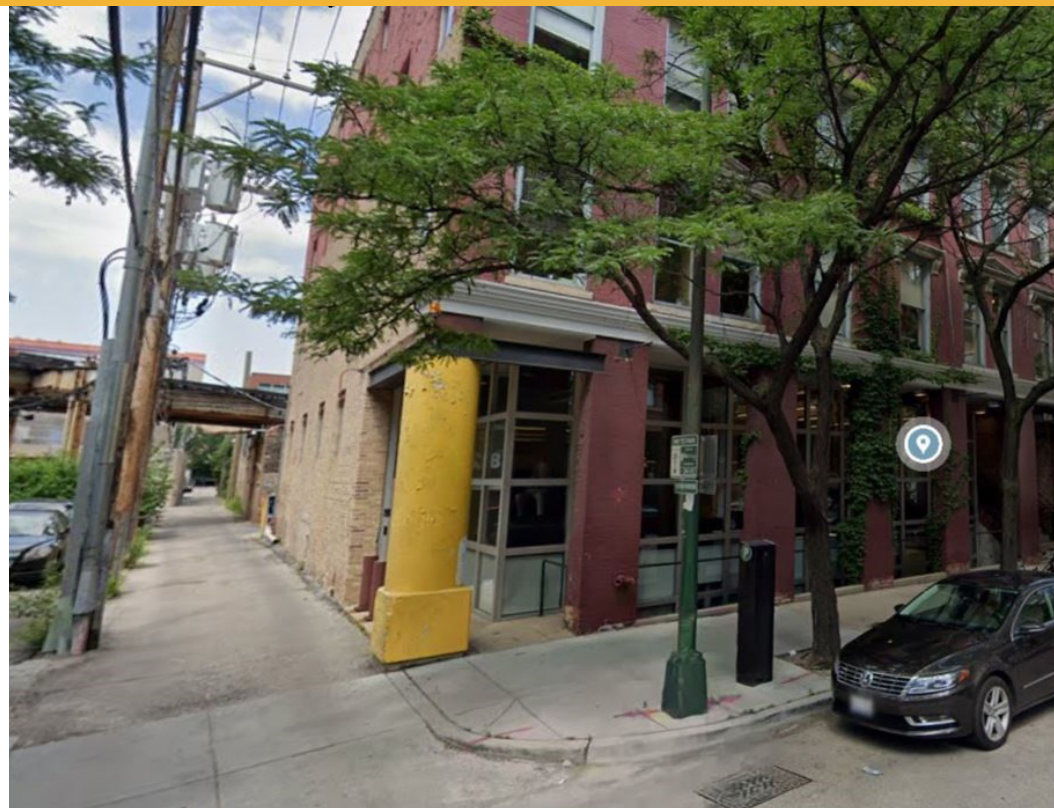
812-14 N. FRANKLIN STREET

CHICAGO, IL

CUSHMAN & WAKEFIELD

FOR LEASE

BOUTIQUE HQ OFFICE BUILDING



812-14 N. Franklin is located in River North, one of Chicago's hottest & most sought after office markets. River North has a diverse inventory of retail, hotels, residential, entertainment venues & boutique office spaces. Office users in the area include a heavy concentration of advertising & marketing firms as well as tech tenants.

Among the trendiest & most desirable places to work & live, River North offers a vibrant 24/7 urban core environment. It's home to some of Chicago's most popular restaurants, bars & entertainment venues as well as a large office market, high-end retail, art & premier hotels.

The subject is a five-story loft office building currently undergoing a complete renovation. There is a three-story plus lower level addition at the rear of the original building. The lower level is accessible via a concrete ramp from the alley, a stairwell from Franklin Street & from the stairwells & elevator within the building. There is a private 14 car parking lot adjacent to the building. The building can be used by one tenant or as a five-unit building, with one tenant per floor, as each level has separate HVAC, electrical & washrooms.

OFFERING SUMMARY

Lease Rate: $21 SF/Yr (MG)

Building Size: 22,000 SF

Available SF: 4,500 - 9,000 SF

Lot Size: 5,287 SF

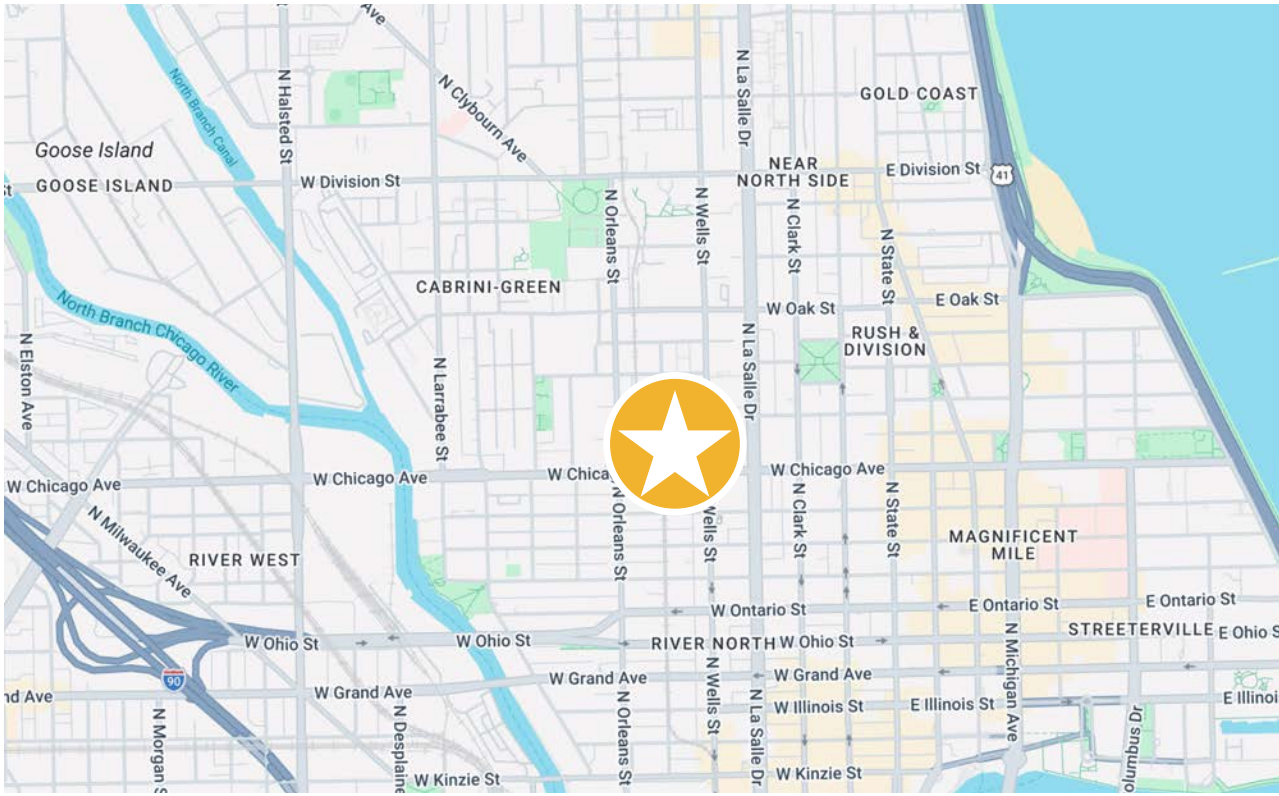
Year Built: 1905

Zoning: C1-3 & C1-5

Elevator: 1

Market: Metro Chicago

Submarket: River North



PROPERTY HIGHLIGHTS

- Ability to occupy entire building for HQ
- 14 car off street parking lot
- Timber & concrete loft construction
- Separate HVAC & utilities per floor
- Currently undergoing a complete renovation

PUBLIC TRANSPORTATION

- 0.1 Miles to Brown & Purple Line Chicago Avenue Station
- 0.4 miles to Red Line Chicago Avenue Station

LEASE INFORMATION

Lease Type:	MG	**Lease Term:**	Negotiable
Total Space:	4,500 - 9,000 SF	**Lease Rate:**	$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3rd Floor - Suite 300	Available	4,500 SF	Modified Gross	$21.00 SF/yr	-
4th Floor - Suite 400	Available	4,500 SF	Modified Gross	$21.00 SF/yr	-

Lease Rate:	**$21 SF/YR**

LOCATION INFORMATION

Street Address:	812-14 N. Franklin Street
City, State, Zip:	Chicago, IL 60610
County:	Cook
Market:	Metro Chicago
Sub-market:	River North

PROPERTY INFORMATION

Property Type:	Boutique HQ Office Building
Property Subtype:	Office Building
Zoning:	C1-3 & C1-5
Lot Size:	5,287 SF
APN #:	14-04-444-009

BUILDING INFORMATION

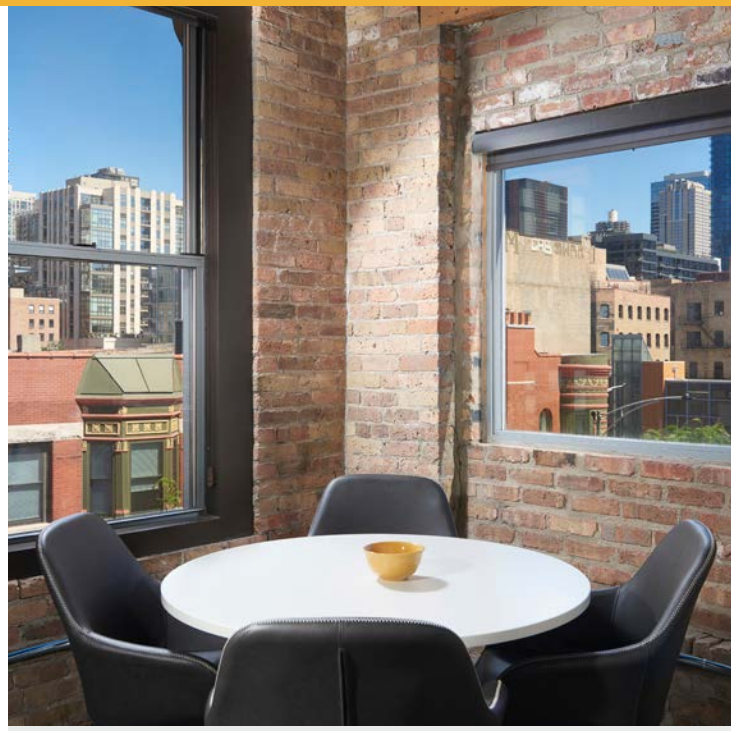
Building Size:	22,000 SF
Building Class:	C
Tenancy:	Multiple
Number of Floors:	5
Average Floor Size:	4,500 SF
Year Built:	1905
Free Standing:	Yes

UTILITIES & AMENITIES

Number of Elevators:	1
Central HVAC:	Yes

PARKING & TRANSPORTATION

Parking Type:	Surface
Number of Parking Spaces:	14
CTA Brown & Purple Line Trains:	Steps to the Chicago Ave Stop
CTA Red Line Trains:	4 blocks to the Chicago Ave Stop



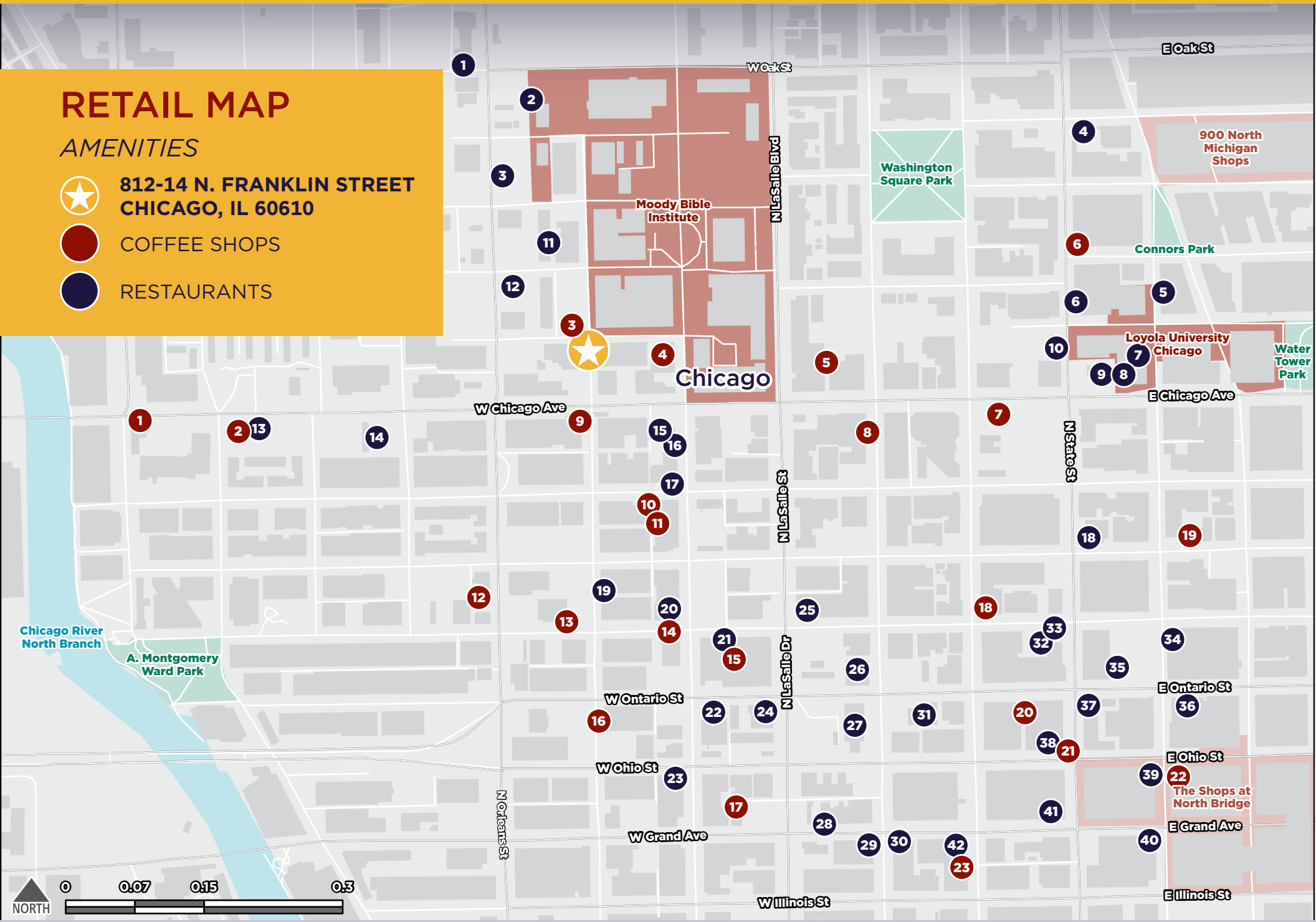
RETAIL MAP

AMENITIES

812-14 N. FRANKLIN STREET
CHICAGO, IL 60610

COFFEE SHOPS

RESTAURANTS



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