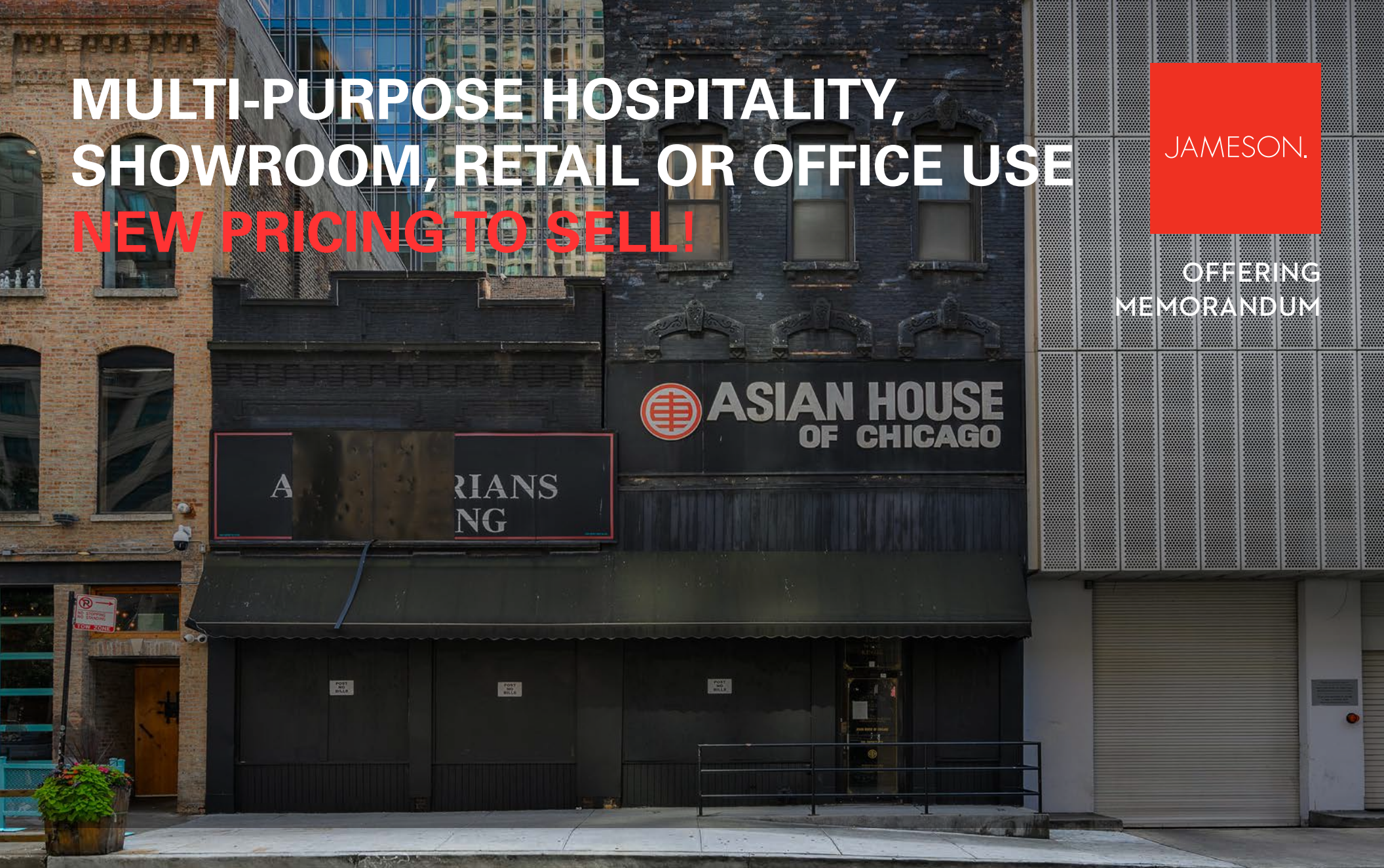


MULTI-PURPOSE HOSPITALITY, SHOWROOM, RETAIL OR OFFICE USE NEW PRICING TO SELL!

JAMESON.

OFFERING
MEMORANDUM



157-159 W. KINZIE
CHICAGO, IL

MARK KISHTOW

SENIOR VICE PRESIDENT
mkishtow@jameson.com
312.867.2265

MARK JONES, CCIM

SENIOR VICE PRESIDENT, INVESTMENT SALES
mjones@jameson.com
312.335.3229

J. PETER ANGELO

COMMERCIAL BROKER
pangelo@jamesonsir.com
773.294.1910

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EXECUTIVE SUMMARY

The building is currently vacant. Ownership is offering the building in an as-is condition giving the purchaser a value-add opportunity to remodel for a multitude of potential uses. The property (encompassing two Lots at 157 - 159 W. Kinzie Street) is located in the Chicago Central Business District on the south side of W. Kinzie Street, approximately 125 feet west of the southeast intersection of N. Wells Street and W. Kinzie Street.

The property has overall dimensions of approximately 40-feet wide by 165 feet deep. There are existing 2-story and a 3-story buildings located on northern-half of the property and a 5-story building located on the southern-half. All existing buildings have full-depth basements. The building is currently vacant. Ownership is offering the building in an as-is condition giving the purchaser a value-add opportunity to remodel for a multitude of potential uses.

Given the location, the building is an Excellent alternative for Merchandise Mart exhibitors, hospitality uses or social entertainment venues.

Ownership is open to consider all reasonable offers.

NEW ASKING PRICE:..... \$4,695,000

PROPERTY HIGHLIGHTS

PRIME LOCATION:

- Located in Chicago's vibrant **River North** Neighborhood of Chicago
- Within **one block walk** to Merchandise Mart and Brown & Purple Line "L" stops
- Just north of Chicago River and the Loop
- Surrounded by Restaurants, Bars, Condo's and Apartments
- Accessible to **multiple transportation options**

VALUE-ADD OPPORTUNITIES:

- Building has **loading dock and available elevator stack**
- Full depth basements under buildings



PROPERTY DETAIL & HIGHLIGHTS

SALE PRICE: \$4,695,000 **LAND AREA:** 6,600 SF

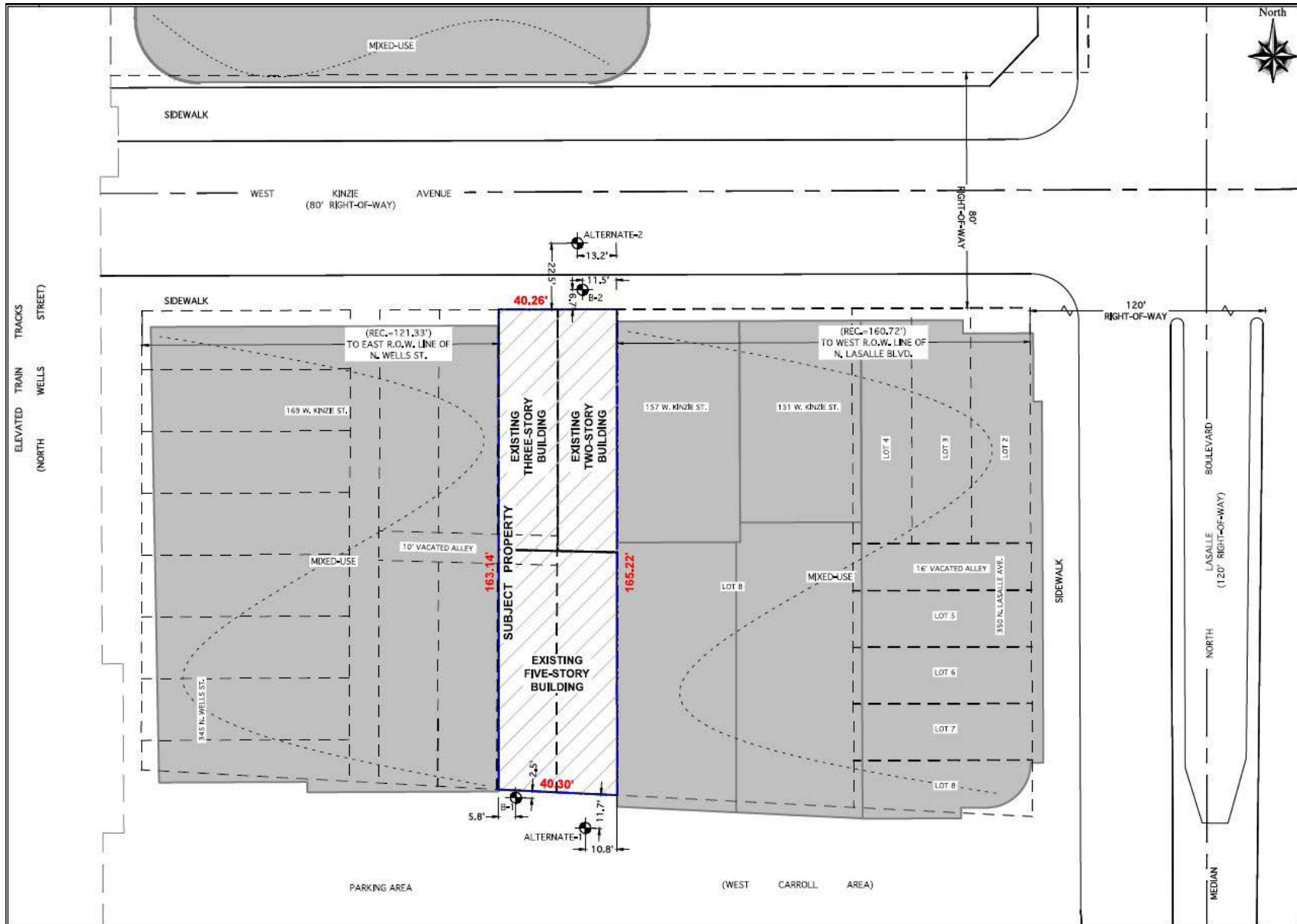
PROPERTY GLA: 23,500 SF YEAR BUILT: 1980

ZONING: DC-12 **2023 RE TAXES:** \$207,127.20

PROPERTY PIN #: 17-09-404-005-0000 ALDERMAN: Brendan Reilly
 17-09-404-006-0000
 17-09-404-007-0000



PROPERTY SITE PLAN

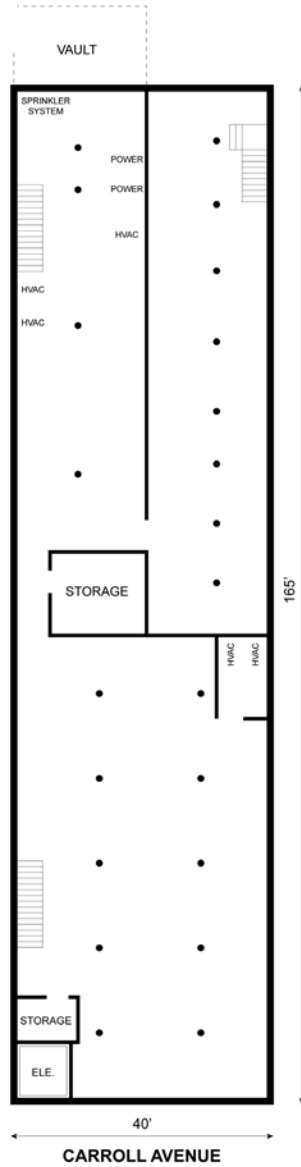


157-159 W. KINZIE ST.

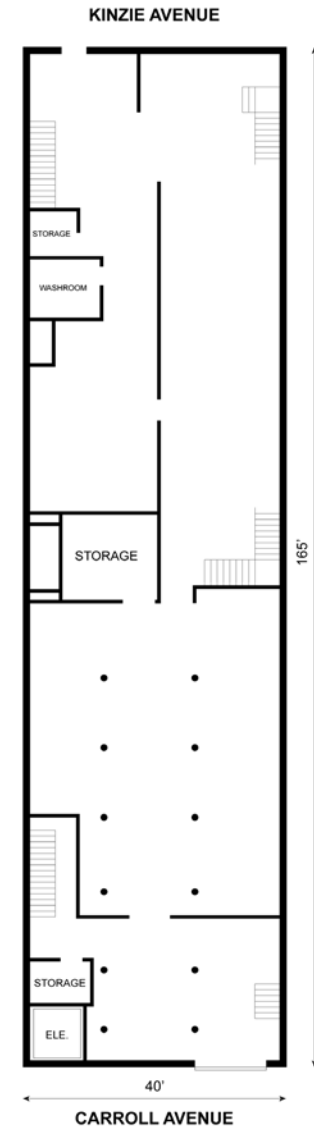


PROPERTY FLOOR PLANS

LOWER LEVEL



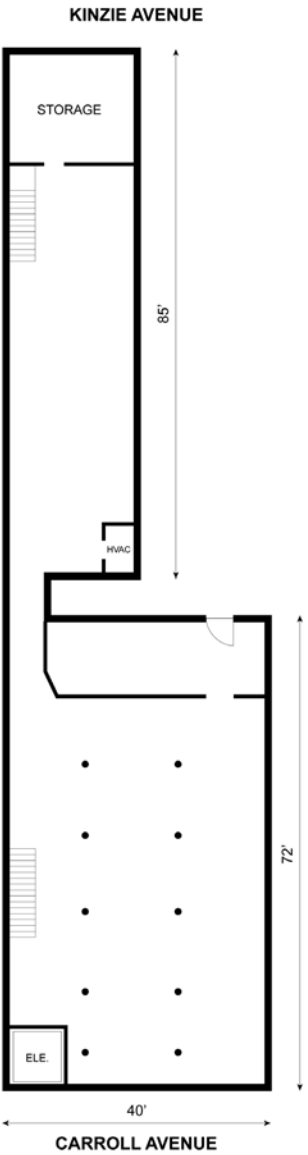
FIRST FLOOR



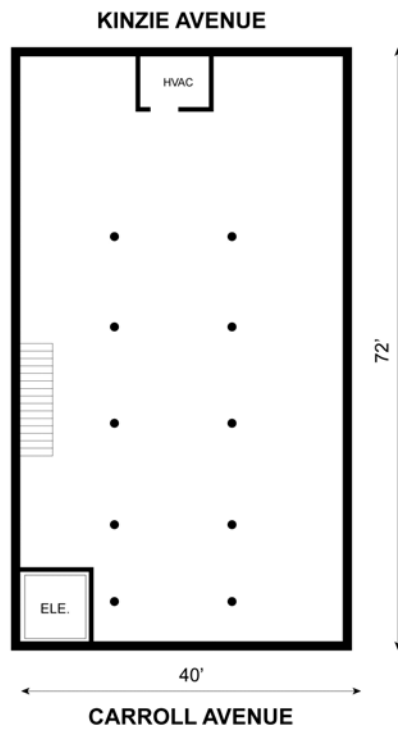
SECOND FLOOR



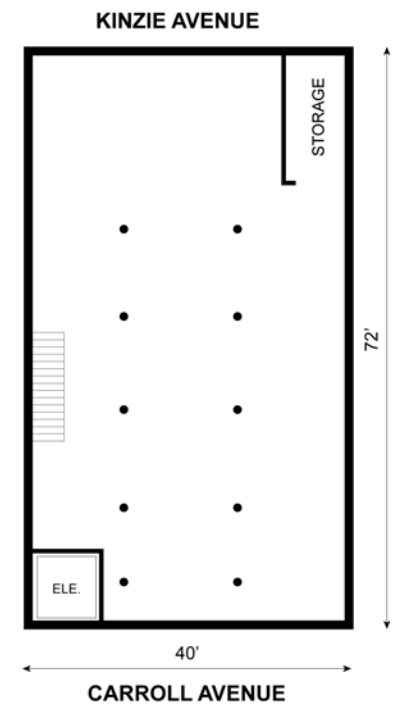
THIRD FLOOR

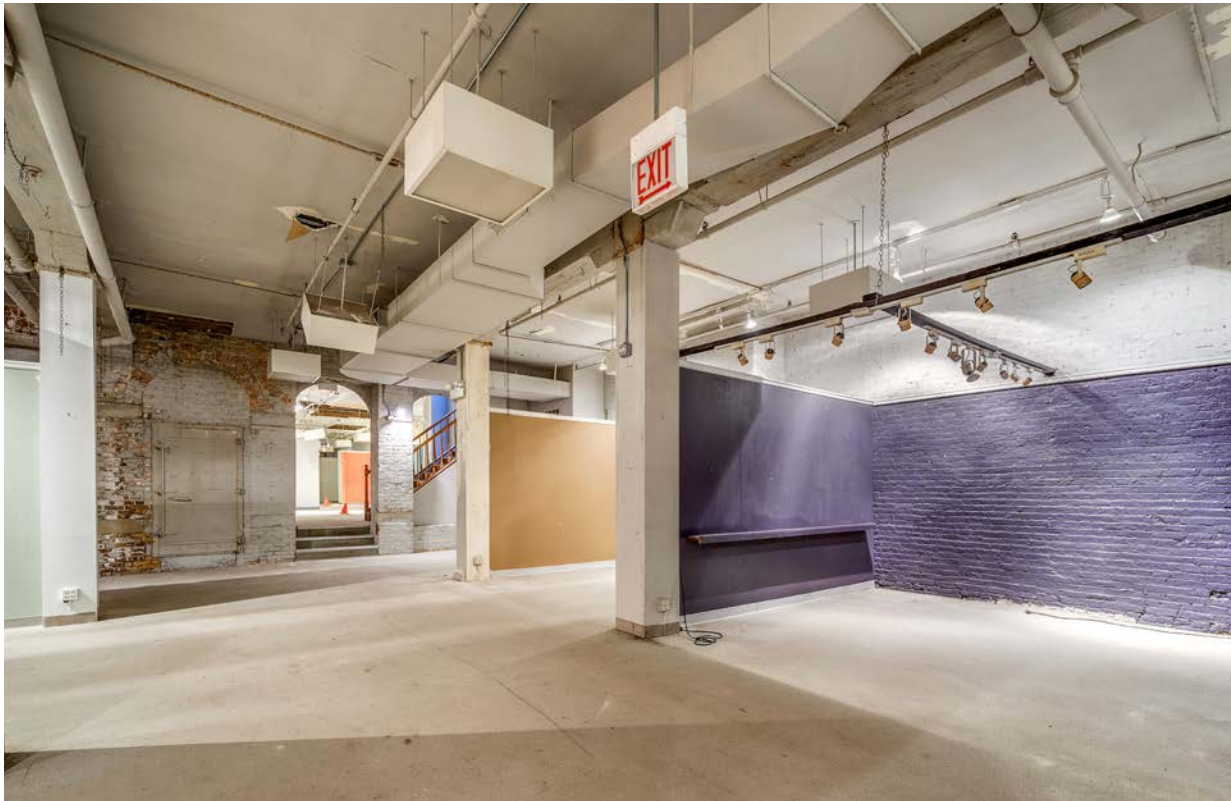


FOURTH FLOOR



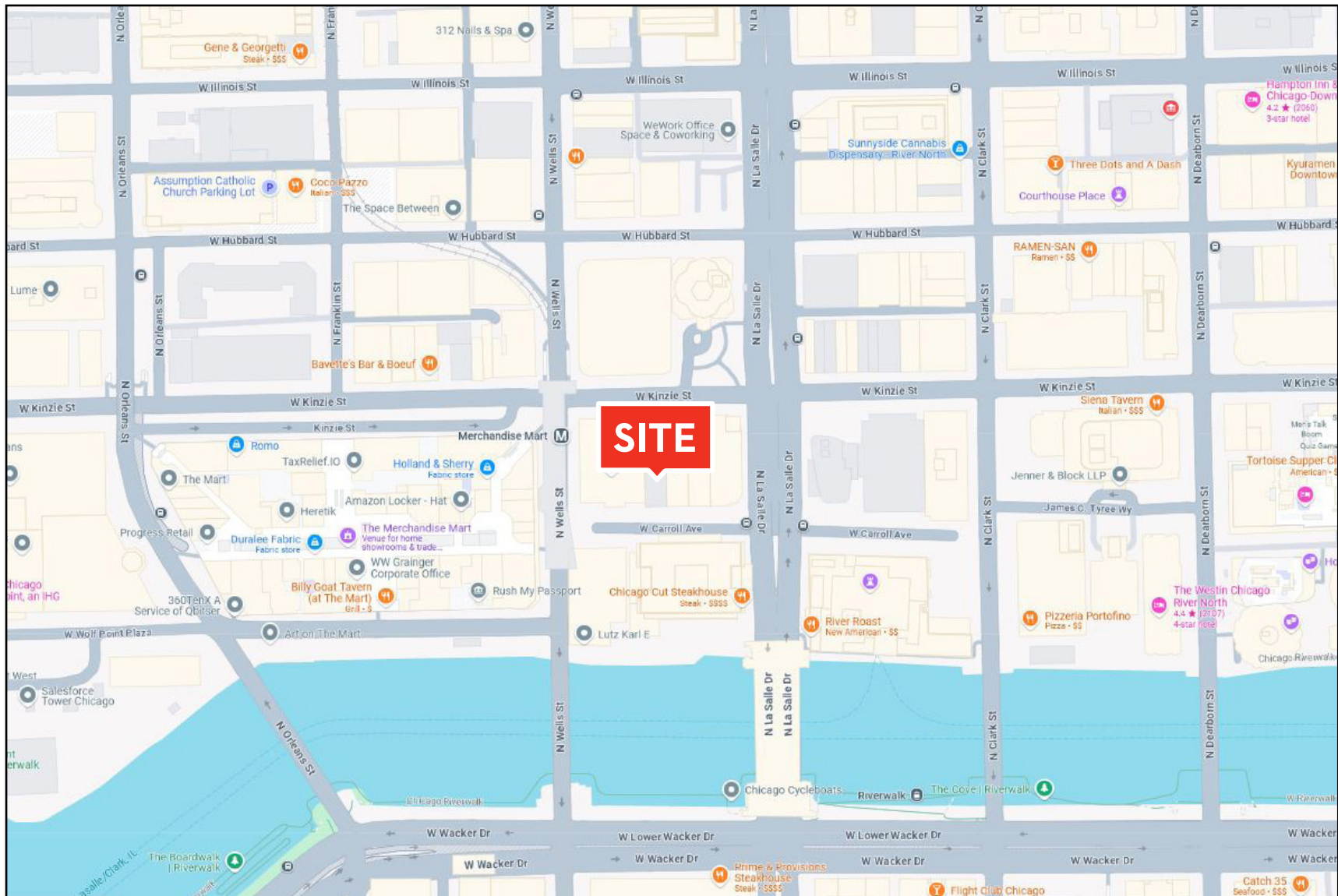
FIFTH FLOOR



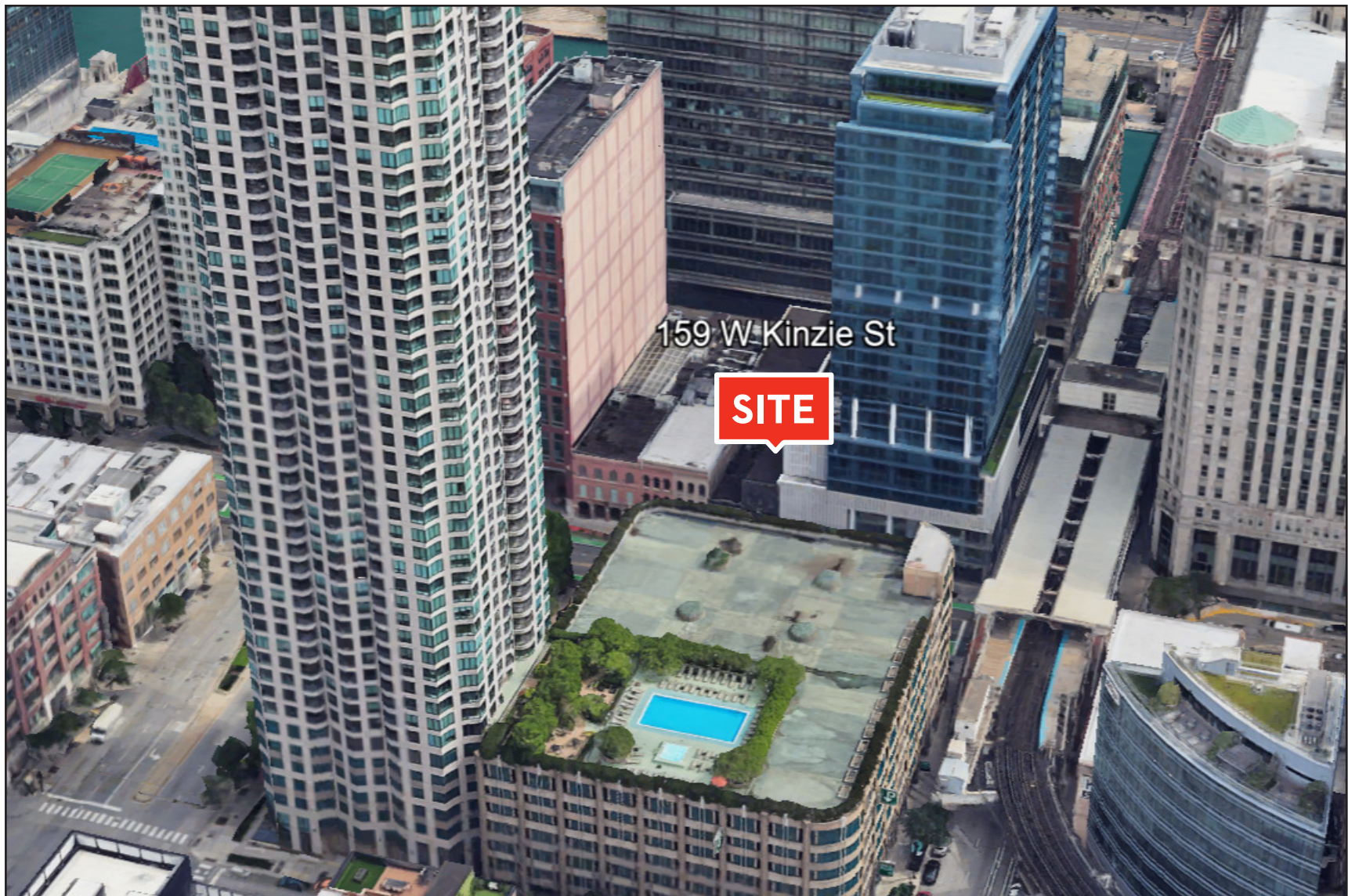




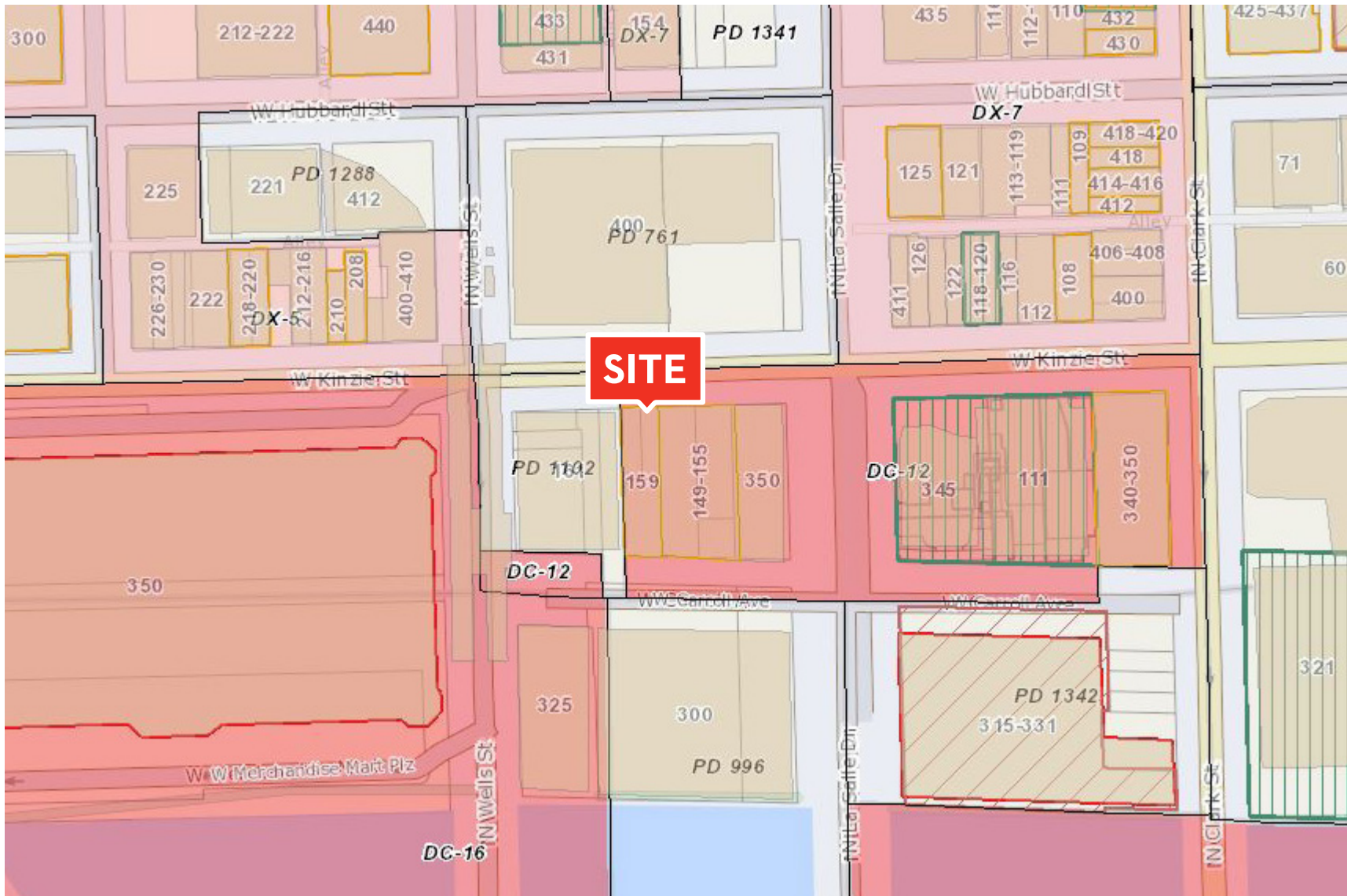
PROPERTY STREET MAP



AERIAL VIEW OF PROPERTY



PROPERTY ZONING MAP



CHICAGOLAND MARKET DATA

9.5 MILLION+

population - 3rd largest
in the United States

3RD LARGEST

gross metropolitan product
exceeding \$680 BN

4.5 MILLION+

employees-3rd largest
labor pool in the U.S.

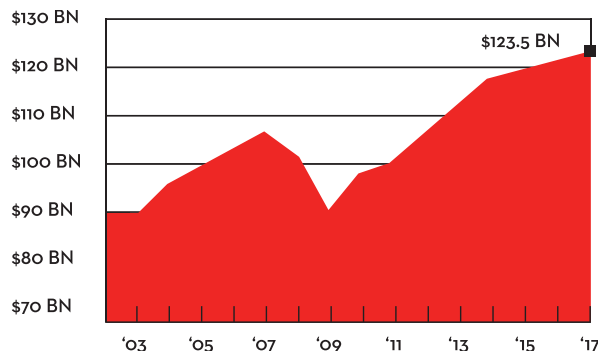
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%

**DIVERSIFIED
WORKFORCE**

the largest portion
of the workforce
employed by any
single industry

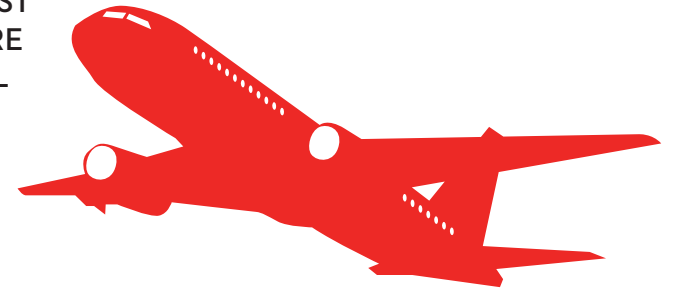
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST
AIRPORT: O'HARE
INTERNATIONAL
AIRPORT**

79,828 ,183
passengers

903,000
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF
BIKE LANES**

2nd highest percentage
of commuters riding their
bikes to work

714K



people with bachelor's degrees or
greater live in the City of Chicago

145K



annual graduates from 138 degrees-
granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in
the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World series



CHICAGO CUBS
3 World series



CHICAGO BEAR
9 Championships



CHICAGO BLACKHAWKS
9 Stanley Cups



CHICAGO BULLS
6 NBA Championships

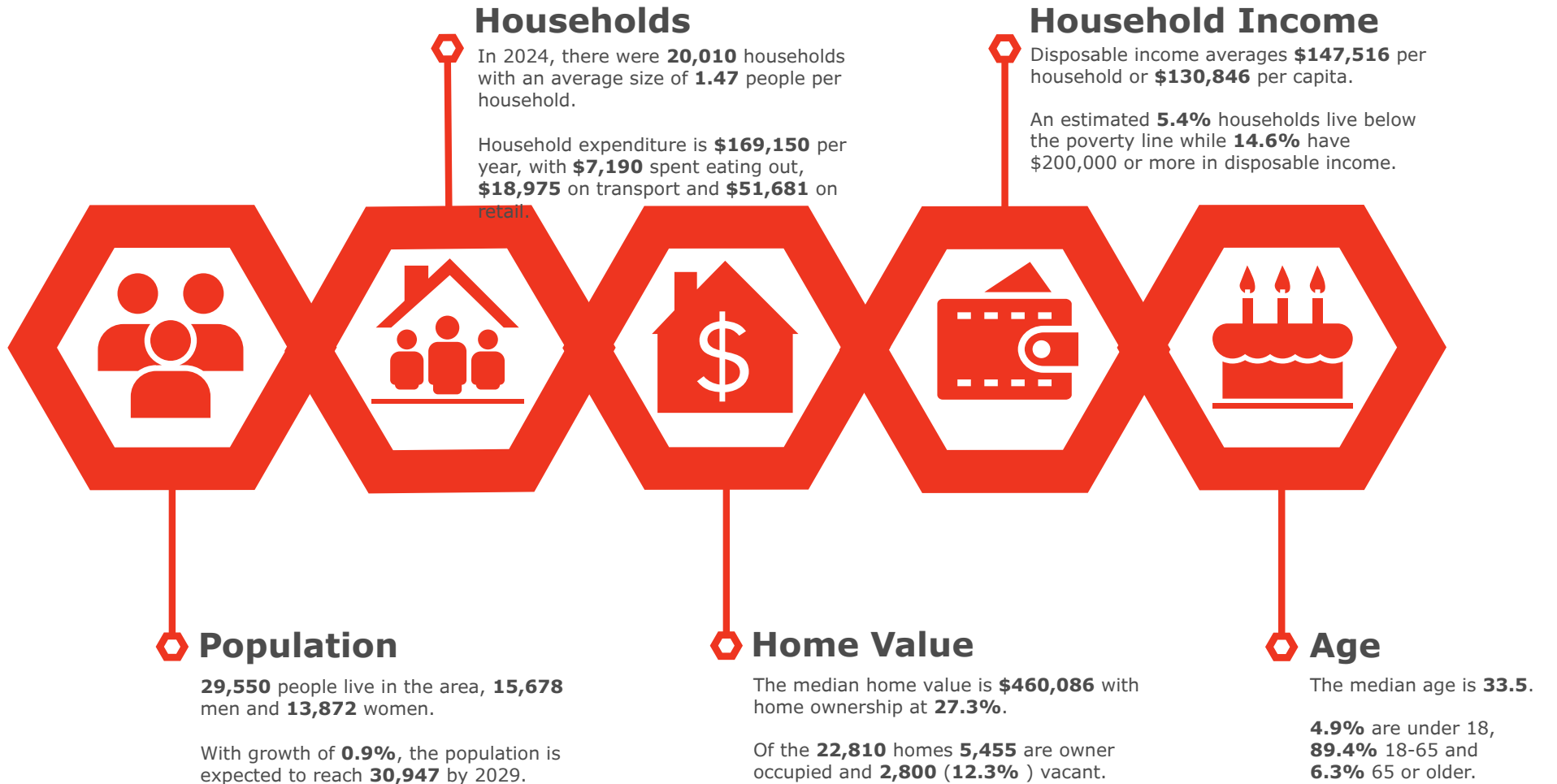
157-159 W. KINZIE ST.

A map of Chicago's River North neighborhood, outlined in black. The map shows the area between the Loop and the Magnificent Mile, bordered by the Chicago River to the west and the Lake Michigan shoreline to the east. Key streets like W Chicago Ave, W Grand Ave, W Lake St, W Randolph St, N Orleans St, N La Salle St, N Dearborn St, and E Lower Wacker Dr are visible. Surrounding areas like the Fulton Market District, Streeterville, and New Eastside are also labeled. The text 'SUBMARKET OVERVIEW: RIVER NORTH' is overlaid in large red letters on the left side of the map.

SUBMARKET OVERVIEW: RIVER NORTH

A stylish urban neighborhood that borders the Magnificent Mile and is just across the bridge from the Loop, River North is the go-to district for those who appreciate fine art and design. And for those who appreciate fine dining and drinks, the momentum behind the latest trendsetting openings continues to build and the late-night energy swells. Dormant factories and industrial warehouses began their transformation in the 1970s and 1980s, becoming work spaces and studios for artists and entrepreneurs. What followed was an influx of new businesses that densely concentrated the area and have made River North a hub for creativity and entertainment. Anchoring the area is the massive Merchandise Mart, with its endless trade showrooms for furniture and design wholesalers, and surrounding this epicenter are eye-catching galleries, home stores and antique shops. And architectural standouts are plenty, from the twin corn cobs Marina City to its neighbor the stately, steel and glass 330 N. Wabash building by Mies van der Rohe. Cultured by day, River North shifts into high gear by night. The dining scene is always buzzing—from knockout noodles and Spanish small plates to high-end steakhouses and famed pizzerias. Just about every type of cuisine is covered in this mix of award-winning restaurants and local favorites. And for some after-hours revelry, slip into any of the sleek new clubs, upscale wine bars and craft cocktail lounges that dot the scene.

DEMOGRAPHIC INSIGHTS



ABOUT YOUR TEAM



SENIOR VICE PRESIDENT,
INVESTMENT SALES
MKISHTOW@JAMESON.COM
312.867.2265

■ ABOUT MARK

Mark Kishtow specializes in the sale of multifamily and retail investment properties in his position as a Senior Vice President of investment sales with Jameson Commercial Real Estate.

Prior to joining Jameson, Mark followed his entrepreneurial instincts after college owning and operating multiple businesses in the City of Chicago and was the Operating Managing Partner for a portfolio of Investment Properties in the Chicago land area. Mark has found the experience he gained as an owner provides him with a unique insight and expertise that only he can deliver to his clients.

Over the past ten years in the commercial real estate industry, Mark has personally transacted or advised on aggregate sales exceeding \$250 Million, this includes over 500 multifamily units and a variety of retail properties anchored by national tenants including Bank of America, Chase Bank, Starbucks, AutoZone and 7/11. His area of concentration has been Urban Chicago and the near surrounding suburbs.

Mark studied Architecture and Interior Design at Chicago's Illinois Institute of Art and he is currently enrolled to earn the Certified Commercial Investment Member (CCIM) designation. Mark is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.

Mark was awarded Jameson's Top Commercial Producer honor for the years of 2008, 2010, 2012, 2013, 2014, 2015, 2017, 2020, and 2021. Recognized by the Chicago Commercial Forum as one of its Top Producing Agents in Chicago and nominated by Crain's Chicago Business in 2017 as one of its Most Influential Commercial Real Estate Brokers in Chicago.



SENIOR VICE PRESIDENT,
INVESTMENT SALES
MJONES@JAMESON.COM
312.335.3229

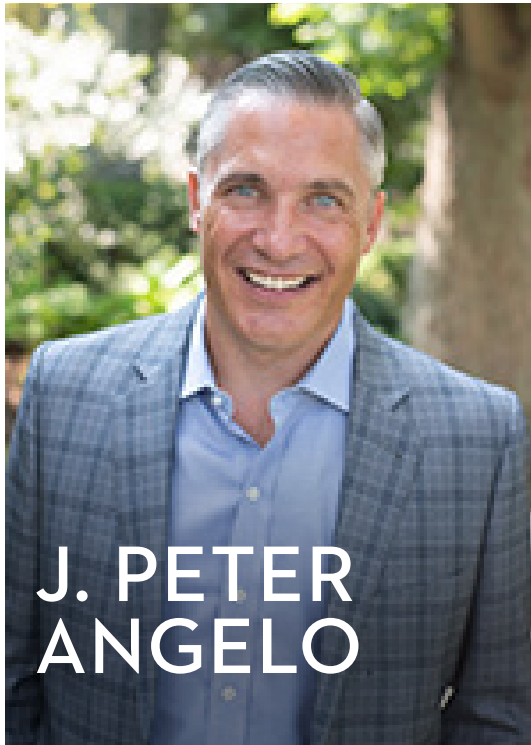
ABOUT MARK

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



COMMERCIAL BROKER
PANGELO@JAMESONSIR.COM
773.294.1910

ABOUT J. PETER

Peter Angelo has consistently been recognized as one of Jameson Sotheby's International Realty's top producers. His record of success, market knowledge, and expertise make him a sought-after broker in the competitive Chicago market, having sold over \$75 Million in career sales. As Rookie of Year in 2005, Peter quickly began climbing the ranks of Chicago Real Estate.

Peter upholds the highest standards of service and believes in the efficient use of time to streamline the often intricate real estate process. Peter has extensive experience in the world of sales and knows what it takes to complete a successful transaction. Through his experience, Peter has a proven ability to maintain lasting relationships, develop and implement marketing strategies and negotiate complicated deals, all of which are invaluable to his clients.

Peter has an expertise in procuring land for development projects of all sizes. Recent transactions have focused on ground-up development of mid-size apartment buildings and new construction condominiums. Together with the Sotheby's brand, Peter has successfully brought these developments to market through streamlined marketing efforts that incorporate social media, print, technology, and mobile applications to provide clients a more consistent brand message.

Peter is a graduate of Penn State University where he studied Marketing. He currently resides in Chicago's Old Town neighborhood with his wife and two children. Outside of work, he enjoys running, staying active and Chicago sports. As a food connoisseur, you can also find Peter enjoying the latest, and best, restaurants Chicago has to offer.



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425 W. NORTH AVENUE | CHICAGO, IL

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