

# 3245 W ARTHINGTON

**\$12/SF**  
**\$8,268,000**

**LARGE SCALE  
REDEVELOPMENT  
OPPORTUNITY**

**INCLUDING THE  
FORMER ALLSTATE  
HEADQUARTERS  
BUILDINGS**

**WITH POTENTIAL  
FOR MULTIPLE TAX  
INCENTIVES**



*HOMAN*

*SQUARE*

*portfolio*

# 3245 W ARTHINGTON

*part of the*

*HOMAN*

*SQUARE*

*portfolio*

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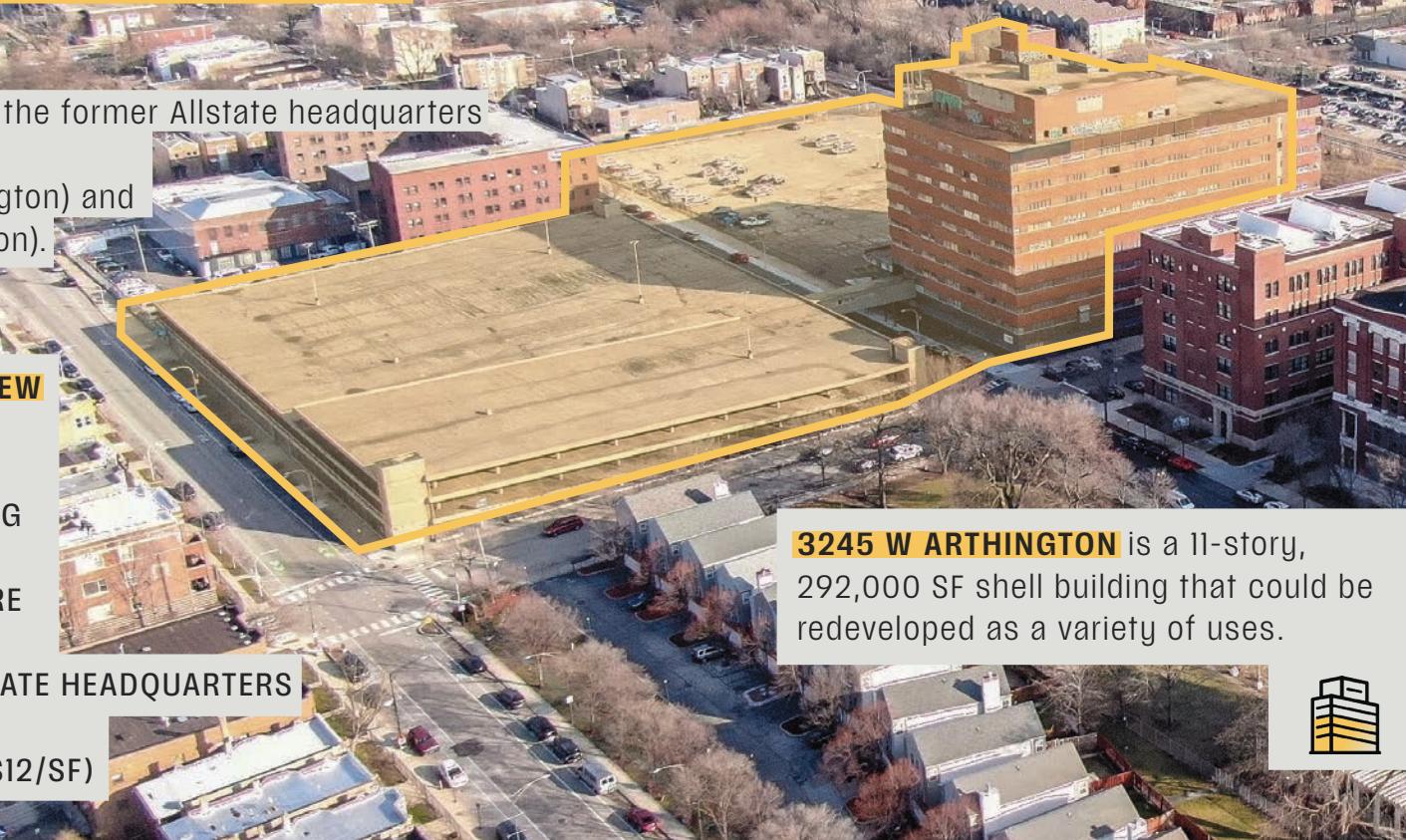


# 3245 W ARTHINGTON

**INCREDIBLE OPPORTUNITY** to redevelop the former Allstate headquarters (3245 W Arthington), a large parking structure (3240 W Arthington) and a developable land site (3201 W Arthington).

## 3245 W ARTHINGTON BUILDING OVERVIEW

<b>SIZE</b>	292,000 SF
<b>CONDITION</b>	SHELL BUILDING
<b>ZONING</b>	PD-971
<b>SUB-MARKET</b>	HOMAN SQUARE
<b>ALDERMAN/WARD</b>	SCOTT/24
<b>HISTORY</b>	FORMER ALLSTATE HEADQUARTERS
<b>ASKING PRICE</b>	\$8,268,000 (\$12/SF)



**3245 W ARTHINGTON** is a 11-story, 292,000 SF shell building that could be redeveloped as a variety of uses.

**THE PORTFOLIO** is available as a single purchase or can be divided. With a variety of potential uses, this portfolio is conveniently located only four blocks to the Kedzie-Homan Blue Line CTA Station, as well as four blocks from I-290 freeway. With the Chicago Loop only four miles away, this portfolio benefits from its location.

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HOMAN SQUARE  
PORTFOLIO SALE OM



## 3245 W ARTHINGTON HIGHLIGHTS

- Large scale redevelopment opportunity in Homan Square consisting includes the 11-story former Allstate Headquarters, a parking structure and land.
- Additional land for parking or ground-up development available as part of the site.
- Walking distance to the Kedzie-Homan CTA Blue Line stop
- Easy access to the I-290 Expressway.

## 3245 W ARTHINGTON EXPENSES

Insurance:	\$10,000
Utilities:	\$4,500
Misc Maintenance:	\$7,500
Landscaping:	\$4,000
<b>Total Expenses:</b>	<b>\$26,000</b>

## 3245 W ARTHINGTON 2023 TAXES (PAID IN 2024)

16-14-415-021-0000 (3240 W ARTHINGTON - GARAGE)	\$45,254.00
16-14-417-004-0000 (3245 W ARTHINGTON - ALLSTATE)	\$200,972.36
16-14-417-005-0000 (3201 W ARTHINGTON - LAND)	\$32,937.01
<b>Total Taxes:</b>	<b>\$279,163.37</b>

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HOMAN SQUARE  
PORTFOLIO SALE OM



**3240 W ARTHINGTON** is 3.5-story 247,000 SF parking structure.



**3245 W ARTHINGTON** is a 11-story, 292,000 SF shell building that could be redeveloped as a variety of uses.



**3201 W ARTHINGTON** is 167,000 SF of developable land.



*Additional PHOTOS*

**3333 W ARTHINGTON** | QUICK STATS  
239,000 SF 5-story shell building

Former Sears Administration Building  
National Registry of Historic Places,  
and a Chicago Landmark

Asking Price \$5,258,000 (\$22/SF)

CLICK FOR EXCLUSIVE  
**3333 W ARTHINGTON**   
SALE OM

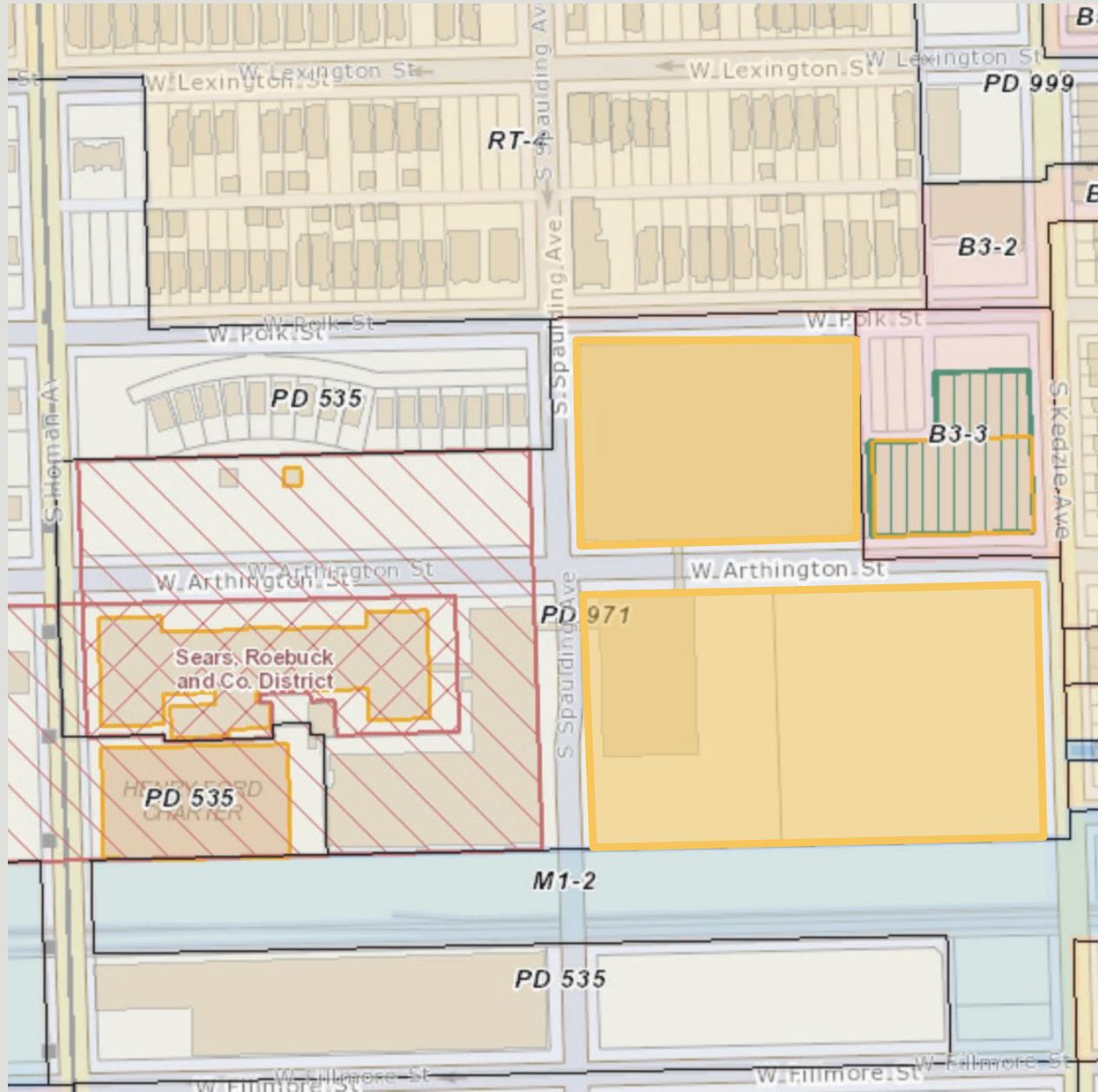
**3201 W ARTHINGTON** | QUICK STATS  
167,000 SF / 3.8 AC land site

**3240 W ARTHINGTON** | QUICK STATS  
247,000 SF 3.5-story parking garage

CLICK FOR THE FULL  
HOMAN SQUARE  
PORTFOLIO SALE OM  





## Zoning DETAILS

### ZONING SUMMARY

According to the City of Chicago, 3245 West Arthington has a **PD-971 zoning designation**, which indicates the following:

#### PD-971 Zoning District Title:

Tall buildings, campuses, and other large developments that must be negotiated with city planners. Developers gain freedom in building design, but must work with city to ensure project serves and integrates with surrounding neighborhood.

## NATIONAL REGISTER OF HISTORIC PLACES

### Historic Preservation Tax Incentives

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation.

The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-Occupied residential properties do not qualify for the federal rehabilitation tax credit. Learn more about this credit before you apply.

## OPPORTUNITY ZONE

Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors.

Low-income communities and certain contiguous communities qualify as Opportunity Zones if a state, the District of Columbia or a U.S. territory nominated them for that designation and the U.S. Treasury certified that nomination. Following the nomination process, 8,764 communities in all 50 states, the District of Columbia and five U.S. territories were certified as Qualified Opportunity Zones (QOZs).

## QUALIFIED CENSUS TRACT (QCT)

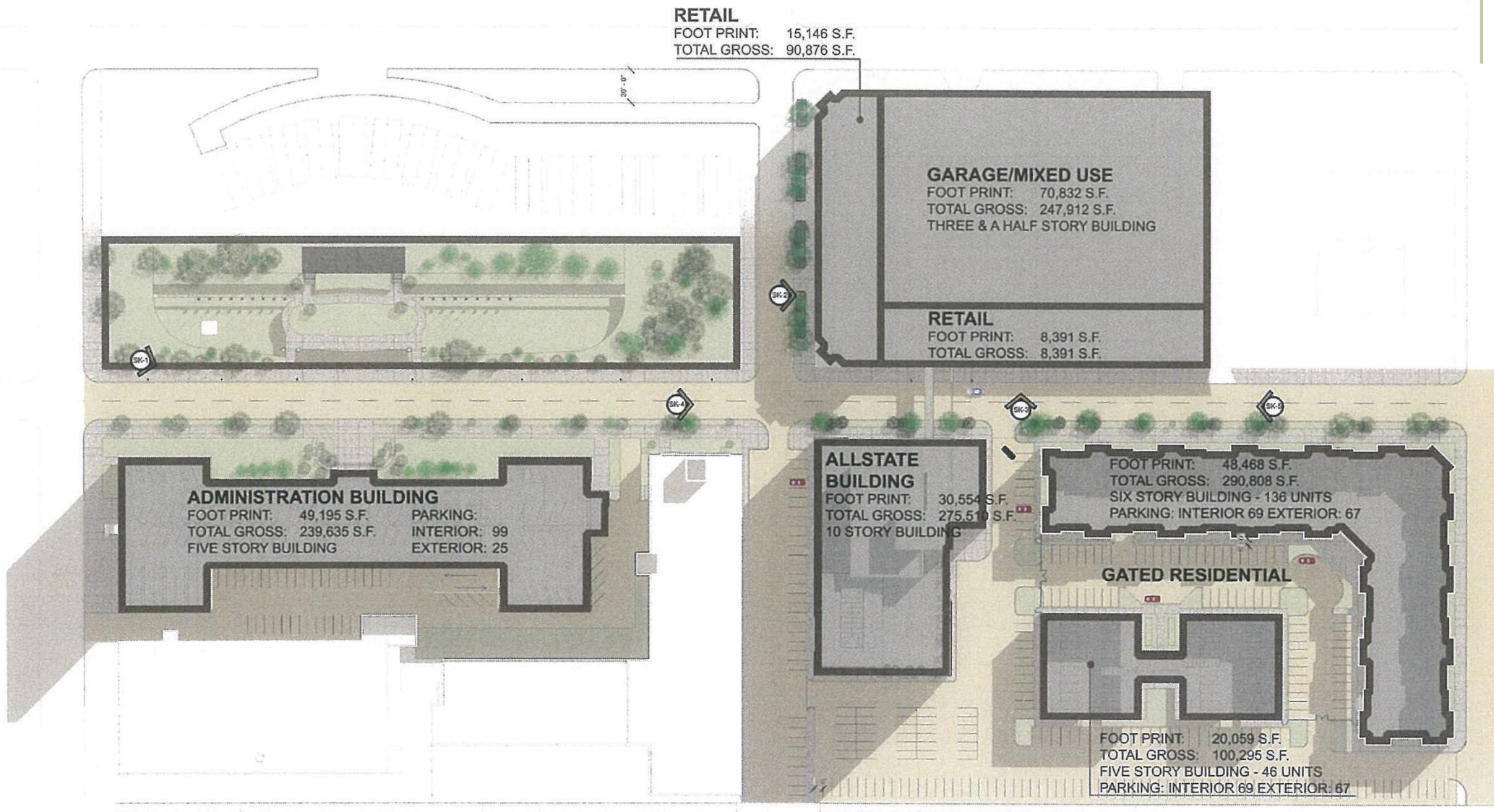
Low-Income Housing Tax Credit Qualified Census Tracts must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. Difficult Development Areas (DDA) are areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2010 census counts, and 5-year American Community Survey (ACS) data.

The U.S. Department of Housing and Urban Development (HUD) designates QCTs for the Low-Income Housing Tax Credit (LIHTC) Program, and HUD is a primary source for determining eligibility of census tracts for QCT designation. These tracts are designated periodically as new decennial census data become available or as metropolitan area definitions change.

<b>STATUS</b>	Yes	<b>STATUS</b>	Yes
<b>NAME</b>	Enterprise Zone	<b>NAME</b>	Opportunity Zone
<b>DESCRIPTION</b>	State and local tax breaks for job preservation or job creation initiatives. Learn more about the benefits for eligible projects, including exempting building materials from State of Illinois sales tax of 6.25% and exempting real estate transfer tax (RETT/PTAX/My Dec) for sales of property in Chicago used primarily for commercial or industrial (see 3-33-060 in the Municipal Code). Open the Place Report for the Chicago I (2021) Enterprise Zone More info Targets: residential, commercial, industrial, mixed-use the Incentives Checker features page has a more detailed description.	<b>DESCRIPTION</b>	An Opportunity Zone is an area where investors can re-invest capital gains, via Qualified Opportunity Funds, and receive a federal (IRS) tax break after 10 years. See all Opportunity Zones. More info Targets: residential, commercial, industrial, mixed-use.
<b>ADMINISTERED BY</b>	Illinois Dept. of Revenue (IDOR), Illinois Dept. of Commerce & Economic Opportunity (DCEO), Chicago Dept. of Planning & Development, and local jurisdictions	<b>ADMINISTERED BY</b>	Internal Revenue Service (IRS)
<b>INCENTIVE TYPE</b>	Tax Break	<b>INCENTIVE TYPE</b>	Tax Credit
<b>STATUS</b>	Yes	<b>STATUS</b>	Yes
<b>NAME</b>	TIF District	<b>NAME</b>	IRA Solar & Wind Bonus Credit
<b>DESCRIPTION</b>	Homan Arthington - Grant money from the city to fund new construction or renovation of buildings, and to preserve or create jobs. This TIF district expires on 12/31/2034.	<b>DESCRIPTION</b>	As part of the Inflation Reduction Act, a higher energy credit is available for qualified solar and wind facilities, and energy storage, that are placed in low-income communities. These areas are identical to those used in the New Markets Tax Credit (NMTC) program. The standard investment tax credit is six percent while the bonus tax credit is worth 10 additional percentage points. If the new facility is placed on an eligible rental residential building, or where at least half the benefits will accrue to low-income households, the bonus tax credit is worth 20 additional percentage points. Renewable energy tax credits guidance from the Weaver law firm U.S. Treasury guidance for multifamily builders Targets: mixed-use, residential.
<b>ADMINISTERED BY</b>	Local Municipality	<b>ADMINISTERED BY</b>	Internal Revenue Service (IRS)
<b>INCENTIVE TYPE</b>	Grant	<b>INCENTIVE TYPE</b>	Tax Credit
<b>STATUS</b>	Yes	<b>STATUS</b>	Yes
<b>NAME</b>	New Market Tax Credits	<b>NAME</b>	Opportunity Zone
<b>DESCRIPTION</b>	Also in a "severely distressed" Census tract. These federal tax credits are used to incentivize commercial and mixed-use development in distressed communities. For mixed-use, buildings or structures that derive 80% or more of their gross rental income from renting apartments are ineligible. (Read independent research about NMTC.) More info Targets: mixed-use, commercial, retail.	<b>DESCRIPTION</b>	An Opportunity Zone is an area where investors can re-invest capital gains, via Qualified Opportunity Funds, and receive a federal (IRS) tax break after 10 years. See all Opportunity Zones. More info Targets: residential, commercial, industrial, mixed-use.
<b>ADMINISTERED BY</b>	Community Development Financial Institutions (CDFI) Fund via Community Development Entities (CDEs) and local banks. The Chicago Development Fund in Chicago is a CDE.	<b>ADMINISTERED BY</b>	Internal Revenue Service (IRS)
<b>INCENTIVE TYPE</b>	Tax Credit	<b>INCENTIVE TYPE</b>	Tax Credit



CLICK TO VIEW  
THE FULL LIST



## HOMAN SQUARE

The site of the former Sears headquarters was redeveloped beginning in 1988 as Homan Square. The redevelopment of parts of this site have included new construction of owned and rental mixed-income housing; adaptive reuse and restoration of historic properties for use as community center, school, and other facilities; a new community pool and recreation center; and associated retail.

Homan Square is often used as an example of the revitalization of North Lawndale. The former Sears tower was rehabbed and reopened to the public as "The John D. and Alexandra C. Nichols Tower" in 2015. It now houses non-profit groups and youth association offices. The 3301 W Arthington was also successfully redeveloped an 181 unit residential building in 2017.





## THE STUDY AREA



## HOMAN SQUARE FOCUS AREA

Anchored by the historic Sears campus, the long-term transformation of the Homan Square neighborhood will be complemented by investment in the trail, with the re-use of existing structures like the former Sears Administration and Allstate buildings, and new development of surface parking lots. Housing and loft office spaces will create an environment where residents can live, work and shop. Direct connections to the elevated trail at Central Park Avenue, Homan Avenue and Kedzie Avenue will provide new recreation, well-being, arts and culture, and connectivity resources for current and future residents. Homan Square will also be joined to the nearby Focus Areas at Lawndale Plaza and Central Park Theatre.

Source: [https://www.chicago.gov/city/en/depts/dcd/supp\\_info/altenheim-line-planning-study.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/altenheim-line-planning-study.html)

## THE TRAIL



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN® Advisor(s) listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN® Advisor.

Neither the SVN® Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN® Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN® Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN® Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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