

OFFERING MEMORANDUM

1900 W. Hubbard Street // Kinzie Corridor

Chicago, IL 60622



OFFERED BY:

ZACH PRUITT

Managing Director / Broker
773.572.2268
zach@baumrealty.com

BRAYDEN SCHIFF

Vice President / Broker
312.585.8792
brayden@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200
Chicago, IL 60642
www.baumrealty.com

Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 1900 W. Hubbard Street (the "Property"), an existing two-story, masonry & concrete building with 18,000 rentable square feet above grade, resting on a 30,000 square foot site in Chicago's Kinzie Corridor. The Property offers the potential for single or multi-tenant office use with adjacent parking lot in a rapidly appreciating neighborhood filled with creative office and industrial users.

LOCATION HIGHLIGHTS

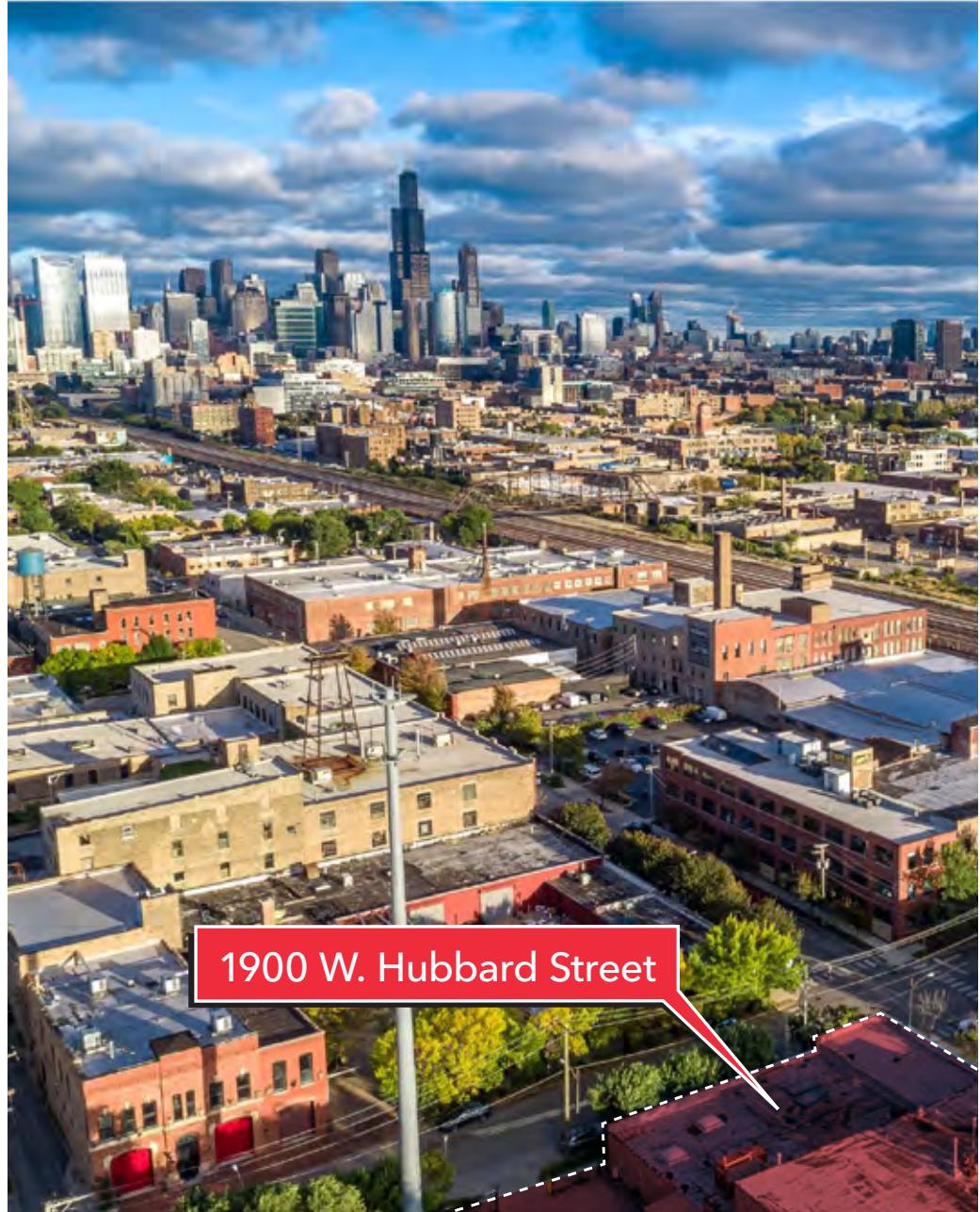
- ▶ Prime **Kinzie Corridor location**, steps from the Chicago Brewing District and minutes to Fulton Market's dining, nightlife, and entertainment. Located on the hard corner of Hubbard & Wolcott
- ▶ Excellent **transportation access**: new Lake / Damen Green Line CTA station, multiple bus routes, I-90/94 & I-290 within one mile, and Truck II & III routes for downtown distribution
- ▶ Surrounded by **major development momentum** in Fulton Market, West Loop, River West, and the \$7B "1901 Project" at the United Center
- ▶ Rare opportunity in a rapidly appreciating corridor with adaptive reuse and long-term investment upside
- ▶ Exceptional commuter convenience with a 9.6/10 Transit Score and direct proximity to Chicago's urban core
- ▶ Relaxed PMD 4B Zoning

INVESTMENT HIGHLIGHTS

- ▶ 18,000 SF fenced & gated lot - unprecedented for building footprint
- ▶ One (1) street facing recessed loading dock & two (2) rear drive in doors
- ▶ Single tenant and / or multi-tenant building
- ▶ Potential for abundant outdoor space & roof decks
- ▶ Curb cuts off W. Hubbard Street, N. Wolcott Avenue, and W. Ferdinand Street
- ▶ Building meticulously maintained - operational Day One

Sale Price:

\$2,850,000



PROPERTY SPECIFICATIONS

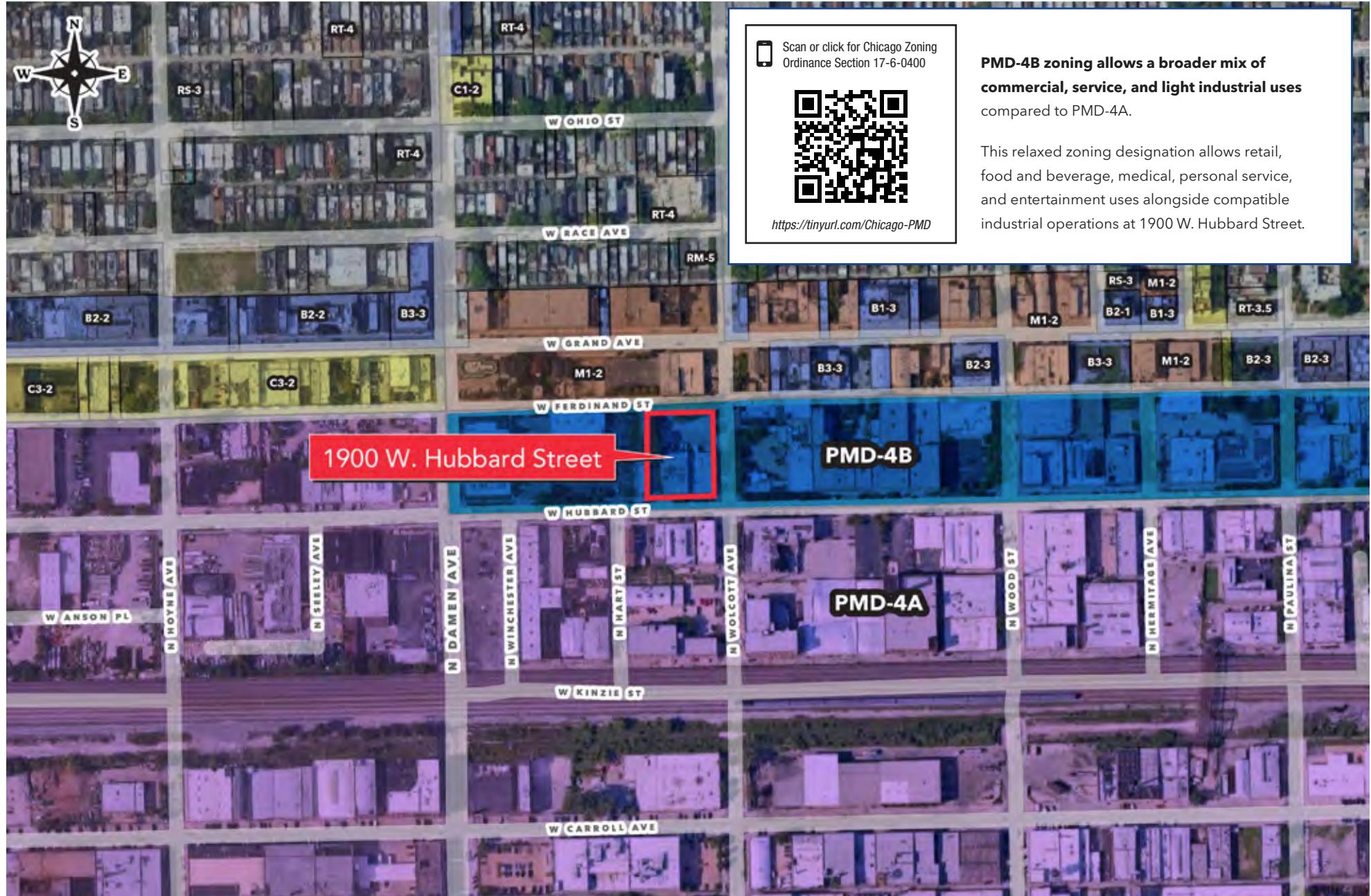
| | |
|--|---|
| Property: | 1900 W. Hubbard Street, Chicago, IL |
| PIN(s): | 17.07.229.039-042.0000 17.07.229.019-023.0000 |
| Total Land Area: | 30,000 square feet |
| Frontage: | 120' along W. Hubbard Street 100' along N. Wolcott Avenue |
| Total Building Area: | 18,000 square feet |
| Ground Floor: | 12,000 square feet |
| Second Floor: | 6,000 square feet |
| Total Number of Stories: | Two (2) |
| Clear Height: | Ground Floor: 11.25' to Underside of Beams 14' Floor to Ceiling Second Floor: 11' to Underside of Beams 12' Floor to Ceiling |
| Year Built: | 1967 |
| Building Construction: | Masonry & Concrete |
| Loading: | One (1) street facing recessed loading dock Two (2) rear drive in doors One (1) interior drive in & pass-through |
| Sprinklers: | Yes |
| Power: | 3-Phase Multi Panel |
| Electrical: | Individually metered - four (4) spaces |
| Gas: | Individually metered - four (4) spaces |
| Zoning | PMD 4B |
| Real Estate Taxes (2023 payable 2024): | \$84,198.96 (\$4.68 PSF) |



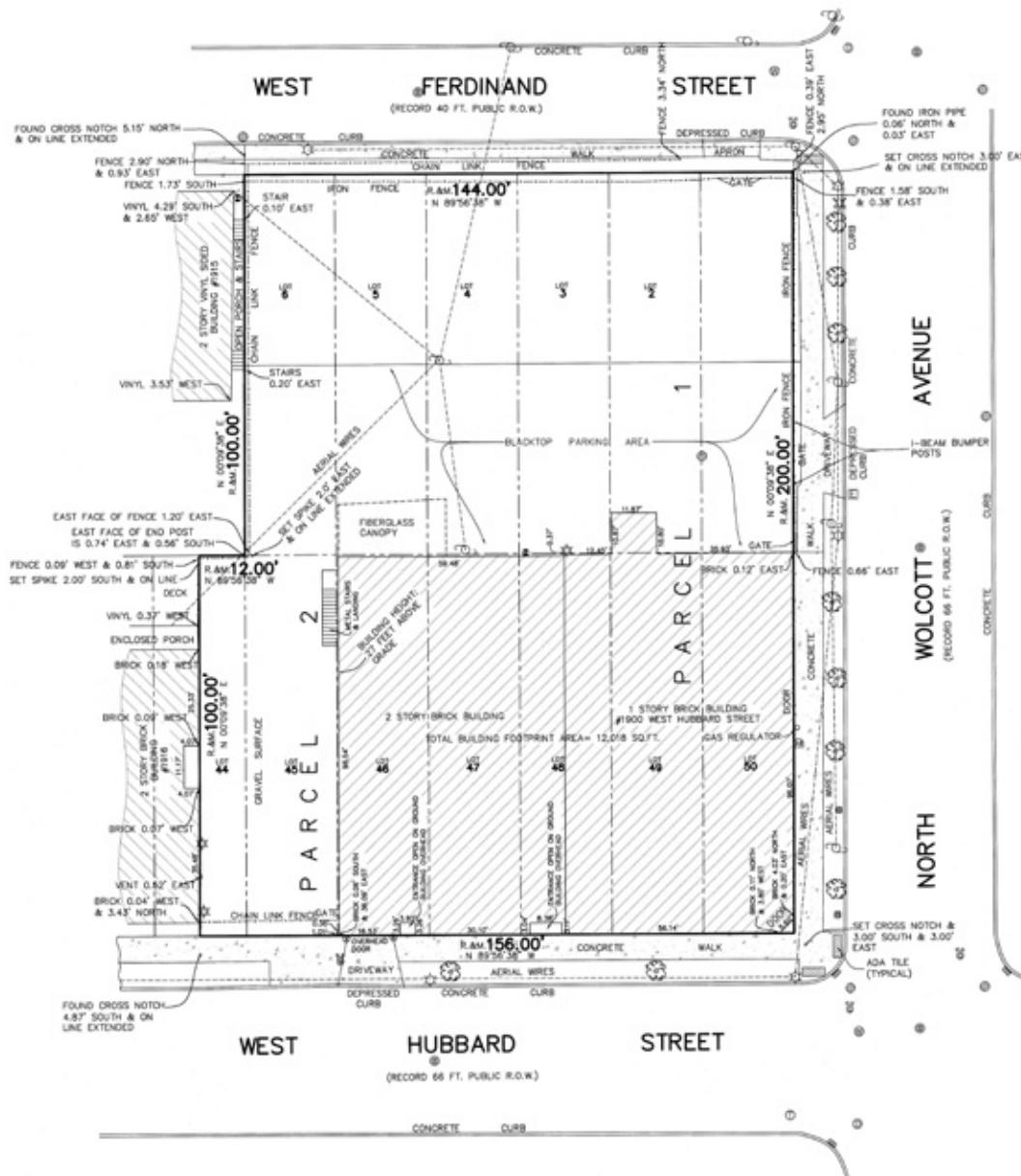
LOCATION & PROPERTY CLASS

| | |
|---|---|
| Property Tax Classification: | 5.93 Major Class B, Industrial Building |
| Community Area: | West Town |
| Neighborhood: | Kinzie Corridor |
| Ward Alderman: | 27th Ald. Walter Redmond Burnett |
| TIF: | Kinzie Industrial Corridor TIF |
| Planning Region: | West |
| ADU Area: | Northwest |
| Affordable Requirements Zone: | ARO Community Preservation area |
| Enterprise Zone: | Yes EZ 4 |
| Community Organizations: | ICNC (Industrial Council of Nearwest Chicago) |
| Small Business Improvement Fund:(SBIF): | Kinzie Industrial Corridor |





Survey



Floor Plan

GROUND FLOOR

Ground Floor

| | |
|---------------|---|
| Floor Plate: | 12,000 SF |
| Clear Height: | Underside of beams: 11' - 3" Floor to ceiling: 14' |

1 East

| | |
|--------------|--|
| Office size: | Approx. 750 SF |
| Loading: | One (1) drive in door with access to parking lot |
| Restrooms: | Two (2) |

1 West

| | |
|--------------|--|
| Office Size: | Approx. 1,500 SF |
| Loading: | One (1) drive in door with access to parking lot |
| | One (1) internal recessed loading dock |
| | One (1) internal drive through door |
| Restrooms: | Two (2) |



Floor Plan

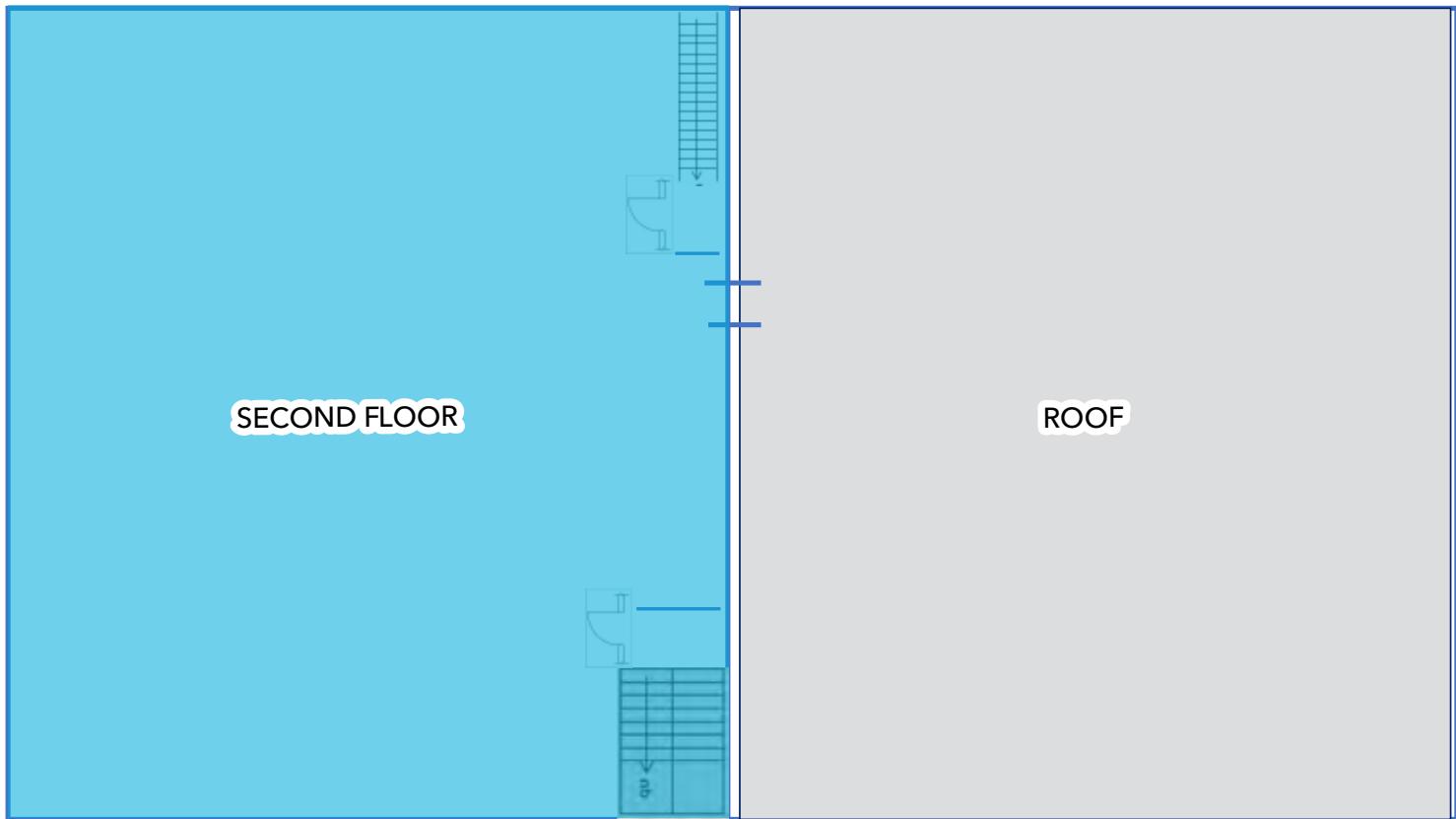
SECOND FLOOR

Second Floor

Floor Plate: 6,000 SF

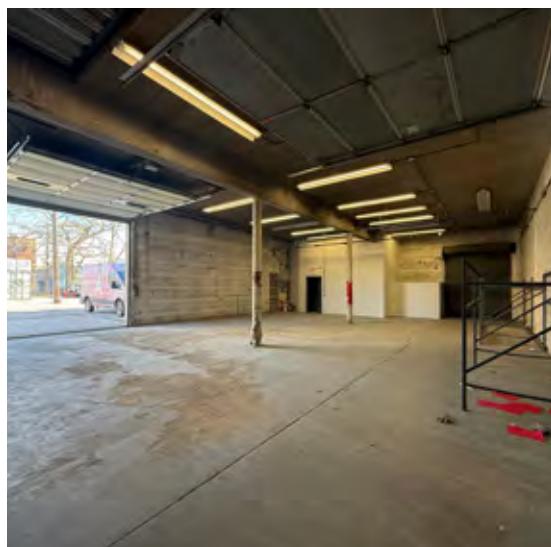
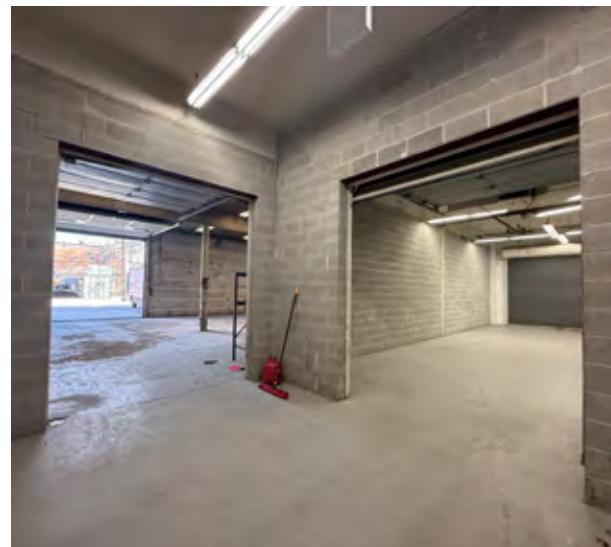
Clear Height: Underside of beams: 11'
Floor to ceiling: 12'

Roof-Deck Access: Yes



Interior Photos

GROUND FLOOR

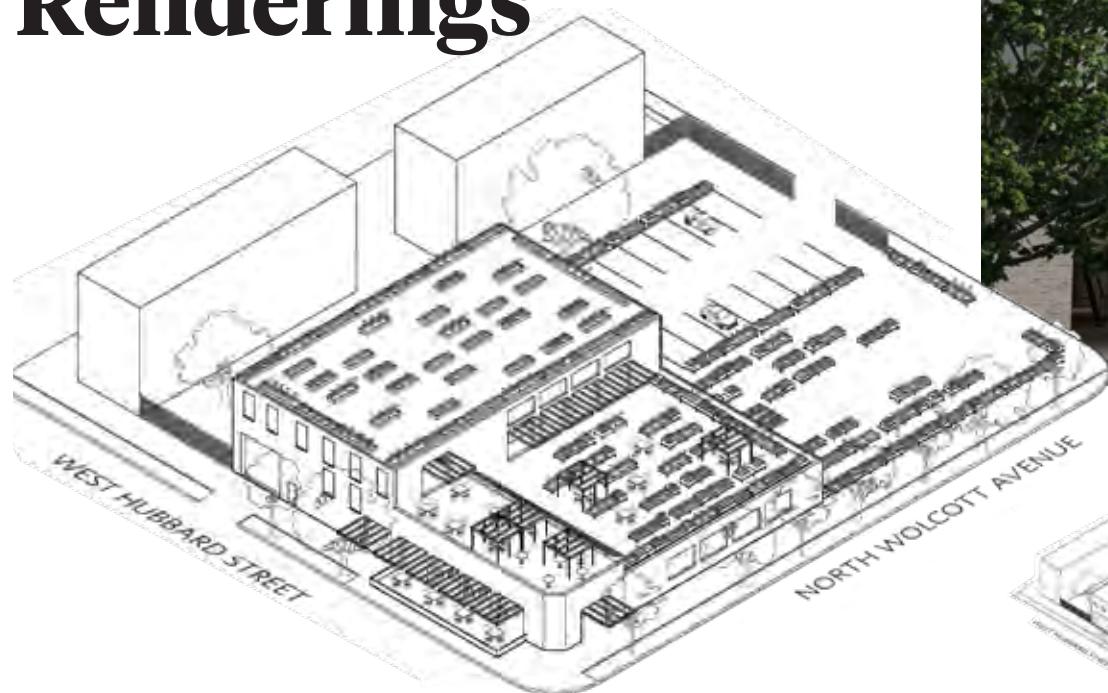


Interior Photos

SECOND FLOOR



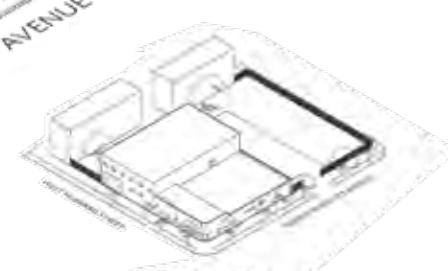
Renderings



PROPOSED CONDITION



Conceptual Rendering - W. Hubbard Street Elevation



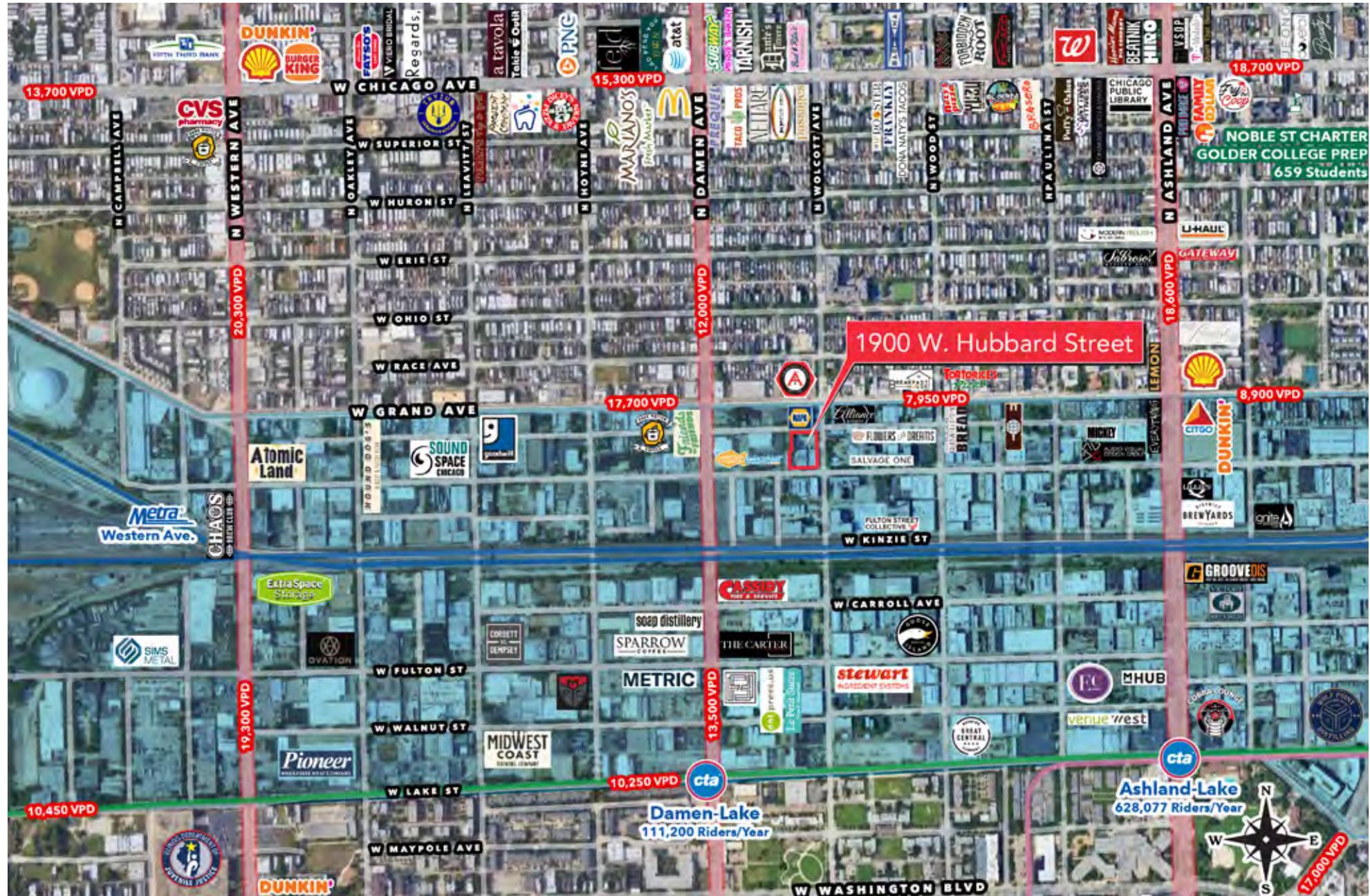
EXISTING CONDITION

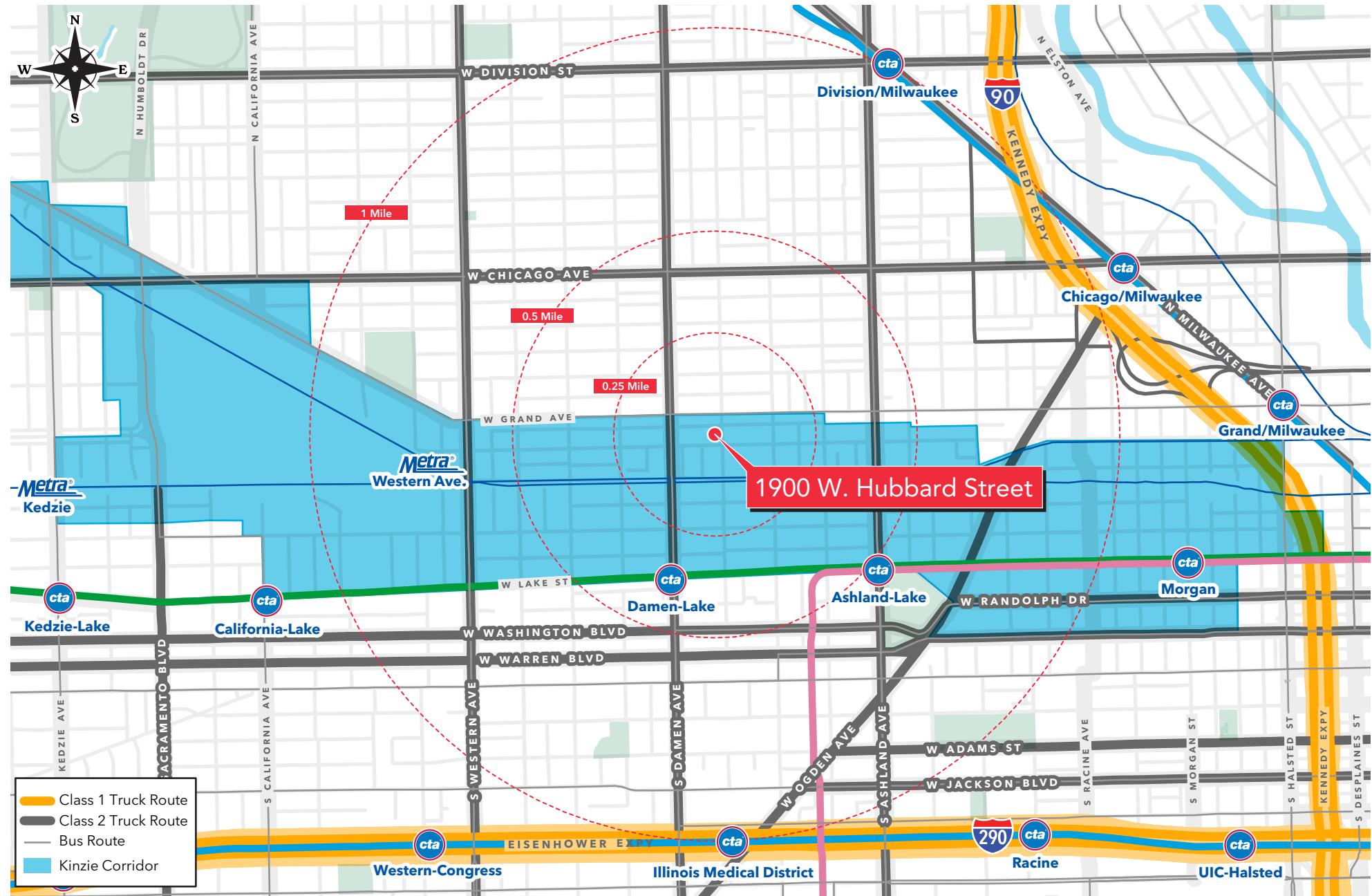


PROGRAMMATIC UNITS



THE MARKET // 1900 W. HUBBARD STREET // CHICAGO, IL





West Town / Kinzie Corridor Overview

Chicago's West Town is a diverse neighborhood just northwest of downtown, blending industrial heritage with creative energy. The Kinzie Industrial Corridor, historically a manufacturing center, has evolved into a hub for modern industry and innovation, attracting breweries, makers, and growing businesses. Its commercial base is complemented by nearby residential neighborhoods and a mix of dining and cultural amenities, creating a dynamic environment for both work and growth. Continued reinvestment and adaptive reuse projects are fueling its evolution, further strengthened by its proximity to the West Loop, one of Chicago's most active development corridors.

BEST PLACES IN ILLINOIS

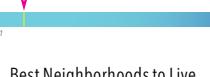
Best Neighborhoods for Young Professionals

#6 of 93



Best Neighborhoods to Raise a Family

#8 of 93



Best Neighborhoods to Live

#10 of 93



ACCESS & TRANSPORTATION

West Town has excellent public transportation with multiple CTA bus routes and both the CTA Blue & Green Lines.

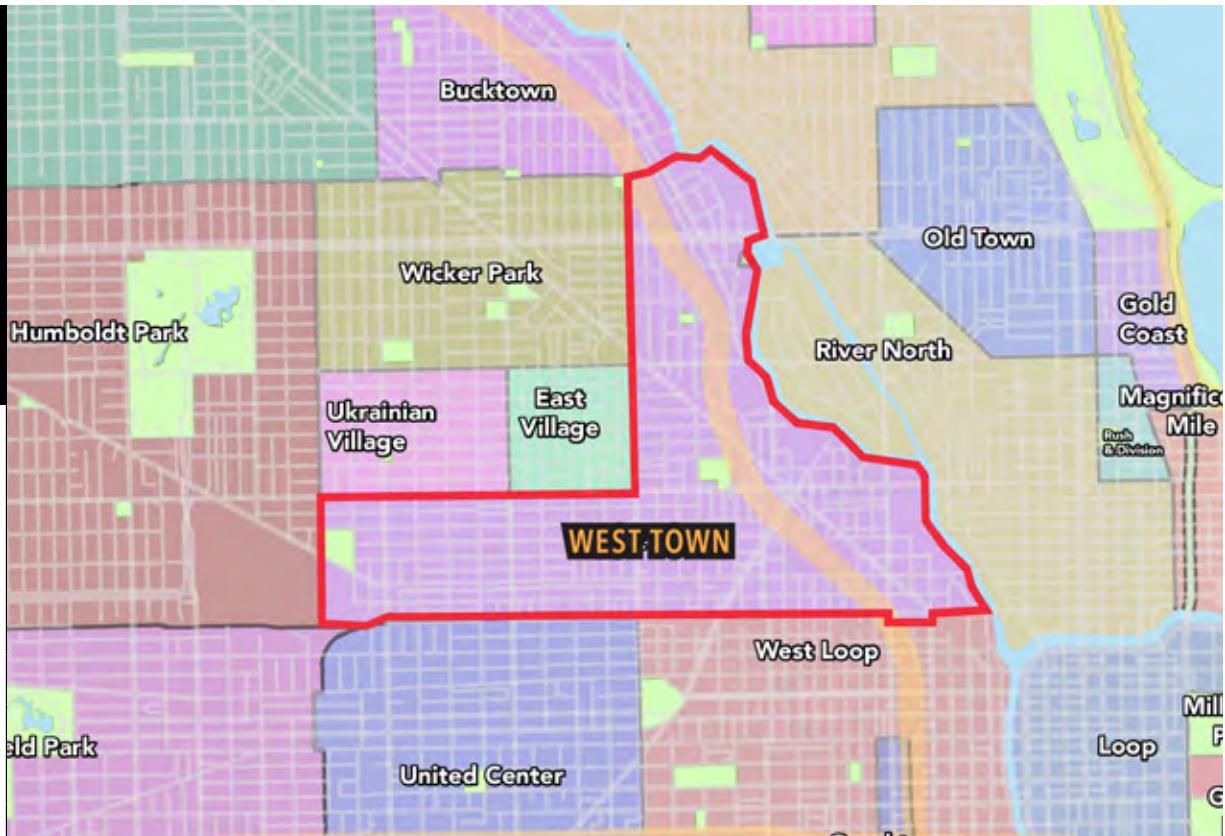
The neighborhood has excellent access to I-90/94.

West Town is a very walkable neighborhood with a Walk Score in of 77.

O'Hare International Airport
~26 min drive

Midway International Airport
~15-20 min drive

The Loop
~5-7 min drive



AREA FEEL

Urban Suburban Mix

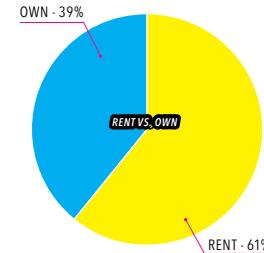
Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

A +
OVERALL GRADE

| | |
|-----------|--------------------|
| B- | Public Schools |
| C+ | Housing |
| A | Good for Families |
| B | Jobs |
| C+ | Cost of Living |
| A | Outdoor Activities |

| | |
|-----------|------------------|
| A+ | Nightlife |
| B+ | Diversity |
| C+ | Weather |
| A+ | Health & Fitness |
| A | Commute |

INCOME & HOUSING



Median Household Income

\$140,824

Median Home Value

\$598,485

Median Rent

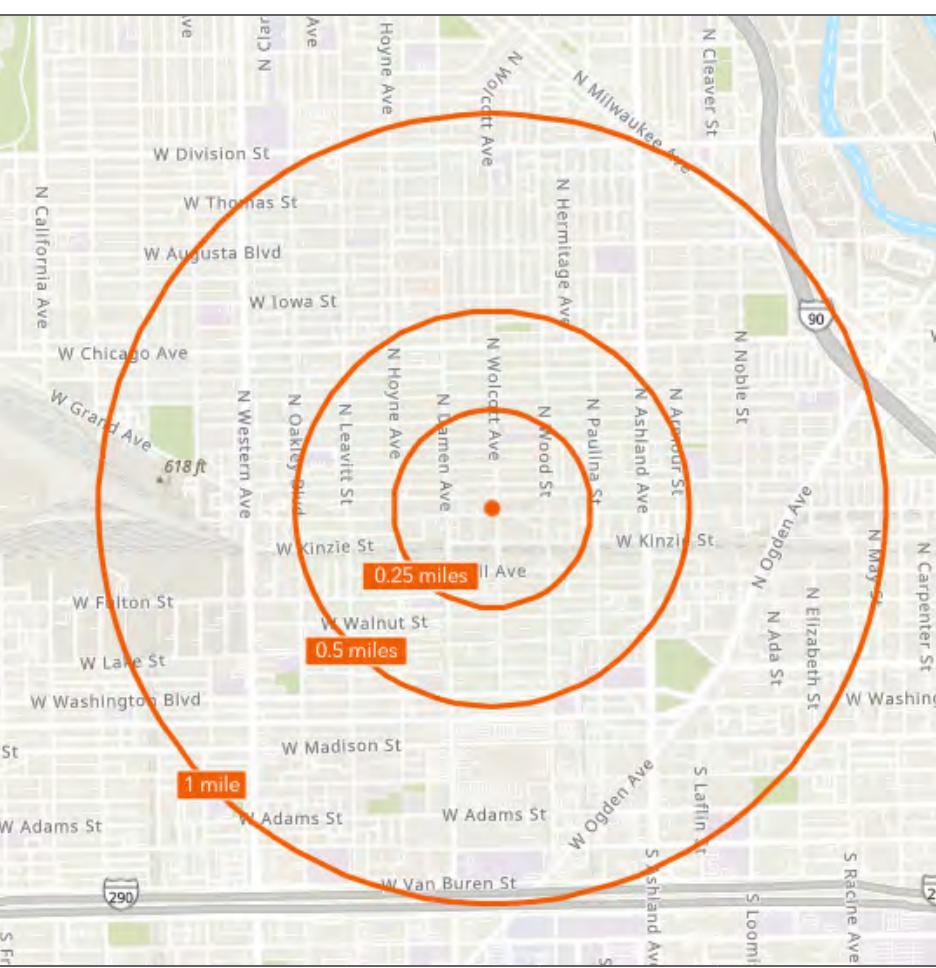
\$2,091

DEMOGRAPHIC SUMMARY

| | | .25 mile | .5 mile | 1 mile |
|---------------------|---|-----------|-----------|-----------|
| Population | 2024 Estimated Population | 1,549 | 10,144 | 51,399 |
| | 2029 Projected Population | 1,519 | 10,107 | 53,533 |
| | 2020 Total Population (U.S. Census) | 1,628 | 10,484 | 50,534 |
| | 2010 Population (U.S. Census) | 1,566 | 10,211 | 46,856 |
| | % Projected Growth 2023-2028 | -1.9% | -0.4% | 4.2% |
| | % Historical Growth 2010-2021 | -1.1% | -0.7% | 9.7% |
| | 2024 Median Age | 35.4 | 34.5 | 33.9 |
| Households | 2024 Estimated Households | 684 | 4,759 | 26,721 |
| | 2029 Projected Households | 682 | 4,843 | 28,530 |
| | 2020 Total Households (U.S. Census) | 690 | 4,707 | 25,119 |
| | 2010 Total Households (U.S. Census) | 642 | 4,359 | 22,287 |
| | % HH Projected Growth 2023-2028 | -0.3% | 1.8% | 6.8% |
| | % HH Historical Growth 2010-2021 | 6.5% | 9.2% | 19.9% |
| Income | 2024 Average Household Income | \$165,943 | \$169,419 | \$168,344 |
| | 2024 Median Household Income | \$102,987 | \$116,131 | \$123,106 |
| | 2024 Per Capita Income | \$76,018 | \$79,751 | \$86,813 |
| Business | 2024 Total Businesses | 319 | 864 | 2,790 |
| | 2024 Total Employees | 2,848 | 8,490 | 32,984 |
| | 2024 Estimated Daytime Population | 3,394 | 12,251 | 53,516 |
| Education (Age 25+) | 2024 Adult Population (Ages 25+) | 1,148 | 7,706 | 40,613 |
| | 2024 Elementary (Level 0 to 8) | 1.6% | 2.9% | 2.3% |
| | 2024 Some High School (Level 9 to 11) | 0.8% | 2.1% | 2.1% |
| | 2024 High School Diploma | 8.5% | 10.7% | 7.9% |
| | 2024 Some College/No Degree | 9.6% | 12.3% | 9.6% |
| | 2024 Associate Degree | 7.7% | 4.5% | 3.6% |
| | 2024 Bachelor Degree | 37.0% | 39.2% | 44.9% |
| | 2024 Graduate Degree | 34.4% | 27.6% | 28.2% |
| | % Any College | 88.7% | 83.6% | 86.3% |
| Race & Ethnicity | 2024 White Population | 60.0% | 52.8% | 58.9% |
| | 2024 Black/African American Population | 4.6% | 17.0% | 15.8% |
| | 2024 Asian Population | 8.2% | 6.2% | 6.8% |
| | 2024 American Indian/Alaska Native Population | 0.7% | 0.7% | 0.6% |
| | 2024 Pacific Islander Population | 0.1% | 0.1% | 0.1% |
| | 2024 Other Race | 11.7% | 10.9% | 7.3% |
| | 2024 Population of Two or More Races | 14.9% | 12.3% | 10.6% |
| | 2024 Hispanic Population | 20.4% | 20.1% | 19.6% |

KEY DEMOGRAPHICS

| Key Demographics | .25 Mile | .5 Mile | 1 Mile |
|---------------------------|-----------|-----------|-----------|
| Estimated Population: | 1,549 | 10,144 | 51,399 |
| Daytime Population: | 3,394 | 12,251 | 53,516 |
| Estimated Households: | 684 | 4,759 | 26,721 |
| Average Household Income: | \$165,943 | \$169,419 | \$168,344 |



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



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

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REALTY GROUP