

CRE ADVISING



1438-40 WEST LAKE STREET

FLEX/INDUSTRIAL/LOFT-OFFICE BUILDING FOR SALE

FULTON MARKET

PROPERTY DETAILS

SIZE

Building: Approximately 8,000 square feet

Lot: Approximately 6,250 square feet

PRICE

Subject to Offer

BUILDING HIGHLIGHTS

- ▶ Flex/industrial/loft-office building for sale
- ▶ Great investment opportunity
- ▶ Large first floor warehouse space with additional second floor office space
- ▶ Zoning: PMD-4B
- ▶ 2023 Taxes: \$53,030
- ▶ Building boasts tall ceilings, tons of natural light, and three overhead drive-in doors
- ▶ Lower West roof: 7 years into 10-year warranty
- ▶ Upper East roof: 7 years into 15-year warranty
- ▶ Basement has had small concrete reinforcement
- ▶ New North side masonry wall and new exterior lighting off Lake Street

TENANT OVERVIEW

Building is fully leased to ABM Janitorial, a division of ABM Industries, a New York-based global facility solutions company. With 100,000+ employees serving over 20,000 clients within 15 different industries and across 250+ offices internationally, ABM is one of the largest providers of facility services and solution in the world, with annual revenue totaling over \$7B. They were first named to the Fortune 500 list in 2016, ranking 485th and as of June 2024, ABM was ranked 466th. Their range of facility services include electrical, lighting, energy, facility engineering, heating, ventilation, air conditioning, mechanical, janitorial services, landscape, grounds, parking, and transportation. ABM's services also include energy efficiency and sustainability solutions.

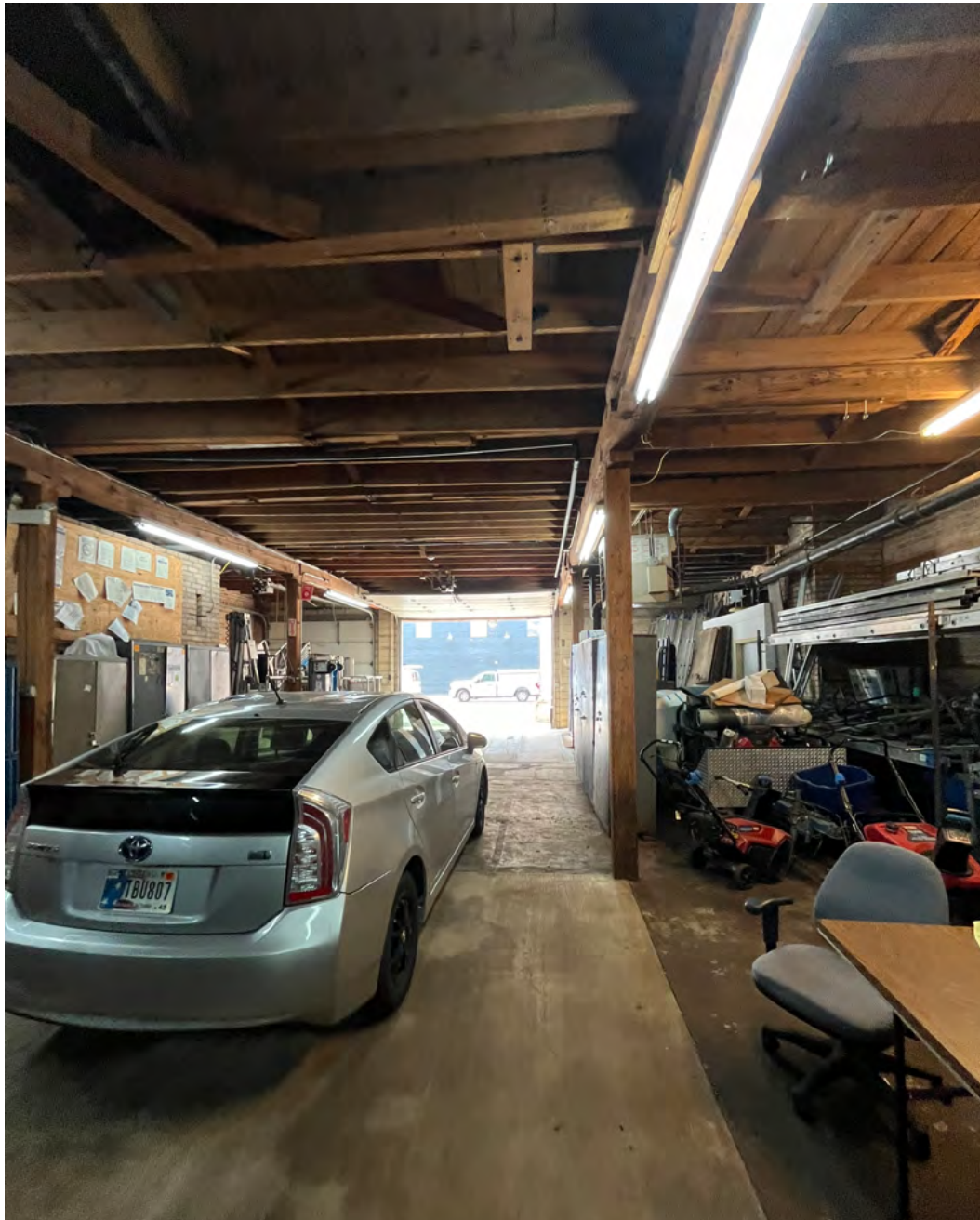
Link to tenant website:

<https://www.abm.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



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTO



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 1438-40 W Lake 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

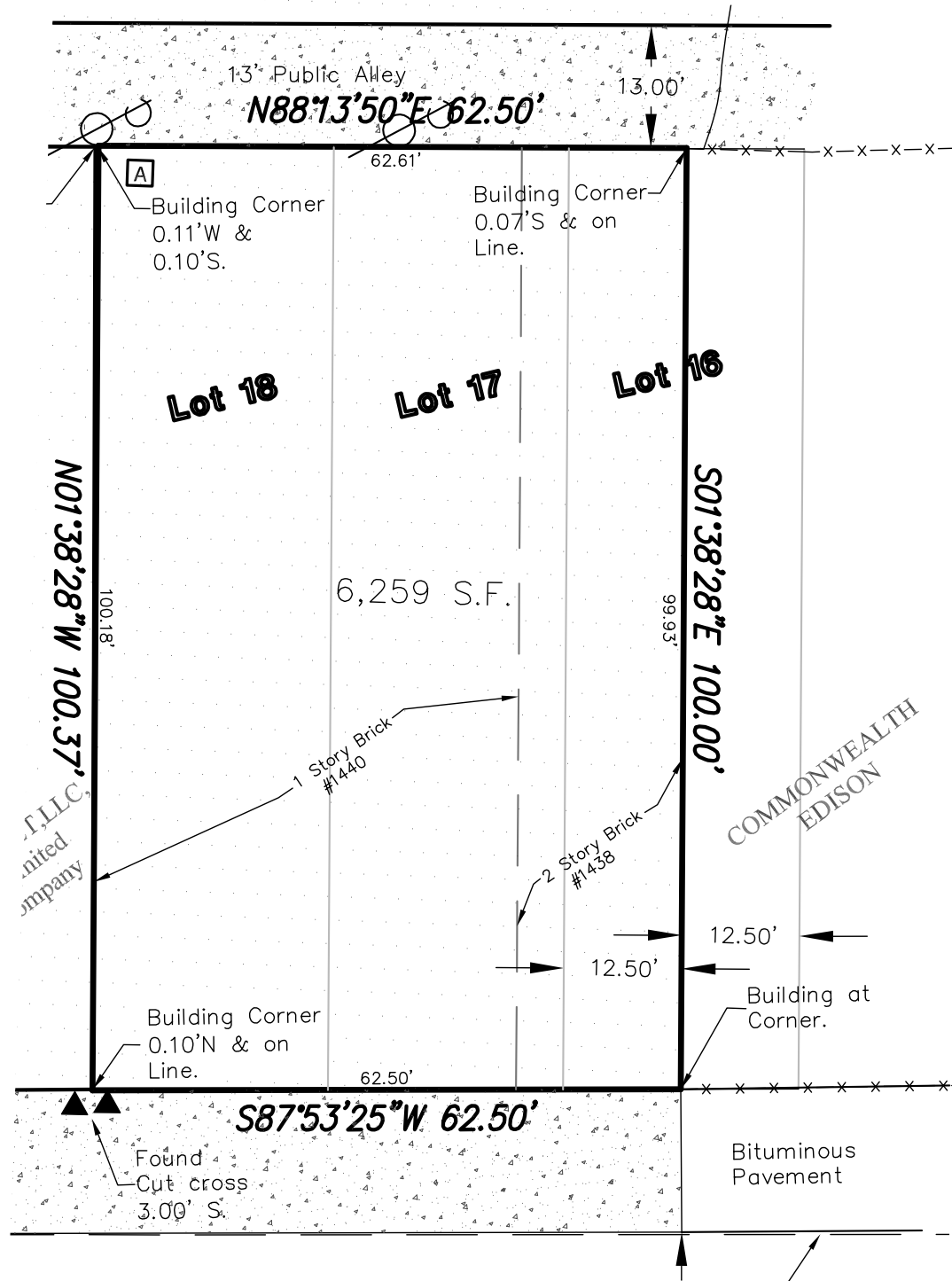
RETAIL

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



PROPOSED RENDERING



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EXCLUSIVE AGENTS

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