

OFFERING MEMORANDUM

21 W. Illinois St.

For Sale: Plug & Play Creative Loft
Office Building in River North

± 8,000 SF Building
on 2,059 SF Land

21 W. Illinois St.
Chicago, IL 60654





Confidentiality & Disclaimer

Neither Transwestern Real Estate Services (“Broker”) nor Owner of the property makes any representation or warranty as to the completeness or accuracy of the material contained in this Offering Memorandum.

The information contained within this Offering Memorandum is proprietary and strictly confidential and by accepting the contents herein, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not disclose any information contained within this Offering Memorandum to any other entity without the prior written consent of the Owner or Broker, (iii) that you will not use the Offering Memorandum in any manner detrimental to the interest of the Owner or Broker, and (iv) that you will immediately return any information contained herein to Broker upon request.

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The Owner and Broker reserve the right, at their sole discretion, to reject any or all expressions of interest to purchase the property and expressly reserves the right at their sole discretion to terminate discussion with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing this memorandum or prospective purchaser that makes an offer on the subject property unless and until that such offer for the property is approved by the Owner pursuant to its approval process and the signature of an authorized representative of the Owner is affixed to a real estate purchase agreement prepared by the Owner.

Table of Contents

04	Executive Summary
06	Investment Highlights
07	Property Overview
08	Interior Photos
12	Floor Plans
14	Zoning
16	Exterior Photos
18	River North Neighborhood
20	Residential Demographics
22	Demographic Report
26	Location Map

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Executive Summary

Transwestern, as the exclusive listing agent, is pleased to present the opportunity to acquire 21 W. Illinois St. The ±8,000-square-foot, four-story brick-and-timber creative office building is in the heart of River North, one of Chicago's most dynamic and amenity-rich submarkets.

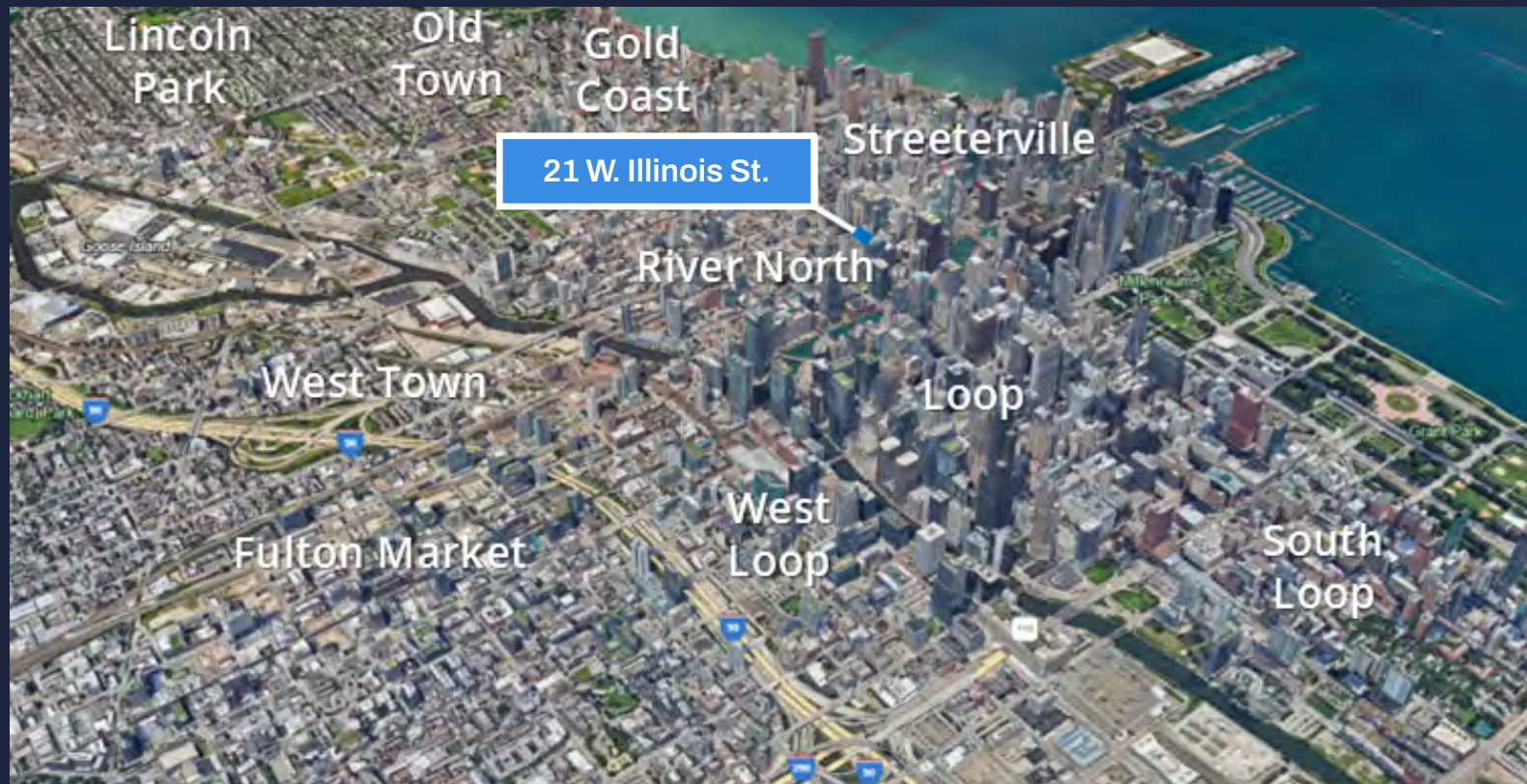
Owner occupied since its 2010 renovation, the property offers a refined, design-forward aesthetic, combining the sleek functionality of a modern tech workspace with the warmth and finishes of a high-end residential environment. Authentic architectural elements, including exposed brick, timber beams, skylights and impressive ceiling heights, create a distinctive, creative identity that stands apart from commodity office product. The building's efficient footprint and full-floor control enable an owner-user to fully customize operations, branding and workflow without the constraints of a leased environment.

Situated just steps away from the CTA Red Line and surrounded by River North's premier dining, retail and hospitality offerings, the property provides a highly walkable, transit-oriented setting that enhances employee experience and retention. Full-building ownership offers a compelling alternative to leasing, allowing users to establish a branded headquarters presence while achieving forward-thinking occupancy control and cost predictability. And for nonprofit or tax-exempt organizations seeking property tax relief, there is the added appeal of potentially removing the property from the tax roll.

Zoned DX-7 (Downtown Mixed-Use), the property benefits from a flexible planning framework supporting a range of commercial and mixed-use applications. This provides a meaningful, long-term optionality beyond its current office use.

21 W. Illinois St. is ideally suited for an owner-user seeking a headquarters-quality asset with immediate usability, strong branding potential and long-term strategic control in a premier Chicago location.





Property Overview

ADDRESS:	21 W Illinois St, Chicago, IL 60654	
ASKING PRICE:	Subject to Offer	
NEIGHBORHOOD:	River North	
PROPERTY TYPE:	Brick & Timber Creative Loft Office Building	
BLDG. HISTORY:	Purchased in 2009 and Fully Renovated in 2010 for CouponCabin's Corporate HQ	
YEAR BUILT:	1881	
OCCUPANCY:	Building Being Sold Vacant	
BLDG. SIZE:	± 8,000 SF	
TOTAL LAND AREA:	2,059 SF (0.047 acres)	
SITE DIMENSIONS:	20.59' x 100'	
PLUG & PLAY:	All Furniture, Fixtures, and Equipment (FF&E) Included	
BLDG. LAYOUT:	77 Workstations (expandable to 90), 3 Private Offices, 9 Conference Rooms, 5 Kitchens, 4 Private Restrooms, Outdoor Deck	
LAYOUT DENSITY:	93 Total Seats (86.0 psf/employee)	
FLOORS:	<u>Floor SF</u>	<u>Finished Ceiling</u>
	3rd: ± 1,850 SF	9'9" to 13'5"
	2nd: ± 2,050 SF	9'10"
	1st: ± 2,050 SF	10'7"
	LL: ± 2,050 SF	9'0"
	<hr/>	
	Total: ± 8,000 SF	
3RD FLOOR DECK:	11'4" x 18'1"	
PARKING:	Street parking and public parking garages nearby	
DISTANCE TO CTA STOP:	~325' feet to CTA Red Line - Grand Stop ~1,414' feet to CTA Brown/Purple Line - Merchandise Mart Stop ~1,700' feet to CTA Orange/Pink/Green Line/Brown/Purple - State/Lake St. Stop ~1,820' feet to CTA Blue Line - Thompson Center Stop	
TSL BUS ROUTE:	Yes	
WARD:	42nd - Ald Brendon Reilly	
ZONING:	DX-7 (7.0 FAR 123 MLA)	
FAR:	7	
MLA:	123	
TAX ID PIN:	17-09-255-006-0000	
TAXES:	<u>Year</u>	<u>Total</u> <u>PSF/YR</u>
	2025	\$83,372 \$10.42
	2024	\$75,792 \$9.47
	2023	\$78,754 \$9.84
ELECTRICITY:	400-AMP, 3-Phase, 4-Wire Power (Typical 208/120V Distribution)	
ALLEY WIDTH:	18'	
FRONTAGE:	20.59' on Illinois	
ROOF:	Flat, Low-Slope, Single-Ply Membrane (TPO/PVC) Enclosed by Parapet Walls	
SKYLIGHTS	3 Skylights on 3rd Floor	
CONSTRUCTION TYPE:	Masonry	
TELECOMMUNICATIONS:	AT&T Fiber	
HEATING:	Gas Furnace on Every Floor	
HVAC:	4 Rooftop Packaged HVAC Units	

Investment Highlights

Immediate Owner-User Occupancy

Delivered fully vacant with a complete, functional office buildout enabling near-term occupancy with limited capital investment. Property buildout includes 77 existing workstations (designed for 90), three private offices, nine conference rooms, and kitchens and restrooms on every floor.

Distinct, Creative Office Environment

Brick-and-timber construction, skylights, café and lounge areas, and a private outdoor deck provide a differentiated workspace not replicated in typical leased office product.

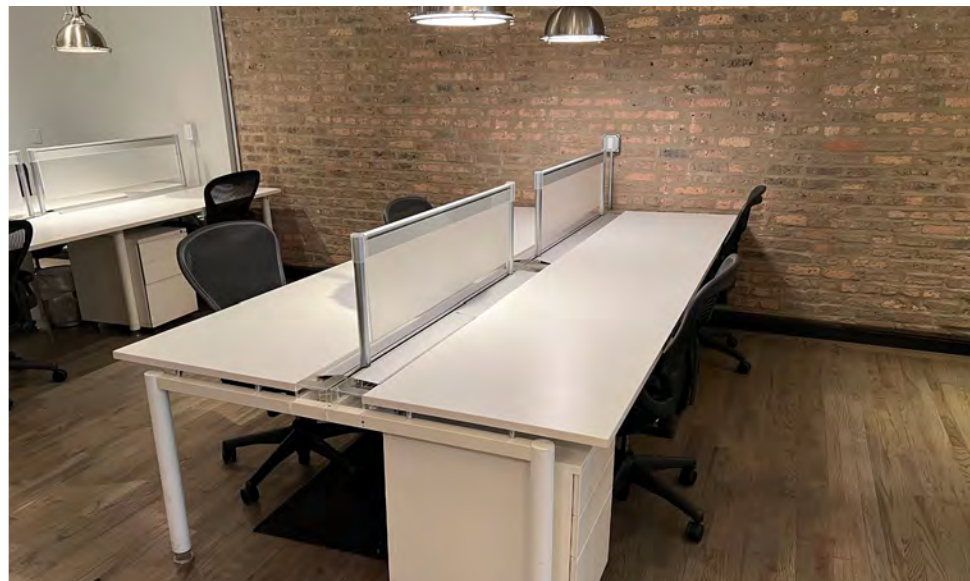
Exceptional Transit Accessibility

The Grand Red Line Station and multiple bus routes support ease of access for employees and visitors.

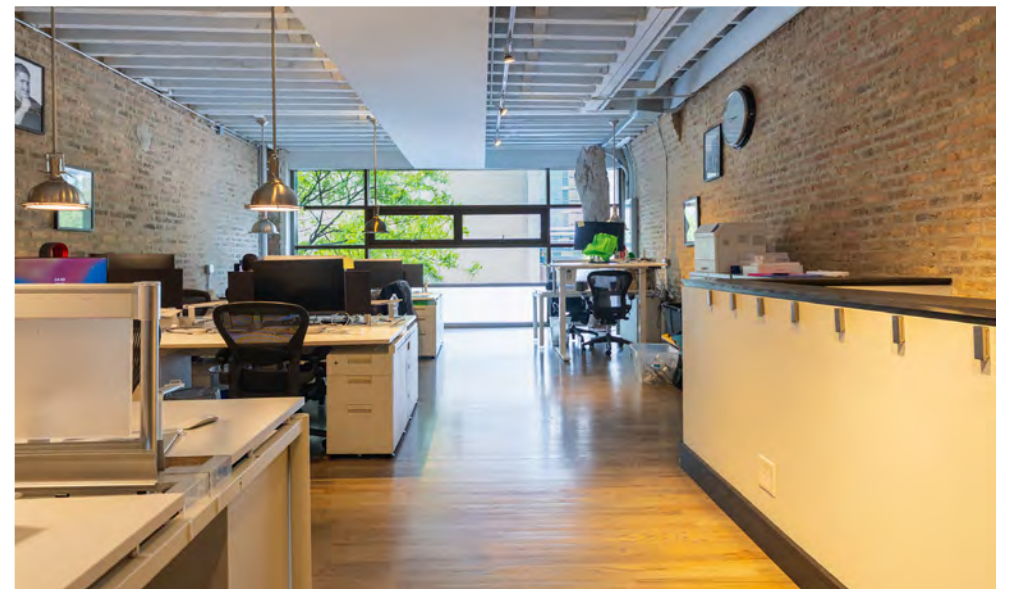
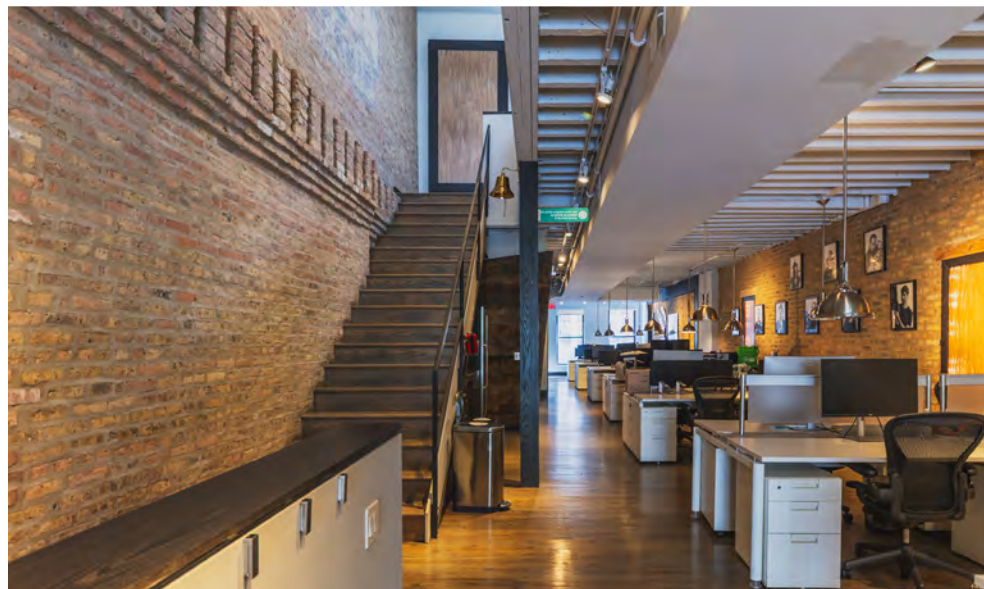
Long-Term Flexibility & Value Preservation

DX-7 zoning and full-building ownership provide adaptability for future reconfiguration, alternate use consideration or partial leasing if desired.

Interior Photos
1ST FLOOR & LOWER LEVEL



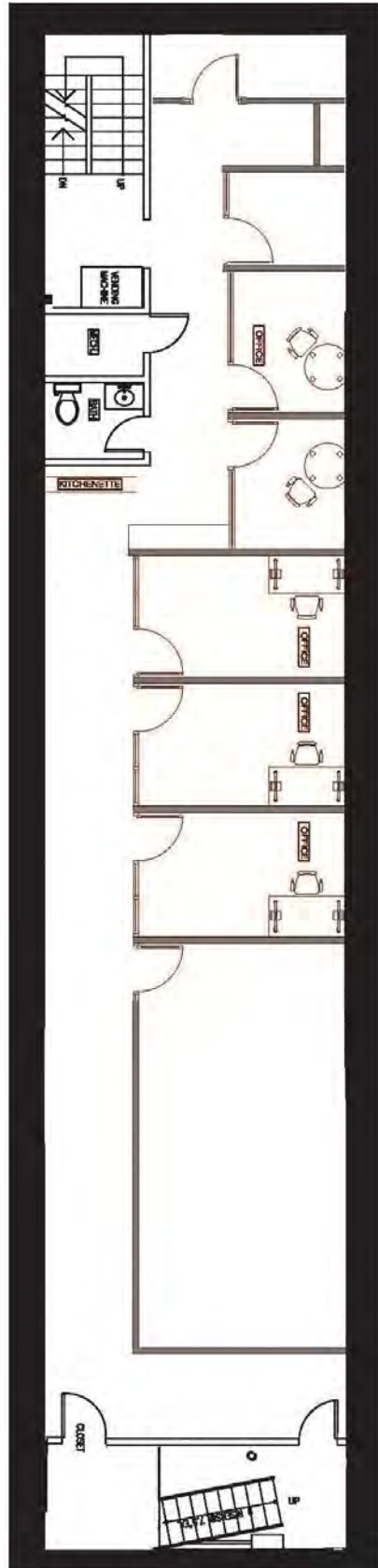
Interior Photos
2ND & 3RD FLOORS



Floor Plans

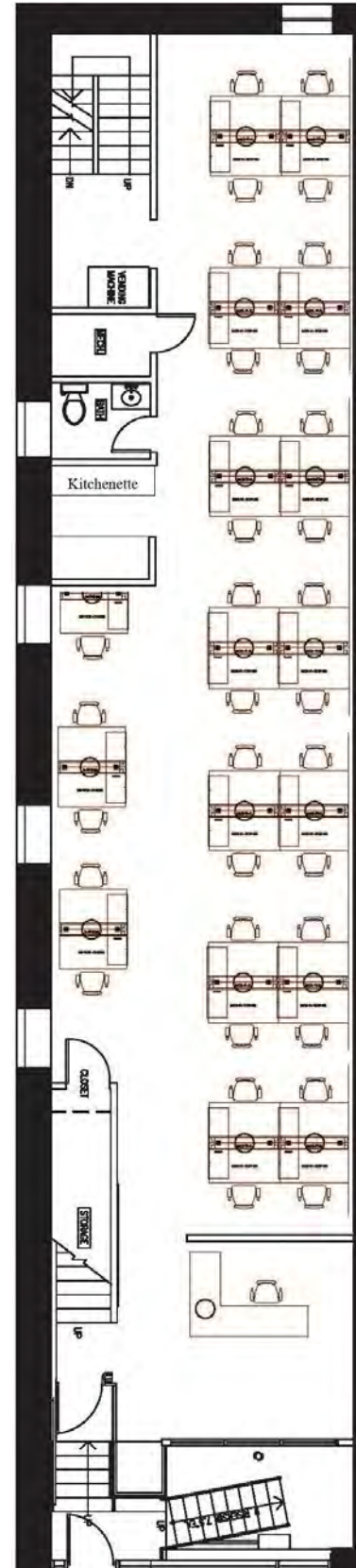
Lower Level

- 3 Offices
- Board/Classroom
- 2 Conference
- Bike Room
- Kitchen



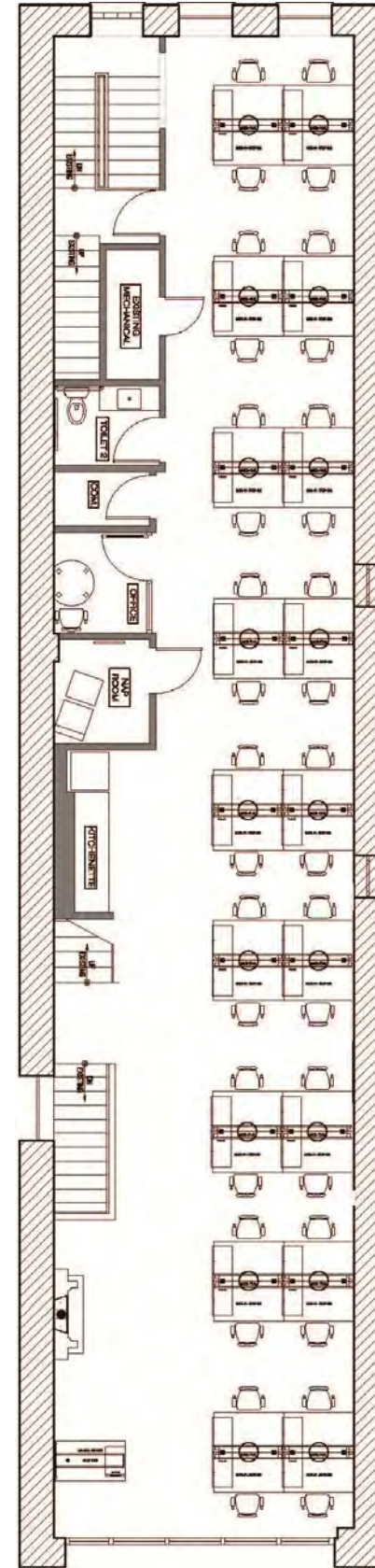
1st Floor

- 34 Workstations
- Reception
- Kitchen



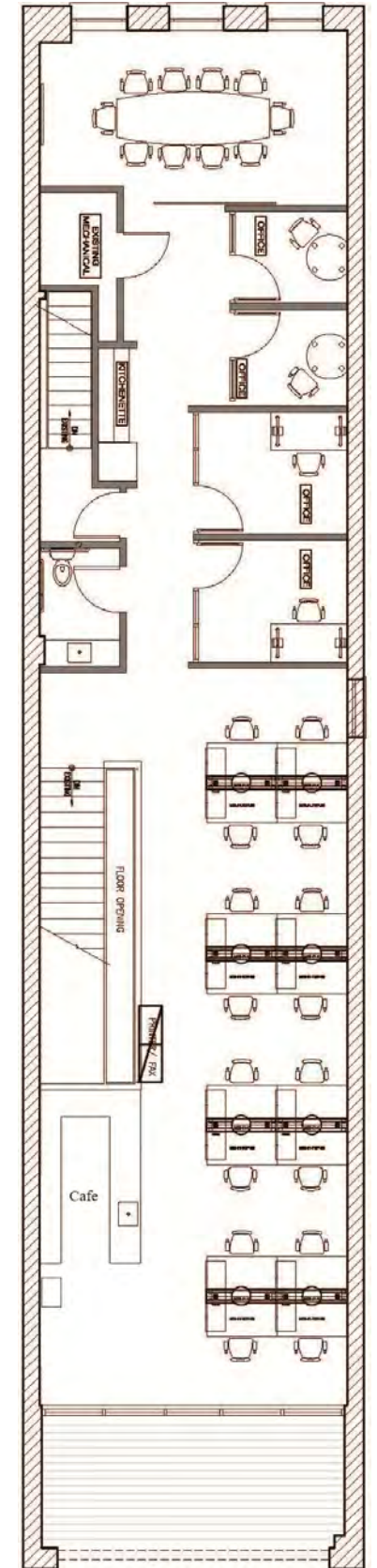
2nd Floor

- 40 Workstations
- 2 Huddle Rooms
- Server Room
- Kitchen



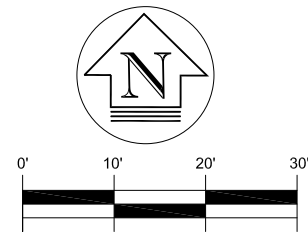
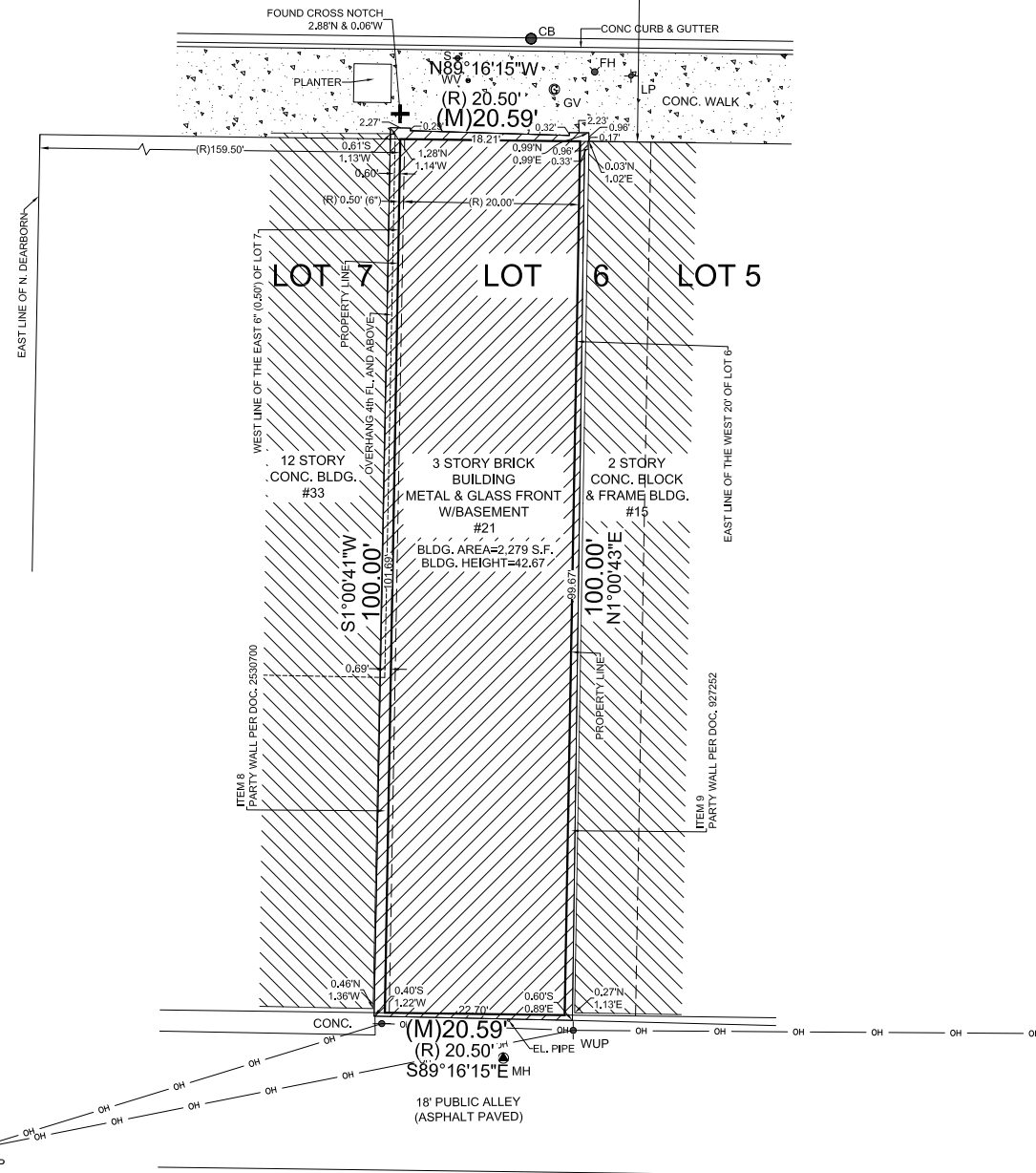
3rd Floor

- 3 Workstations (designed for 16 Workstations)
- 4 Conference Rooms
- Lounge
- Café
- Outdoor Deck



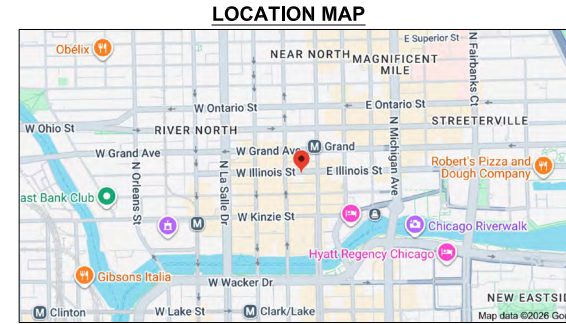
W. ILLINOIS STREET

74' R.O.W. HERETOFORE DEDICATED AS
AS FOR PUBLIC STREET PURPOSES



LEGEND	ABBREVIATIONS
	CATCH BASIN
	B-BOX
	WOOD UTILITY POLE
	MANHOLE
	MEASURED
	RECORD

ORDERED BY: TRANSWESTERN		
SCALE : 1" = 10'		
DATE : JUNE 16, 2026		
FILE No.:		
2026 - 32688	DATE	REVISION



- NOTES:**
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **W. ILLINOIS STREET** AND **18 FEET PUBLIC ALLEY**.
 - THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
 - THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
 - THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
 - ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
 - THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
 - **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
 - **ITEM # 9 FROM TABLE A**
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
 - **ITEM # 10 FROM TABLE A**
THERE ARE PARTY WALLS (SEE ITEM 8 & 9 TITLE COMMITMENT)
 - **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.
 - **ITEM # 14 FROM TABLE A**
DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS N. DEARBORN AVENUE IS 159.50 FEET.
 - **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
 - **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - **ITEM # 18 OF TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS ARE REFLECTED IN TITLE
 - **ITEM # 19 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
 - **ITEM # 20 FROM TABLE A**
-ENCROACHMENTS AFFECTING THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THE SURVEY AND DESCRIBED AS FOLLOWS:
1. ENCROACHMENT OF THE 3 STORY BRICK, METAL & GLASS BLDG. LOCATED MAINLY ON THE LAND ONTO THE RIGHT OF WAY NORTH BY APPROXIMATELY 0.99 FEET TO 1.28 FEET.
2. ENCROACHMENT OF THE 3 STORY BRICK, METAL & GLASS BLDG. LOCATED MAINLY ON THE LAND ONTO THE PUBLIC ALLEY SOUTH BY APPROXIMATELY 0.40 FEET TO 0.60' SOUTH.
 - NO PHYSICAL ACCESS BETWEEN SUBJECT PROPERTY AND ADJOINING PROPERTIES WAS OBSERVED AT THE TIME OF THE SURVEY.
 - NO USE OF ADJOINING PARCELS BY APPARENT OCCUPANTS OF THE SURVEYED PROPERTY WITHOUT THE BENEFIT OF A DOCUMENTED EASEMENT/AGREEMENT WAS OBSERVED.

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031C0419J, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER 170074, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF THE WEST 20 FEET OF LOT 13 AND THE EAST 6 INCHES OF LOT 12 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 21 WEST ILLINOIS STREET, CHICAGO, IL 60654

PERMANENT INDEX NUMBER: 17 - 09 - 255 - 006 - 0000

AREA = 2,059 SQ.FT. OR 0.047 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

SURVEYOR'S LEGAL DESCRIPTION:
THE WEST 20 FEET OF LOT 6 AND THE EAST 6 INCHES OF LOT 7 IN ASSESSOR'S DIVISION OF LOTS 9 TO 16 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: NCS-1307868-CHI2
EFFECTIVE DATE: MAY 22, 2026

ITEMS CORRESPONDING TO SCHEDULE B PART II:

ITEMS 1 - 7.
NOT SURVEY RELATED.

ITEM 8.
AGREEMENT MADE BY MICHAEL BRAND WITH G. A. HAYES DATED MARCH 7, 1889 AND RECORDED APRIL 29, 1897 AS DOCUMENT 2530700, RELATING TO A PARTY WALL ON THE LINE BETWEEN THE EAST 6 INCHES ON LOT 12 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO AND THE REMAINDER OF SAID LOT.

ITEM 9.
AGREEMENT MADE BY GEORGE A. HYERS WITH D. H. MCDONALD, RECORDED FEBRUARY 29, 1888 AS DOCUMENT 927252, FOR A PARTY WALL ON THE DIVIDING LINE BETWEEN THE WEST 20 FEET OF LOT 13 AND LAND EAST AND ADJOINING THE SAME.

ITEMS 10 - 12.
NOT SURVEY RELATED.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **CHICAGO COMMERCIAL CAPITAL MANAGEMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

- **FIRST AMERICAN TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

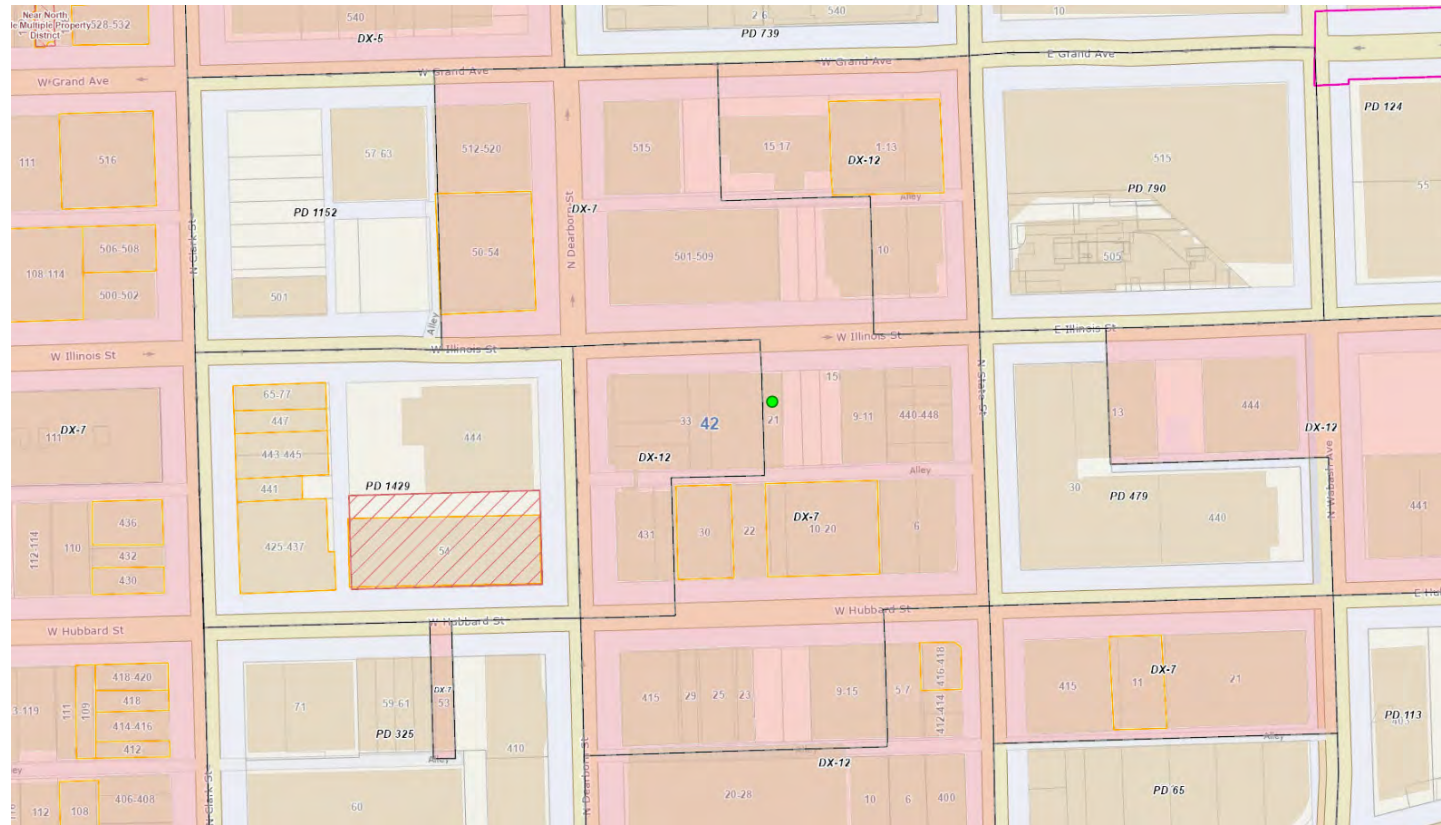
THE FIELD WORK WAS COMPLETED ON JUNE 16, 2026.

DATE OF PLAT: JUNE 18, 2026.



BY: **ROY G. LAWNICZAK**, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

Zoning



Downtown Zoning Area
Downtown Area per Sec 17-1-1500 effective June 1, 2016
Zoning Districts
DX-7
Planning Region
CENTRAL
Affordable Requirements (ARO)
Downtown
Zoning Map Index
Grid Index: 1-F
Zoning Map Page Number : 05B
Water Record Books : 2068 4472
80 Acre Page
Open 80 Acre Page (ene093914r)
Building Address
21 WILLINOIS ST (814062)
Parcels
PIN #: 1709255006
Parcel Address : 21-21 WILLINOIS ST
TSL CTA Rail Station
More Info
TSL Bus Route
On Dearborn St From Polk St To Division St
On Kinzie St From Dearborn St To State St
On Wacker Dr From State St To Columbus Dr

DX-7 - DOWNTOWN MIXED-USE DISTRICT

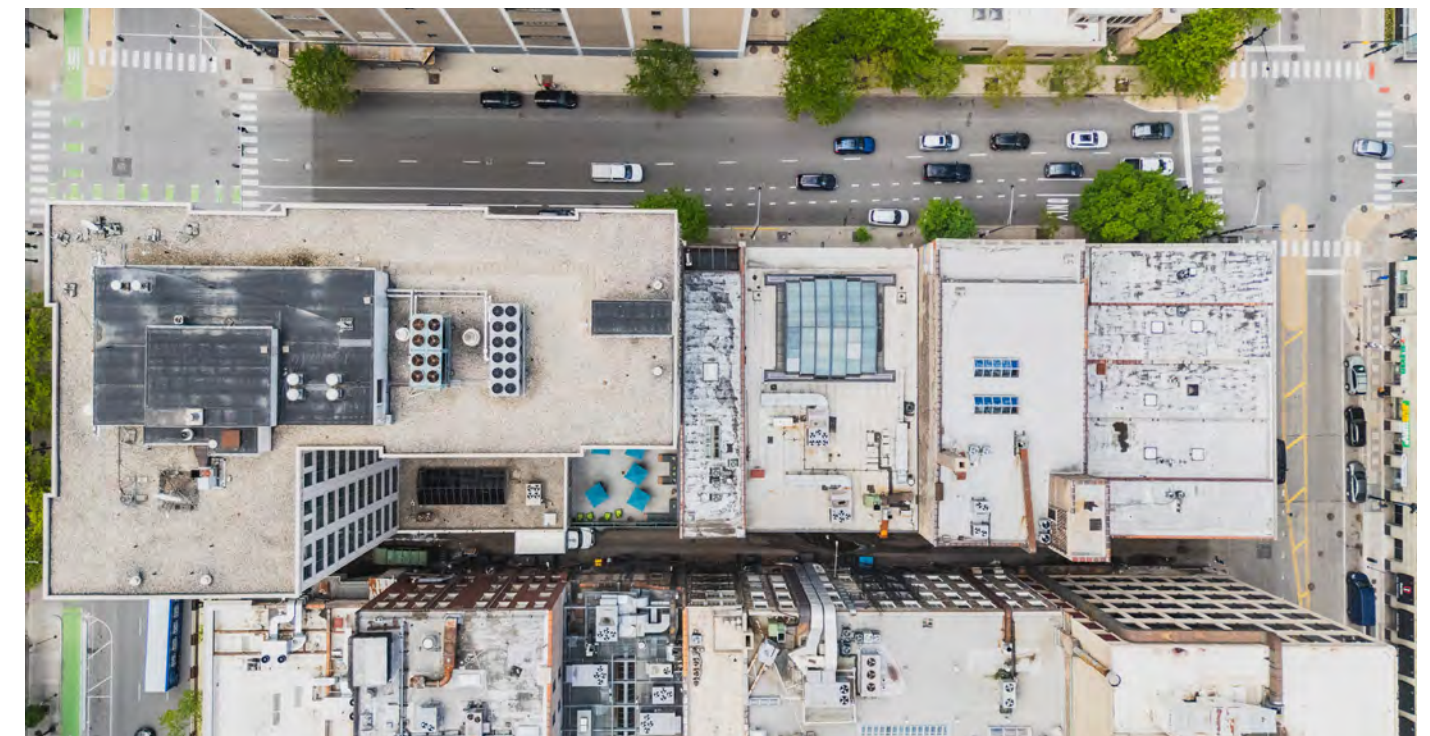
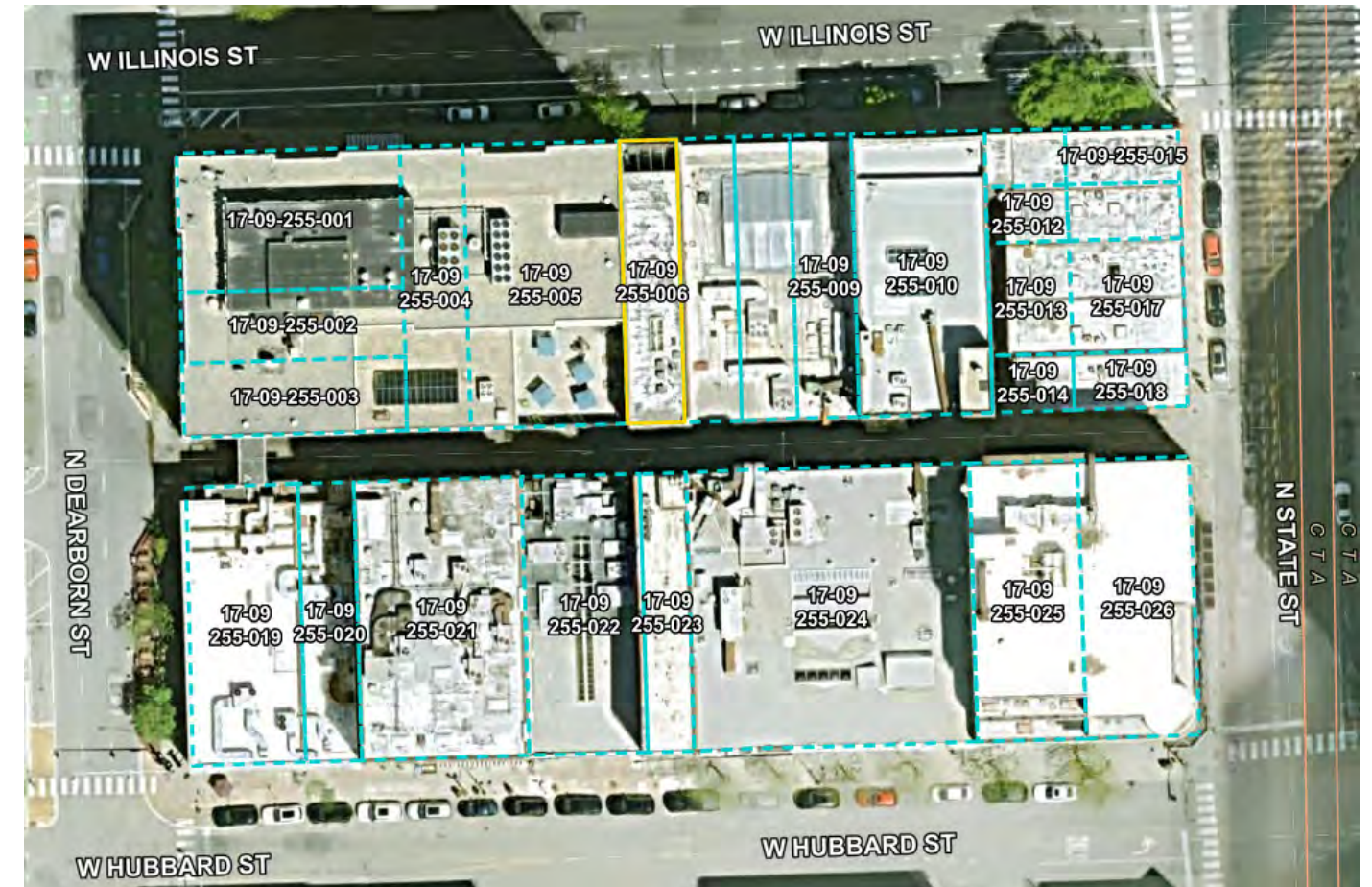
The DX - Downtown Mixed-Use District is primarily intended to accommodate office, commercial, public, institutional and residential development.

The district promotes vertical mixed-use (residential and nonresidential) projects that contain active ground-floor uses.

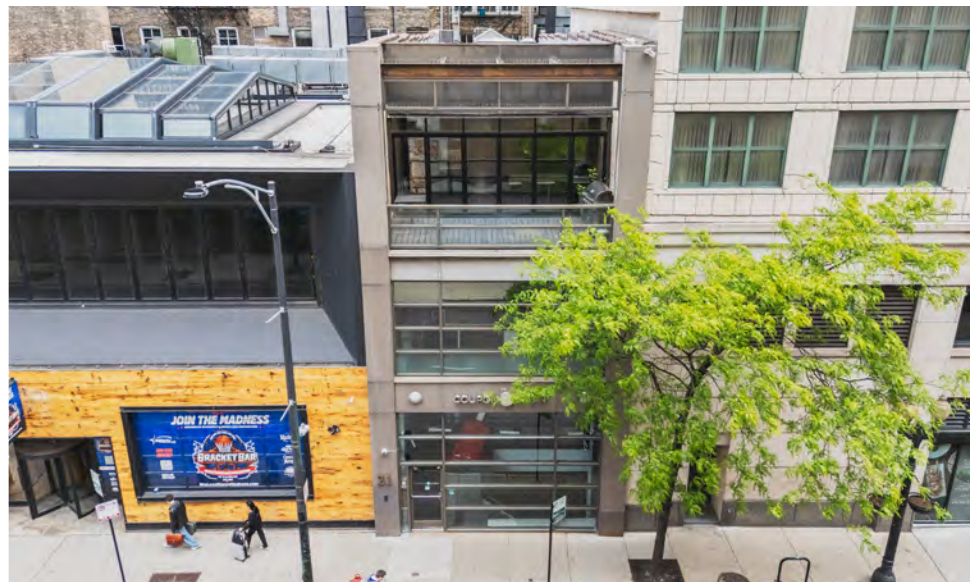
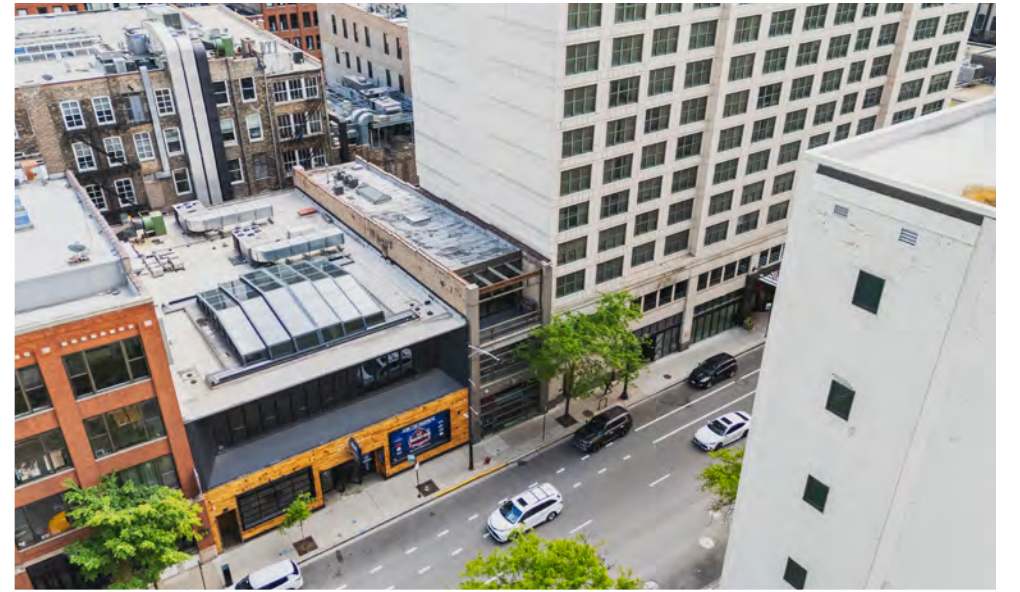
The current DX-7 zoning allows for a maximum floor area ratio ("FAR") of 11.5 (7.0 base FAR + 4.5 FAR bonus with payment into the Neighborhood Opportunity Fund).

The current DX-7 zoning allows for a minimum lot area ("MLA") of 145 square feet per dwelling unit and 90 square feet per efficiency unit (max 30%). The MLA can be reduced by 30% when FAR bonuses are utilized via the Neighborhood Opportunity Bonus.

ASSESSOR'S MAP



Exterior Photos



River North

21 W. Illinois St. is located in River North, an area just north of the Loop and the Chicago River. Known for world-class dining and art, the neighborhood offers the convenience of downtown combined with a rich cultural scene.

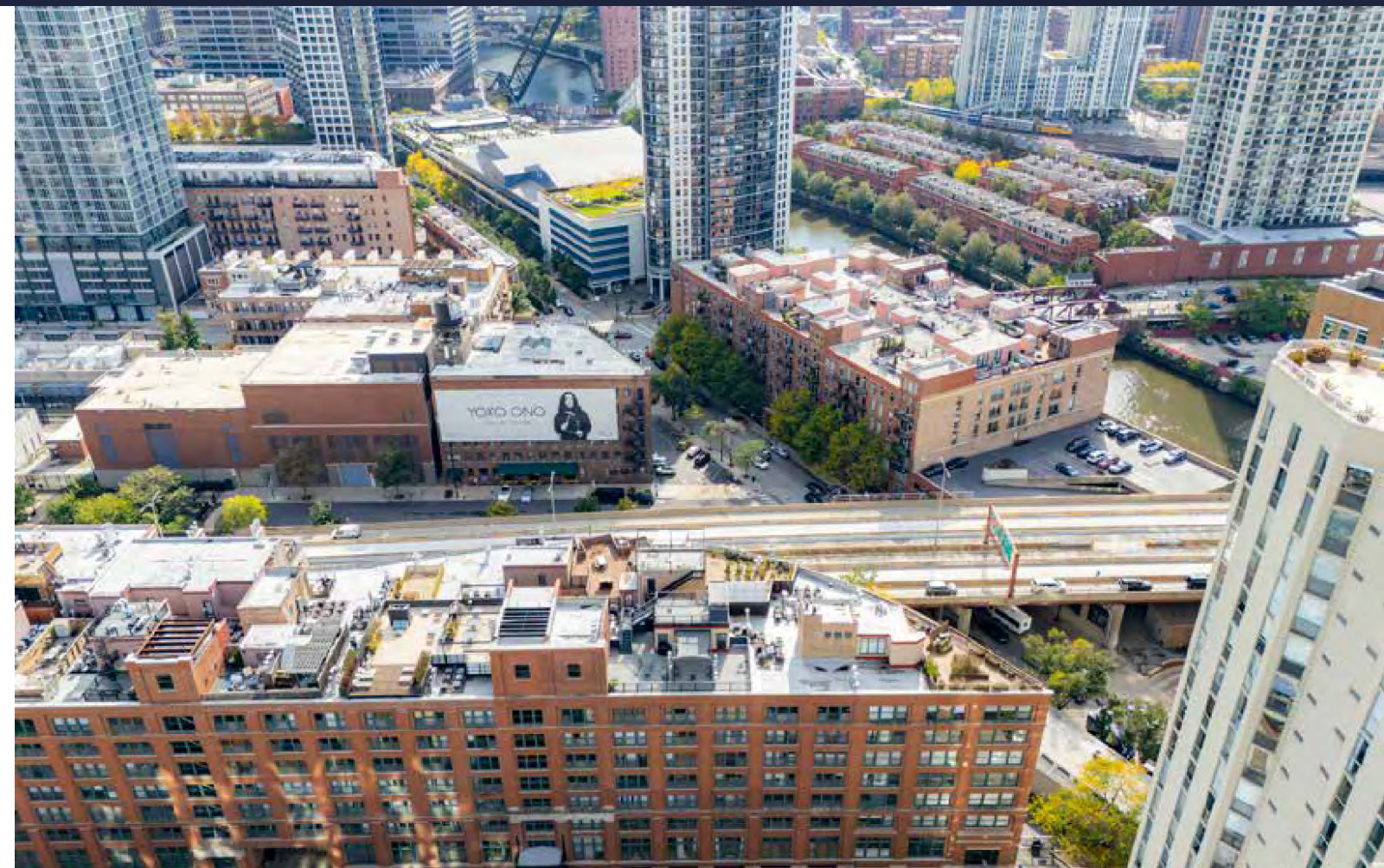
ART & CULTURE

River North is home to the Gallery District, a thriving, eclectic art scene that showcases both emerging artists and renowned names. It also features the Merchandise Mart's ART on THE MART, the world's largest video projection art installation, displayed nightly on the Mart's large façade. Notable local art galleries include the Richard Gray Gallery, Catherine Edelman Gallery, Addington Gallery, Carl Hammer Gallery, Andrew Bae Gallery and Jean Albano Gallery.

FOOD & NIGHTLIFE

Chicago's hottest nightlife scene is River North, known for its trendy bars, clubs and upscale dining options. It is also directly adjacent to the Magnificent Mile, which offers premier shopping and retail.

In addition to its vibrant nightlife, River North boasts beautiful community green spaces, including Ward (A. Montgomery) Park, situated right on the Chicago River. It's a popular spot for both residents and visitors, with a large playground and an adjacent dog park.



Residential Demographics

Chicago residents can enjoy an area that offers a smooth blend of work and living spaces. Most residents are young professionals or empty nesters who value the close proximity to Chicago's Loop. It's a popular area for ease of transportation and elevated amenities. The neighborhood provides quick access to I-90/94, most major 'L' lines, and CTA buses.

River North also features a diverse mix of property types in both residential and office spaces. Residents can choose from luxury high-rises or unique lofts. For businesses, River North offers a mix of coworking spaces, loft offices, boutique setups and traditional work environments, making it a perfect spot for any company.



KEY FACTS

33.7

Median Age

7,516

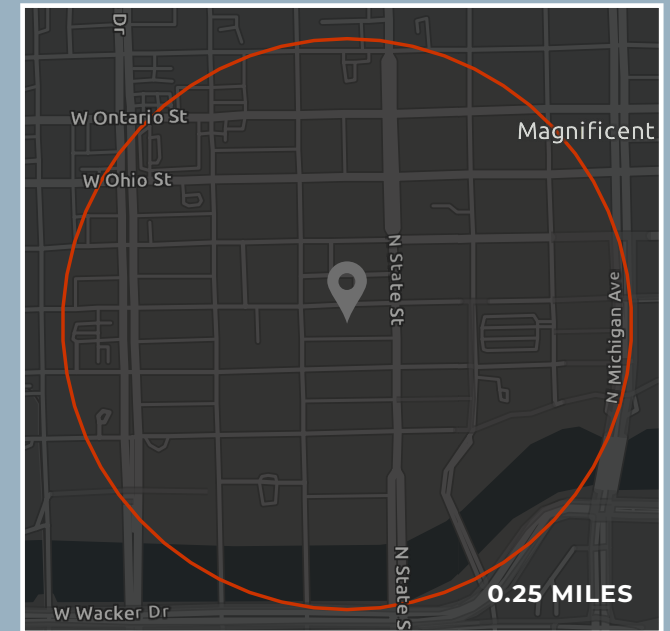
Population

5,259

Households

\$106,317

Median Disposable Income



INCOME



\$138,940

Median Household Income



\$142,246

Per Capita Income



\$264,890

Median Net Worth

EMPLOYMENT



93.7% White Collar



2.8% Blue Collar

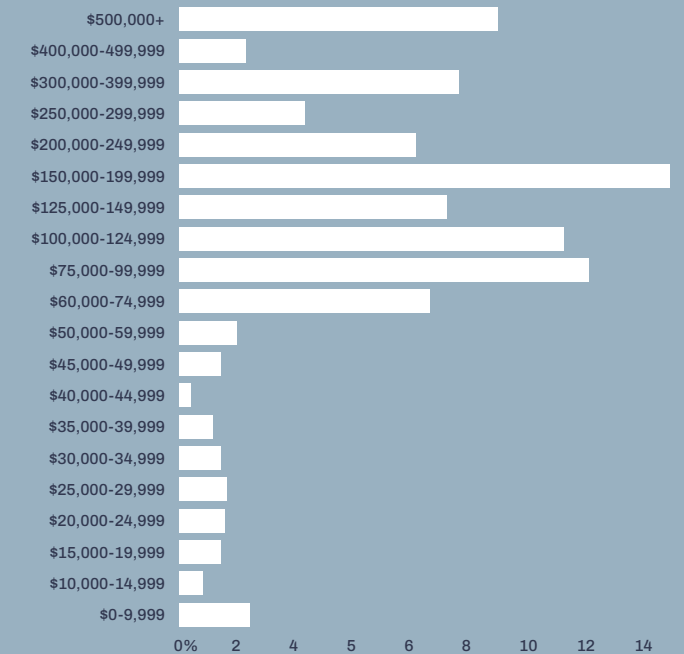


3.5% Services

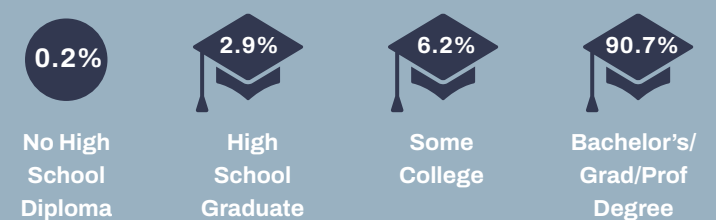


2.0% Unemployment Rate

HOUSEHOLD INCOME



EDUCATION



Source: Esri (2025, 2030)

© 2026 Esri

Demographics

DEMOGRAPHIC REPORT

21 W. Illinois St, Chicago, Illinois, 60654

	0.5 miles	1 mile	3 miles
Population			
2025 Total Population	37,016	118,648	381,159
2030 Projected Total Population	38,678	122,682	391,604
2010 Total Population	22,831	83,216	305,645
2000 Total Population	14,144	61,562	265,438
2025-2030 Projected Annual Growth Rate	0.9%	0.7%	0.5%
2010-2020 Annual Growth Rate	4.38%	3.27%	2.01%
2000-2020 Annual Growth Rate	4.64%	3.16%	1.72%
2025 Total Daytime Population	196,865	539,103	885,044
2025 Daytime Population: Workers	96.5%	94.5%	87.4%
2025 Daytime Population: Residents	3.5%	5.5%	12.6%
2025 Male Population	18,677	58,395	187,995
2025 Male Population (%)	50.5%	49.2%	49.3%
2025 Female Population	18,339	60,253	193,164
2025 Female Population (%)	49.5%	50.8%	50.7%
2025 Generation Alpha Population (Born 2017 or Later)	1,163	4,614	23,437
2025 Generation Z Population (Born 1999 to 2016)	7,446	22,464	81,013
2025 Millennial Population (Born 1981 to 1998)	19,206	54,021	166,681
2025 Generation X Population (Born 1965 to 1980)	4,469	16,014	52,538
2025 Baby Boomer Population (Born 1946 to 1964)	4,014	17,328	47,182
2025 Silent Generation Population (Born 1945 or Earlier)	718	4,207	10,308
2025 Child Population: Age <18	1,730	7,172	39,148
2025 Child Population (%)	4.7%	6.0%	10.3%
2025 Working-Age Population: Age 18-64	31,650	94,199	296,573
2025 Working-Age Population (%)	85.5%	79.4%	77.8%
2025 Senior Population: Age 65+	3,636	17,277	45,437
2025 Senior Population (%)	9.8%	14.6%	11.9%
2025 Median Age	32.6	34.1	33.6
2025 Median Female Age	32.4	34.0	33.5
2025 Median Male Age	32.9	34.2	33.7

Source: Esri, Esri-Data Axle, U.S. Census
© 2026 Esri

DEMOGRAPHIC REPORT

21 W. Illinois St, Chicago, Illinois, 60654

	0.5 miles	1 mile	3 miles
Income			
2025 Median Household Income	\$136,834	\$130,021	\$125,029
2030 Projected Median Household Income	\$147,276	\$141,154	\$135,600
2025 Average Household Income	\$199,667	\$191,367	\$181,139
2030 Projected Average Household Income	\$207,084	\$200,974	\$190,786
2025 Per Capita Income	\$136,064	\$124,650	\$103,594
2030 Projected Per Capita Income	\$143,350	\$132,975	\$111,223
2025 Households by Income			
2025 Household Income Less Than \$25,000	8.6%	9.5%	11.1%
2025 Household Income \$25,000-\$49,999	6.1%	7.2%	8.0%
2025 Household Income \$50,000-\$74,999	8.5%	9.0%	9.3%
2025 Household Income \$75,000-\$99,999	9.9%	10.1%	10.4%
2025 Household Income \$100,000-\$149,999	20.4%	19.7%	18.4%
2025 Household Income \$150,000-\$199,999	14.4%	11.9%	12.6%
2025 Household Income \$200,000 or greater	32.1%	32.5%	30.1%
2025 Median Disposable Income	\$106,053	\$103,282	\$99,893
2025 Median Net Worth	\$170,931	\$197,558	\$179,363
2025 Average Net Worth	\$755,940	\$1,061,381	\$973,269
Employment			
2025 Civilian Population Age 16+ in Labor Force	30,963	91,920	281,645
2025 White Collar Employment	94.1%	93.0%	89.3%
2025 Blue Collar Employment	2.8%	2.9%	4.2%
2025 Service Industry Employment	3.1%	4.1%	6.4%
2025 Employed Population	30,464	89,965	272,924
2025 Unemployment Rate	1.6%	2.1%	3.1%

Source: Esri, Esri-Data Axle, U.S. Census
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Demographics

DEMOGRAPHIC REPORT

21 W. Illinois St, Chicago, Illinois, 60654

	0.5 miles	1 mile	3 miles
Education			
2025 Population Age 25+	31,828	100,315	301,131
2025 Educational Attainment of Population Age 25+			
Less than 9th Grade	0.2%	0.7%	1.8%
Some High School/No Diploma	0.5%	0.9%	1.6%
High School Diploma	2.0%	2.9%	4.6%
GED/Alternative Credential	0.1%	0.5%	0.9%
Some College/No Degree	4.0%	4.8%	6.4%
Associate's Degree	1.6%	2.4%	3.1%
Bachelor's Degree	46.7%	42.5%	42.9%
Graduate/Professional Degree	44.9%	45.3%	38.5%
Race and Origin			
2025 Population by Race			
African American/Black	4.3%	5.8%	10.5%
American Indian/Alaska Native	0.2%	0.2%	0.4%
Asian	17.8%	17.3%	15.2%
Pacific Islander	0.0%	0.0%	0.0%
White	67.7%	67.1%	61.1%
Other Race	2.1%	2.1%	4.4%
Two or More Races	7.9%	7.5%	8.4%
2025 Hispanic Population (Any Race)	7.7%	7.5%	11.3%
2030 Projected Hispanic Population (Any Race)	8.5%	8.3%	12.2%
2025 Minority Population	29.0%	29.6%	33.9%
2030 Projected Minority Population	31.2%	31.9%	36.0%

Source: Esri, Esri-Data Axle, U.S. Census
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DEMOGRAPHIC REPORT

21 W. Illinois St, Chicago, Illinois, 60654

	0.5 miles	1 mile	3 miles
Households			
2025 Total Households	25,365	77,467	217,765
2030 Projected Total Households	26,905	81,370	228,058
2010 Total Households	15,207	52,402	164,765
2000 Total Households	9,887	39,404	136,656
2025-2030 Households: Projected Annual Growth Rate			
	1.2%	1.0%	0.9%
2010-2020 Households: Annual Growth Rate			
	4.74%	3.58%	2.17%
2000-2020 Households: Annual Growth Rate			
	4.76%	3.28%	1.76%
2025 Average Household Size			
	1.4	1.5	1.7
2025 Total Family Households			
	5,947	20,991	69,837
2025 Average Family Size			
	2.2	2.3	2.6
Housing			
2025 Total Housing Units	29,563	91,119	248,232
2025 Occupied Housing Units: Owner	25.2%	32.9%	35.8%
2025 Occupied Housing Units: Renter	74.8%	67.1%	64.2%
2025 Vacant Housing Units	14.2%	15.0%	12.3%
2030 Projected Total Housing Units	30,489	93,843	255,883
2010 Total Housing Units	19,229	65,517	191,535
2025 Homes by Value			
Less than \$100,000	1.0%	0.7%	0.7%
\$100,000-\$249,999	5.3%	4.7%	4.5%
\$250,000-\$499,999	42.4%	36.6%	38.9%
\$500,000-\$1,000,000	32.0%	38.0%	39.7%
\$1,000,000+	19.3%	19.9%	16.2%
2025 Median Home Value	\$515,399	\$578,762	\$554,264
2025 Average Home Value	\$712,841	\$755,918	\$704,947

Source: Esri, Esri-Data Axle, U.S. Census
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Area Map

Bally's
CHICAGO

ERIE
Cafe

Ward (A. Montgomery)
Park

90 94

Bally's
CHICAGO

East Bank
Club

Kinzie St

GIBSONS
ITALIA

Lake St

OBÉLIX

Mr. BEEF

Orleans St

Gene & Georgetti
Chicago's finest since 1968

The Merchandise
Mart

Wells St

cta

Chicago Ave

Superior St

Huron St

Erie St

Ontario St

Ohio St

Grand Ave

Illinois St

Hubbard St

HAWKSMOOR

Levi's

CHICAGO CUT
STEAKHOUSE

LaSalle St

Google

LOYOLA
UNIVERSITY CHICAGO

WHOLE
FOODS

ALDI

TARGET

Portillo's

McDonald's

TAO

Jewel

EATALY

NORDSTROM

21 W. Illinois St.

BUB CITY

Clark St

RPM

Dearborn St

HOUSE
OF BLUES

State St

Wabash Ave

Wacker Dr

Michigan Ave

Michigan Ave

UNIVE

cta

Transwestern | 23

Metra





 Transwestern

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