



COLDWELL BANKER  
COMMERCIAL

REALTY



EXCLUSIVELY LISTED OFFERING • 26 UNITS • 30,000 ± SF

**415 W HURON ST | CHICAGO, IL**



Coldwell Banker Realty is pleased to present  
415 W Huron St, Chicago, IL 60654

## Subject To Offer

**415 W Huron St** is a multi-tenant office/professional building with **twenty-six (26)** units throughout the **five floors + lower level** and **19,270±** square feet of leased space in **21,400±** square feet of gross leasable space on a 0.11-acre parcel with favorable DX-5 zoning.

The property is located in the vibrant and trendy **River North Gallery District**, surrounded by new construction, classic Chicago architecture and close proximity to highways (90/94/294/LSD).

The parcel is a well-maintained, desirable heavy timber loft building on a tree-lined street with exposed brick and natural light throughout. Secure entrance with tenant signage on the exterior of the building. Each floor has an elevator and front staircase for easy access to all floors.

All floors have access to **two private bathrooms**, a **communal kitchenette**, a **penthouse gym**, a **roof deck**, an **overhead door** for loading from the alley, and a **new elevator**.







## CAPITAL IMPROVEMENTS

The building was purchased fully vacant in 2018 and has been **completely renovated**, with significant **infrastructure improvements** that include:

- Recently renovated and fully finished basement
- Full roof tear-off and finishing
- New spacious elevator
- All-building WIFI
- New secure entry doors with cameras throughout
- Recent tuckpointing and 80% new windows
- New separate HVAC systems with remote access
- New sprinkler system
- Brand new copper plumbing
- Advanced air filtration and lobby sound systems
- Upgraded electric (800 / 500 amp)

## GREAT UPSIDE

The property is occupied with **stable and diverse tenants** with a focus on personal wellness. **Sandman Sleep**, a mattress retailer, and **Leblon Fitness**, full service athletic facility, are the anchor tenants.

The **occupancy remains high** with flexible lease terms. No tenant occupies more than 23% of the rentable space to reduce rollover risk. New ownership has an immediate upside to easily combine units or transition to net lease structures.

Each floor features approximately 4800 SF with a private kitchenette and 2 baths. The new roof deck offers panoramic skyline views and is reinforced from below for future use.



## PROPERTY HIGHLIGHTS

- **Number of Suites:** 26 Units
- **Year Built:** 1909
- **Renovated:** 2020-2022
- **Lot Size (Acres):** 0.11± Acres
- **Gross Leasable Area (Gla):** 21,400± SF
- **Gross Area (Ga):** 30,000± SF
- **Building Height:** 5 Stories and Lower Level
- **Rentable Basement:** Yes

## PROPERTY DATA

- **Property PIN:** 17-09-124-008-0000
- **Residential Multi-Unit District:** RM-6
- **Lot Size:** 4,800± SF
- **Ceiling Height:** 12"
- **Building SubType:** Loft/Creative Space
- **Building Class:** B
- **Opportunity Zone:** No
- **Zoning:** DX-5 Chicago





**INCOME**

Pro Forma Rental Income	\$676,000
Vacancy / Loss to Lease	\$125,000
Gross Income	\$551,000
Gross Expenses	\$264,300

**CURRENT NOI** **\$286,700**

- **Current Cap Rate:** 4.80%
- **Pro Forma Cap Rate:** 7.10%
- **NOI:** \$286,700
- **Spaces Occupied:** 23/26

**EXPENSES**

Security	\$1,000
Management / Secretarial	\$11,400
Insurance	\$6,700
Janitorial	\$14,000
Repairs and Maintenance	\$9,000
Supplies	\$6,000
Taxes	\$184,000
Utilities	\$28,300

**TOTAL EXPENSES** **\$264,300**

**RENT ROLL**

TENANT		RENT/MONTH	RENT/ANNUAL	LEASE TO	APPROX.SQFT
L1	HOPE IN DAY SPA	1,425.00	17,100.00	09/30/2024	500
L2	HOPE IN DAY SPA	925.00	11,100.00	09/30/2024	450
L3	SECOND CITY HEADSHOTS	600.00	7,200.00	MTM	350
L4	BYENNET WELLNESS	650.00	7,800.00	MTM	350
L5	NV BEAUTY BAR	650.00	7,800.00	MTM	350
L6	HOPE IN DAY SPA	950.00	11,400.00	MTM	350
1A	SANDMAN SLEEP	8,500.00	102,000.00	01/31/2026	3,000
2A	SNAP COURIER	1,350.00	16,200.00	MTM	300
2B	DR SURALEAH MICHAELS	1,750.00	21,000.00	MTM	500
2C	FANCY FACE WASHER	800.00	9,600.00	MTM	250
2D	LASHES BY YANNA	1,250.00	15,000.00	MTM	300
2E	CONNECT3 TODAY	1,400.00	16,800.00	MTM	450
2F	ORTHOPEDIC & MANUAL PT	650.00	7,800.00	MTM	240
2G	BUTTERFLY KISS	750.00	9,000.00	MTM	100
2H	SCALP MICRO USA	2,350.00	28,200.00	10/31/2024	750
3A					180
3B					1000
3C					970
3D	SHA RUSSELL SKINCARE	650.00	7,800.00	MTM	130
3E					480
3F	THE RADIENCE ROOM	1,200.00	14,400.00	MTM	500
4A	ECREBO	2,500.00	30,000.00	MTM	930
4B	THE ROCK AGENCY			02/28/2024	250
4C	THE ROCK AGENCY	2,100.00	25,200.00	02/28/2024	1,000
4D	THE SKIN DIVISION	1,236.00	14,832.00	MTM	310
4E	DANIELA GUINI DESIGN	1,648.00	19,776.00	MTM	780
5A	LEBLON FITNESS	10,500.00	126,000.00	12/31/2023	4,500
		<b>\$43,834.00</b>	<b>\$526,008.00</b>		<b>19,270</b>





## ABOUT THE LOCATION

**415 W Huron Street** benefits from a **prime location in the River North** neighborhood of downtown Chicago. River North is a vibrant neighborhood in the Near North Side. It offers luxury shops and restaurants, upscale housing, as well as prime office space close to the Loop and all major transportation routes.

The property is located in the **prime commercial corridor** between Chicago Ave., Ontario St. and LaSalle Dr. The property is close to public transportation including CTA buses, Divvy bike stations and the Chicago Avenue “L” Station (Brown & Purple lines). The building is located 2-blocks from the on/off ramp for Interstate 90. 415 Huron offers extensive street parking and parking lots nearby.

415 Huron is located a few blocks from the \$1.3 billion **North Union** megadevelopment by JDL. The mixed-use complex will add over 2,656 residential unit that will want to office in close proximity.





# RIVER NORTH

Once an old manufacturing and warehouse area, River North is now Chicago's most fashionable and trendsetting neighborhood. Historic architecture is beautifully melded with modern design and amenities, and it is only steps away to the city's premiere shopping along Michigan Avenue.

Some of Chicago's oldest buildings still stand here as symbolic reminders of the city's rebirth after the Great Chicago Fire in 1871. The bridges and riverwalk offer incredible perspectives of these soaring, iconic structures.

Just across the bridge from the Loop, this stylish, urban neighborhood has become a go-to district for art aficionados, shopaholics, foodies, and cocktail connoisseurs to live, work, and play. River North is a great central location for access to the Chicago highways.

Strategically situated between I-90/94 and Lake Shore Drive, residents are only a couple minutes from the Ontario Street on-ramp that gets you on the Kennedy Expressway (90/94), and Ohio Street, which is the exit off the highway back into the city. For access to Lake Shore Drive, head east from the neighborhood to use one of the LSD (Hwy 41) access points, depending on whether you're headed north or south.



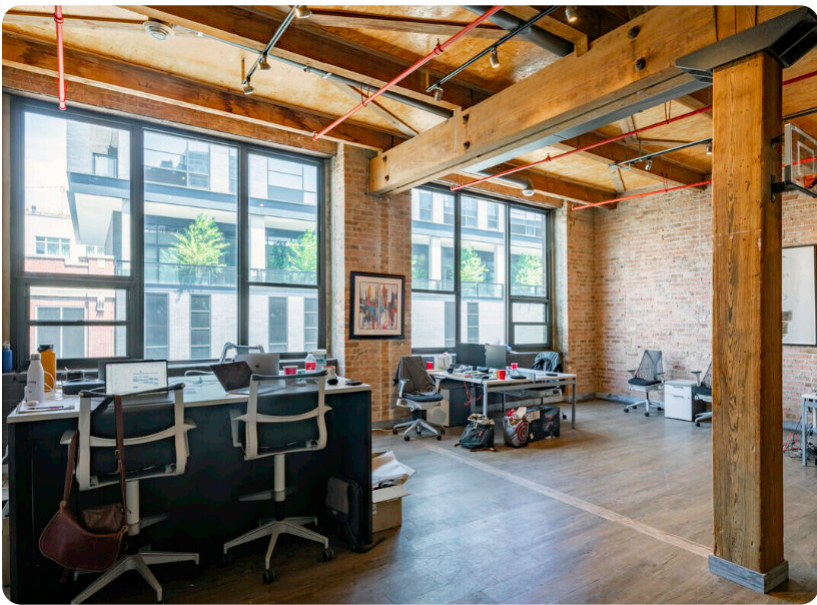








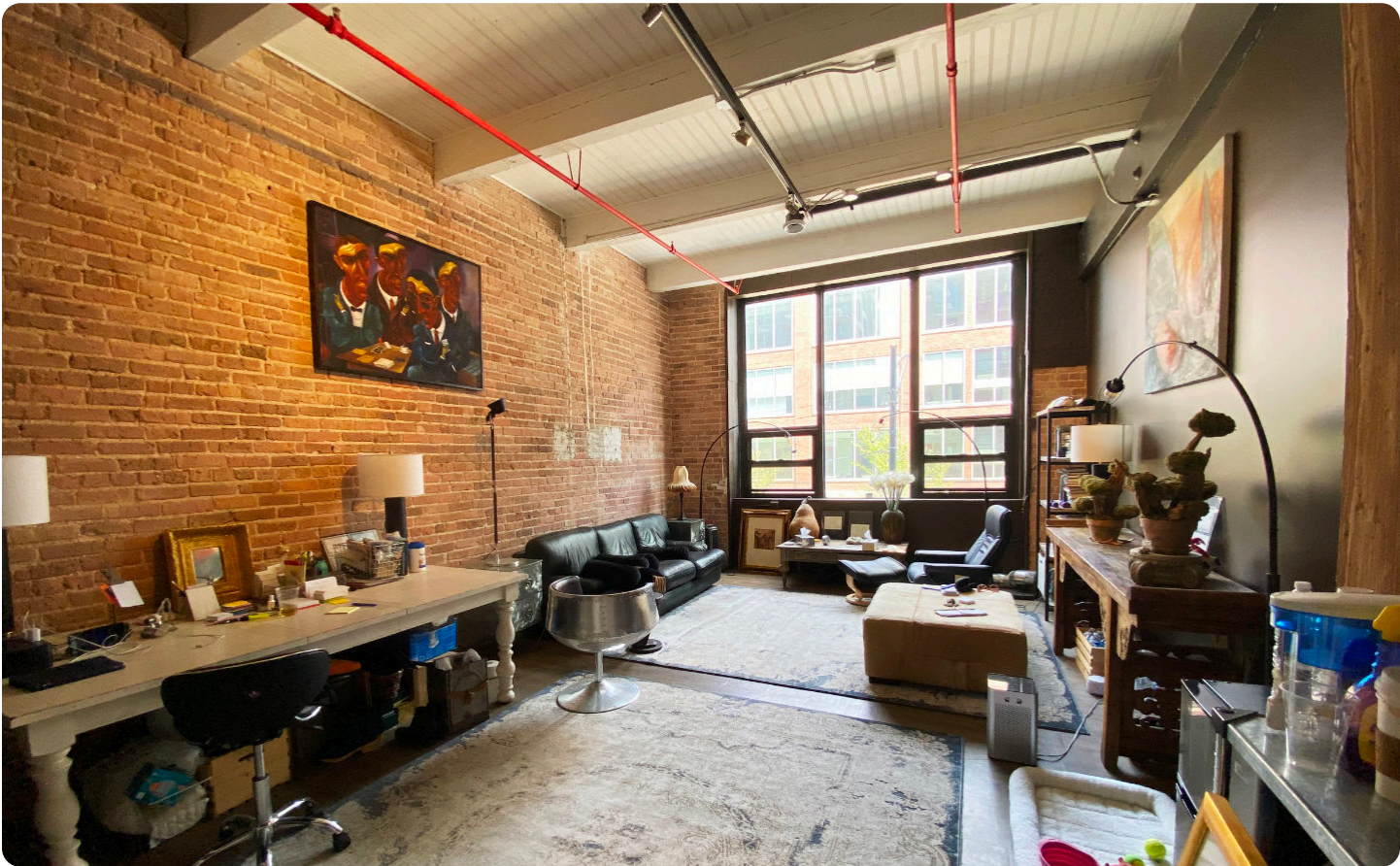




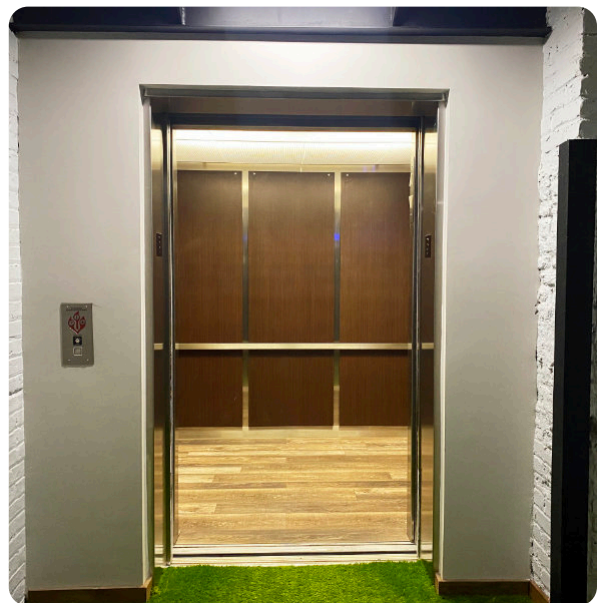
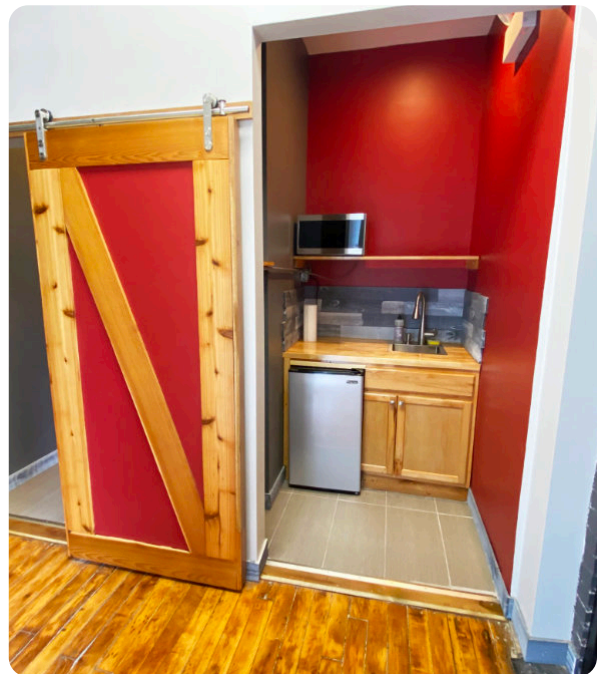




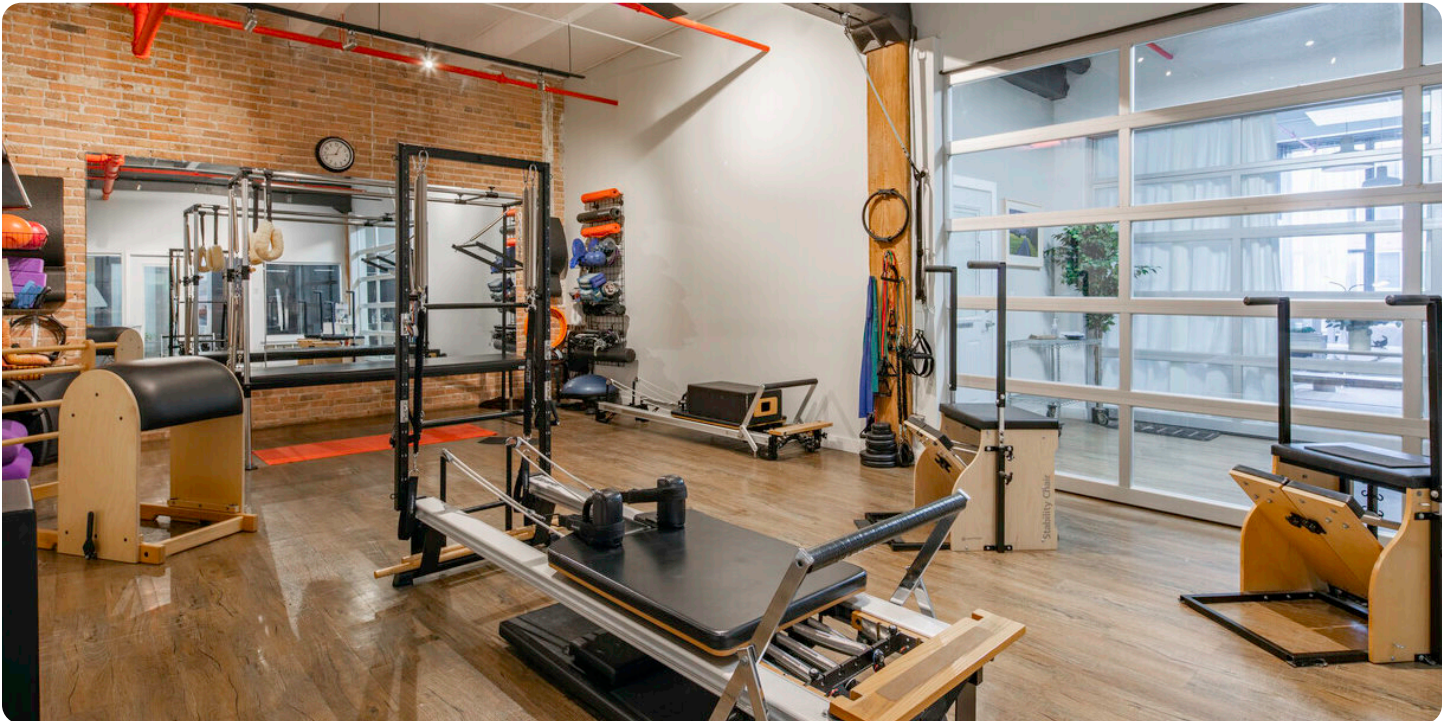




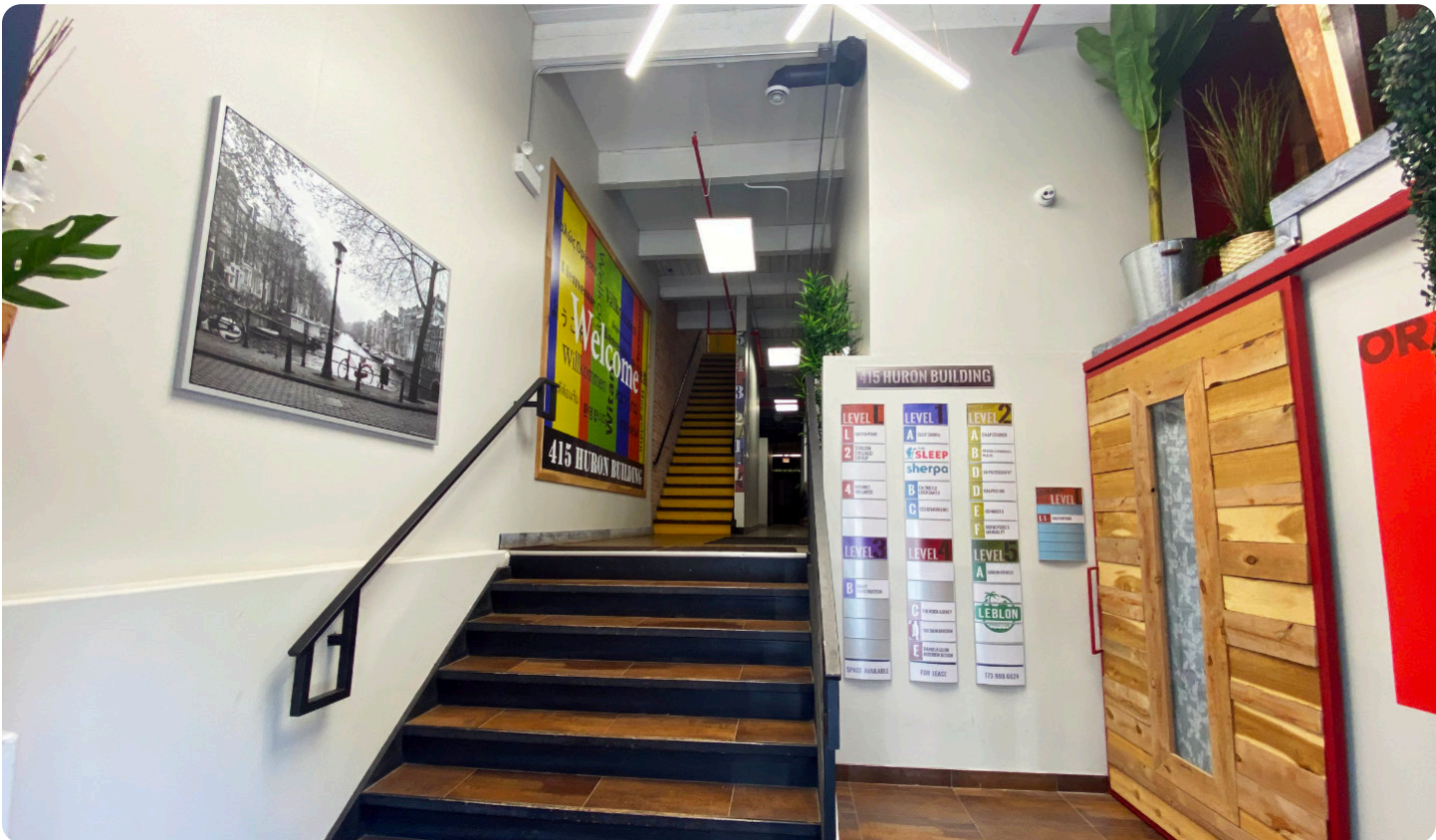














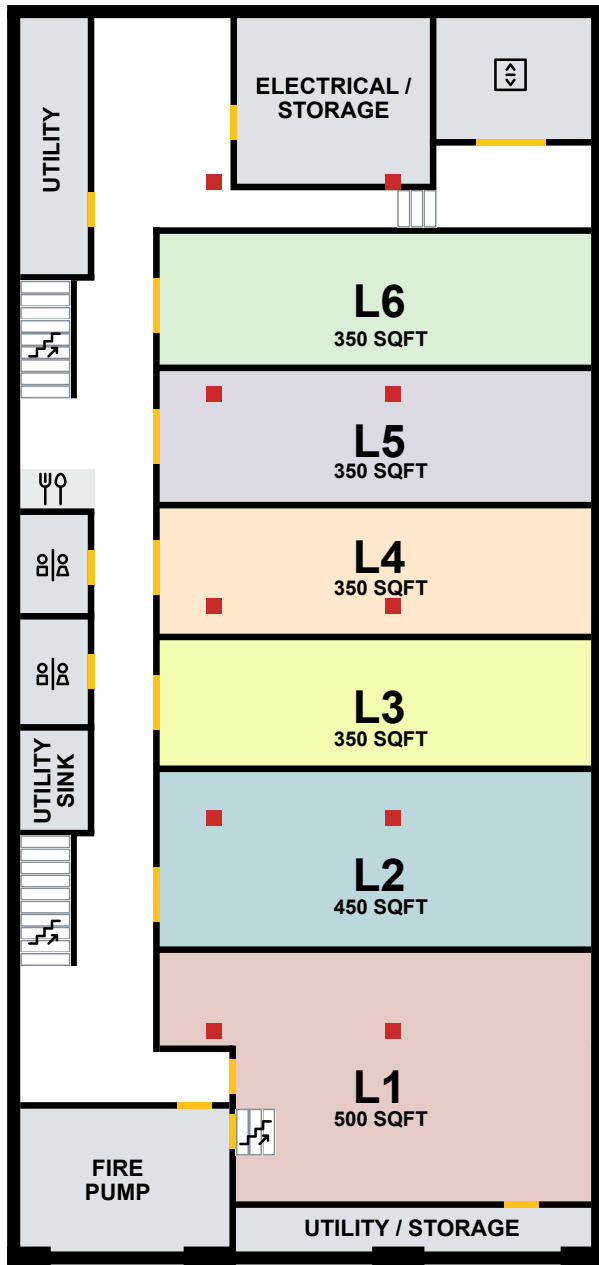




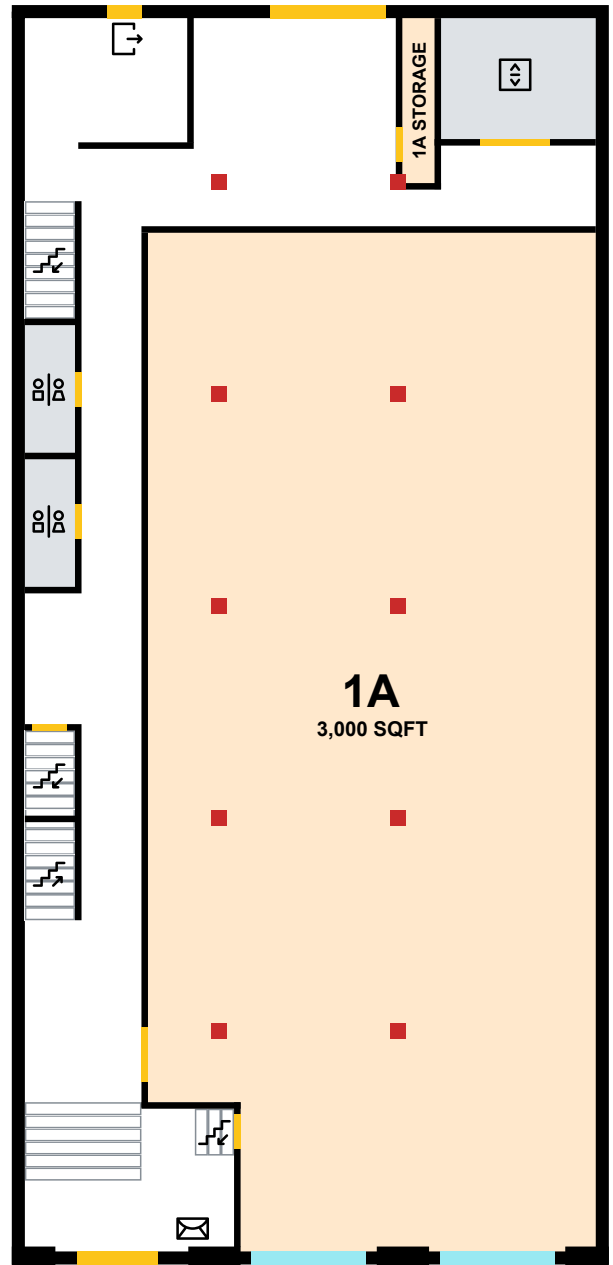




415 HURON  
**LOWER LEVEL**  
6 UNITS

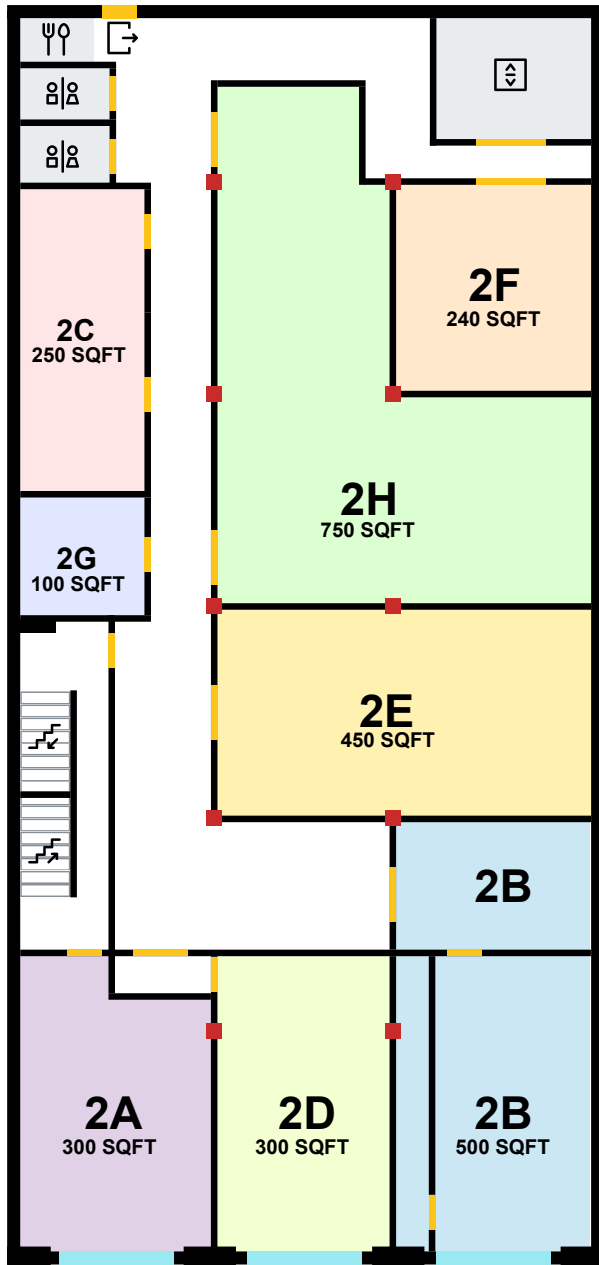


415 HURON  
**FIRST FLOOR**  
1 UNIT

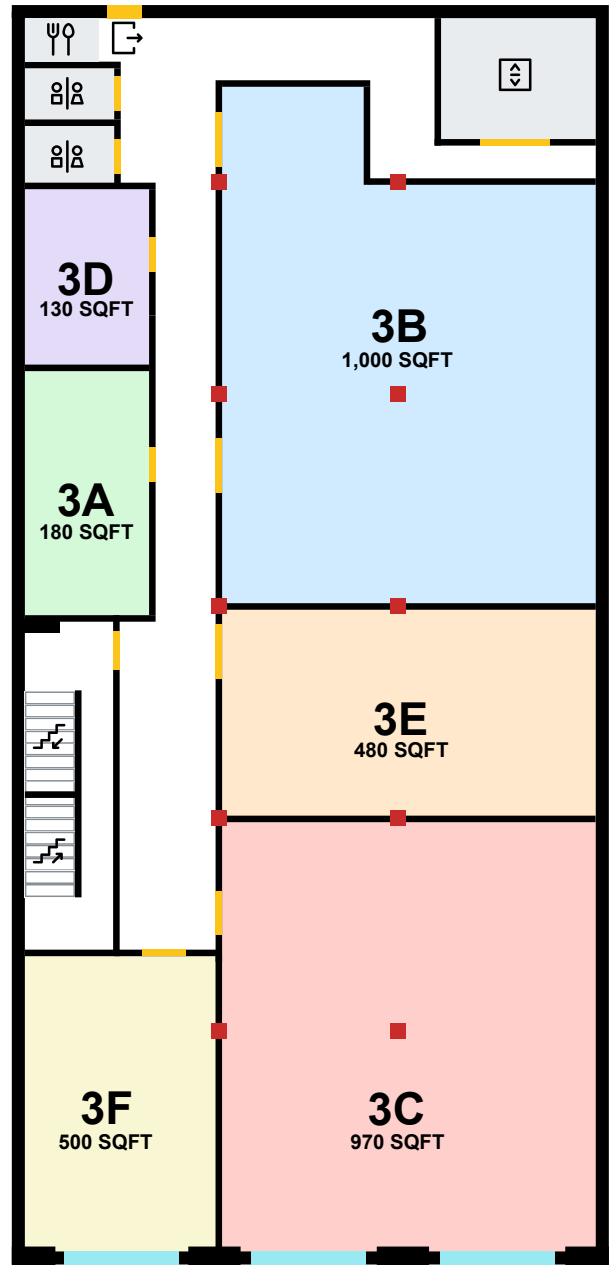




415 HURON  
**SECOND FLOOR**  
 9 UNITS

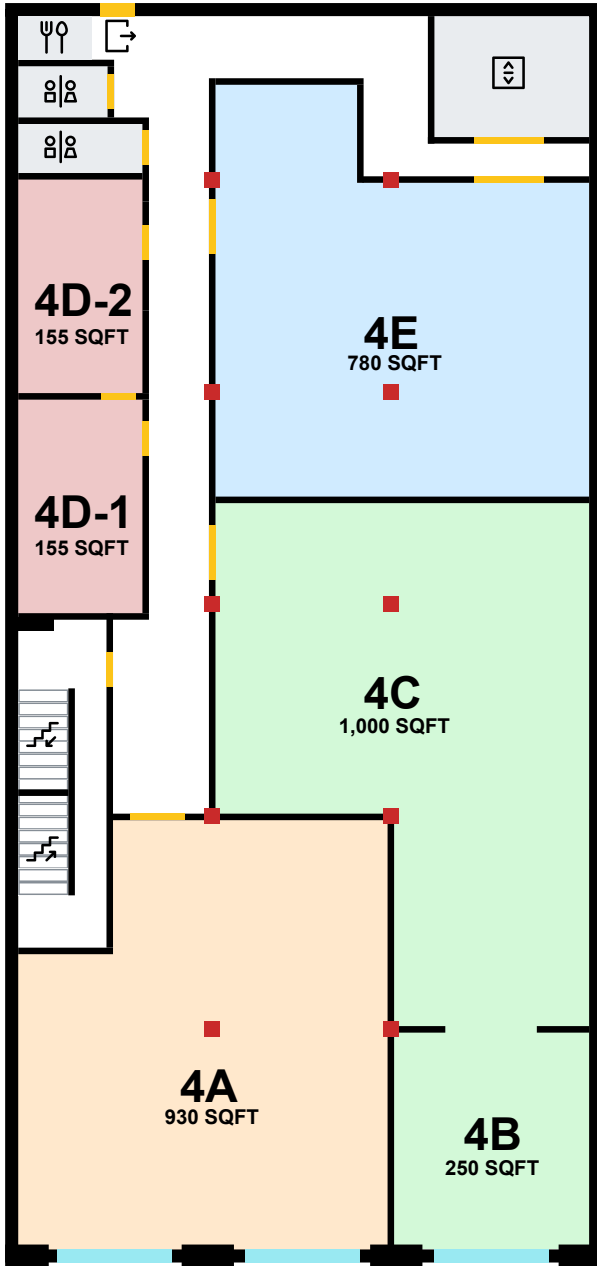


415 HURON  
**THIRD FLOOR**  
 6 UNITS

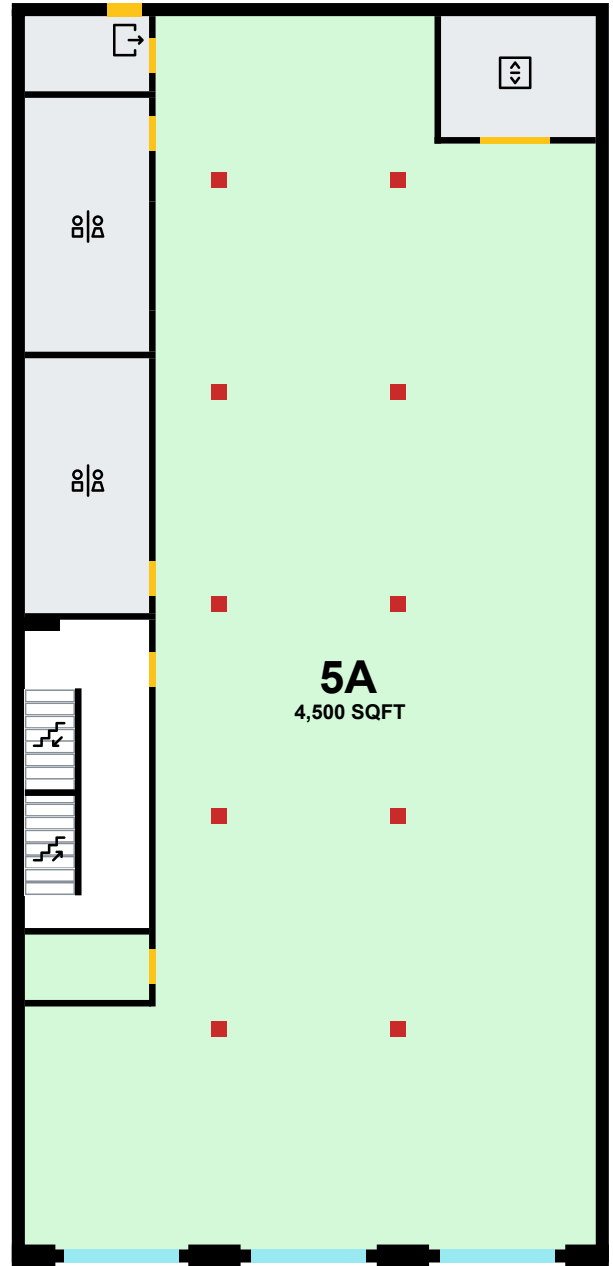




415 HURON  
**FOURTH FLOOR**  
5 UNITS



415 HURON  
**FIFTH FLOOR**  
1 UNIT





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# PLAT OF SURVEY

L. R. PASS & ASSOCIATES  
Professional Land Surveyors

Plat of Surveys  
Topography  
Mortgage Inspection  
Condominiums  
Land Development  
Legal Descriptions

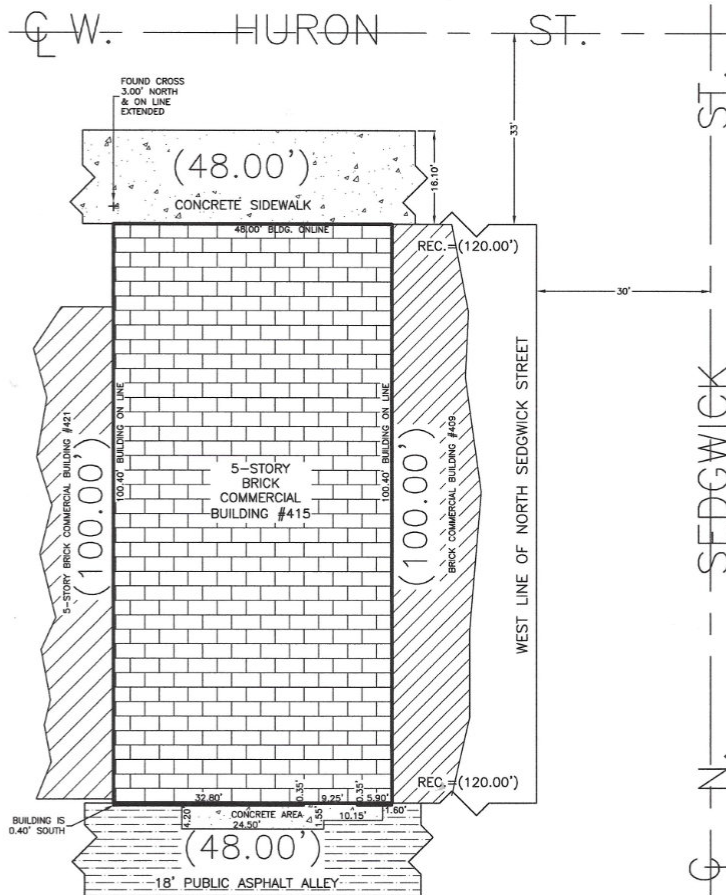
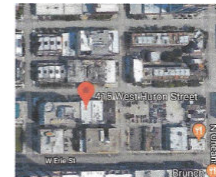
LOTS 6 AND 7 IN BLOCK 10 IN HIGGINS, LAW & COMPANY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 415 W. HURON ST., CHICAGO, ILLINOIS.)

AREA= 4800.00 SQ. FT. (MORE OR LESS)  
PERIMETER= 296.00 FT. (MORE OR LESS)  
ACREAGE= 0.1101928 (MORE OR LESS)



SCALE: 1"=20'



LEGEND	
	METAL FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	NOTCH
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 7/24/19  
P. I. N.: 17-09-14-008-0000  
BOOK NO.: G.P.  
SURVEYOR: J.S.  
DIMENSIONS ARE NOT TO BE SCALED.  
ORDER NO.: 19JUL-1146  
SCALE: 1" = 20 FEET  
ORDERED BY: SENGHA ARCHITECTS, INC.  
MEMBER: I. P. L. S. A.  
A. C. S. M.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.  
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.  
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.  
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.  
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS  
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF JULY 2019.

LICENSE EXPIRATION DATE: 11/30/20

D.J.J. © 2019 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED





## **COLDWELL BANKER COMMERCIAL REALTY**

Coldwell Banker Commercial Realty has been exclusively retained to represent 415 W Huron. Kristin Bird is an IL Licensed Broker with over ten years of experience in owner/investor side leasing and sales, with a special expertise in multifamily.

The Coldwell Banker brand is the oldest and most established residential real estate franchise system in North America. In fact, in many ways it was the original real estate “start up.” Founded by young entrepreneurs Colbert Coldwell in 1906 and later Benjamin Banker, Coldwell Banker changed the way people bought and sold homes across America, ultimately becoming one of the most trusted real estate brands in the world. More than 100 years later, the Coldwell Banker network is still continuously recognized for its innovation and leadership across 3,000 offices in 49 countries and territories.



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