

LIVE/WORK
OFFICE
CONDOMINIUM
FOR SALE



106 N. ABERDEEN ST.
CHICAGO, IL. 60607

***PRICE UPON
REQUEST***

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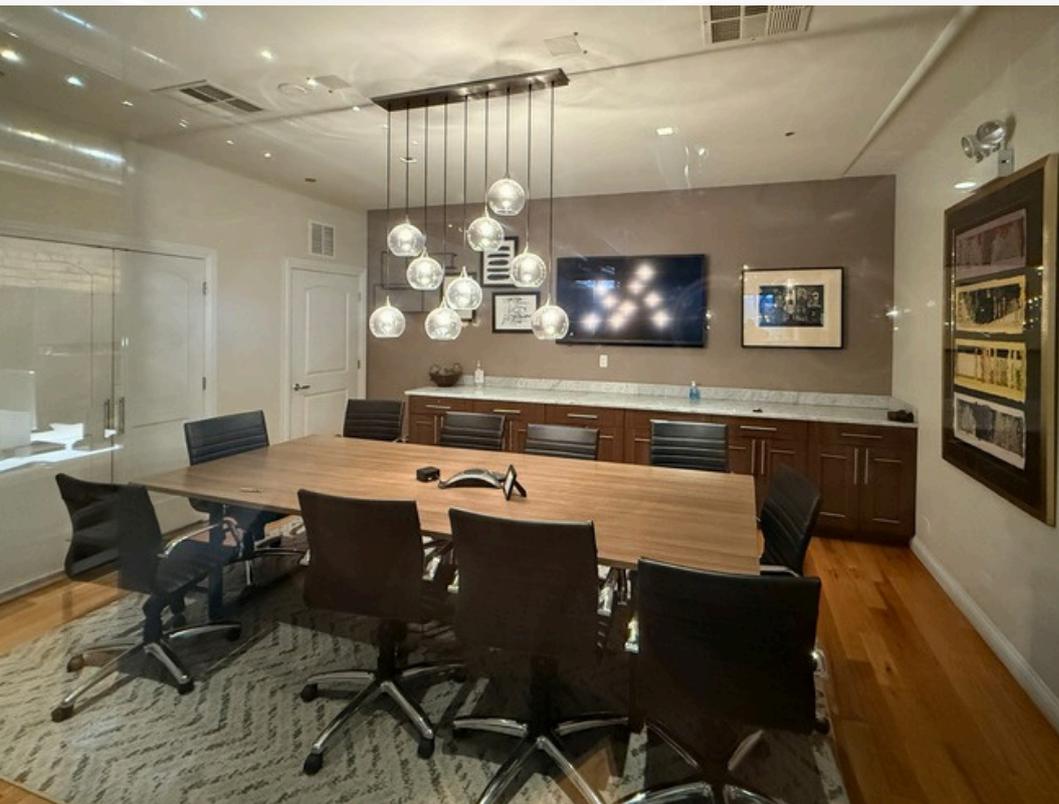
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Property Summary

Welcome to Unit One at the Brixton Lofts, a first-floor live/work condominium located at 106 North Aberdeen Street, Chicago, IL 60607, in the heart of Chicago's sought-after West Loop.

During your private tour, you will experience approximately 6,000 +/- square feet of luxurious and refined live/work condominium space, filled with abundant natural light from expansive south-, east-, and west-facing exposures. The open layout and unobstructed light, combined with ceiling heights of approximately 10 feet, create a sophisticated environment well suited for both professional and residential use.

Upon entering the unit, your eyes will be drawn to a deluxe kitchen featuring granite countertops, a large breakfast bar, Sub-Zero appliances, and generous cabinet storage—ideal for entertaining, daily use, or staff convenience. The office area is thoughtfully designed with a reception desk featuring granite counters, along with glass office partitions that are easily removable, allowing the layout to be reconfigured as needed. This area also includes a spacious private conference room accommodating 10+ staff members, providing an ideal setting for meetings and collaboration.





Property Summary (cont.)

Formerly home to media, film, and editing companies, the property easily lends itself to a premier office, studio, or showroom, while also offering the flexibility to function as a sophisticated residence for living, entertaining, and conducting business under one roof. Bedrooms / private offices are positioned along the perimeter of the unit, offering both privacy and functionality.

The unit includes one luxurious full bathroom with a soaking whirlpool tub and multi-head shower, as well as two additional powder rooms. Wall finishes throughout the space include a blend of exposed brick and finished drywall, enhancing the loft's architectural character.

Additional features include:

- Two-zone HVAC system providing efficient heating and air conditioning throughout
- 400-amp electrical service
- Integrated alarm system
- One interior parking space (suitable for a small to medium vehicle)
- Hardwood flooring with accents of carpeting and ceramic tile
- Approximately 10-foot ceiling heights
- Boutique loft character within a premier West Loop location

This exceptional first-floor live/work condominium offers a rare combination of scale, flexibility, architectural detail, security, and modern amenities in one of Chicago's most dynamic neighborhoods.

Property Details

Location Information	
Property Address	106 N Aberdeen St
Neighborhood / Submarket	West Loop
Submarket	Fulton Street Market

Building Information	
Building Size	APROX 50,000 SF
Ceiling Height	APROX 10 FT
Year Built / Renovated	1915 / 1999
Building Class	Class A
Stories	6

Property Information	
Property Type	Office / Live-Work Residency
Zoning	DX-3
APN #	17-08-436-025-0000
Lot Size	6000 SF
Lot Frontage	50 FT
Lot Depth	120 FT
Power	400 AMP

Taxes & Valuation	
Tax Year	2024
Taxes	\$33,322.68

Property Highlights

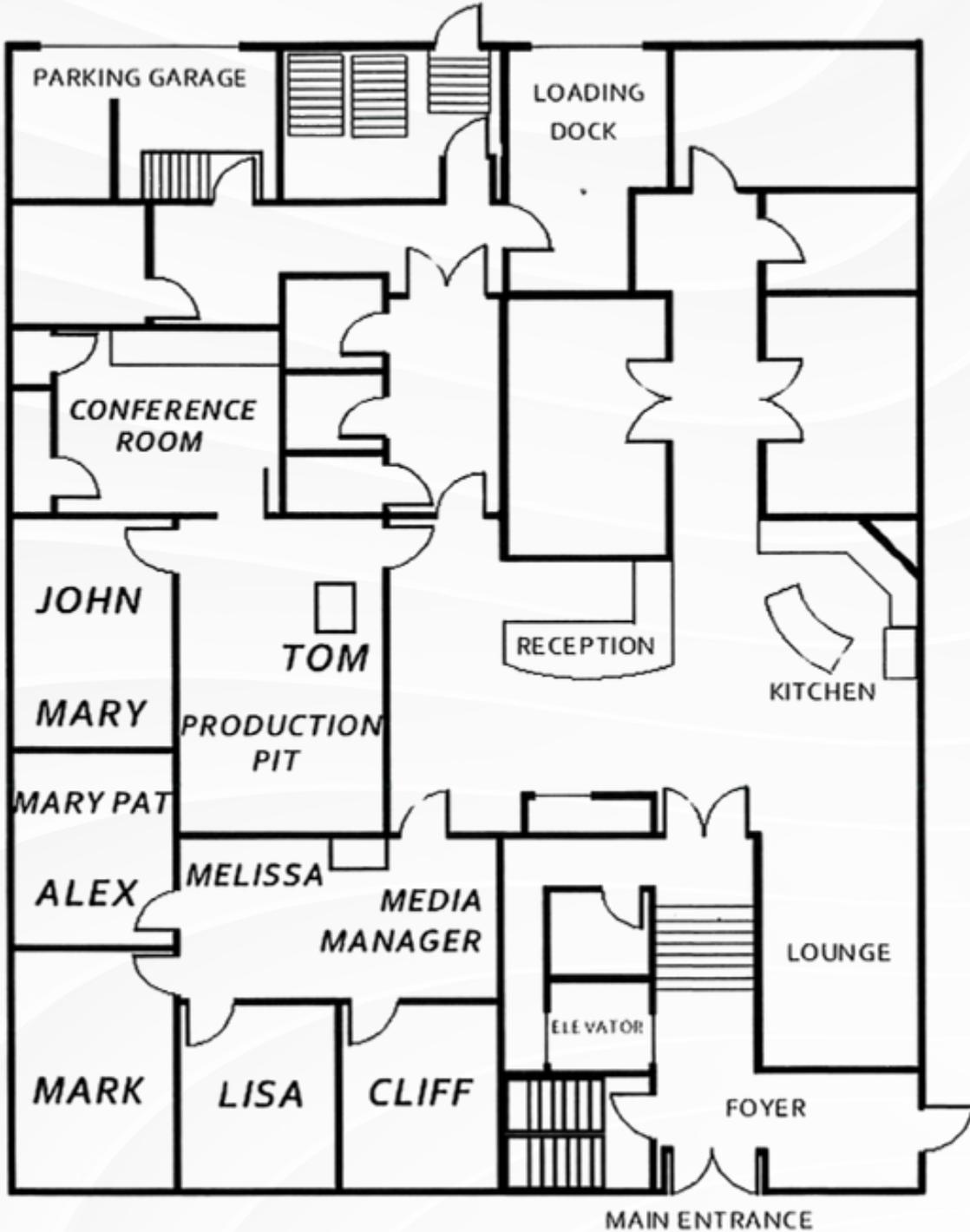
- First-floor live/work condominium located within the Brixton Lofts
- Approximately 6,000 square feet of flexible live/work space
- South-, east-, and west-facing exposures providing abundant natural light
- Approximately 10-foot ceiling heights throughout
- Open layout suitable for office, studio, showroom, or residential use
- Formerly occupied by media, film, and editing companies
- Deluxe kitchen with granite countertops, large breakfast bar, Sub-Zero appliances, and ample cabinetry
- Professional office buildout including:
 - Reception area with granite counters
 - Glass office partitions (easily removable)
 - Private conference room accommodating 10+ staff members
- Perimeter rooms configured as private offices or bedrooms
- One full bathroom with soaking whirlpool tub and multi-head shower
- Two additional powder rooms
- Architectural finishes including exposed brick and finished drywall
- Two-zone HVAC system providing efficient heating and air conditioning
- 400-amp electrical service, ideal for high-demand commercial or creative users
- Integrated alarm system
- One interior parking space (suitable for a small to medium vehicle)
- Hardwood flooring with accents of carpeting and ceramic tile
- Boutique loft character within a premier West Loop location
- Excellent access to Fulton Market, Randolph Street dining, transit, and expressways



Floorplan



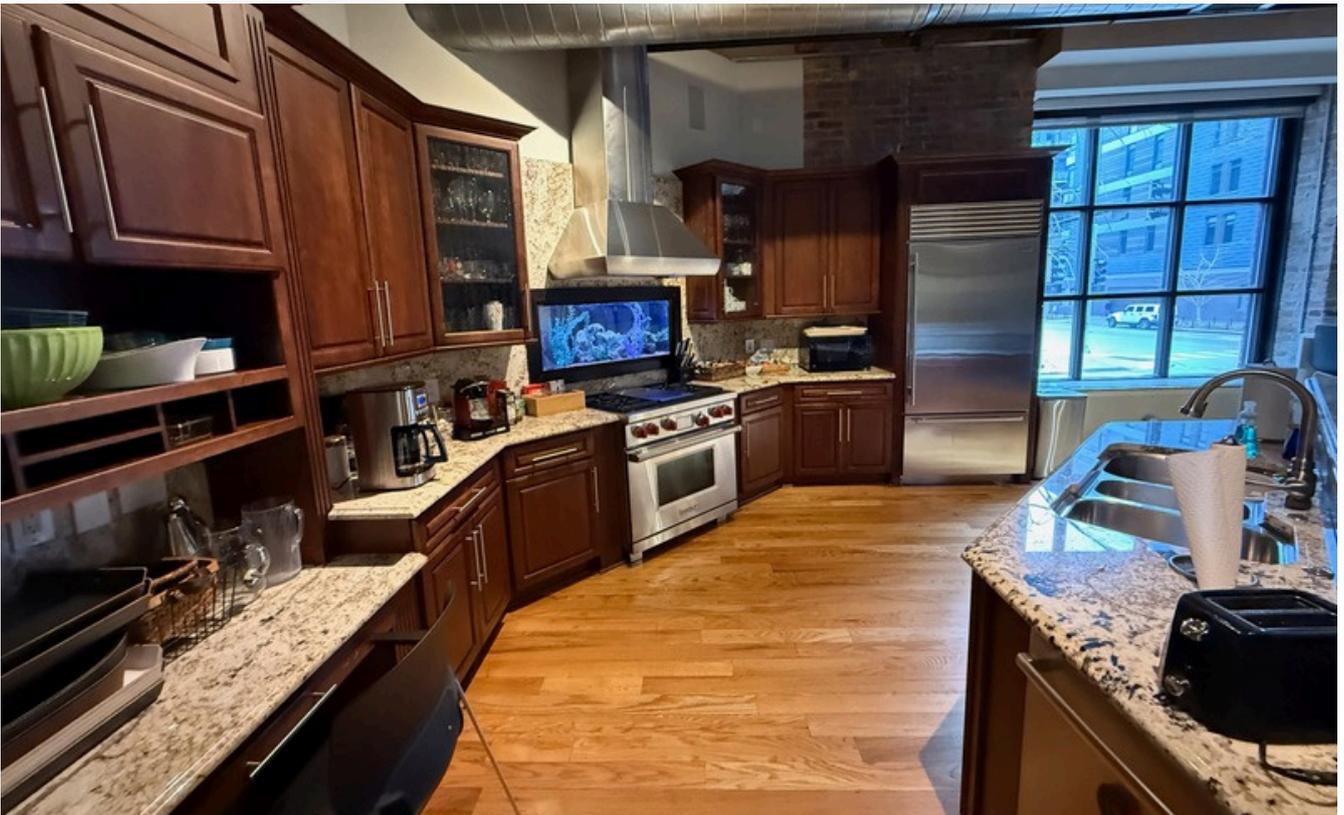
ALLEY



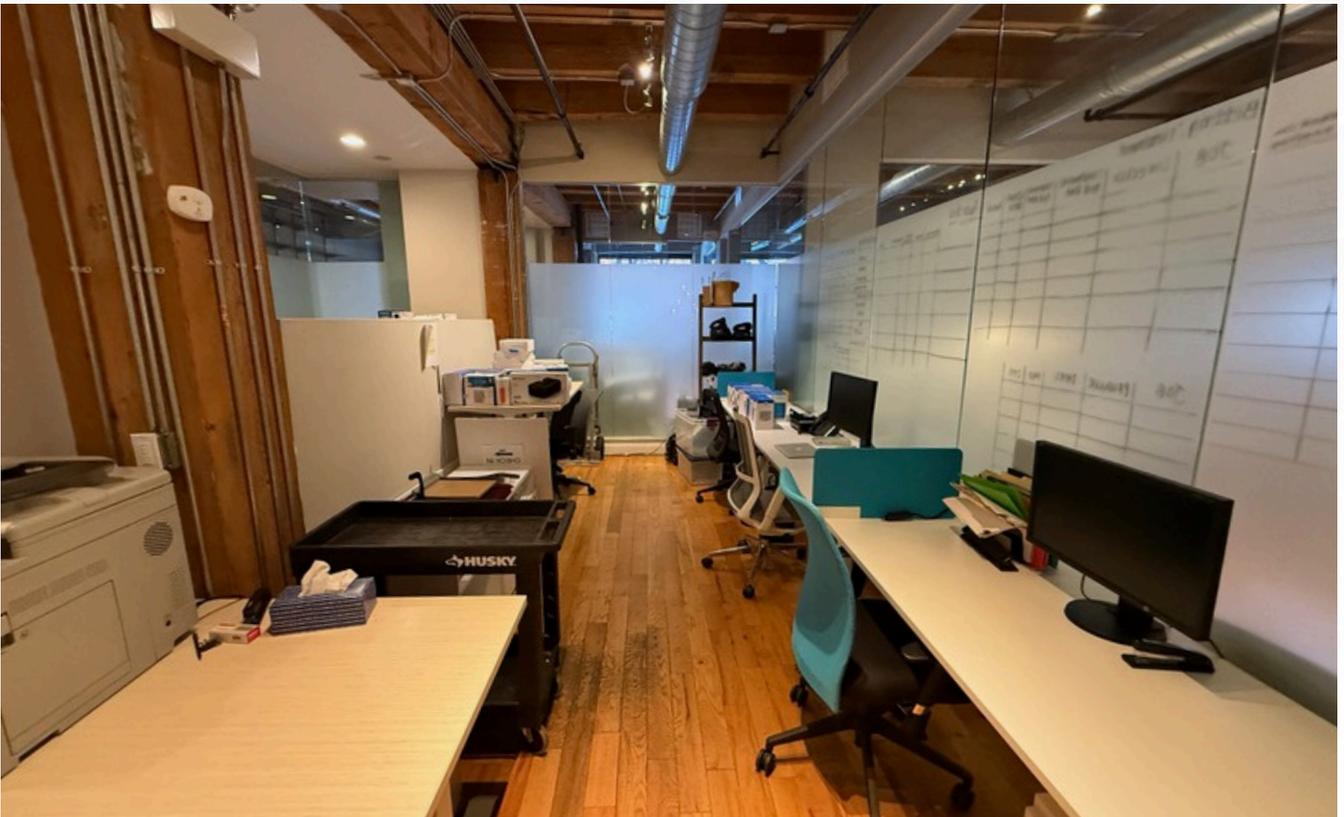
WASHINGTON

ABBERDEEN

Property Photos



Property Photos



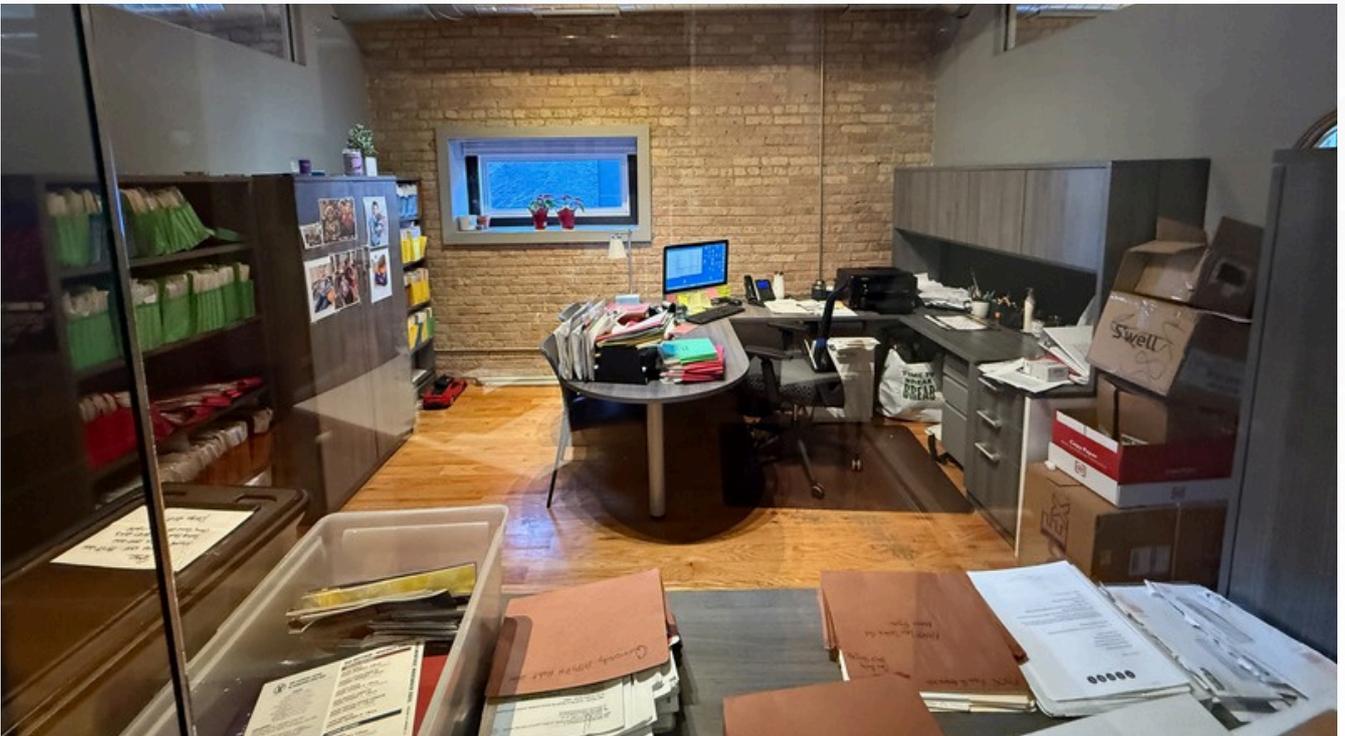
Property Photos



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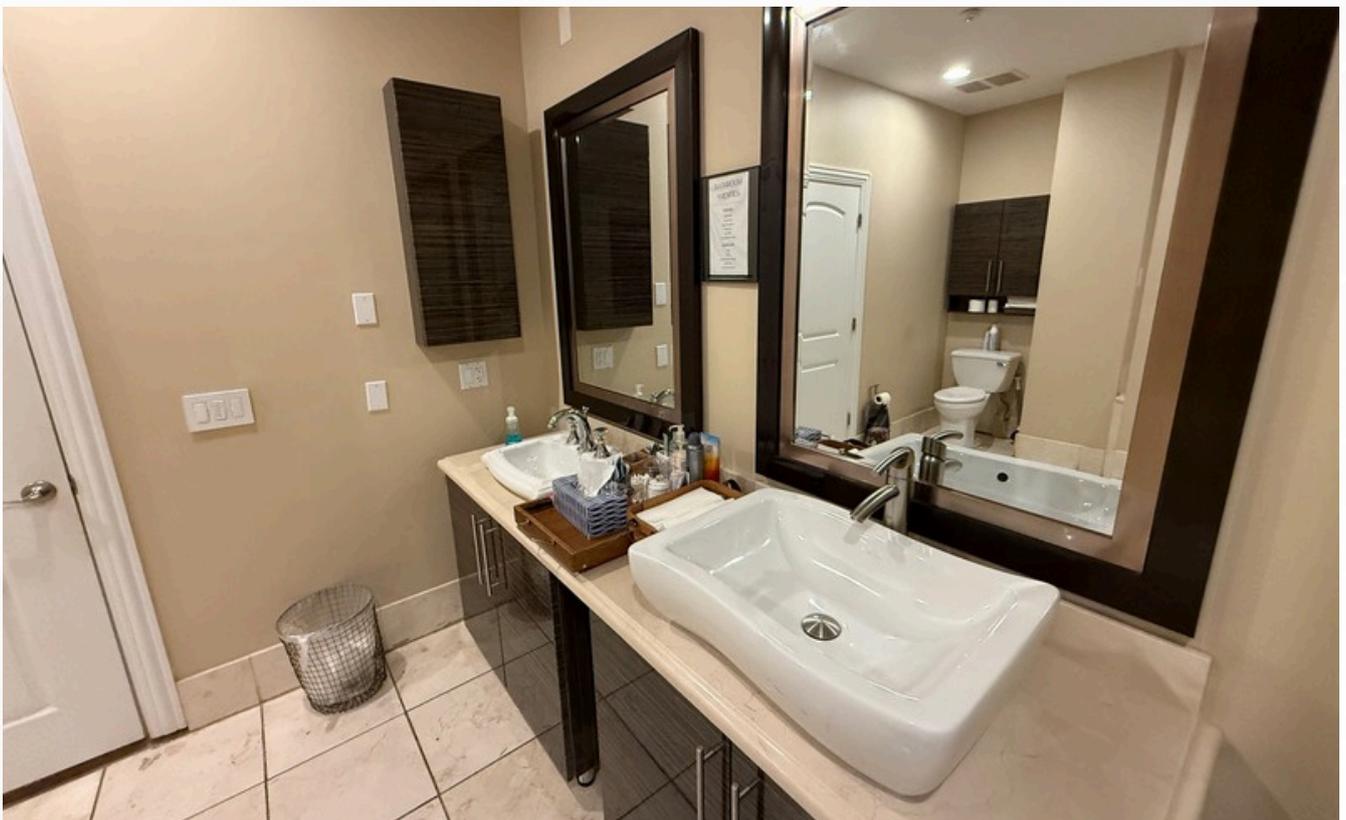
Property Photos



Property Photos



Property Photos





Welcome to the West Loop

When you choose the West Loop, you secure a foothold in one of Chicago's most dynamic and high-demand commercial markets. Known for its energy, density, and economic momentum, the West Loop has evolved from an industrial district into a premier destination for office, retail, restaurant, and mixed-use investment—driven by innovation, talent, and capital.

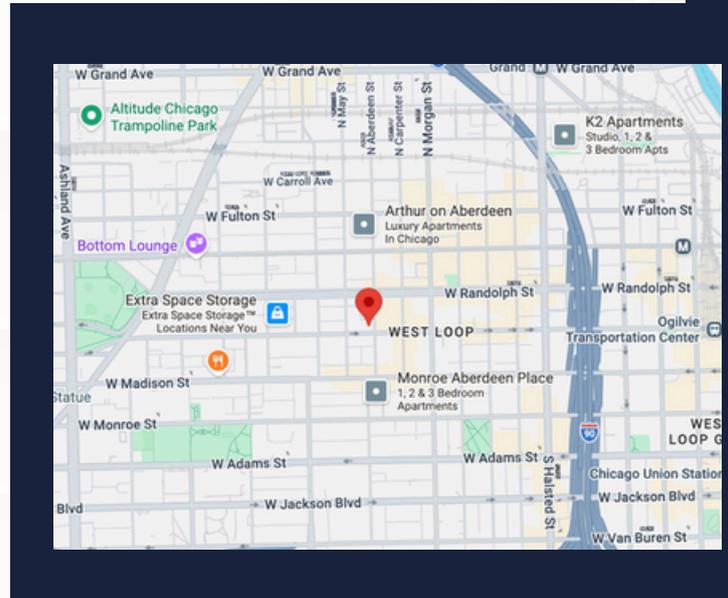
You'll benefit from a dense daytime workforce, strong residential growth, and constant foot traffic fueled by world-class dining, hospitality, and cultural destinations. Modern architecture, adaptive-reuse buildings, and flexible zoning support a wide range of commercial uses and value-add opportunities. With immediate access to downtown Chicago, major expressways, CTA transit, and Union Station, the West Loop offers unmatched connectivity and visibility.

For commercial buyers, the West Loop represents growth, liquidity, and long-term upside in a market defined by demand, prestige, and continued evolution.

Demographic Insights

Population

Year	1 Mile	3 Miles	5 Miles
2023	100,199	656,665	1,349,787
2022	99,547	651,678	1,344,886
2021	98,478	647,876	1,347,547
2020	95,660	631,155	1,324,171
2019	93,076	630,750	1,330,476



Age Demographics

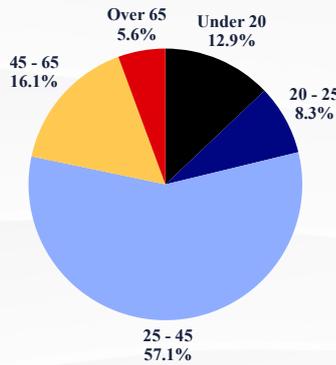
31

Median Age

3%

Growth Rate

2028 Estimate



Household Income

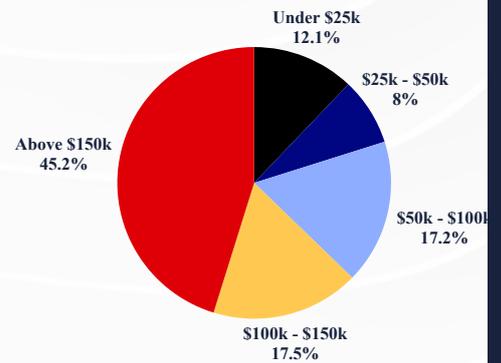
\$117.8k

Median Income

15%

Growth Rate

2028 Estimate



Renter To Homeowner Ratio

2:1

2:1 Predicted by 2028



Housing Occupancy Ratio

10:1

11:1 Predicted by 2028



Crexi Data as of 01/28/2026



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