

RECEIVERSHIP SALE

*215, 221, & 223 West Ohio Street,
Chicago, IL 60654*

*Value-Add Office Property / Potential Conversion
Opportunity In Downtown Chicago*

OFFICE PORTFOLIO FOR SALE

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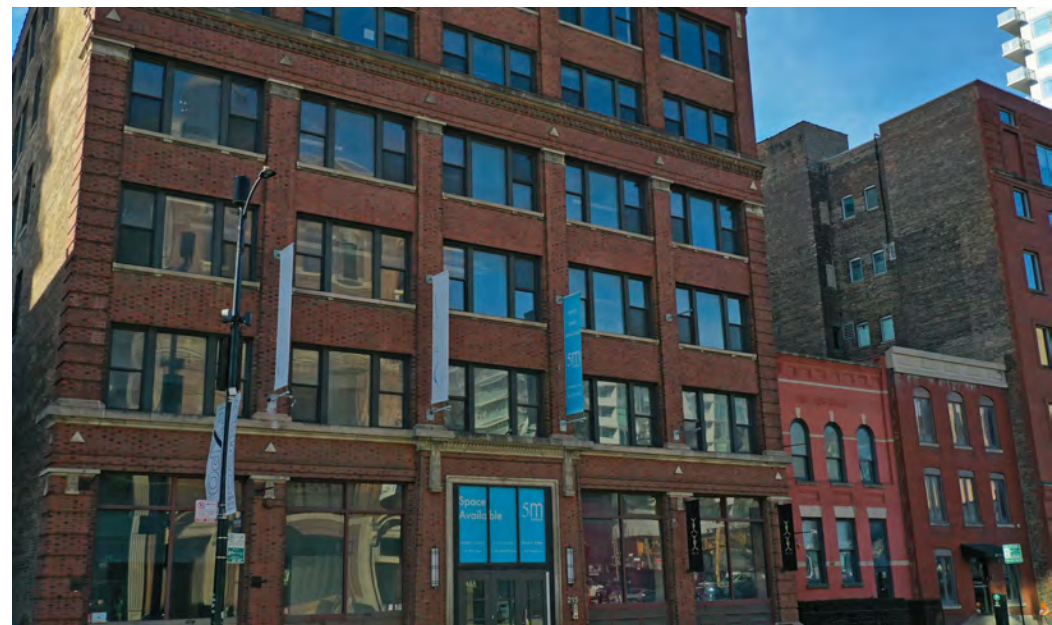
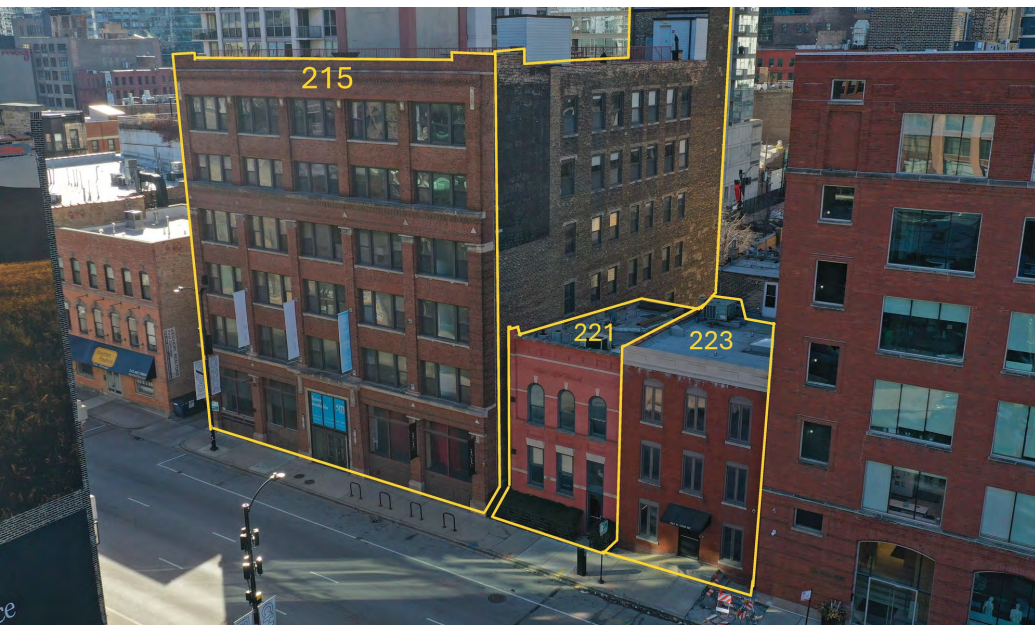
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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Portfolio Size:	60,345 SF
Lot Size:	0.29 Acres
Occupancy:	0%
Zoning:	DX-7
Market:	Chicago
Submarket:	River North
Traffic Count:	Approx. 31,310 VPD

Property Overview

The offering presents a rare opportunity to acquire a three (3) building contiguous office portfolio with meaningful lease-up, repositioning, and redevelopment potential in the heart of Chicago's River North neighborhood. The portfolio consists of a six-story, 47,880-square-foot office building at 215 W Ohio Street, a two-story, 3,654-square-foot building at 221 W Ohio Street, and a three-story, 8,811-square-foot building at 223 W Ohio Street, combining for 60,345 contiguous square feet. With immediate vacancy across the entire portfolio, the Property offers investors the flexibility to pursue a traditional office leasing strategy, execute a broader repositioning plan, or capitalize on longer-term multifamily, hospitality, or mixed-use conversion potential. Positioned in one of Chicago's most desirable urban neighborhoods, the Property benefits from immediate access to the Ohio/Ontario feeder ramps, nearby public transit, and River North's dense concentration of dining, retail, hospitality, and residential demand drivers.

Property Highlights

- Three (3) building office portfolio featuring 60,345 SF of contiguous space in Chicago's River North neighborhood
- Rare opportunity to acquire a value-add downtown asset with meaningful upside through lease-up, repositioning, or conversion to multifamily and/or hospitality
- Located in one of Chicago's most amenitized urban neighborhoods, surrounded by strong residential, retail, dining, and hospitality demand drivers

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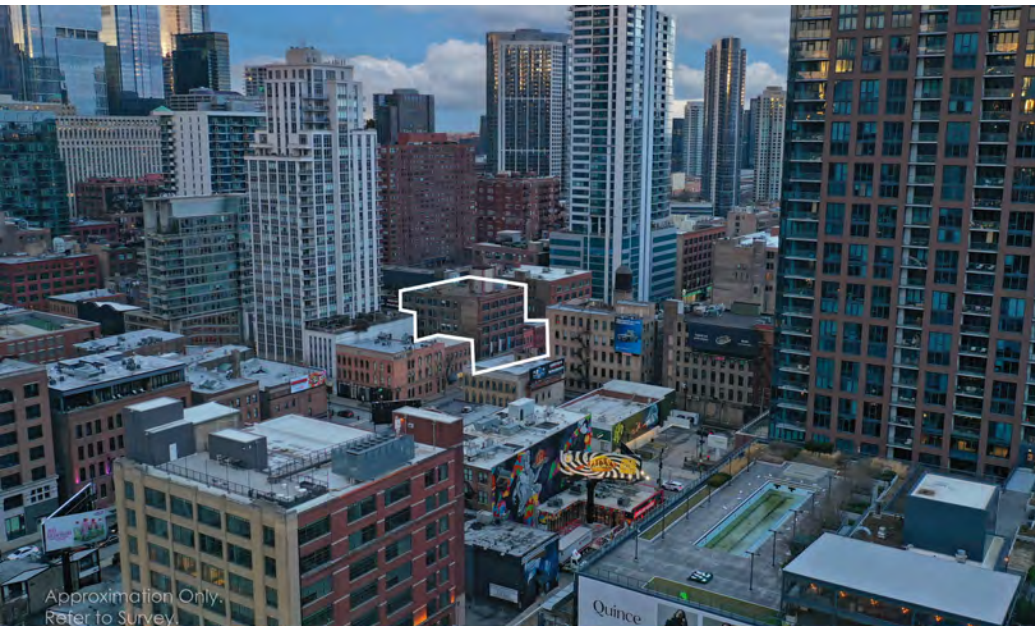
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LOCATION INFORMATION

OFFICE PORTFOLIO FOR SALE

LOCATION DESCRIPTION

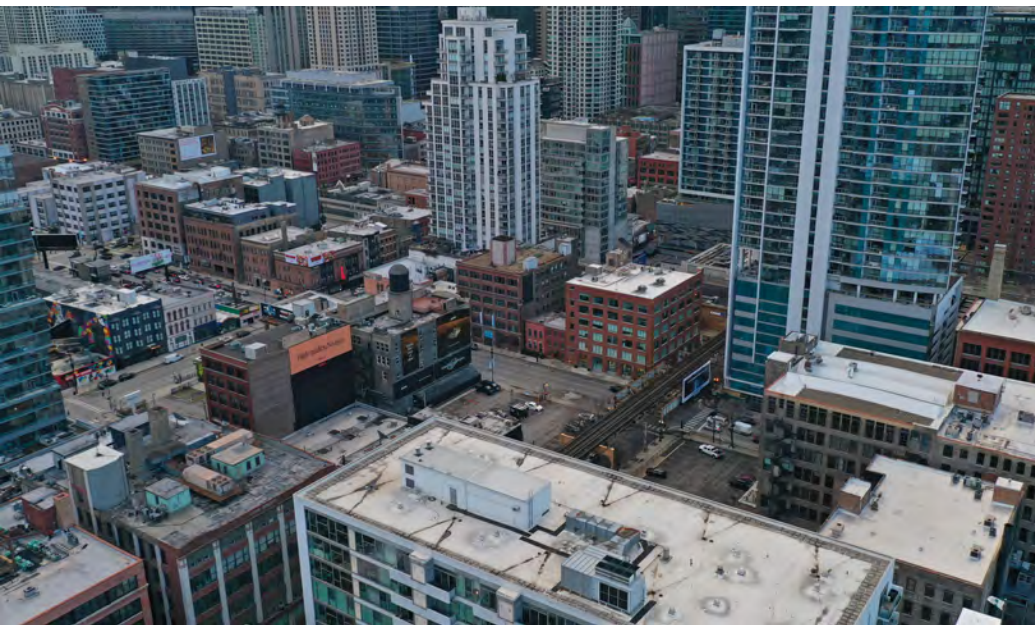


Approximation Only.
Refer to Survey.

Location Description

215–223 W Ohio Street is located along the south side of Ohio Street, just west of Wells Street, in the heart of Chicago’s River North neighborhood. Widely regarded as one of the city’s most dynamic and affluent live-work-play districts, River North offers a rare combination of strong demographics, premier accessibility, and a deep amenity base. More than 132,000 residents live within one (1) mile of the Property, with average household income exceeding \$152,000, supporting a dense concentration of restaurants, hotels, nightlife, galleries, fitness clubs, and daily-needs retail. The Property benefits from outstanding access throughout the city and region, including walkability to the Chicago Avenue CTA station, multiple bus lines, immediate connectivity to Interstate 90/94 via the Ohio/Ontario feeder ramps, and close proximity to Lake Shore Drive. Nearby amenities include Whole Foods, Target, East Bank Club, Starbucks Roastery, Eataly, RPM Steak, Tortoise Supper Club, and numerous other River North dining and entertainment destinations.

River North remains one of Chicago’s most established urban office submarkets, supported by its central location, transit connectivity, executive housing base, and highly amenitized environment. At the same time, the neighborhood has become a proven destination for adaptive reuse and residential conversion activity as investors look to reposition well-located assets in supply-constrained, mixed-use corridors. For buyers, 215–223 W Ohio Street presents the opportunity to capitalize on both dynamics: continued office relevance in a premier downtown submarket and longer-term optionality for residential, hospitality, or mixed-use conversion. This combination of office market depth, conversion viability, and strong underlying neighborhood fundamentals positions the Property to appeal to a wide range of value-add and redevelopment capital.



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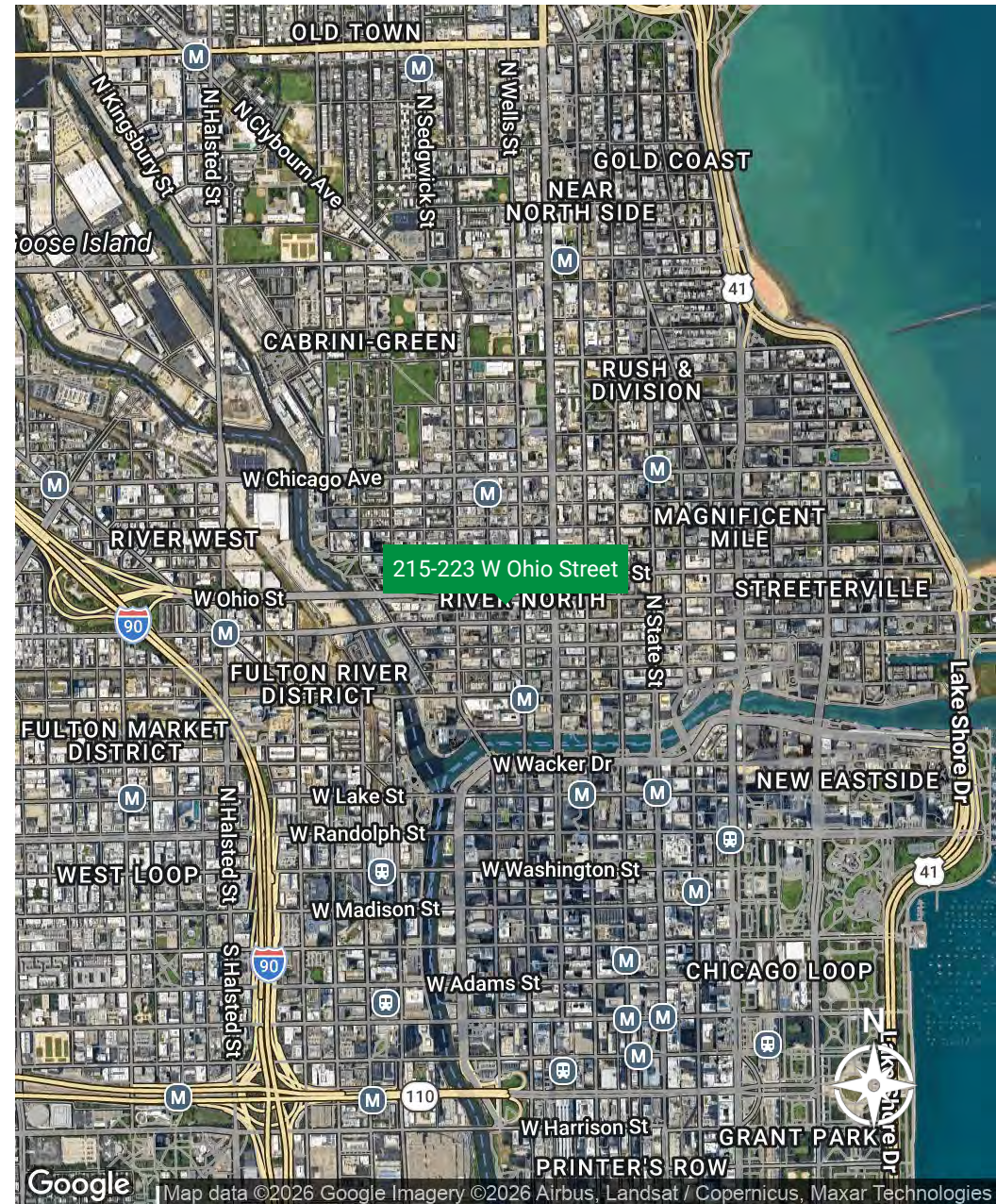
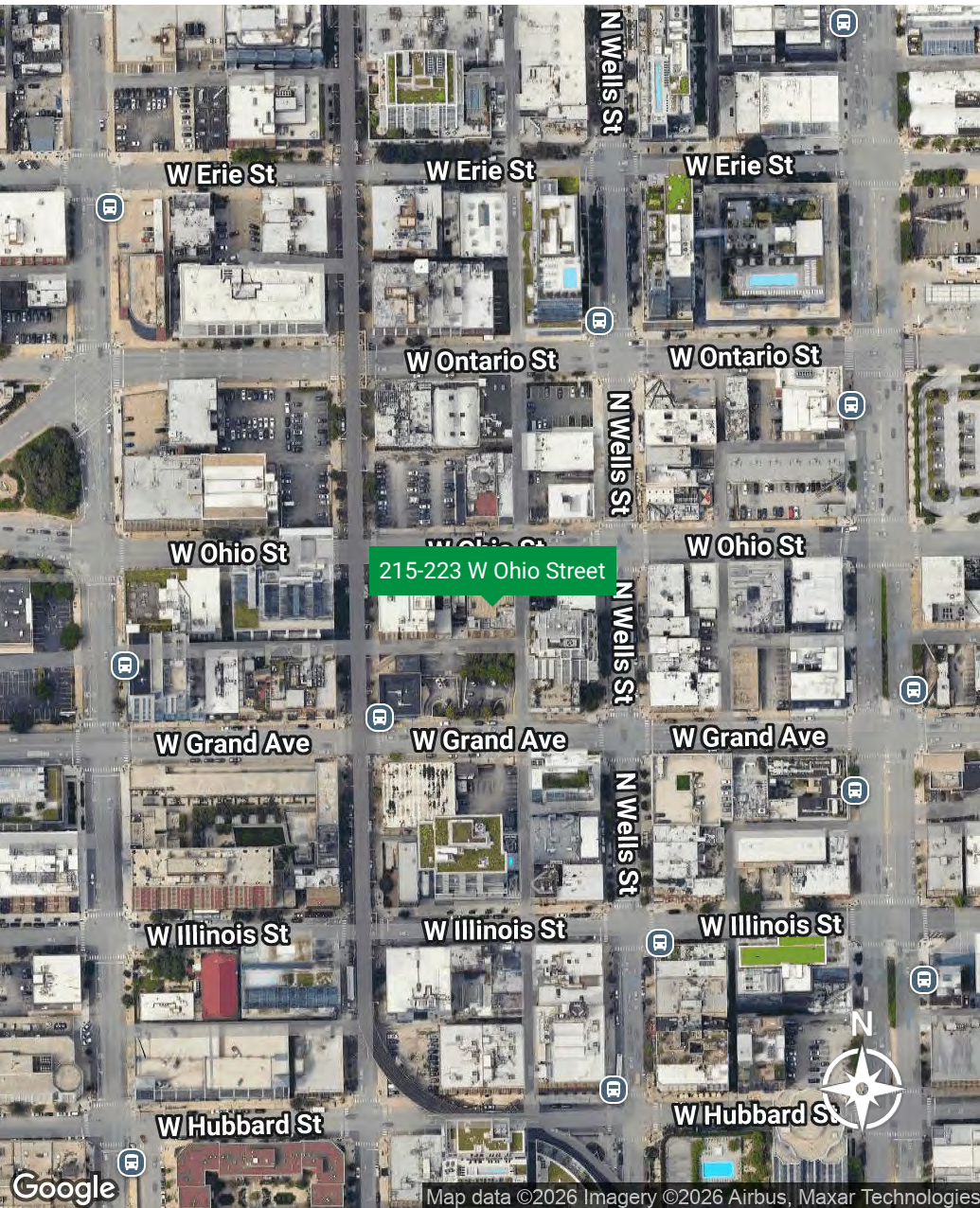
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OFFICE PORTFOLIO FOR SALE

LOCATION MAP

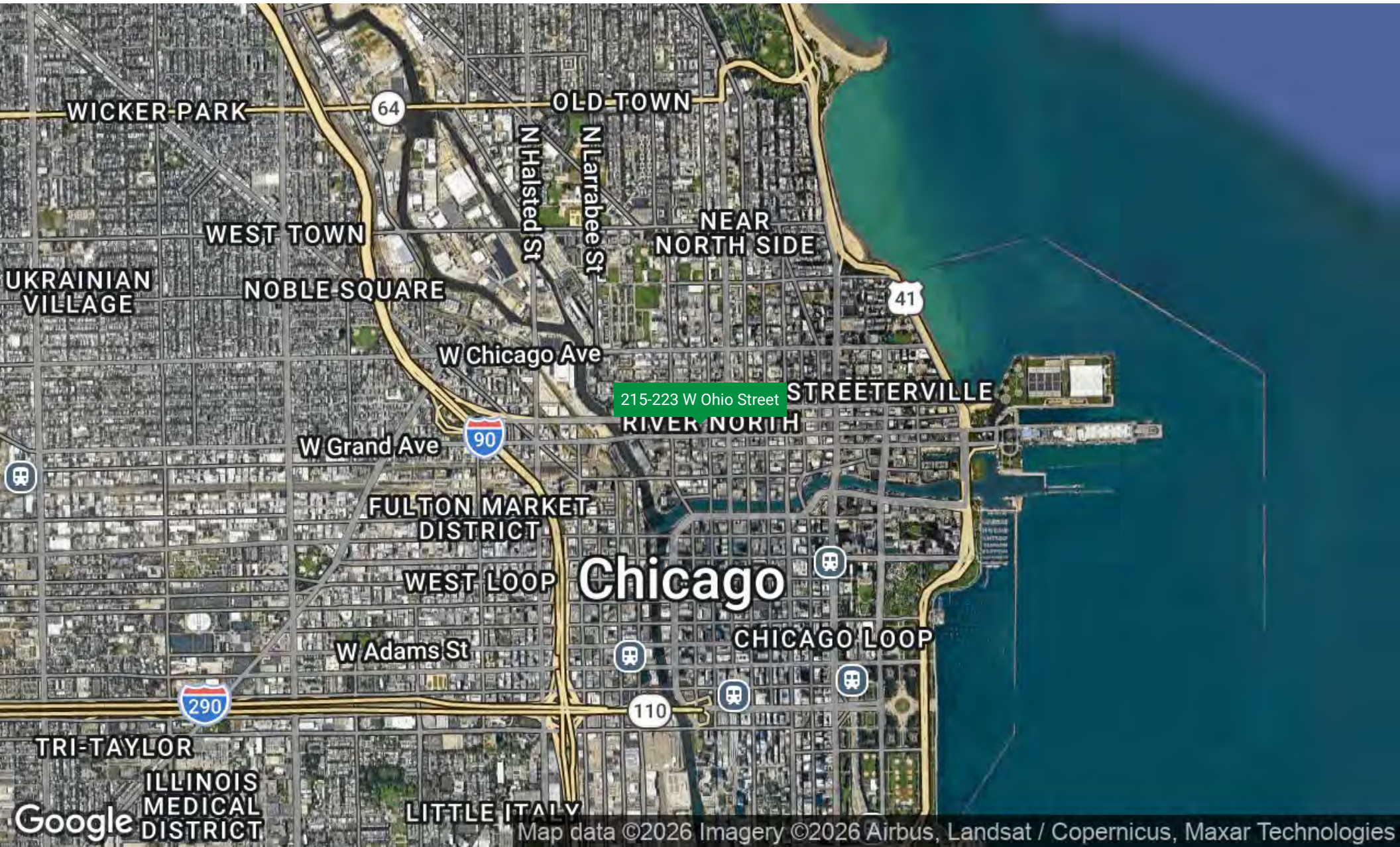


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An aerial view of a city skyline, likely New York City, with numerous skyscrapers and buildings. A large, stylized green number '3' is overlaid in the center of the image.

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DEMOGRAPHICS

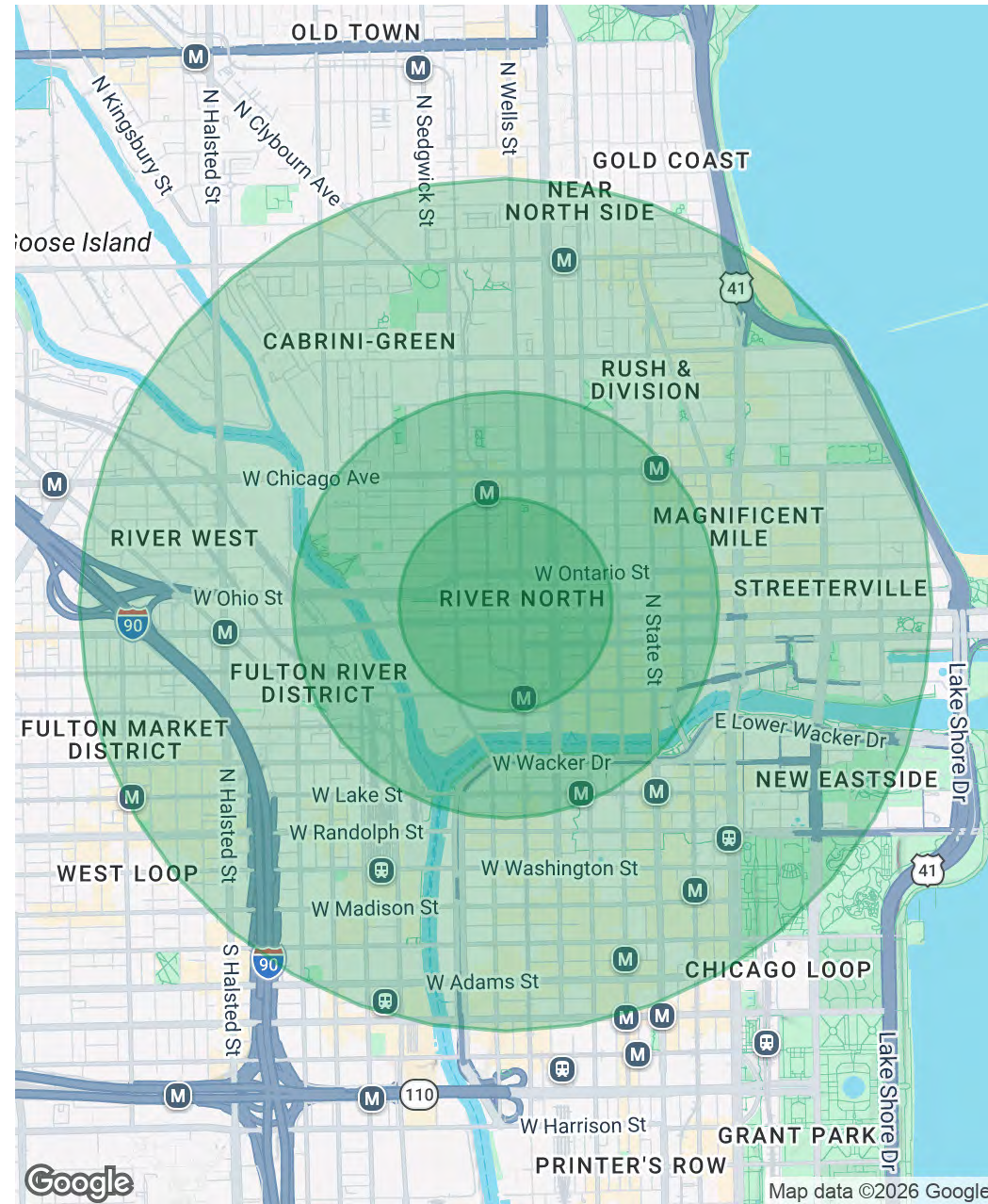
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	7,360	33,195	110,705
Average Age	33.1	33.4	35.8
Average Age (Male)	33.9	33.8	36.0
Average Age (Female)	31.4	32.6	35.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	4,873	21,609	70,332
# of Persons per HH	1.5	1.5	1.6
Average HH Income	\$197,619	\$198,365	\$192,719
Average House Value	\$541,568	\$586,633	\$662,994

2023 American Community Survey (ACS)



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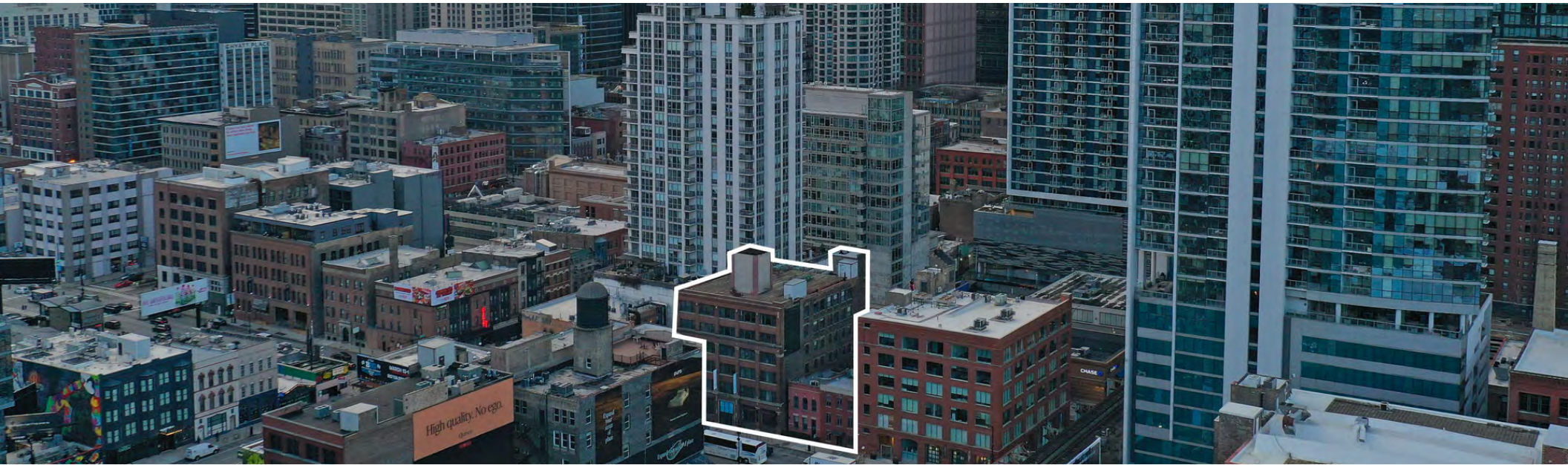
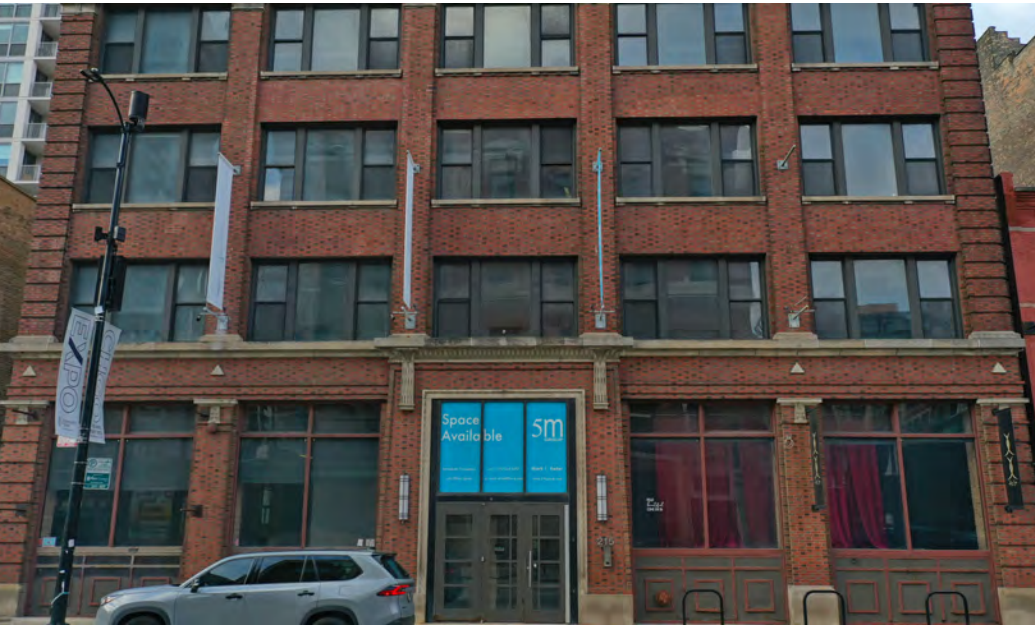
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