

808-810 S. Clinton Street

Chicago, IL

+/- 27,375 SF on 0.57 AC | Near South Loop



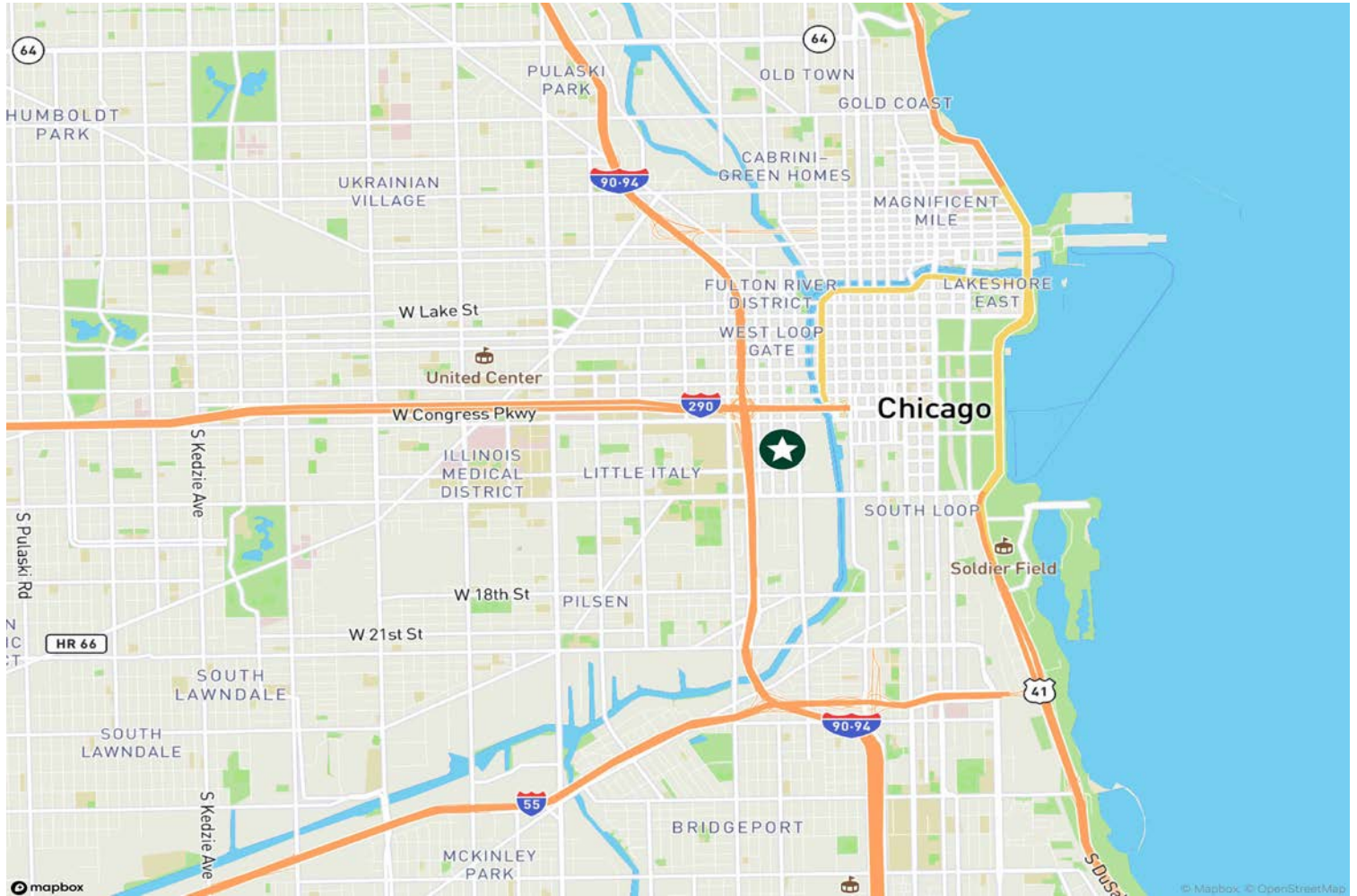
SUBJECT PROPERTY

IDA B. WELLS DR.

JANE BYRNE INTERCHANGE

DAN RYAN / KENNEDY EXPRESSWAY

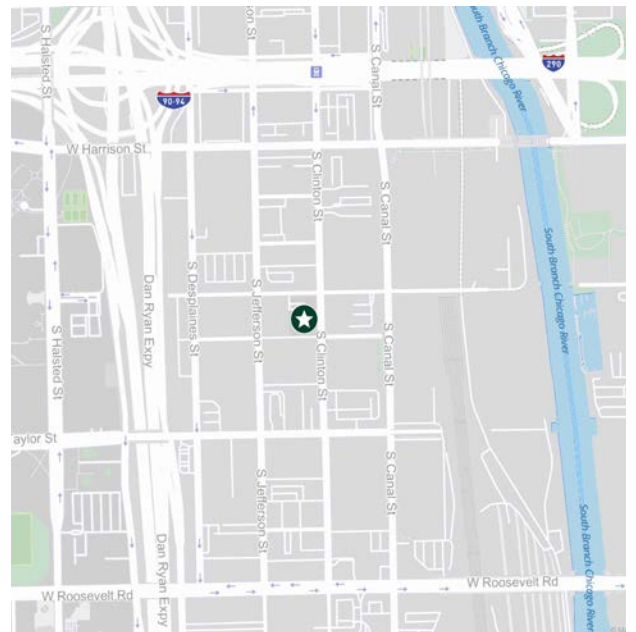
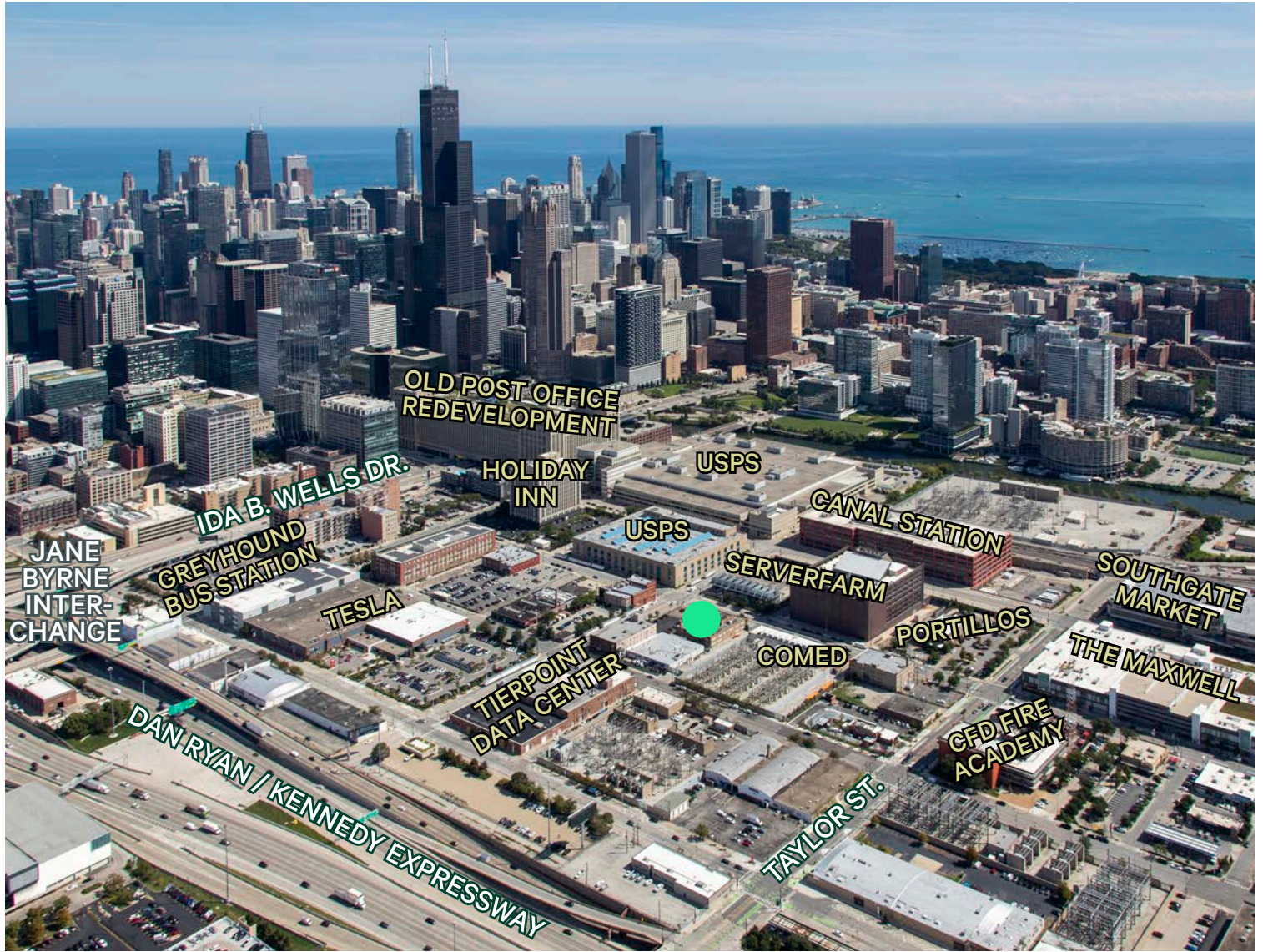
TAYLOR ST.



The Offering

CBRE, Inc. is pleased to present the opportunity to purchase +/- 27,375 SF on 0.57 AC in the South Loop neighborhood of Chicago. This property includes a fully functioning 2-story education/office/R&D facility (former University of Illinois Chicago Chemical Engineering Building) and an on site, off street parking lot at the SWC of Clinton & Polk. The building features adaptable laboratory infrastructure, encompassing structural, mechanical, electrical, and water systems. Boasting exceptional accessibility, the site is located less than half a mile from the Jane Byrne Interchange, providing unparalleled highway connectivity. This presents an excellent investment opportunity for education, commercial, or redevelopment purposes.

808-810 S. Clinton, Chicago



68k

Population Within 1 Mile

55.5%

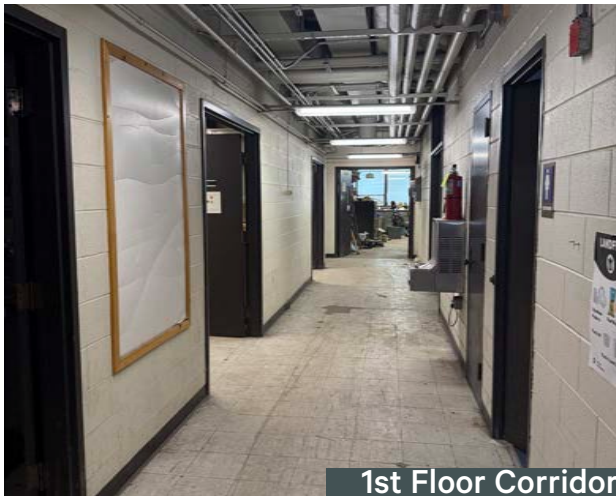
Population Ages 20-39 Within 1 Mile

83.3%

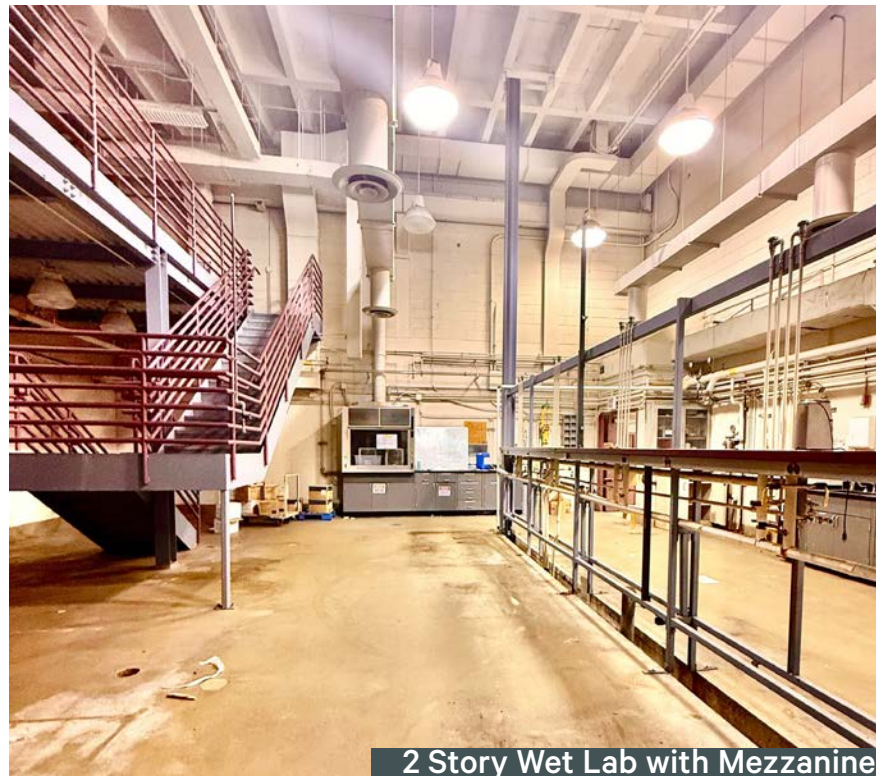
Bach Degree & Higher Within 1 Mile

Area Overview

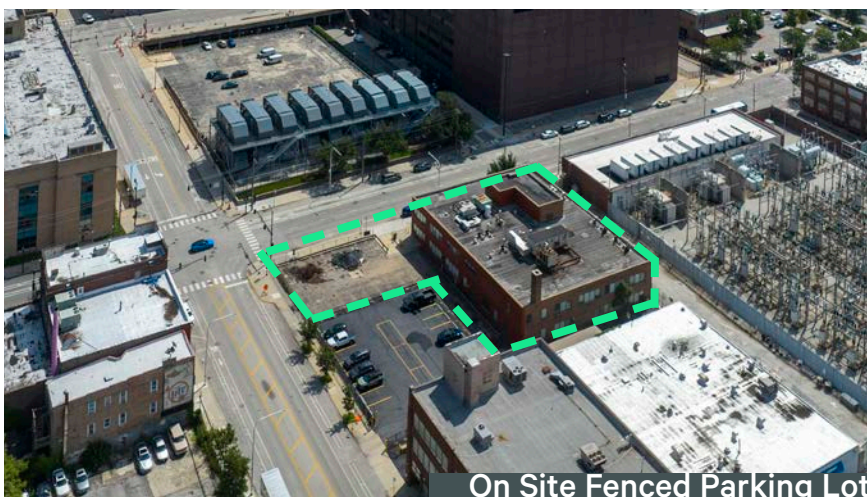
The site is located in the South Loop Downtown Service District. The square mile district supports businesses on the southern periphery of the loop as well as University Village to the west and Roosevelt Road corridor to the south. The service zoning classification is essential to the success of businesses and services supporting the area.



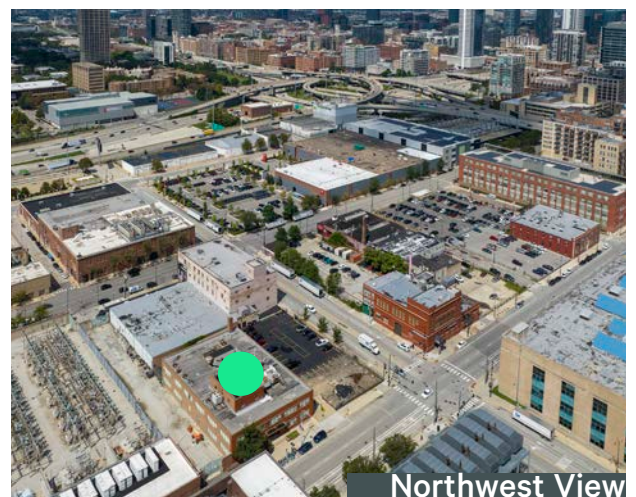
1st Floor Corridor



2 Story Wet Lab with Mezzanine

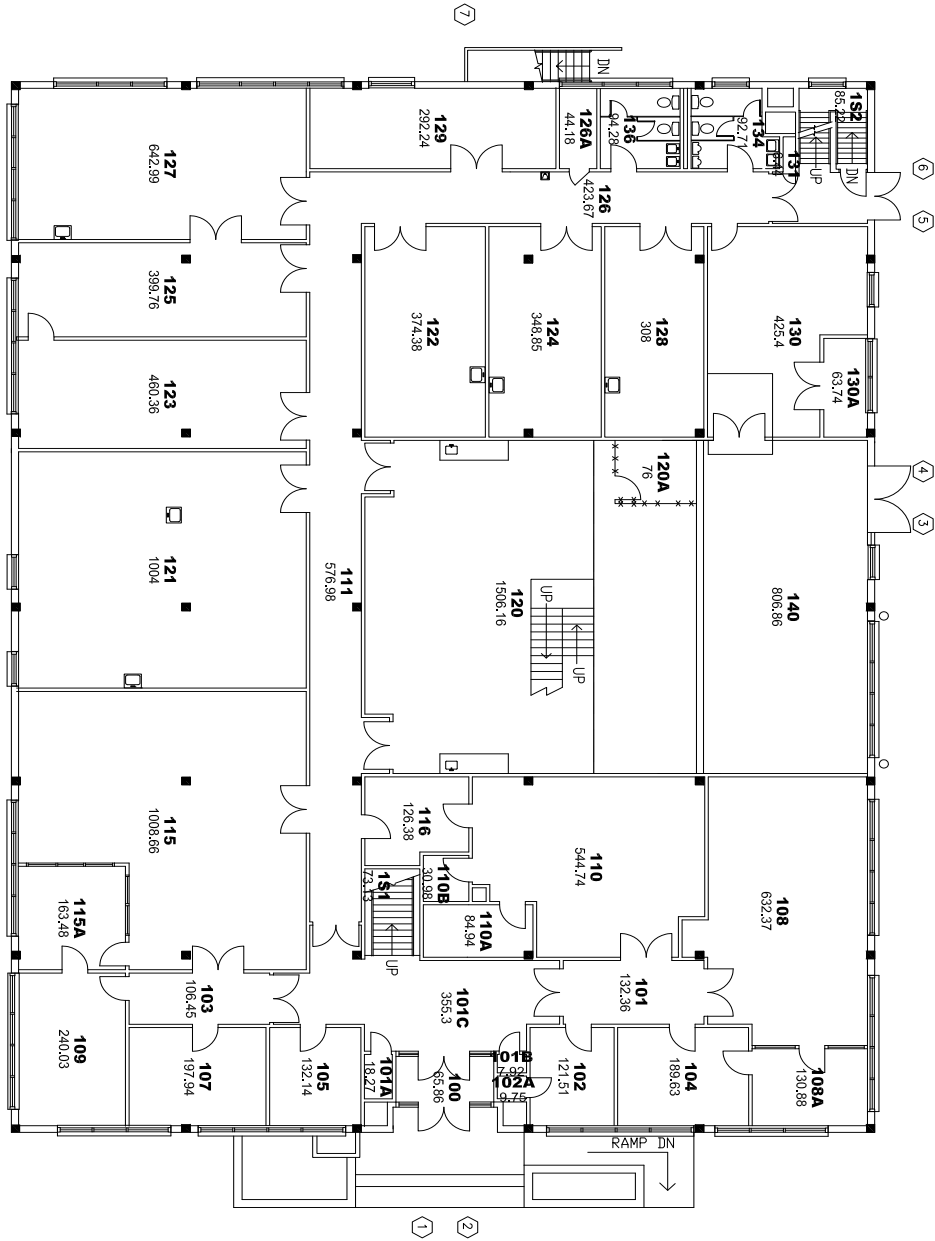


On Site Fenced Parking Lot



Northwest View

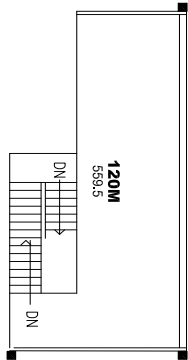
Floor Plan - 1st Floor



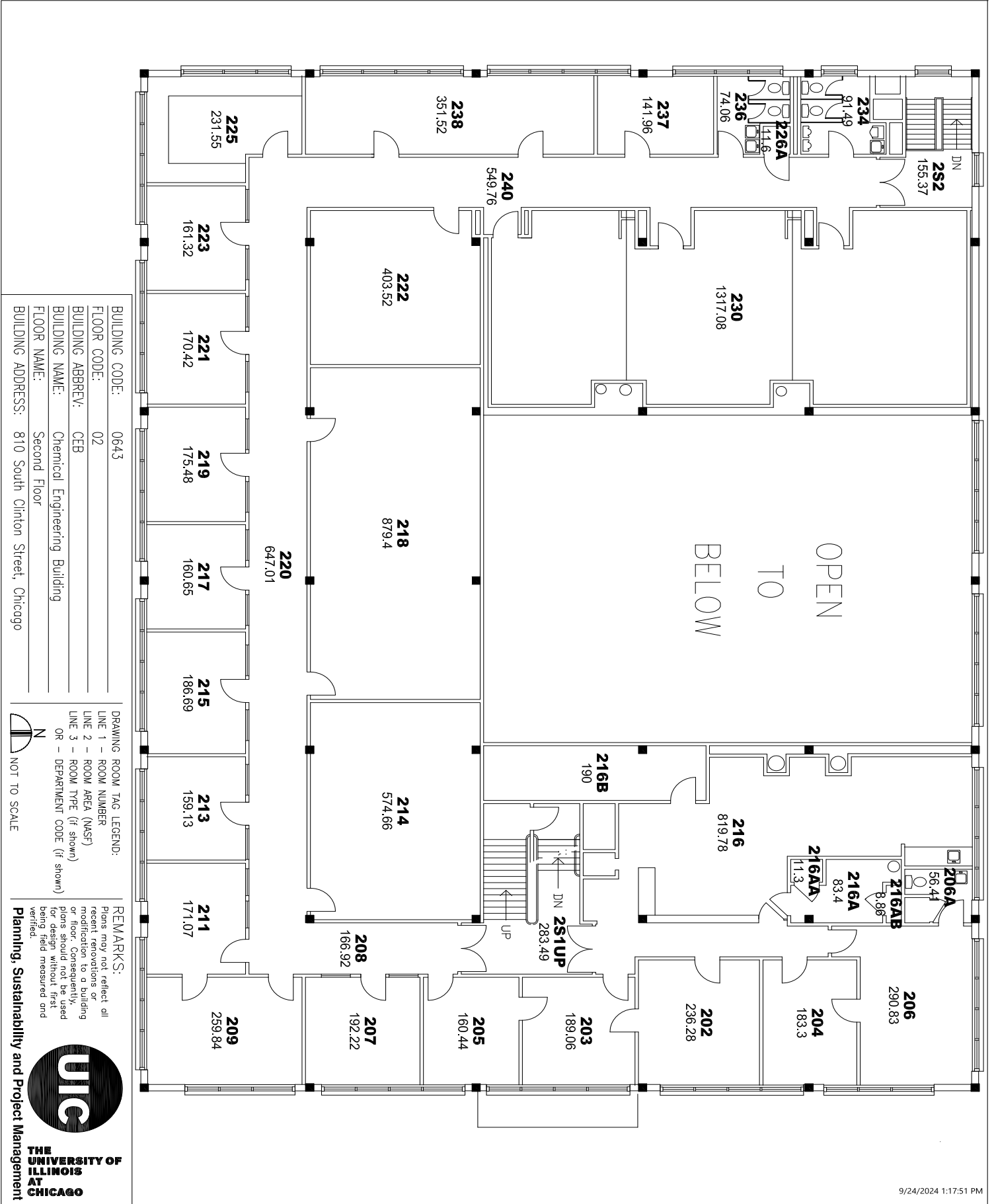
BUILDING CODE: 064.3
 FLOOR CODE: 01
 BUILDING ABBREV: CEB
 BUILDING NAME: Chemical Engineering Building
 FLOOR NAME: First Floor
 BUILDING ADDRESS: 810 South Clinton Street, Chicago

DRAWING ROOM TAG LEGEND:
 LINE 1 - ROOM NUMBER
 LINE 2 - ROOM AREA (NASF)
 LINE 3 - ROOM TYPE (if shown)
 OR - DEPARTMENT CODE (if shown)

REMARKS:
 Plans may not reflect all recent renovations or modification to a building or floor. Consequently, plans should not be used for design without first being field measured and verified.



Floor Plan - 2nd Floor



BUILDING CODE: 0643
 FLOOR CODE: 02
 BUILDING ABBREV: CEB
 BUILDING NAME: Chemical Engineering Building
 FLOOR NAME: Second Floor
 BUILDING ADDRESS: 810 South Clinton Street, Chicago

DRAWING ROOM TAG LEGEND:
 LINE 1 - ROOM NUMBER
 LINE 2 - ROOM AREA (NSF)
 LINE 3 - ROOM TYPE (if shown)
 OR - DEPARTMENT CODE (if shown)

REMARKS:
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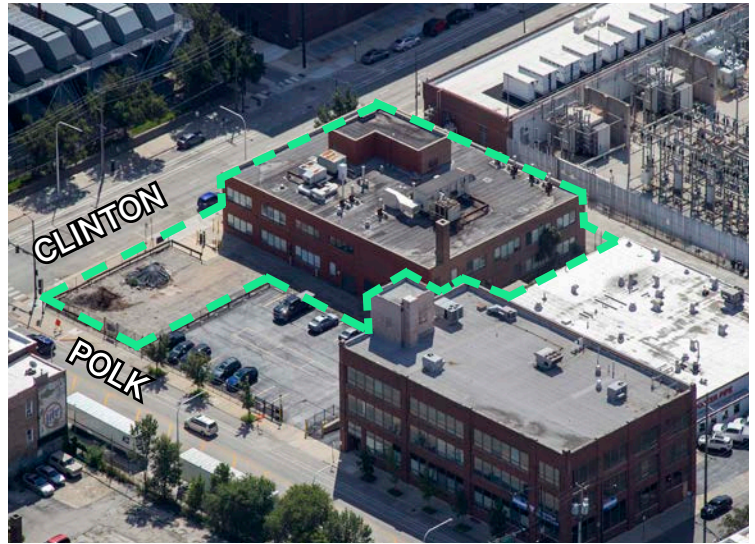


Property Overview

Near Roosevelt & Canal

The 2-story building was constructed in 1957 and was remodeled in 1984, 1985, and 1993.

- + +/- 27,375 SF Building
 - 1st Floor: 13,200 SF
 - 2nd Floor: 10,620 SF
 - Basement: 1,100 SF
 - Penthouse: 980 SF
- + +/- 0.57 AC Site
- + Parking Lot for +/- 22 Cars
- + Zoning: DS-5
- + FAR: 5.0
- + PIN: 17-16-311-021-0000
- + Ward 28 / Ald. Jason Ervin
- + 0.3 mi from Clinton Blue Line
- + Price: \$3,125,000



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