

## FOR SALE

17 E. 23<sup>RD</sup> STREET | CHICAGO, IL

## Specifications

|                        |                                     |
|------------------------|-------------------------------------|
| Total Building Area:   | ± 29,500 SF                         |
| 1 <sup>ST</sup> Floor: | ± 9,834 SF                          |
| 2 <sup>ND</sup> Floor: | ± 9,833 SF                          |
| 3 <sup>RD</sup> Floor: | ± 9,833 SF                          |
| Basement:              | ± 9,834 SF                          |
|                        | (not included in total building SF) |

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Total Land Area:  | ± 9,859 SF                                                                                                        |
| Loading:          | 1 Exterior Short-Truck Dock                                                                                       |
| Freight Elevator: | 2,000 lb Capacity In-place,<br>(Non-Operable)                                                                     |
| Ceiling Heights:  | 13'9" (1 <sup>ST</sup> Floor)   10'10" (2 <sup>ND</sup> Floor)<br>11'7" (3 <sup>RD</sup> Floor)   7'7" (Basement) |
| Column Spacing:   | 16' x 19'3" (N-S x E-W)                                                                                           |
| Construction:     | Masonry & Heavy Timber                                                                                            |
| Zoning:           | DS-3<br>Downtown Service District                                                                                 |
| Alderman:         | Pat Dowell   3 <sup>RD</sup> Ward                                                                                 |
| RE Taxes:         | \$62,616 = \$2.12 PSF                                                                                             |
| Sale Price:       | \$2,350,000                                                                                                       |



Located in a Federal Opportunity Zone

8-Minute Walk to  
McCormick Place Convention Center

Steps Away from Green Line CTA Stop

1-Minute walk to  
CTA Bus Stop on State Street5-Minute Walk to  
CTA bus stop on Cermak Road5-Minute Drive to  
Soldier Field and Museum Campus10-Minute Drive to  
Central Business District

3-Minute Drive to I-55 Expressway



3-Minute Drive to I-90/94 Expressway



9-Minute Drive to I-290 Expressway



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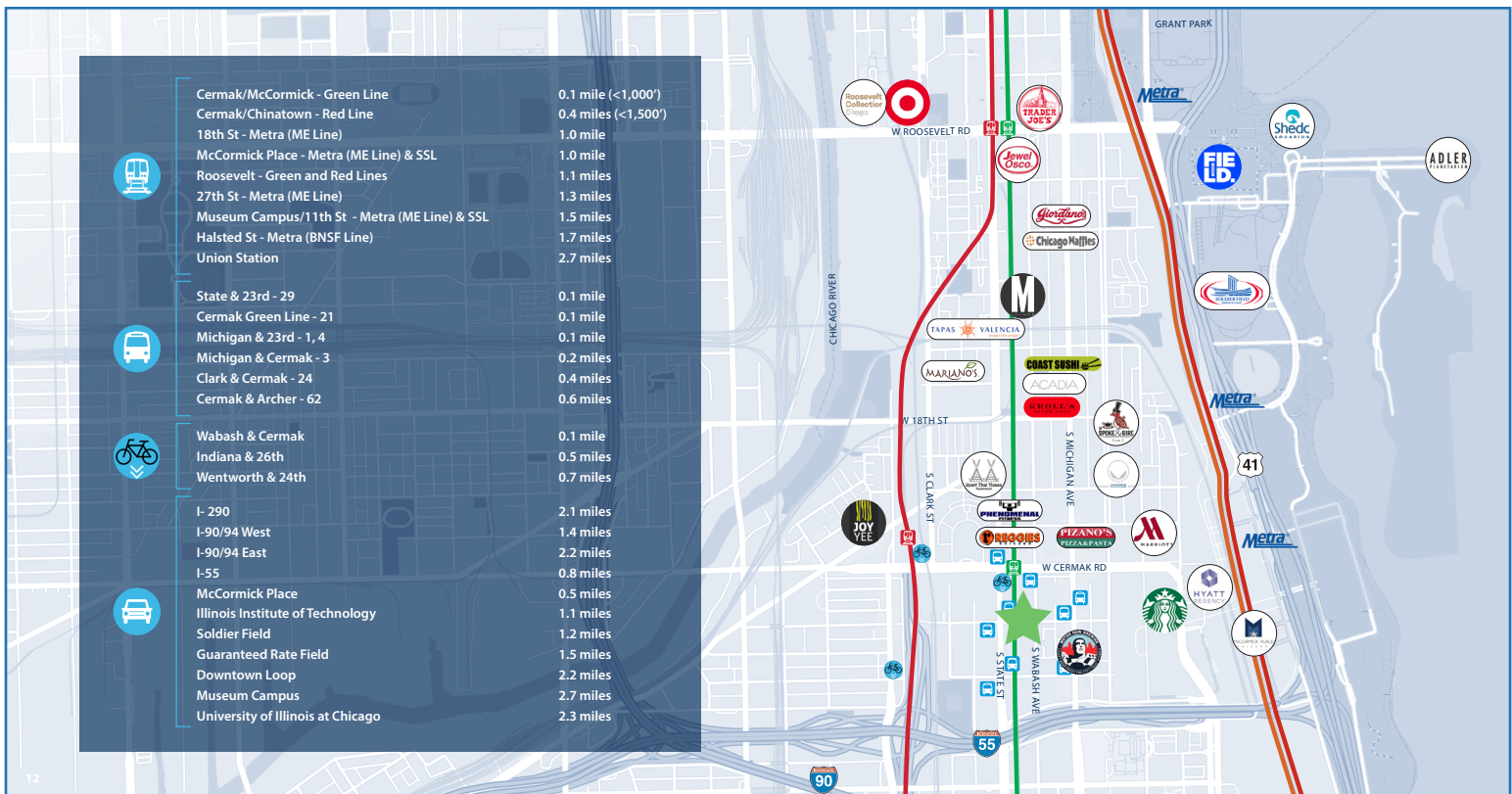
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## SURROUNDED BY GROWTH



**Cawley Commercial Real Estate**  
(630) 810-0300  
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Oakbrook Terrace, IL 60181

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## TRANSIT ORIENTED DEVELOPMENT

Established in 2013 and expanded in 2019, Chicago's Transit-Oriented Development (TOD) Zoning Code now includes streets with high-frequency bus service and ridership comparable to rail lines.

### TOD Initiatives

- » Development around Chicago's transit assets
- » Reduce carbon footprint, and household costs associated with car ownership
- » Increase access to public transportation
- » Promote development and affordability in communities

### TOD Requirements

- » Location within 1,320' of a CTA, Metra or certain CTA bus line corridor stops, or within 2,640' of a CTA, Metra or certain CTA bus line corridor stops along a "pedestrian street" / "pedestrian retail street."
- » Locations within 660 feet of a CTA, METRA or certain CTA bus line corridors stops are eligible for additional benefits

### TOD Benefits

- » Minimum Lot Area Reduction
- » Floor Area Ratio (FAR) may be increased an additional 1.0
- » Increase in Building Height
- » Minimum off-street automobile parking ratios reduced by 50%
- » As much as 100% of required off-street parking may be reduced for residential uses with approval as special use
- » Minimum off-street parking ratios for non-residential uses may be reduced by 50% to 100%
- » Limits on efficiency units do not apply to TOD projects within 660' of station or stop



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