

# FULTON MARKET/WEST LOOP OFFICE BLDG.

19 NORTH SANGAMON ST. CHICAGO IL 60607

CONFIDENTIAL OFFERING MEMORANDUM



OFFICE BUILDING

19 NORTH SANGAMON STREET  
CHICAGO, IL 60607

## PROPERTY FEATURES

- ✓ 11,000 SQFT MOVE IN READY OFFICE BUILDING
- ✓ 5 MINUTE WALK FROM CTA GREEN LINE
- ✓ 9,711 SQFT SITE SIZE
- ✓ ZONING: DX-3
- ✓ 14 PARKING SPACES
- ✓ SITE DIMENSIONS: 84' x 116'
- ✓ 25' CEILINGS WITH SYKLIGHTS
- ✓ PRICE: \$4,195,000

**Nicholas C. Santucci**

Commercial Broker

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**Joseph C. Santucci**

Managing Broker

847-506-1000 ext. 5140

jcs@avalonreal.com



## 19 NORTH SANGAMON ST. CHICAGO, IL 60607

### PROPERTY OVERVIEW

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Price:	\$4,195,000
Property Type:	Office Building
Building Size:	11,000 SQFT
Land Size:	9,711 SQFT/0.223 AC
County:	Cook County
Neighborhood:	Fulton Market/West Loop
Parking:	14 spots total (9 on side lot & 5 deeded spots in covered garage)
Zoning:	DX-3
Floor Sizes:	First Floor: 1,350 SQFT Second Floor: 7,500 SQFT Mezzanine: 2,150 SQFT
Floor Heights:	First Floor: 9' Second Floor: 15' to 25' Mezzanine: 12'



### CONTACT US:

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3315 Algonquin Road, Ste 600  
Rolling Meadows, IL 60008

Information contained herein has been from the owners of the property or from other sources. We have no reason to doubt its accuracy, but do not guarantee it.

This property may be broker owned.



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### PROPERTY OVERVIEW

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**Tax ID Pin(s):** 17-08-448-008-0000  
17-08-448-009-1007 to -1011

<b>Taxes:</b>	<b>Year</b>	<b>Office Building</b>	<b>Parking Stalls</b>	<b>Total</b>
	2022	\$45,009*	\$1,407*	\$46,416*
	2021	\$82,000	\$2,559	\$84,559
	2020	\$84,177	\$3,042	\$87,219
	2019	\$75,919	\$3,004	\$78,923
	2018	\$74,635	\$2,953	\$77,588

\*1st Installment Only

### Distance to Public

<b>Transportation:</b>	CTA Green/Pink Line - Morgan Stop	5 minute walk
	CTA Blue Line	11 minute walk
	CTA Bus - #20 Madison	2 minute walk
	CTA Bus - #8 Halsted	4 minute walk
	Ogilvie Station (Metra)	12 minute walk
	Union Station (Metra)	14 minute walk
	Divvy Bike Station (Madison & Peoria)	2 minute walk

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## AREA MAP AND DEMOGRAPHICS

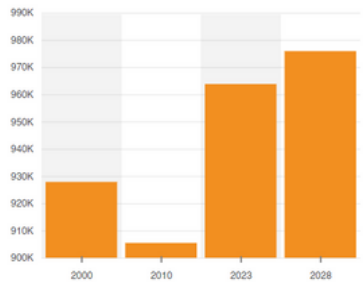


### Description

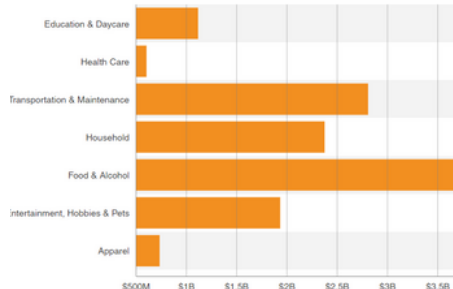
Breathtaking, modern construction office building. The interior offers a spacious expanse spanning 10,000 sq ft with majestic 20-foot ceilings, elegant marble flooring, a top-tier kitchen, meeting rooms, and a total of five private offices featuring ample windows. Furthermore, an extra 2,000 square feet of office area was recently constructed, encircling the structure like a balcony with steel detailing. The property boasts five indoor parking spots and an adjacent outdoor area of approximately 2,000 square feet, allowing for an additional nine vehicles to be parked alongside the building.

Demographics	1 Mile	3 Mile
<b>Population</b>	63,121	281,005
<b>Households</b>	36,421	157,666
<b>Average Age</b>	34	35
<b>Median HH Income</b>	\$137,431	\$119,404
<b>Daytime Employees</b>	281,420	656,907

Population in 5 Mile Radius



Businesses in 5 Mile Radius



Number of Months Covered	-	12	12	12
Statement Ending Date	-	Dec 31, 2022	Dec 31, 2021	Dec 31, 2020
<b>INCOME:</b>				
Base Rent	\$4.20	\$17.74	\$16.40	\$18.35
Expense Reimbursement	\$2.98	\$11.09	\$9.40	\$9.06
Percentage Rent	\$0.03	\$0.15	\$0.11	\$0.09
Parking Income	\$0.06	\$0.53	\$0.31	\$0.29
Other Income	(\$0.05)	\$2.47	\$1.07	\$1.02
<b>Effective Gross Income</b>	<b>\$6.98</b>	<b>\$30.15</b>	<b>\$25.83</b>	<b>\$27.87</b>
<b>OPERATING EXPENSES:</b>				
Food & Beverage (Departmental)	-	\$0.27	-	-
Real Estate Taxes	\$2.31	\$8.24	\$6.68	\$6.26
Property Insurance	\$0.15	\$0.54	\$0.45	\$0.37
Utilities	\$0.48	\$1.36	\$1.25	\$1.21
Repairs and Maintenance	\$0.38	\$1.68	\$1.72	\$2.13
Janitorial	\$0.27	\$1.21	\$1.01	\$1.13
Management Fees	\$0.28	\$0.87	\$0.74	\$0.83
Payroll & Benefits	\$0.59	\$1.94	\$1.74	\$1.82
Advertising & Marketing	\$0.01	\$0.06	\$0.07	\$0.06
Professional Fees	\$0.13	\$0.33	\$0.31	\$0.32
General & Administrative	\$0.36	\$1.72	\$1.99	\$1.44
Other Expenses	\$0.90	\$2.67	\$4.50	\$4.78
Ground Rent	\$1.04	\$2.00	\$0.96	\$2.23
<b>Total Operating Expenses</b>	<b>\$4.51</b>	<b>\$17.75</b>	<b>\$16.89</b>	<b>\$16.39</b>
Operating Expense Ratio (%)	64.55	58.89	65.42	58.80
<b>Net Operating Income</b>	<b>\$2.15</b>	<b>\$11.80</b>	<b>\$8.93</b>	<b>\$11.48</b>



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**PHOTOS**



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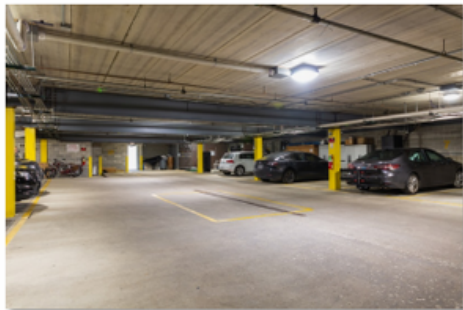
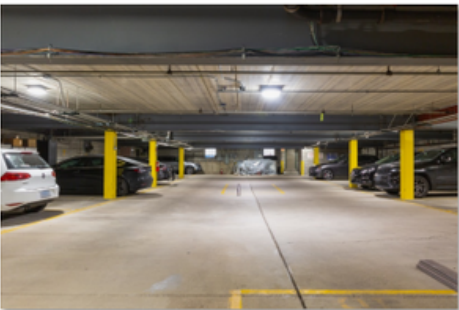
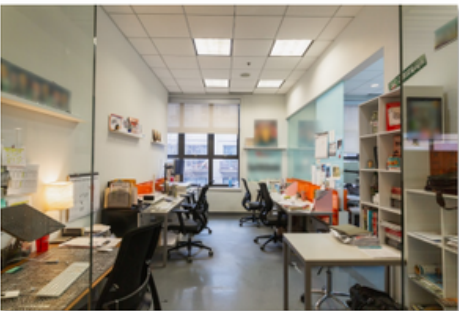
PHOTOS



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PHOTOS





## **CONFIDENTIALITY AGREEMENT**

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Acceptance hereof is acknowledgment that the information with regard to the above subject property is Confidential. The Confidential Offering Material along with pertinent supplemental documents was prepared solely for the use of prospective investors/users in determining their intention with respect to the acquisition of the above referenced property.

This Material was prepared by Avalon Realty Associates, LLC and contains selected information pertaining to the Property, and does not purport to be all-inclusive or to contain all of the information ("Offering Material") which prospective investors/users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner, or Avalon Realty Associates, LLC, nor any of their respective directors, officers, employees, shareholders, representatives or affiliates have made any representations or warranty, expressed or implied, as to an obligation that shall arise by reason on the Material or its contents.

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Avalon Realty Associates, LLC reserves the right to request the return of the Offering Material at any time. Should there be no further interest in purchase of the Property upon review of this Material, its return to Avalon Realty Associates, LLC is requested.

Avalon Realty Associates, LLC has been retained by the Property owner as the Exclusive Sales Agent and will, as such, act in a fiduciary manner on behalf of the Owner. All negotiations and communication shall be handled by Avalon Realty Associates, LLC. You hereby acknowledge that you are a principal or investment advisor in conjunction with this acquisition and that no other broker or agent is acting on your behalf. Avalon Realty Associates, LLC shall be compensated directly by the owner. The undersigned also hereby acknowledges that it has not dealt with any broker, other than Avalon Realty Associates, LLC regarding the acquisition of the Property, or if it has, the undersigned hereby agrees to indemnify the Owner and Avalon Realty Associates, LLC against any compensation liability or expense, arising from claims by any other broker or party the undersigned had dealings with in connection with the sale of the Property.

### **Submit offers to:**

Joseph C. Santucci or Nicholas C. Santucci

Avalon Realty Associates, L.L.C.

3315 Algonquin Road, Suite 600 Rolling Meadows, IL 60008

**[AvalonReal.com](http://AvalonReal.com)**