

CRE ADVISING



220 NORTH LAFLIN STREET

FLEX/INDUSTRIAL BUILDING FOR SALE

FULTON MARKET

PROPERTY DETAILS

SIZE

Building: Approximately 7,906 square feet

Lot: Approximately 7,944 square feet

PRICE

Subject to Offer

BUILDING HIGHLIGHTS

- ▶ Single-story, flex/industrial building for sale
- ▶ Great investment opportunity
- ▶ Zoning: PMD-4B
- ▶ 2023 Taxes: \$57,441
- ▶ Warehouse/Barrel-Truss roof: 7.5 years into 20-year warranty
 - ▶ Trusses reinforced with new tie rods
- ▶ Front office roof: 6 years into 10-year warranty
- ▶ Newly constructed front office with high bay ceilings, skylight, drive-in door, exterior lighting, split-system air conditioner and new restroom
- ▶ Warehouse is fully sandblasted and air conditioned with two new 7.5 ton RTU's plus a triple-catch basin and new restroom
- ▶ Building has had extensive tenant build-out on top of base building

TENANT OVERVIEW

Building is fully leased to national tenant Braun Intertec Corporation, a leading Minneapolis based, employee -owned engineering consulting firm specializing in geotechnical engineering, environmental consulting, and testing. The company has grown to over 1,000 employee-owners and has 35 offices in seven different states.

The company serves over 12 different markets providing a variety of services including drilling, geospatial operations, building sciences and has been named one of ENR's Top 500 Design Firms the past five years in a row and an ENR Top 200 Environmental Firm in 2022 and 2023.

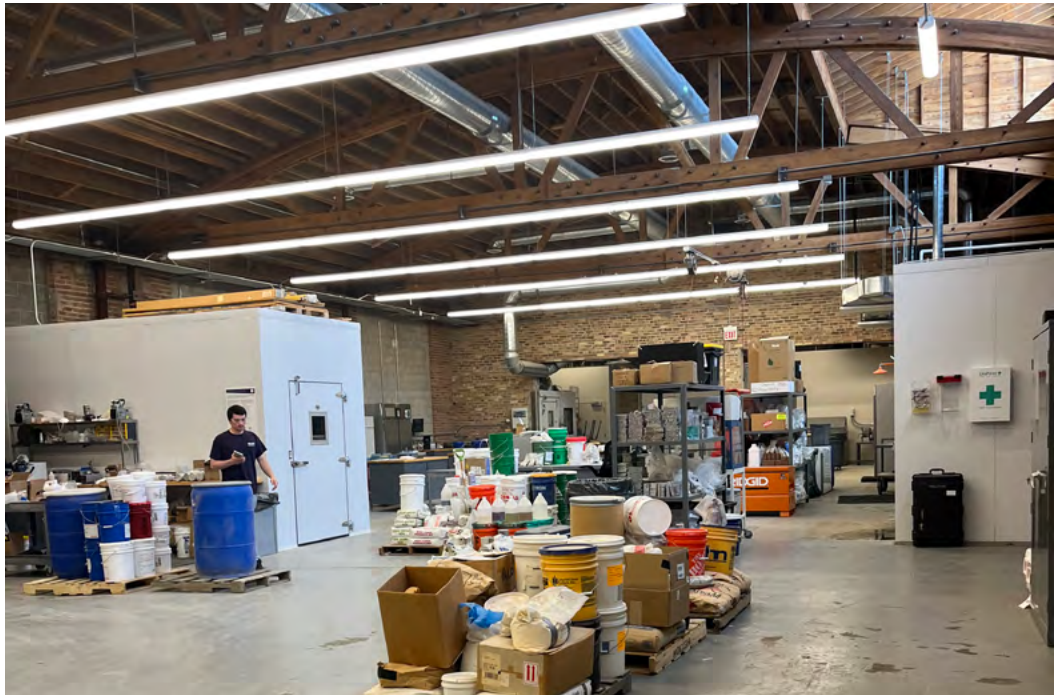
Link to tenant website:

<https://www.braunintertec.com/>

The information provided comes from sources considered to be reliable, but its accuracy or completeness has not been verified for accuracy. This information may not reflect the current or future performance of the property. Subject to your independent review and due diligence.



INTERIOR PHOTOS



INTERIOR PHOTOS



AREA OVERVIEW



Can't beat this West Fulton Market location, this property is a commuters dream! Located right off the Green/Pink L line, the building is just a two-minute walk to the Ashland station and a 15 minute walk west to new Damen/Lake station or east to Morgan station. It is just steps from the Ashland CTA bus line and a quick drive to both the 90/94 and 290 expressways.

The West Loop and Fulton Market are well known for showcasing the best of the best within the exciting Chicago culinary scene and 220 N Laflin is located mere steps from everything these two neighborhoods have to offer, including Michelin Star restaurants Ever, Smyth, and Elske, all three of which are within walking distance. Restaurant Row on Randolph is also nearby featuring popular restaurants Au Cheval, The Publican, and Girl & The Goat.

In addition to its eclectic food and drink scene, the Fulton Market/West Loop area boasts numerous luxury hotels including The Hoxton, Soho House, Nobu, and The Emily. It has also become a major hub for technology companies to plant their flag, attracting the like of Google (Midwest HQ), McDonald's (Global HQ), John Deere, and Dyson.

AREA MAP



FULTON MARKET/WEST LOOP DEMOGRAPHICS

	1 MI	3 MI
POPULATION	71,831	473,885
HOUSEHOLDS	39,760	238,777
AVERAGE HH INCOME	\$132,771	\$110,047
DAYTIME EMPLOYEES	313,501	745,320

RESTAURANTS

- NEXT
- EVER
- SMYTH
- ELSKE
- GIRL & THE GOAT
- LAJOSIE
- AU CHEVAL
- THE PUBLICAN
- BEATRIX
- DUCK DUCK GOAT
- HIGH FIVE RAMEN
- GREEN ST SMOKED MEATS
- ABA
- SWIFT & SONS
- ROISTER
- ROOH

RETAIL

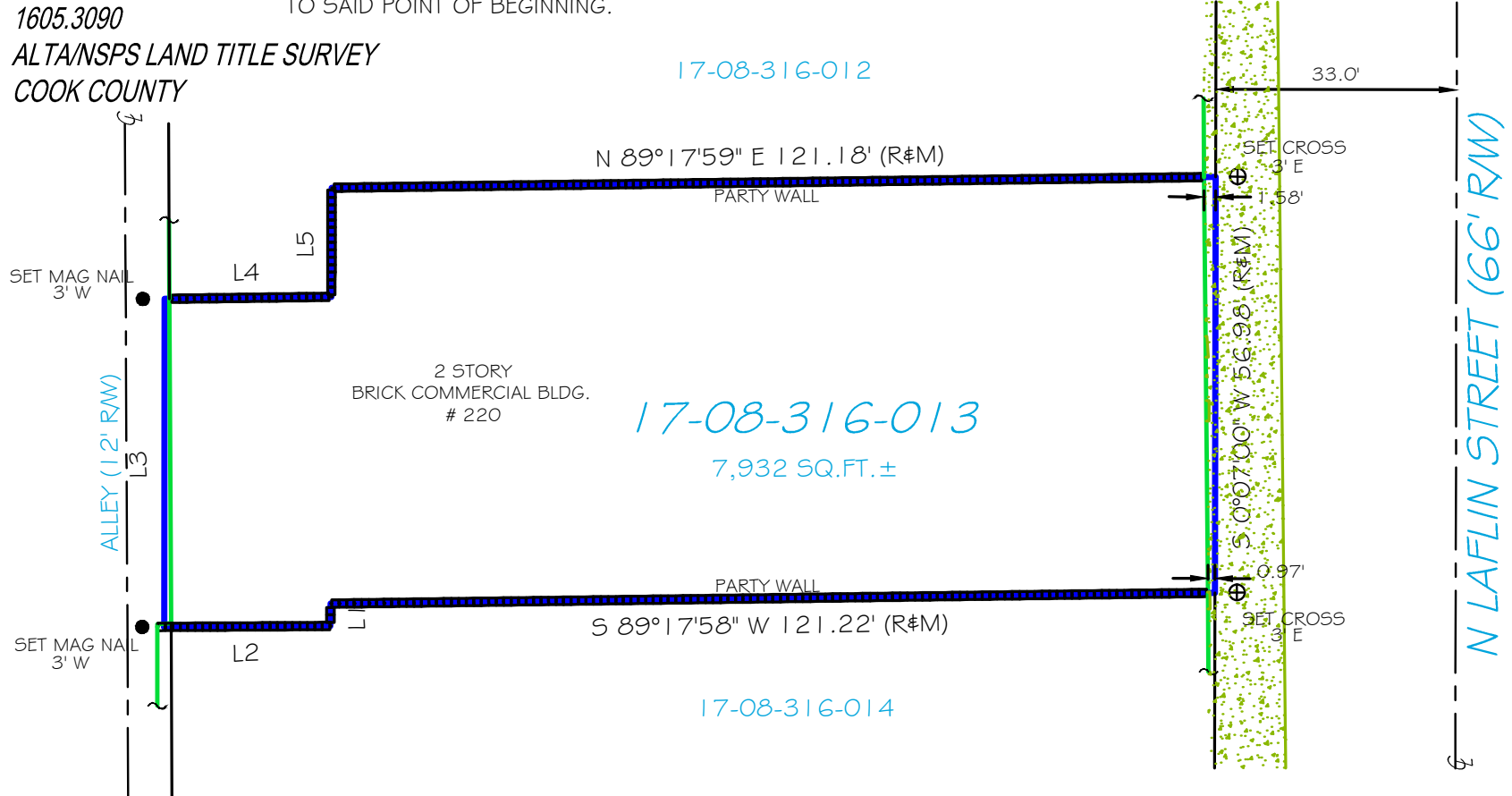
- WARBY PARKER
- FREE PEOPLE
- MADEWELL
- PATAGONIA
- HOTELS**
- NOBU
- SOHO HOUSE
- THE HOXTON

TECH OFFICES

- GOOGLE (MIDWEST HQ)
- MCDONALD'S (GLOBAL HQ)
- DYSON (UNITED STATES HQ)
- JOHN DEERE
- THE EMILY HOTEL
- HYATT HOUSE
- CROWNE PLAZA

SITE SURVEY

THAT PART OF LOTS 23, 24, 25, 26, 27, 28, 29 AND 30, AND THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 24 TO 30, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING SAID LOT 23, ALL IN BLOCK 11 IN UNION PARK SECOND ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 57.99 FEET ALONG THE EAST RIGHT OF WAY LINE OF LAFLIN STREET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 56.98 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 121.22 FEET ALONG THE CENTERLINE OF A COMMON WALL; THENCE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS WEST 3.06 FEET ALONG SAID CENTERLINE; THENCE NORTH 89 DEGREES 53 MINUTES 44 SECONDS WEST 22.77 FEET ALONG SAID CENTERLINE AND SAID LINE EXTENDED WEST TO THE WEST LINE OF SAID LOT 23; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 44.93 FEET ALONG THE WEST LINE OF LOTS 23, 24 AND THE VACATED ALLEY; THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS EAST 22.84 FEET ALONG THE CENTERLINE OF A COMMON WALL EXTENDED WEST; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST 14.94 FEET ALONG SAID CENTERLINE; THENCE NORTH 89 DEGREES 54 MINUTES 59 SECONDS EAST 121.18 FEET ALONG SAID CENTERLINE TO SAID POINT OF BEGINNING.



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EXCLUSIVE AGENTS

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