



Colliers

GEMS World Academy

FOR SALE

**350 East South Water Street
Chicago, IL 60601**

Turn Key Education Facility

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COLLIERS
71 South Wacker Drive, Suite 3700
Chicago, IL 60606



Executive Summary

04



Executive Summary

Colliers, is pleased to present the opportunity to purchase a state-of-the-art education facility, delivered vacant upon close of escrow, consisting of +/-80,439 SF, located at 350 East South Water Street in Chicago, IL.

The ten-story campus contains 31 classrooms, specials rooms, science lab, library, multipurpose room, cafeteria and an open-air rooftop & playground.



Property Summary

Address: 350 East South Water Street, Chicago, IL 60601

Size: +/- 80,439 square feet, spanning 10 stories

Year Built: 2014

Occupancy: Existing Private School will be closing at the end of the 24-25 school year and the Campus will be delivered vacant at closing.

Features: 31 Classrooms. Specialty rooms include a music room, art room, science room, library, multipurpose room, cafeteria, and an open-air rooftop recreation area and playground.

Ground Lease: Property is subject to a Ground Lease; Rent is \$450,000 annually

Neighborhood Highlights

Lakeshore East

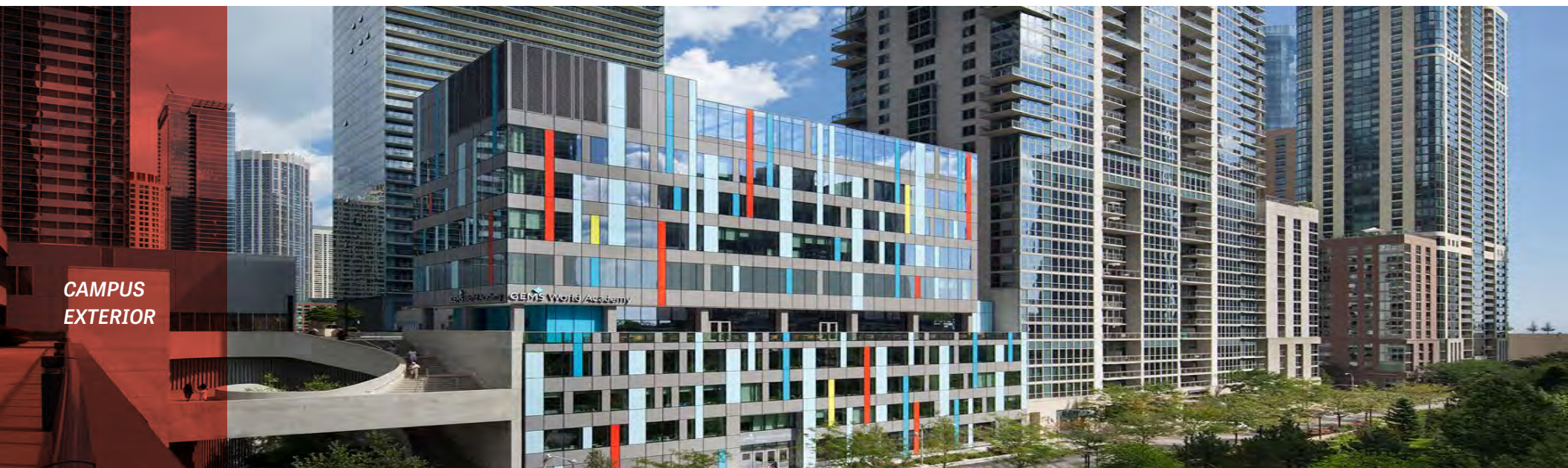
Lakeshore East is a dynamic and picturesque neighborhood in Chicago, situated adjacent to Lake Michigan and just south of the Chicago River. Known for its stunning views and modern high-rise living, this vibrant community combines urban convenience with natural beauty

Transportion & Accessibility

Lakeshore East is well-connected:

- > Walkable - most attractions are within 5-15 min.
- > Public Transit - CTA bus & trains are close by
- > Bike Friendly: easy access to Lakefront Trail and Divvy bike stations
- > Convenient for Drivers: close to Lake Shore Drive and major expressways





Campus Highlights

A Purpose-Built, Innovative Learning Environment

The 10-story, +/-80,439 SF campus was thoughtfully designed to maximize functionality, connectivity, and engagement. Featuring dedicated spaces for academics, the arts, athletics, and collaboration, the building supports a dynamic and immersive learning experience. The campus is currently configured as described below but could easily be modified.

Seamless Access – Parents can conveniently enter through an underground car entrance or a first-floor pedestrian entrance.

Welcoming First Floor – A modern lobby, reception area, and administrative offices create an inviting first impression.

Lower School Hub (2nd-4th Floors) – Home to lower school classrooms, world language rooms, and additional resource spaces.

Community & Dining (5th Floor) – A spacious Dining Hall fosters connection among students and staff.

Athletics & Activities (6th Floor) – A versatile gymnasium can function as one large space or three smaller areas for physical education and school events.

Specialist Learning Spaces (7th Floor) – Features the library, STEAM lab, and dedicated art and music rooms.

Middle School Learning (8th-9th Floors) – Designed for collaboration, academic rigor, and student engagement.

Rooftop Playground (10th Floor) – An open-air recreational space with stunning city views, offering a unique urban play environment.

Campus Highlights cont'd

Integrated Technology

Throughout the campus, integrated technology enhances classrooms, labs, and common areas, fostering innovation and global connectivity. The thoughtfully designed spaces encourage interaction, creativity, and engagement among students, staff, and families, making this campus a truly exceptional learning environment.

Striking Architectural Presence

With its playful, modernist façade, the campus stands out in the neighborhood. A curtainwall of interlacing colored metal panels and varied glass gives the building a distinctive, contemporary aesthetic that enhances its presence in the surrounding park.

Efficient Parking & Traffic Flow

The campus utilizes a strategic and efficient traffic management plan by leveraging the first floor of an adjacent residential parking structure as an internal drop-off zone. This innovative approach minimizes congestion by keeping cars off the park-level ring road. With additional modifications, the garage allows for seamless circulation, ensuring minimal traffic impact on the surrounding neighborhood.

Advanced Mechanical Systems

The school's cutting-edge mechanical system integrates chilled water piping from a district cooling plant, eliminating the need for an on-site chiller. This efficient cooling strategy reduces the building's mechanical footprint, maximizing usable program space. The system also leverages thermal energy storage, producing ice during off-peak hours to gradually cool the building throughout the day—optimizing energy use and lowering costs.

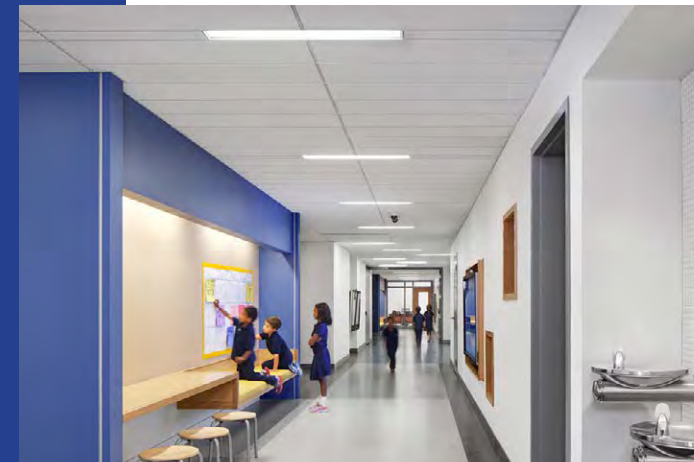
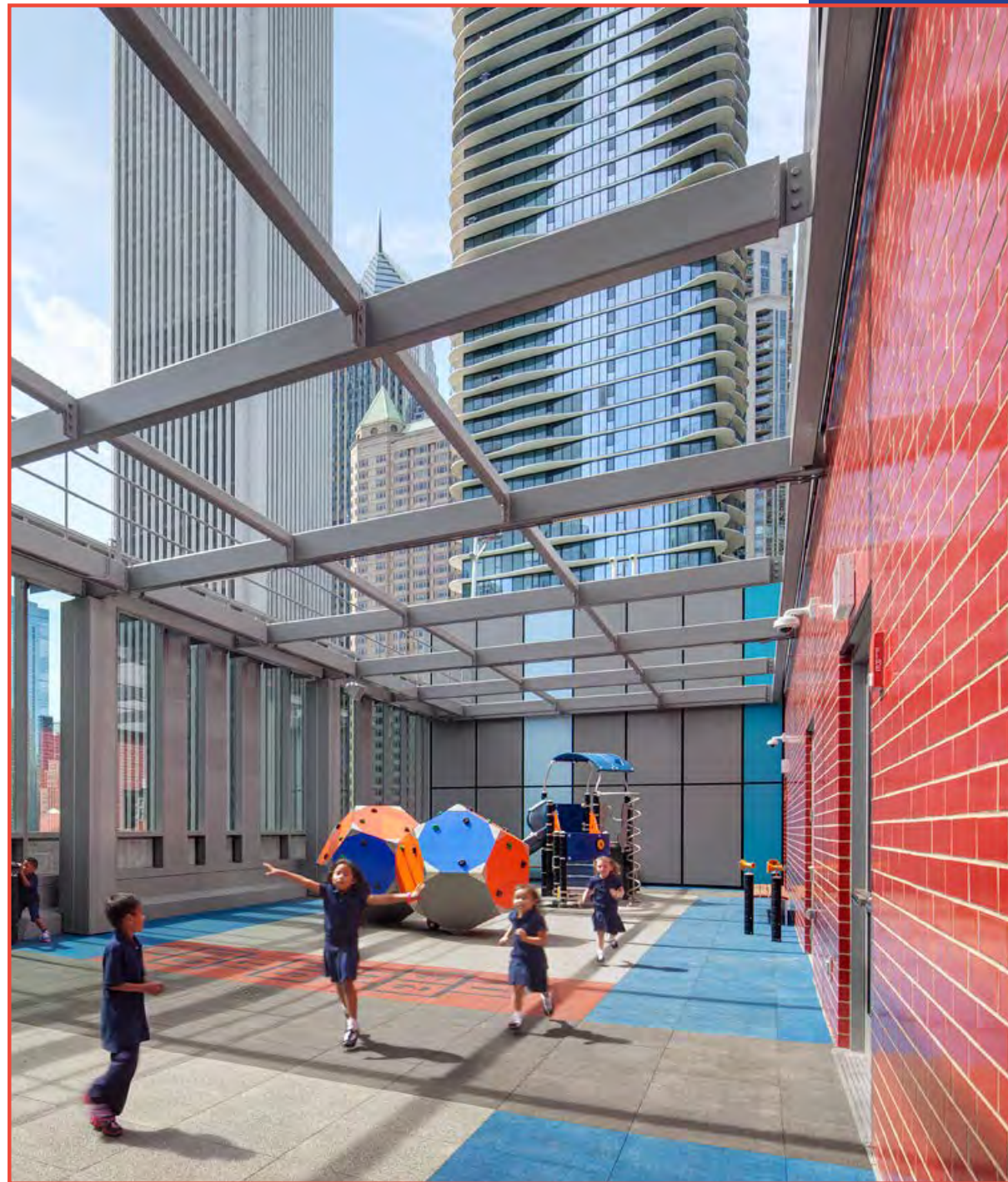
Energy Efficient Design

A computer-generated energy model guided the development of the building's envelope, ensuring a cohesive and highly efficient approach to walls, roofs, and mechanical systems. Designed by

Awards

- > AIA IL 2016 Mies van der Rohe Citation of Merit
- > IIDA RED Award: exemplary design in Educational - PK12 interiors
- > ENR Midwest Best Projects Award of Merit: K-12 Education
- > ASA Chicago Outstanding Project 2015



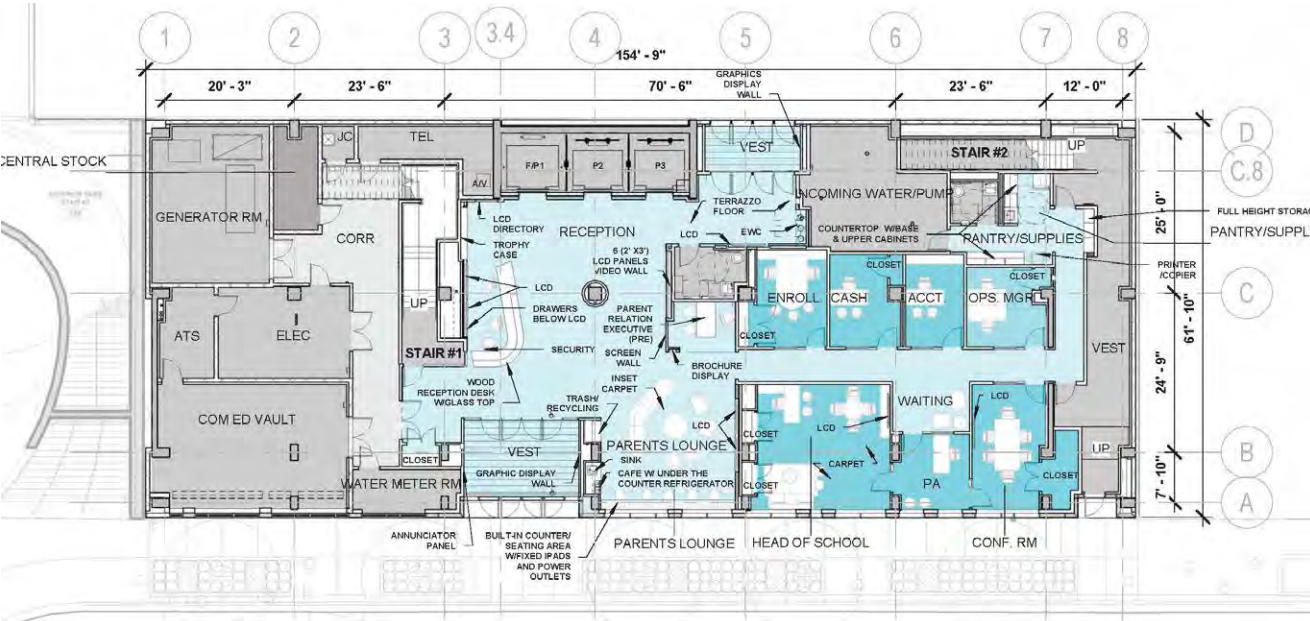


Campus Description

14



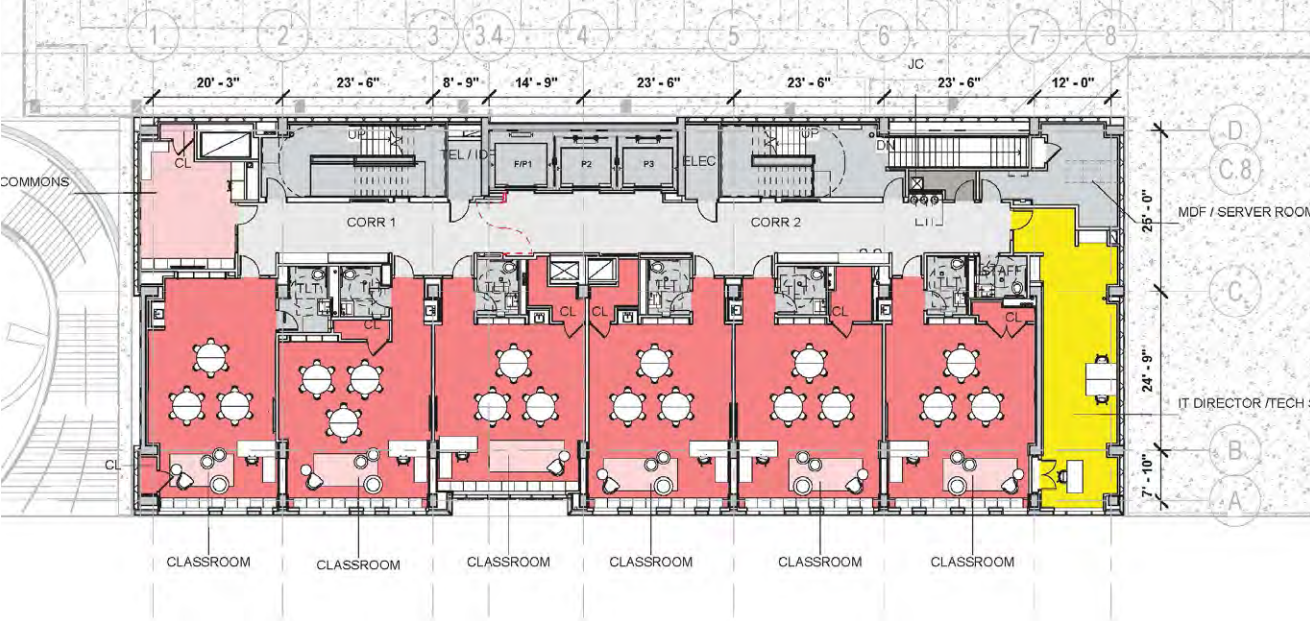
LEVEL ONE



Floorplan Highlights

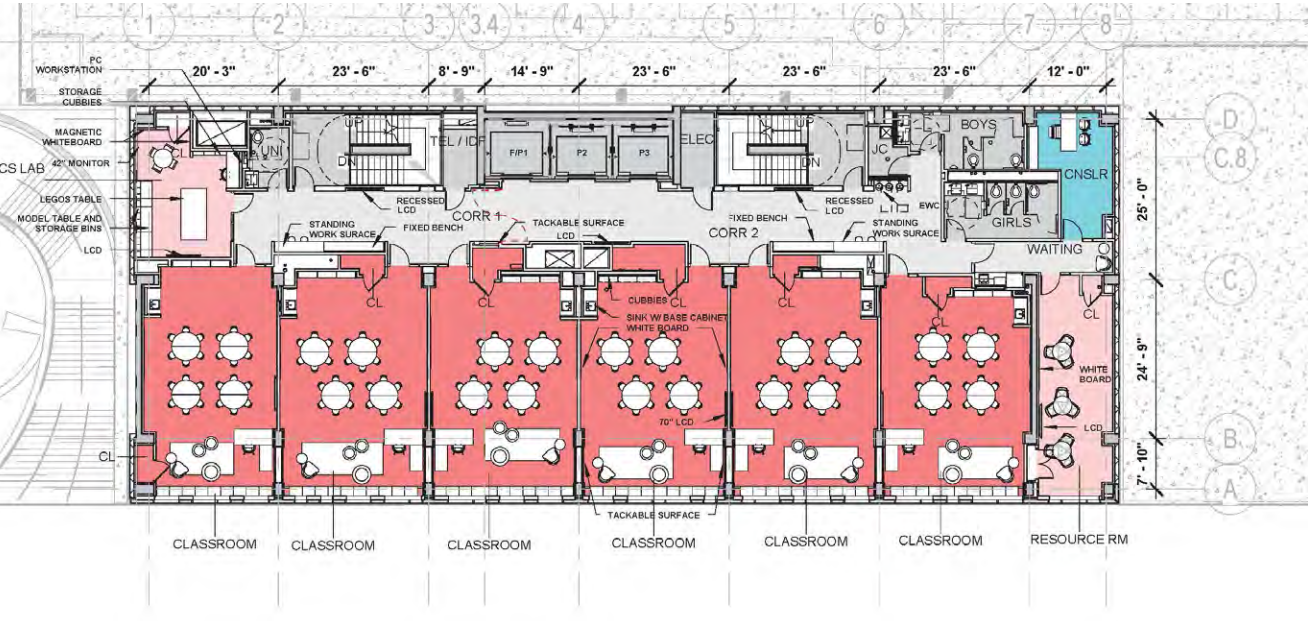
- Level One
- > Reception / Lobby
 - > Parent Lounge
 - > Administrative Offices

LEVEL TWO



- Level Two
- > Six Classrooms w/Restrooms
 - > IT Director / Tech Support Office
 - > Tech Commons

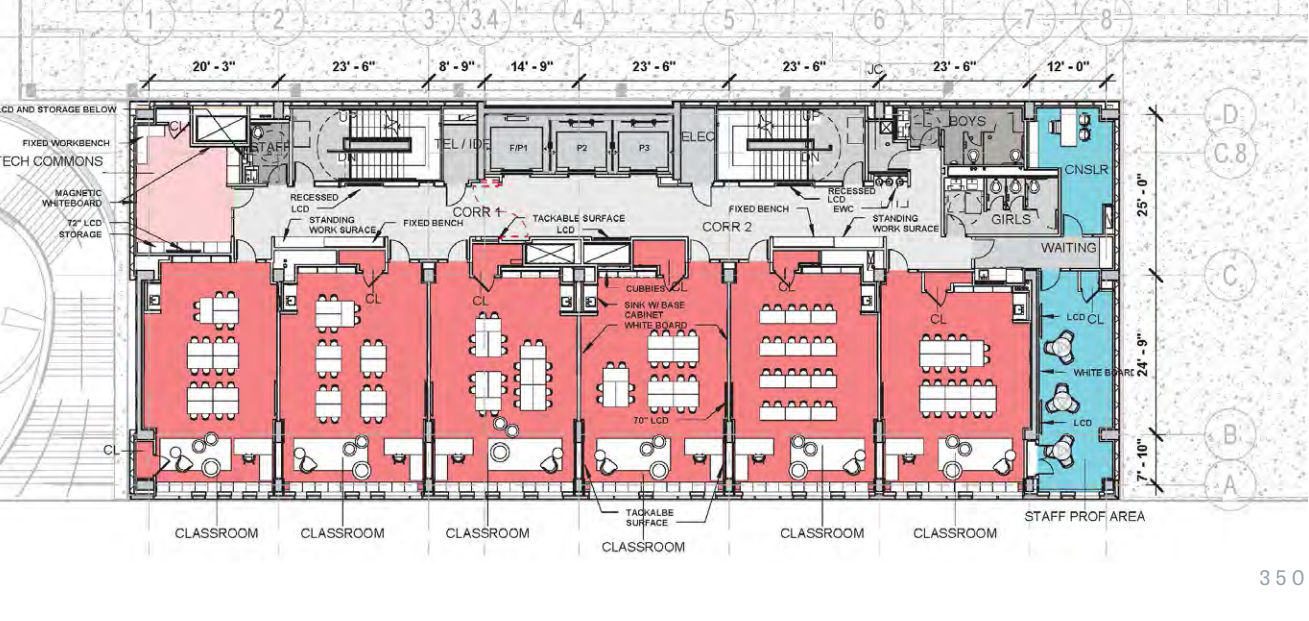
LEVEL THREE



Floorplan Highlights

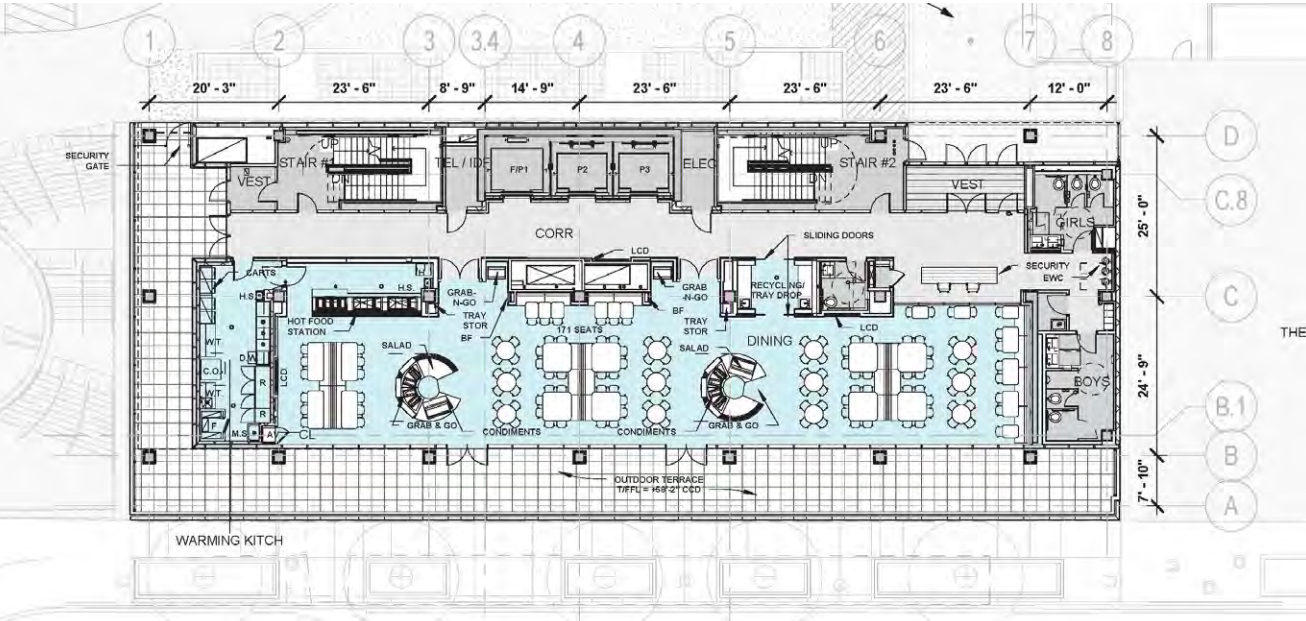
- Level Three
- > Six Classrooms w/Plumbing
 - > Robotics Lab
 - > Resource Room
 - > Counselor Office
 - > Restrooms

LEVEL FOUR



- Level Four
- > Six Classrooms w/Plumbing
 - > Tech Commons
 - > Counselor Office
 - > Breakout Room
 - > Restrooms

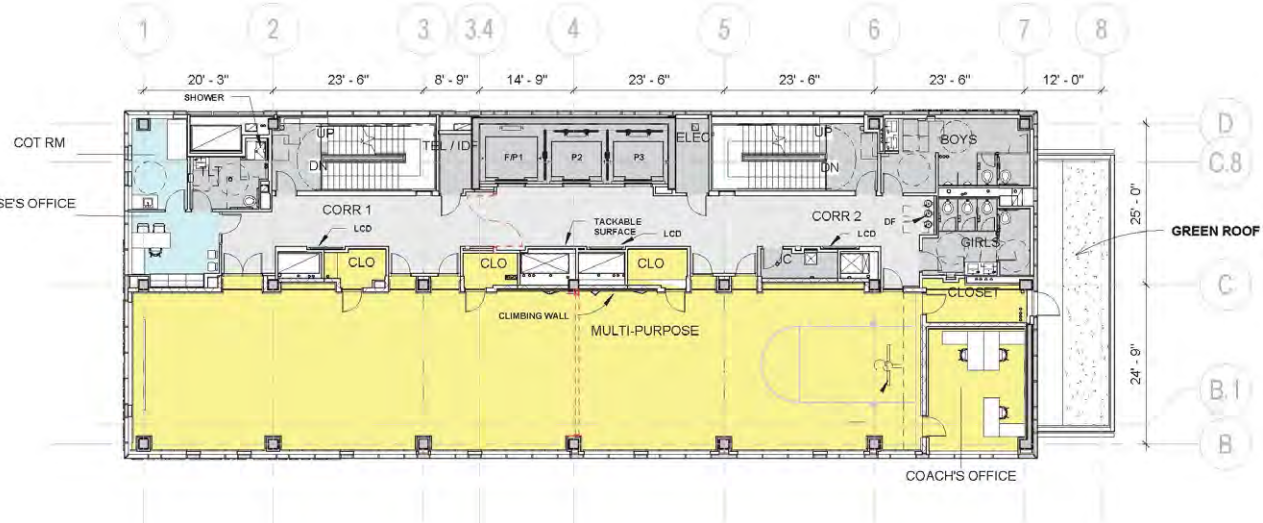
LEVEL FIVE



Floorplan Highlights

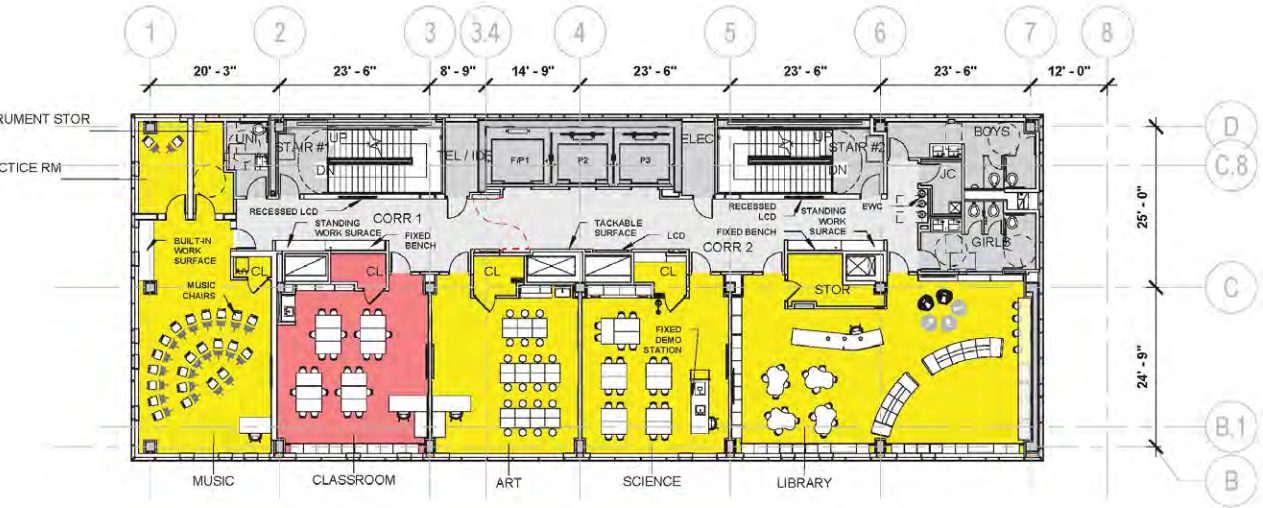
- Level Five
- > Cafeteria
 - > Warming Kitchen
 - > Restrooms
 - > Outdoor Terrace
 - > Pedestrian Plaza Entrance

LEVEL SIX



- Level Six
- > Multipurpose Room
 - > Nurse's Office
 - > Athletic Office
 - > Restrooms

LEVEL SEVEN



Floorplan Highlights

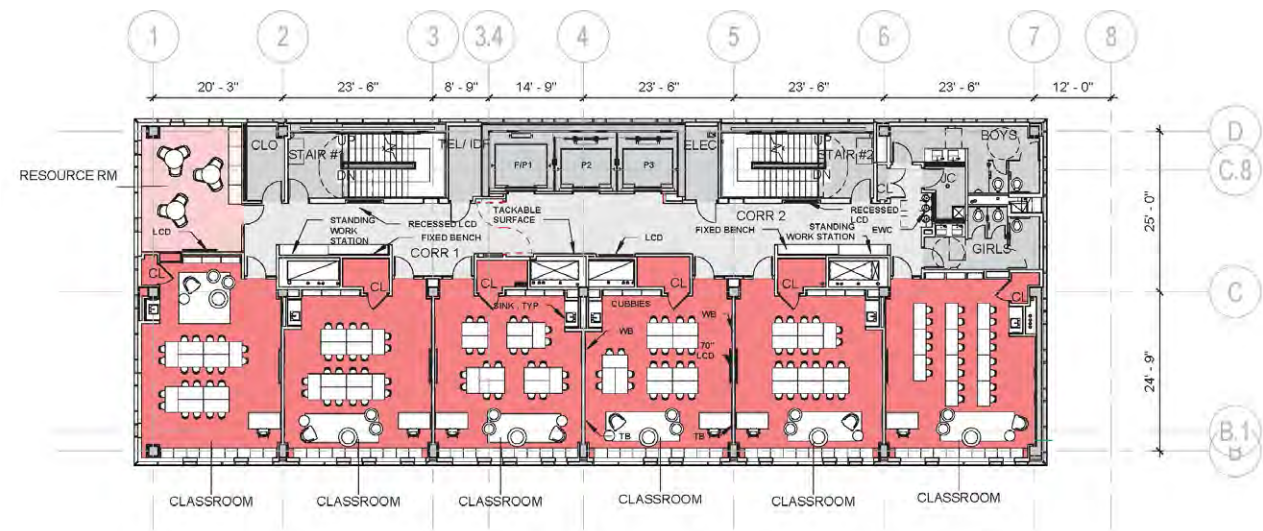
- Level Seven
- > Music Room
 - > Classroom w/Plumbing
 - > Art Room
 - > Science Lab
 - > Library
 - > Restrooms

LEVEL EIGHT



- Level Eight
- > Six Classrooms w/Plumbing
 - > Robotics Lab
 - > Restrooms

LEVEL NINE

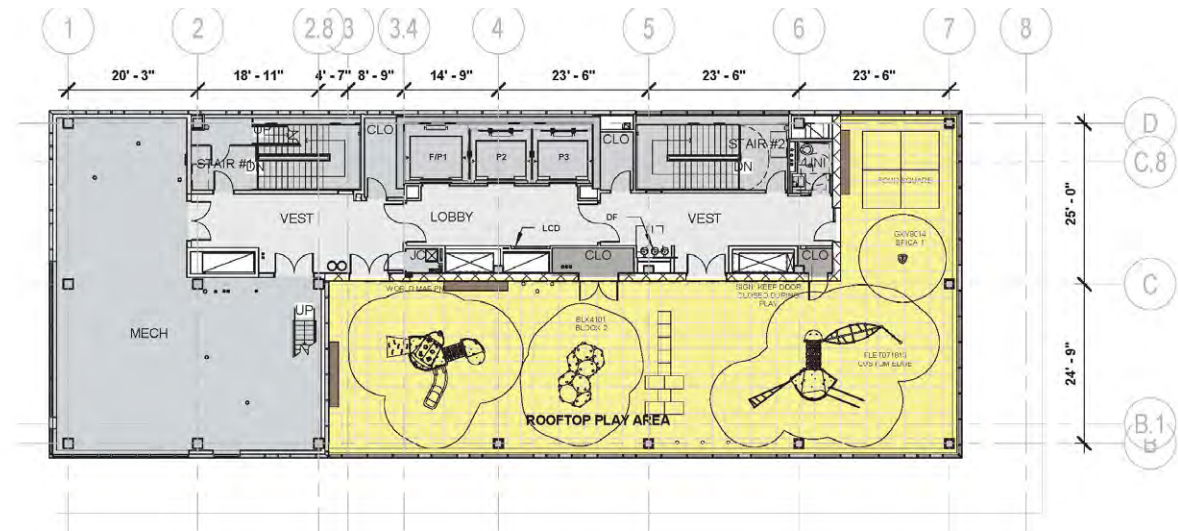


Floorplan Highlights

Level Nine

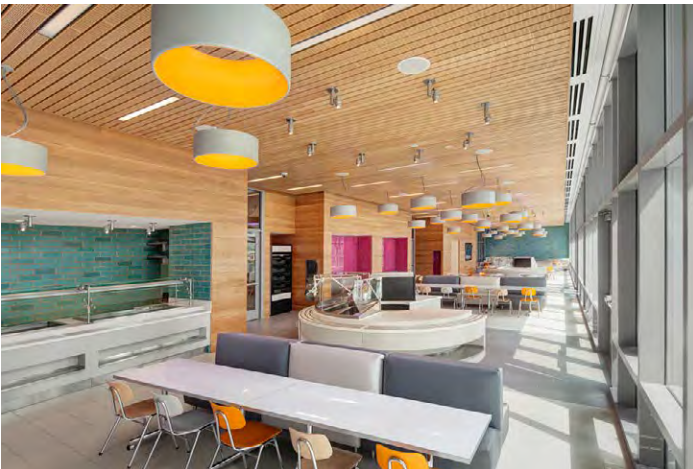
- > Six Classrooms w/Plumbing
- > Resource Room
- > Restrooms

LEVEL TEN



Level Ten

- > 3,000 SF Outdoor Rooftop Play Area
- > Building Mechanical Systems



LIBRARY



ROOFTOP PLAY AREA

Area Overview

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Ranked the **3rd largest** metropolitan area in the country, Chicago's estimated population is **9.6 million.**

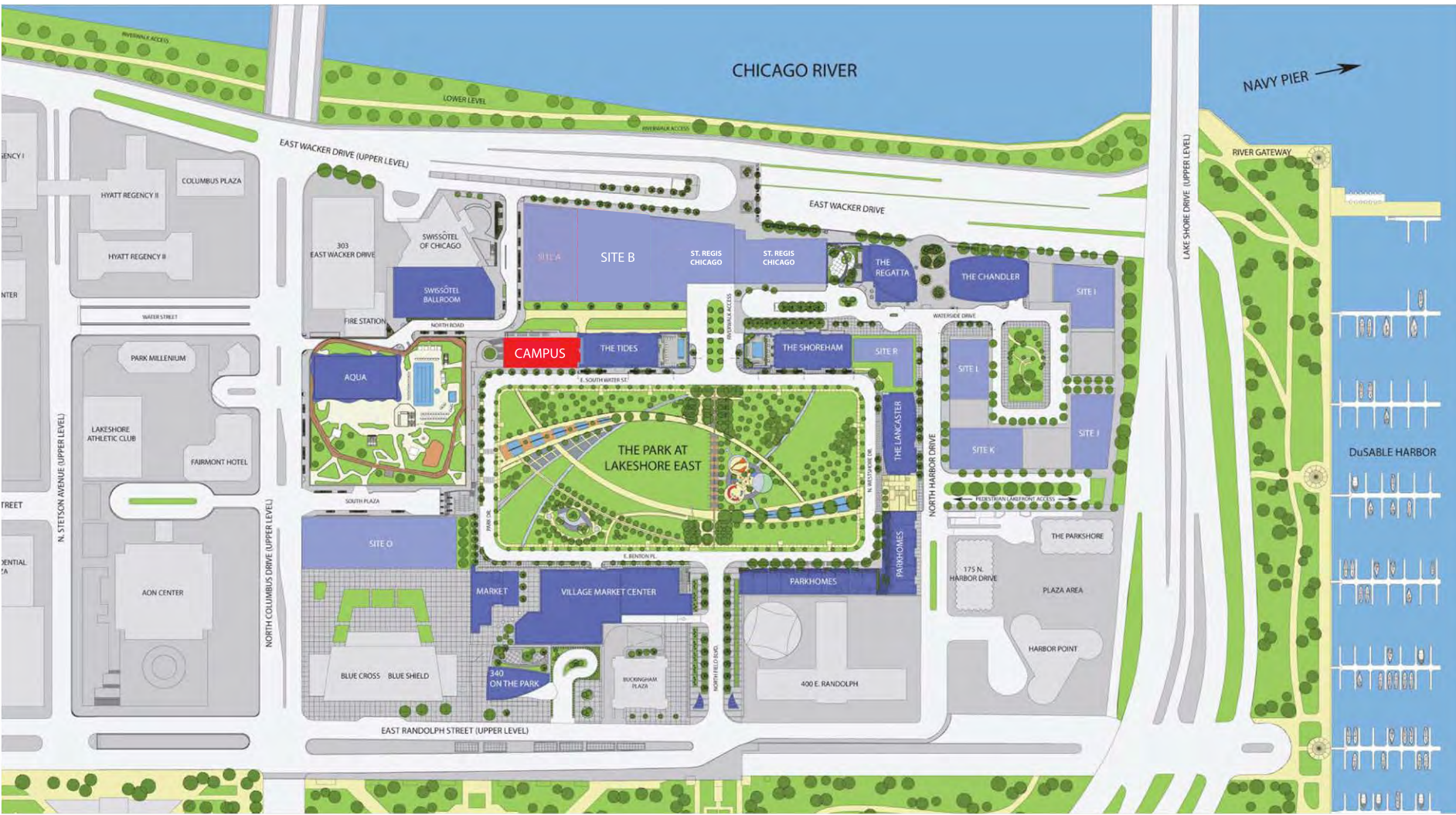


Neighborhood Overview

The campus is centralized in Lakeshore East neighborhood, a vibrant and upscale area, providing easy access to all Chicago offerings. From entertainment and restaurants to airports and highways, this location offers students an amazing urban education experience outside of the classroom.

This urban campus, is surrounded by a mix of luxury high-rises, green spaces and modern amenities. As such, the campus is located in one of Chicago's most desirable and modern neighborhoods.

Lakeshore East is in the heart of downtown Chicago, offering a perfect blend of urban convenience and natural beauty. Nestled between the Chicago River, Lake Michigan, and Millennium Park, this modern neighborhood is known for its sleek high-rise residences, stunning skyline views, and the serene Lakeshore East Park—a lush green space at its center. With easy access to world-class dining, shopping, and cultural attractions like the Chicago Riverwalk and Navy Pier, it's a vibrant yet peaceful community. Ideal for professionals, families, and city lovers alike, Lakeshore East provides a unique mix of luxury living and city charm.





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