

# 175 W WASHINGTON ST - CHICAGO

175 WEST WASHINGTON STREET, CHICAGO, IL 60602

real

Real Broker, LLC



## OFFERING MEMORANDUM

PRESENTED BY:

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Brokered by: Real Broker, LLC

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## SECTION I

# Investment Overview



## OFFERING SUMMARY

Price: \$4,840,000

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Price / SF: \$212.09

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Rentable SF: 22,820

## PROPERTY DESCRIPTION

Real Broker, LLC is pleased to present 175 W Washington Street, a three-story historic office building located in the heart of Chicago's Central Loop district. The subject property consist of approximately 22,820 square feet, with an average of 7,500 square feet on the first two floors with a mezzanine area of 5,200 square feet and 2,450 square feet of third floor space. 175 W Washington Street is a desirable investment due to it's attractive location and it's "orange-tag" designation by the Chicago Landmarks Association.

The Chicago Loop is home to Chicago's commercial core and is the second largest commercial business district in North America after Midtown Manhattan in New York City.

## PROPERTY SUMMARY

APN:	17-09-457-006-0000, 17-457-011-0000
County:	Cook
Building Class:	B
Building SF:	22,820
Lot Size:	0.19 Acres
Year Built:	1933
Floors:	3
Zoning:	DC-16
Ownership Type:	Fee Simple

## INVESTMENT HIGHLIGHTS

- Just Under 23,000 Square Feet of Office and Retail Space in the Heart of Chicago's Downtown Loop District
- The Subject Property Offers Three Levels of Space With an Average of 7,500 Square Feet Of Space on Each Level
- The Subject Property is An "Orange-Tag" Designation by the Chicago Landmark Association.
- Interior Space Currently Built Out for Office and Retail Use
- Located In the Heart of the Chicago Downtown Loop Business District, the Second Largest Commercial Business District in North America





## SECTION II

# Property Photos & Maps

# SITE VIEW - AERIAL

175 W Washington St - Chicago  
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# SITE VIEW - PARCELS

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# PROPERTY PHOTOS

175 W Washington St - Chicago  
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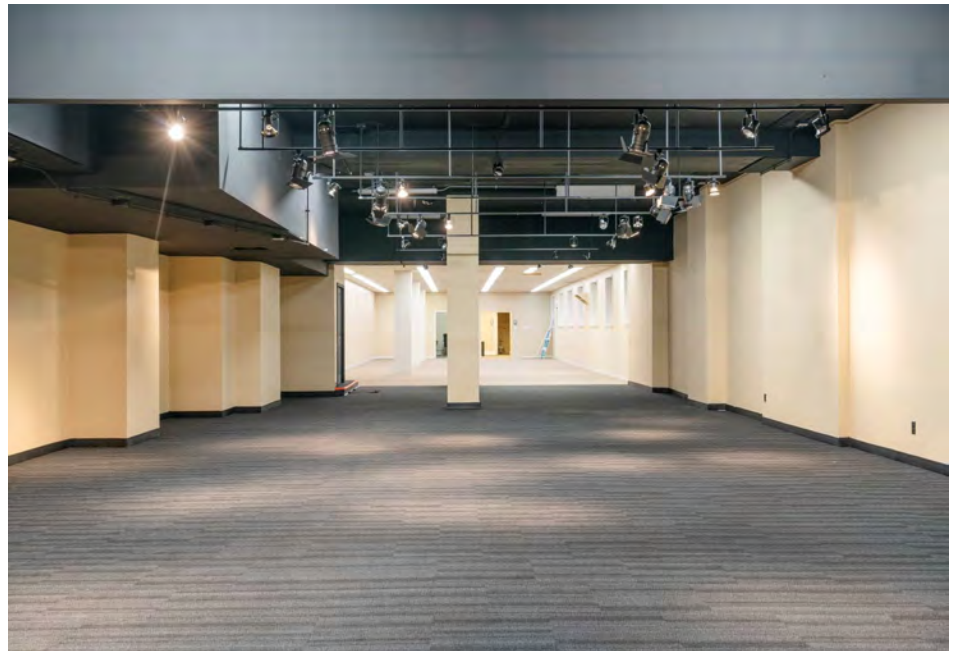
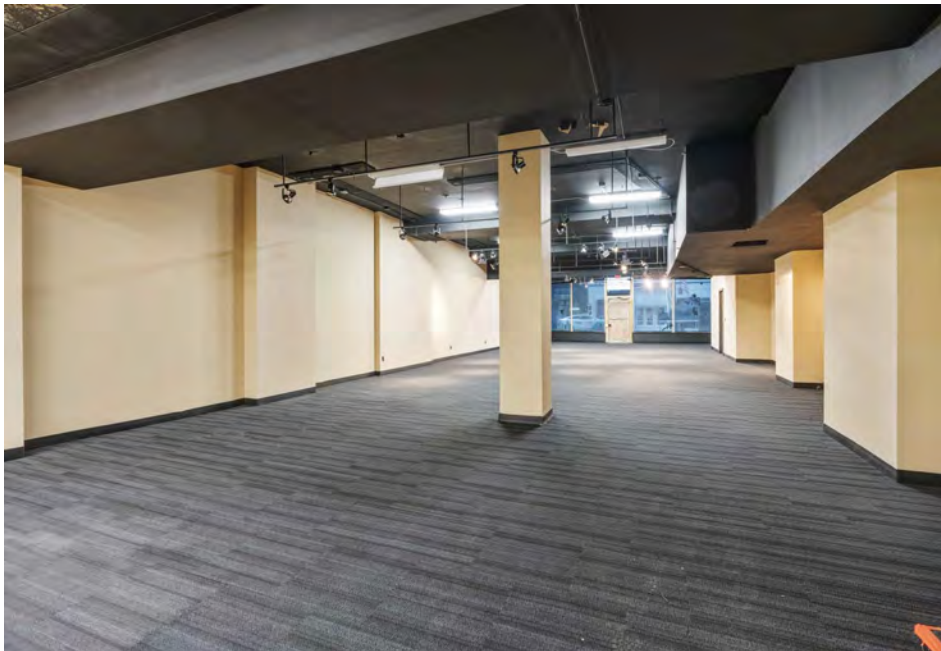
# PROPERTY PHOTOS

175 W Washington St - Chicago  
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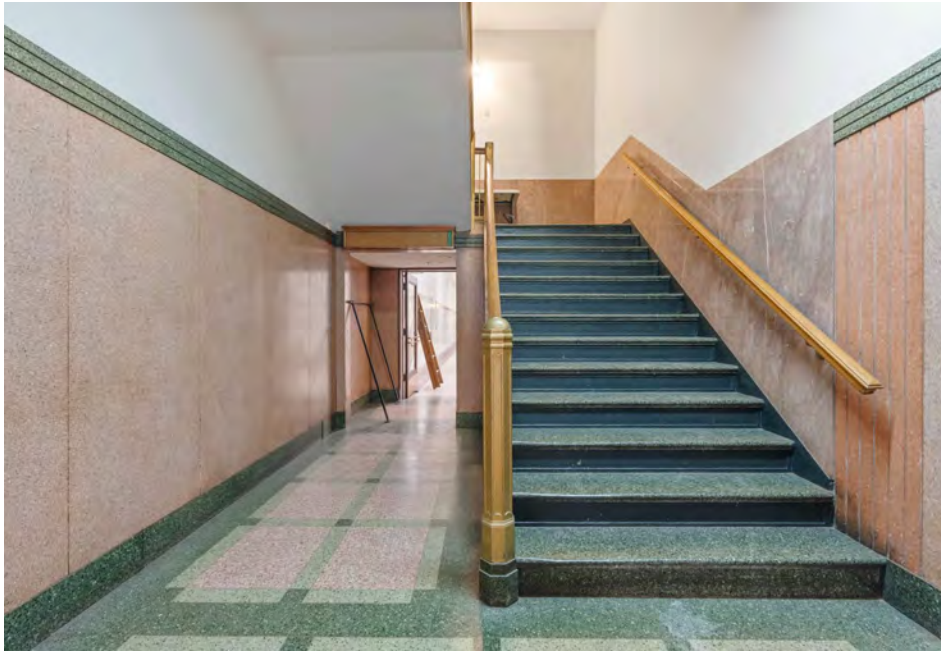
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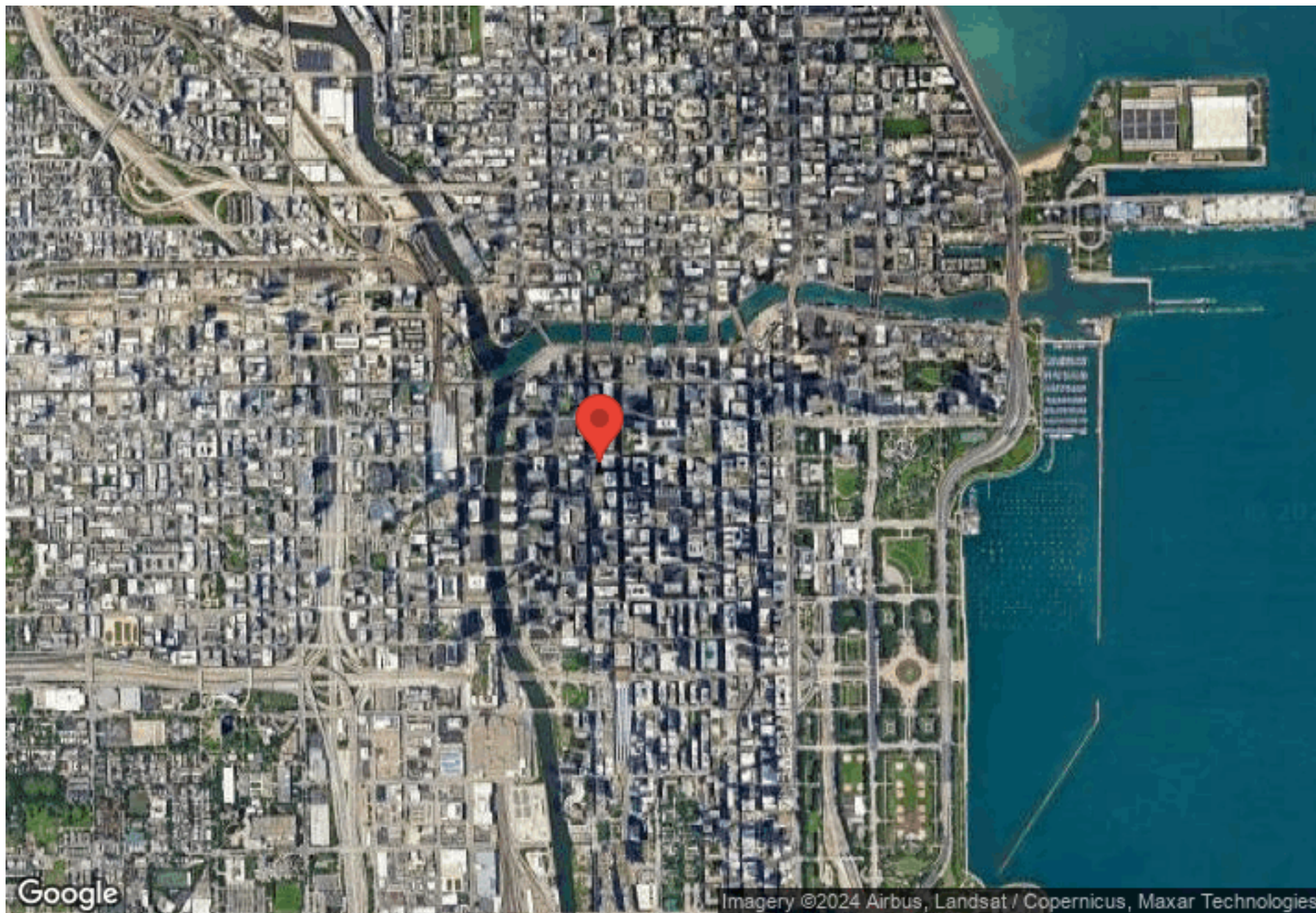
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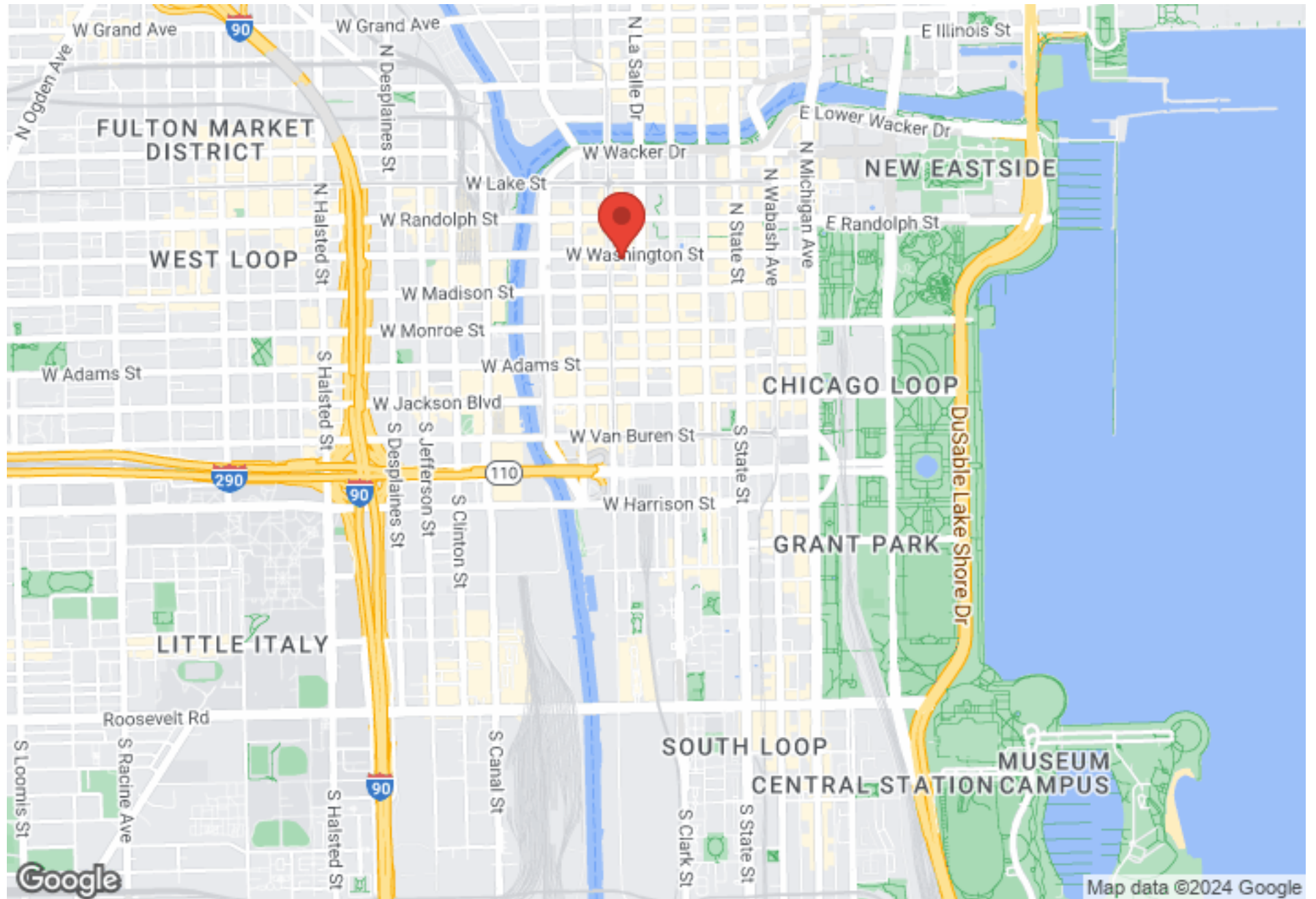
# AERIAL MAP - DISTANT

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# REGIONAL MAP

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## SECTION III

# Location Overview

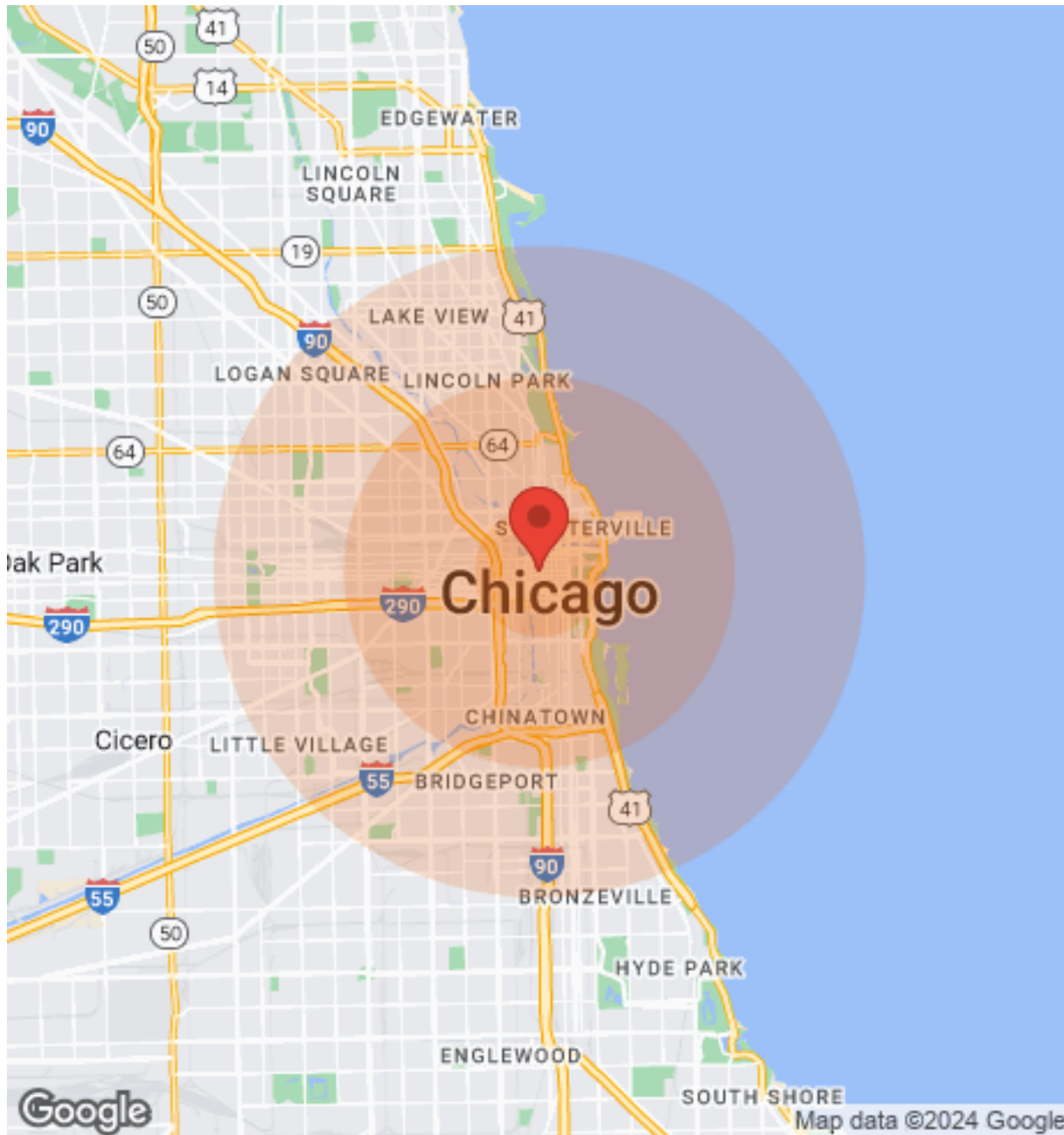
### LOCATION OVERVIEW & HIGHLIGHTS

- Chicago is the most populous city in the State of Illinois and in the Midwestern United States.
- Chicago is the third most populous city in the United States behind New York City and Los Angeles.
- Chicago is the center of the Chicago Metropolitan Area, often called "Chicagoland" and is home to 9.6 million residents.
- Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications and transportation.
- Chicago has one of the highest gross domestic products of any urban region in the world, generating \$689 billion in 2018.
- Chicago is a major destination for tourism, including visitors to its cultural institutions, and Lake Michigan beaches.



# DEMOGRAPHICS

175 W Washington St - Chicago  
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Population	1 Mile	3 Miles	5 Miles
Male	38,347	166,653	401,171
Female	36,488	168,325	394,436
Total Population	74,835	334,978	795,607

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,520	41,807	129,757
Ages 15-24	2,977	22,591	73,200
Ages 25-54	39,644	171,229	404,212
Ages 55-64	11,522	44,276	90,691
Ages 65+	15,172	55,075	97,747

Income	1 Mile	3 Miles	5 Miles
Median	\$91,744	\$71,072	\$51,926
< \$15,000	4,158	25,936	60,543
\$15,000-\$24,999	1,862	11,870	33,068
\$25,000-\$34,999	1,921	10,971	28,717
\$35,000-\$49,999	3,695	17,195	41,176
\$50,000-\$74,999	7,857	28,332	58,610
\$75,000-\$99,999	6,096	20,490	39,824
\$100,000-\$149,999	8,357	25,637	46,210
\$150,000-\$199,999	3,835	12,848	21,736
> \$200,000	6,465	22,028	34,530

Housing	1 Mile	3 Miles	5 Miles
Total Units	52,483	207,890	433,319
Occupied	42,100	177,990	375,020
Owner Occupied	18,860	73,872	142,680
Renter Occupied	23,240	104,118	232,340
Vacant	10,383	29,900	58,299

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