) Statement and the Rent Roll

FIRST FLOOR

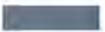


	LEASED
	AVAILABLE
	OWNER OCCUPIED

FLOOR PLAN
1st FLOOR
3636 S Iron St
Chicago, IL 60609

SECOND FLOOR



	LEASED
	AVAILABLE
	OWNER OCCUPIED

FLOOR PLAN 2nd FLOOR 3636 S Iron St Chicago, IL 60609
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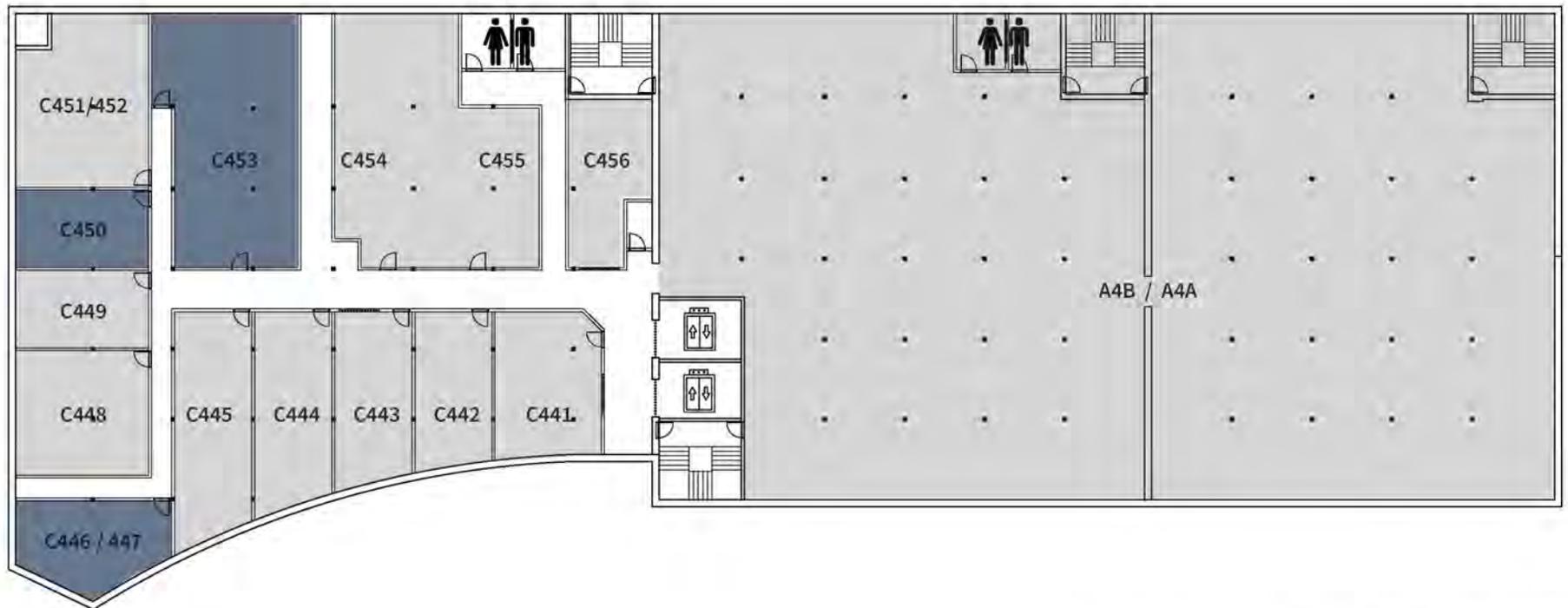
THIRD FLOOR



	LEASED
	AVAILABLE
	OWNER OCCUPIED

FLOOR PLAN
3rd FLOOR
 3636 S Iron St
 Chicago, IL 60609

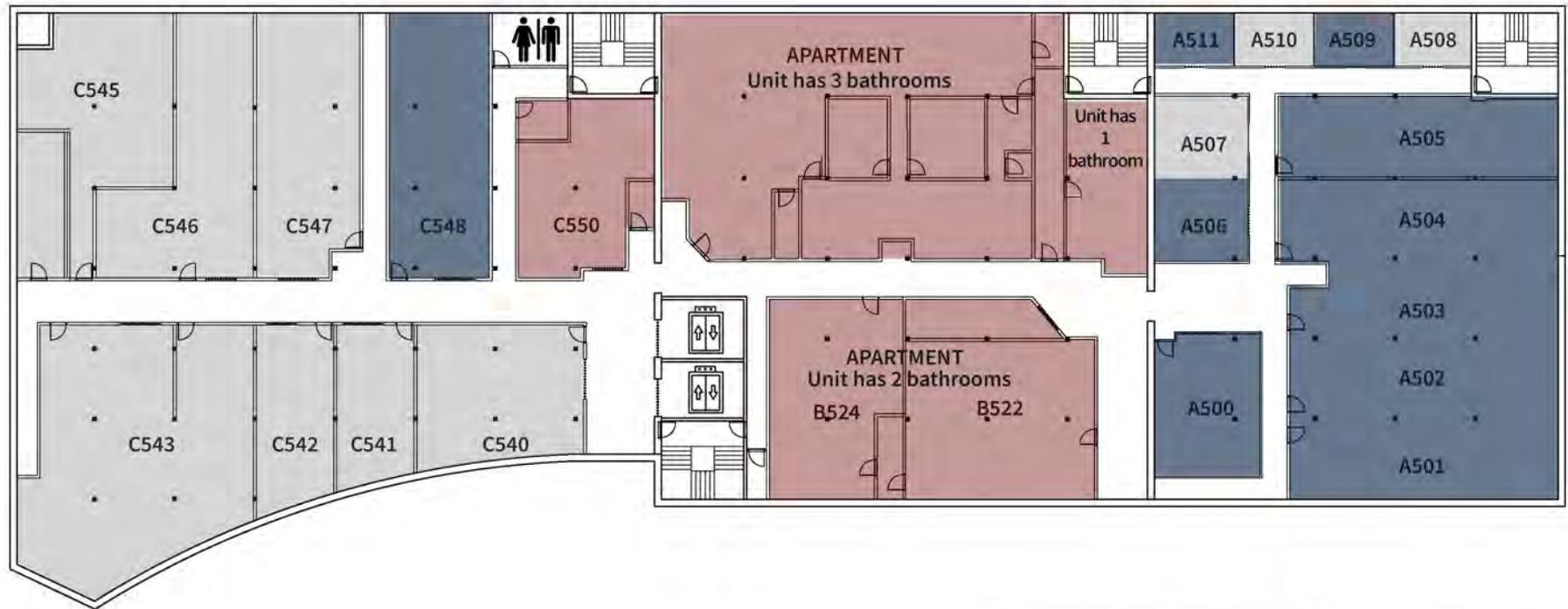
FOURTH FLOOR



	LEASED
	AVAILABLE
	OWNER OCCUPIED

FLOOR PLAN
4th FLOOR
3636 S Iron St
Chicago, IL 60609

FIFTH FLOOR



	LEASED
	AVAILABLE
	OWNER OCCUPIED

FLOOR PLAN
5th FLOOR
3636 S Iron St
Chicago, IL 60609



36Squared



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