



WATERWAY POINT

**CLEARED AND
READY FOR
DEVELOPMENT**

**A ONCE IN
A LIFETIME
OCCUPIER &
DEVELOPMENT
OPPORTUNITY**

21.49 ACRES
LINCOLN PARK - CHICAGO, IL

Colliers





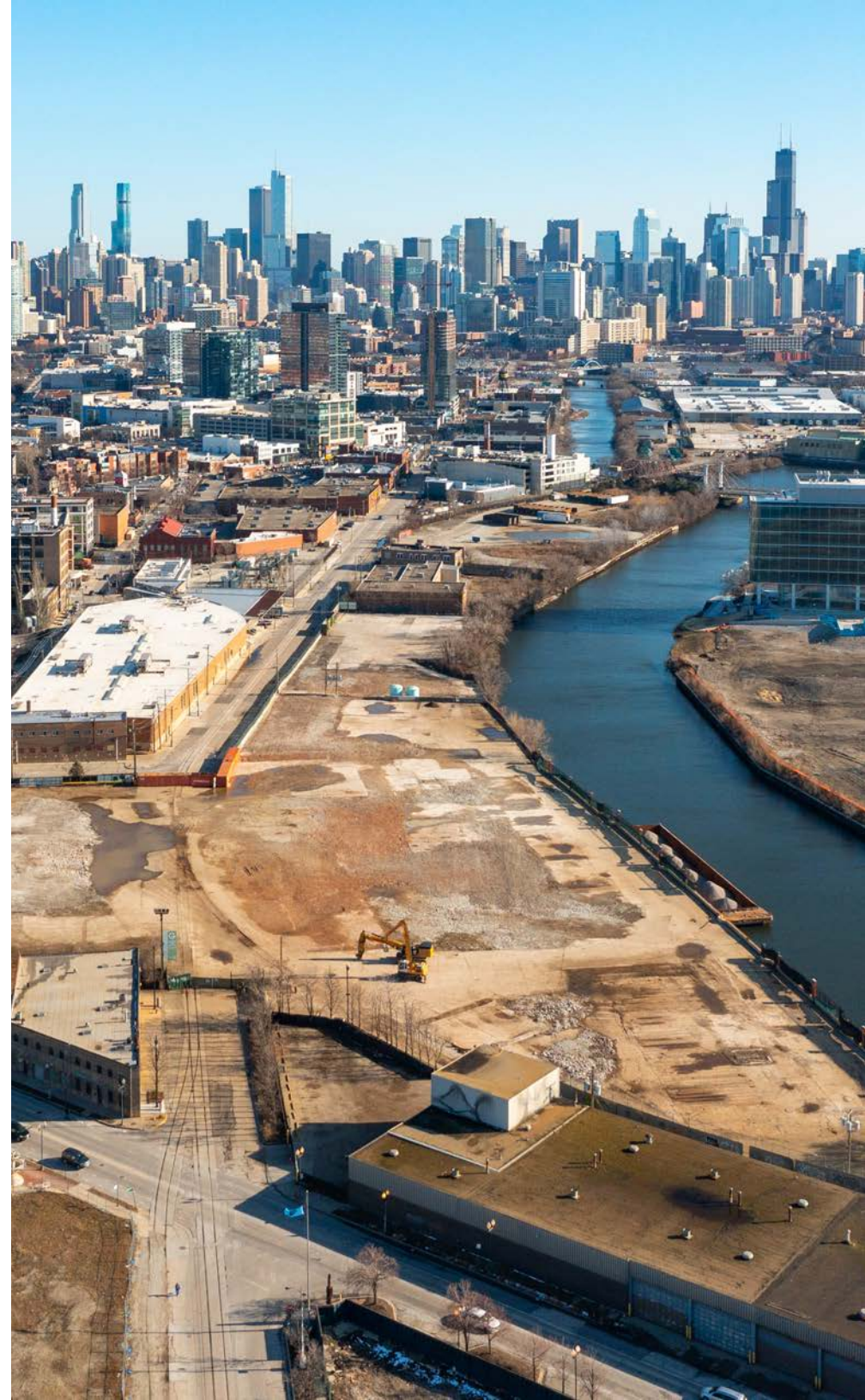
WATERWAY POINT

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TABLE OF CONTENTS

- 05 EXECUTIVE SUMMARY
- 09 PROPERTY INFORMATION
- 17 NORTH BRANCH CORRIDOR OVERVIEW
- 23 ZONING OVERVIEW
- 27 CHICAGO AREA OVERVIEW
- 31 TRANSACTION GUIDELINES





NORTH AVENUE PARCEL

NORTHERN PARCEL

EXECUTIVE SUMMARY



WATERWAY POINT

EXECUTIVE SUMMARY

Colliers International has been retained by ownership to market a once in a lifetime opportunity to acquire critical parcels on Chicago's near northside. The offering includes 21.49 acres and is a blank canvas adjacent to Chicago's coveted Lincoln Park neighborhood.

Waterway Point can be purchased as three (3) separate parcels or in its entirety. All of the sites are on the Chicago River and have direct access to public transportation, higher end residential, retail and entertainment opportunities.

Waterway Point represents a game changing opportunity for either a developer or an occupier to leave their mark on Chicago's northside.



NORTHERN PARCEL

NORTH AVENUE PARCEL

DOWNTOWN CHICAGO

INVESTMENT HIGHLIGHTS



IDEAL LOCATION

Waterway Point sits along the banks of the Chicago River and positioned in a highly visible location. The area boasts the strongest employment and residential growth in Chicago and provides unquestionable market support for a variety of uses.



EMERGING TECH EMPLOYMENT BASE

As office demand expands outward from the Chicago CBD, the North Branch corridor is poised to accommodate a large proportion of future technology jobs. Substantial public investment has been pledged to ensure the continued growth of this fast-paced and innovative sector.



POPULAR RESIDENTIAL AREA FOR MILLENIALS

The largest group of residents in this area is Millennials at 48.9% with Generation Z at 20.6%.



SKYLINE AND WATERFRONT VIEWS

Waterway Point offers a redevelopment opportunity to showcase views of Chicago's iconic skyline and the Chicago River.





MAGNOLIA AVENUE PARCEL

PROPERTY INFORMATION



WATERWAY POINT

PROPERTY INFORMATION

EXCEPTIONAL LAND PORTFOLIO

Waterway Point represents one of the single greatest opportunities to capitalize on a growing trend to relocate from the status quo to something unique. The scale of the offering and the attributes of the location are unmatched. The features of the three sites are as follows.

- 1910 N. Clifton Avenue - 9.61 acres – Cortland Street on the north, just north of Wisconsin Street on the south. Chicago River on the west and Kingsbury Street on the east.
- 1110 W. North Avenue - +/-6.48 acres – North Avenue on the south, north of Willow on the north. The Chicago River on the west and Kingsbury Street on the east.
- 1401 N. Magnolia Avenue - +/-5.4 acres – Le Moyne Street on the North, Blackhawk Street on the south, Chicago River on the east Magnolia Avenue on the west.





NORTH AVENUE PARCEL

DOWNTOWN CHICAGO

MAGNOLIA AVENUE PARCEL

PROPERTY OVERVIEW

NORTHERN PARCEL

Address:	1910 N. Clifton Ave
Land Size:	9.61 Acres / 418,818 SF
Alderman:	Brian Hopkins (2nd Ward)
Zoned:	M3-3 (North Branch Corridor Sub-District A)
Base FAR:	3.0
Availabile Bonus FAR:	3.50
Total Developable Area (3.0-6.5 FAR)	1,256,454 - 2,722,317 SF
CPS Schools:	Mayer Elementary / Performance Rating Level 1+ Lincoln Park HS / Performance Rating Level 1+
Enterprise Zone:	Zone 4
Topography:	Flat
Parcel Shape:	Generally rectangular
	14-32-404-008 14-32-404-017 14-32-404-009 14-32-404-022 14-32-404-012 14-32-404-024 14-32-404-013 14-32-404-025 14-32-404-014 14-32-404-026 14-32-404-015 14-32-404-027 14-32-404-016 14-32-404-030
Real Estate Tax Pin #	



CLICK FOR PROPERTY SURVEY



PROPERTY OVERVIEW

NORTH AVENUE PARCEL

Address:	1110 W. North Ave
Land Size:	6.48 Acres / 282,284 SF
Alderman:	Brian Hopkins (2nd Ward)
Zoned:	M3-3 (North Branch Corridor Sub-District A)
Base FAR:	3.0
Availabile Bonus FAR:	3.50
Total Developable Area (3.0-6.5 FAR)	1,104,899 - 2,393,948 SF
CPS Schools:	Mayer Elementary / Performance Rating Level 1+ Lincoln Park HS / Performance Rating Level 1+
Enterprise Zone:	Zone 4
Topography:	Flat
Parcel Shape:	Generally rectangular
Real Estate Tax Pin #	14-32-405-001 14-32-404-002 14-32-404-003 14-32-303-006 14-32-304-004 14-32-303-011 14-32-304-005 14-32-303-016 14-32-303-006 14-32-501-008 14-32-404-001 14-32-501-009



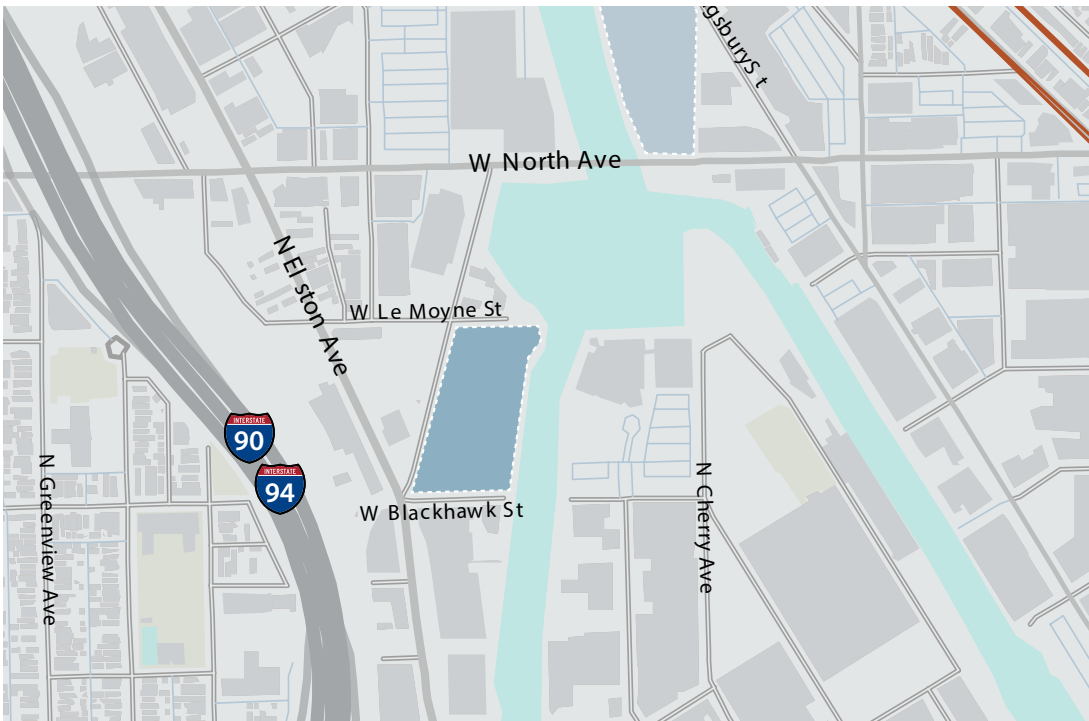
CLICK FOR PROPERTY SURVEY



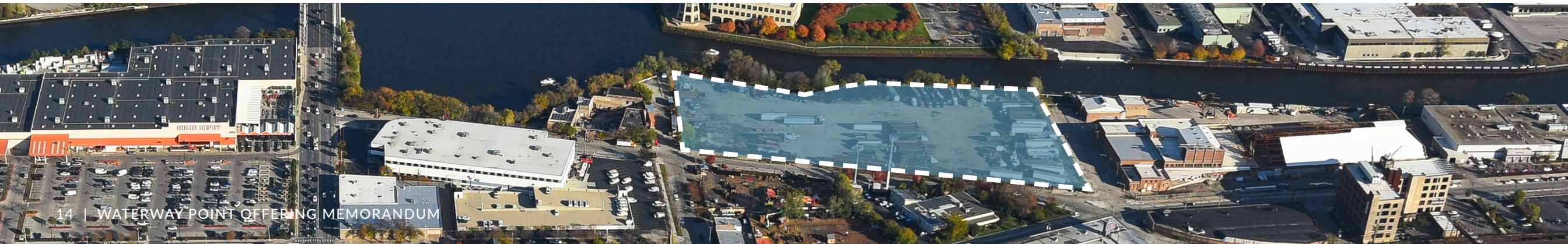
PROPERTY OVERVIEW

MAGNOLIA AVENUE PARCEL

Address:	1401 N. Magnolia Ave
Land Size:	5.40 Acres / 235,242 SF
Alderman:	Walter Burnett (27th Ward)
Zoned:	M3-3 (North Branch Corridor Sub-District A)
Base FAR:	3.0
Availabile Bonus FAR:	3.50
Total Developable Area (3.0-6.5 FAR)	705,726 - 1,529,073 Square Feet
CPS Schools:	Lozano Elementary / Performance Rating Level 1+ Wells HS / Performance Rating Level 2+
Enterprise Zone:	Zone 4
Topography:	Flat
Parcel Shape:	Generally rectangular
Real Estate Tax Pin #	17-05-113-003 17-05-114-005 17-05-114-004 17-05-114-003 17-05-114-002 17-05-114-001



CLICK FOR PROPERTY SURVEY





NORTH AVENUE PARCEL

NORTHERN PARCEL



DOWNTOWN CHICAGO

NORTH AVENUE PARCEL

NORTHERN PARCEL

MAGNOLIA AVENUE PARCEL

The background of the slide is a dark blue aerial photograph of a city skyline, likely New York City, with numerous skyscrapers visible. Overlaid on this image are several large, semi-transparent geometric shapes: a large 'V' shape on the left, a large 'U' shape on the right, and several triangles of various sizes scattered across the center. The title text is centered within the 'V' shape.

NORTH BRANCH CORRIDOR OVERVIEW



WATERWAY POINT

NORTH BRANCH CORRIDOR

OVERVIEW

The North Branch Corridor, a 3.7-mile area that stretches along the Chicago running from Kinzie Street to Fullerton Avenue was historically an industrial corridor. In 2016, the City of Chicago began extensive review of Chicago’s 26 existing industrial corridors to address the evolving reality of the industrial marketplace, whereby economic trends signaled the need for expanded commercial and manufacturing uses citywide.

The result of this multi-year, public process came to be known as the North Branch Modernization Framework Plan, which was guided by the input of residents, community groups, business owners, elected officials and stakeholders. Recommendations from the framework are reflective of the global economic trends and drive to transition the industrial corridor to a 21st century hub that accommodates for job growth, infrastructure investment and local, community benefit.

In 2017, sweeping legislation was passed that was designed to let the 760-acre North Branch Industrial Corridor “evolve as a vibrant, mixed-use business center”. This historic change in Chicago city ordinance redefines the boundaries of the corridor’s Planned Manufacturing Districts (PMDs) as well as creates mechanisms for developers to pursue non-industrial uses by funding investment in local infrastructure and Chicago’s remaining industrial zones. The ordinance allows non-industrial uses in riverfront areas essentially “released” from the restrictions of the PMDs. A newly created Industrial Corridor System Fund will collect money from developers seeking a change from manufacturing to other uses and reinvest those funds in designated industrial corridors throughout the city.

In addition, the North Branch Framework plan identified approximately 60 buildings, structures and industrial features within the North Branch Industrial Corridor that should be embraced as part of the corridor’s ongoing modernization. These “character buildings” support the industrial authenticity that defines the 760-acre corridor. The structures include bridges, material silos and brick warehouses, some of which will continue to serve their existing uses, while others are readily adaptable for more modern activities.

While in the past, changes in manufacturing technology, transportation and locational preferences left the corridor underdeveloped and underutilized, a considerable amount of private investment flowed into residential renovations and redevelopments in neighborhoods surrounding the area such as Lincoln Park, Old Town, Bucktown and Wicker Park at the same time. Today, the corridor is flanked by luxury residential homes, retail, and a flourishing young workforce in adjacent neighborhoods. In 2021, the North Branch corridor is being considered an important area for retail and creative office product by way of adaptive reuse and new construction.

Several multi-use redevelopment projects have been proposed, this includes the largest site, Sterling Bay’s 70-acre Lincoln Yards (Former Finkl Steel Site). An additional 15 proposed office, multi family, retail and flex developments are on the horizon for major developers. These new projects are meeting the demand of the nearby millennial workforce. Any development completed in the North Branch Corridor will capitalize on its strong demographics, proximity to downtown, accessible transit and mixed-use riverfront development potential.

Alongside development and building improvements, crucial infrastructure improvements is being considered by the city. These proposed infrastructure projects include:

- New bridges over the Chicago River
- Water taxis
- Dedicated bicycle lanes
- A potential light-rail transit way and extension of the city’s street grid



NORTH BRANCH CORRIDOR

SITE ACCESS
















Waterway Point offers outstanding access to downtown Chicago, surrounding neighborhoods and the entire Chicago metropolitan area. By way of Armitage and Cortland Streets, North Avenue and Division Street, direct access is available to the Kennedy Expressway (Interstate 90/94) less than a half-mile to the west.

A multitude of public transit connections support the Water Way Point properties. The Chicago Transit Authority provides access throughout the city and to Chicago’s major airports. The CTA’s rail stops (Clybourn, Red Line; Armitage, Brown Line; Division, Blue Line) are all less than a half-mile from each of the three parcels. Metra commuter rail service is also a short walk at Ashland and Armitage avenues. Major bus routes, Divy Bike-share stations and a Chicago Water Taxi stop combine to make the Water Way Point properties among the most accessible in the region.

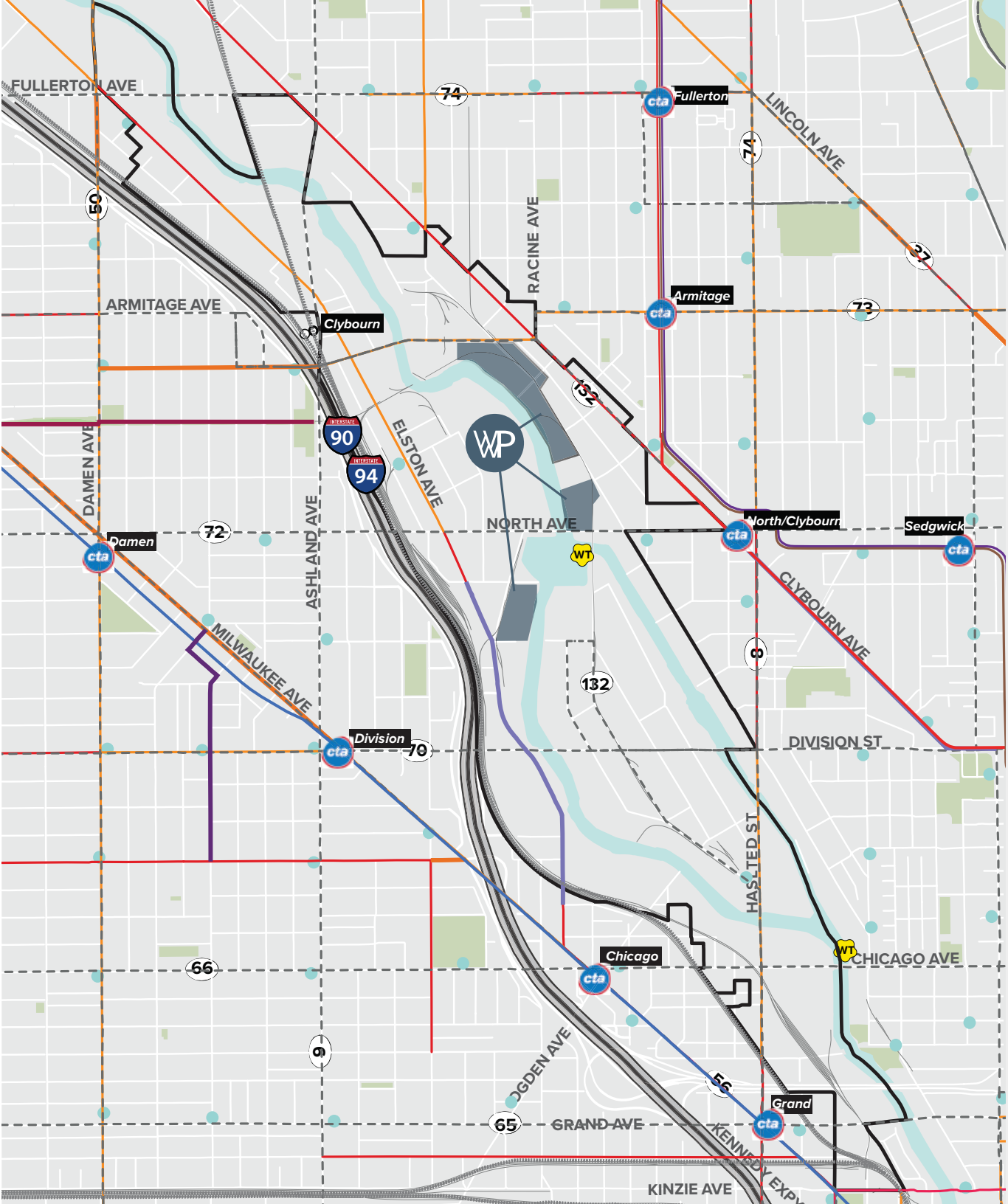
As part of the North Branch Corridor Framework Plan the City of Chicago plans to provide a transit-way from the West Loop commuter stations up to and through the Water Way Point parcels.

TRANSPORTATION

MAP KEY

-  Expressway
-  Metra Line & Station
-  CTA Brown Line & Station
-  CTA Purple Line & Station
-  CTA Red Line & Station
-  CTA Blue Line & Station
-  CTA Bus Routes
-  Bike Lane
-  Buffered Bike Lane
-  Protected Bike Lane
-  Neighborhood Greenway
-  Off-Street Trail
-  Shared-Lane
-  Divvy Stations
-  Chicago Water Taxi Stops

CLICK HERE TO VIEW: PROPOSED INFRASTRUCTURE IMPROVEMENTS NORTH BRANCH CORRIDOR



An aerial photograph of the South Loop area in Chicago, showing the Chicago River and surrounding urban development. Two parcels are highlighted with dashed white lines and semi-transparent blue overlays. The 'NORTH AVENUE PARCEL' is a triangular-shaped lot located north of the river, near a bridge. The 'MAGNOLIA AVENUE PARCEL' is a large, roughly rectangular lot situated south of the river, adjacent to a street intersection. The background features a dense cityscape with various buildings and the Chicago skyline in the distance under a clear blue sky.

NORTH AVENUE PARCEL

MAGNOLIA AVENUE PARCEL



NORTHERN PARCEL

The background is a dark blue aerial photograph of a city, likely New York City, showing a dense skyline with many skyscrapers. Overlaid on this image are several large, semi-transparent geometric shapes: a large 'V' shape on the left, a large 'U' shape on the right, and several triangles of various sizes scattered across the center. The overall aesthetic is modern and architectural.

ZONING OVERVIEW



WATERWAY POINT

ZONING OVERVIEW

All three parcels reside within the North Branch Corridor overlay (Sub-District A). In 2017 the city removed the Planned Manufacturing Zoning and reverted back to the previous zoning base M3-3.

INDUSTRIAL CORRIDOR SYSTEM FUND

Upon the rezoning of the parcel and upon receipt of a building permit a conversion fee of **\$12.25** per land foot will be due.

FAR

The base FAR is 3.0 There's up to an additional 3.5 of FAR available at a cost of **\$11.06** per buildable foot above the base of 3.0.

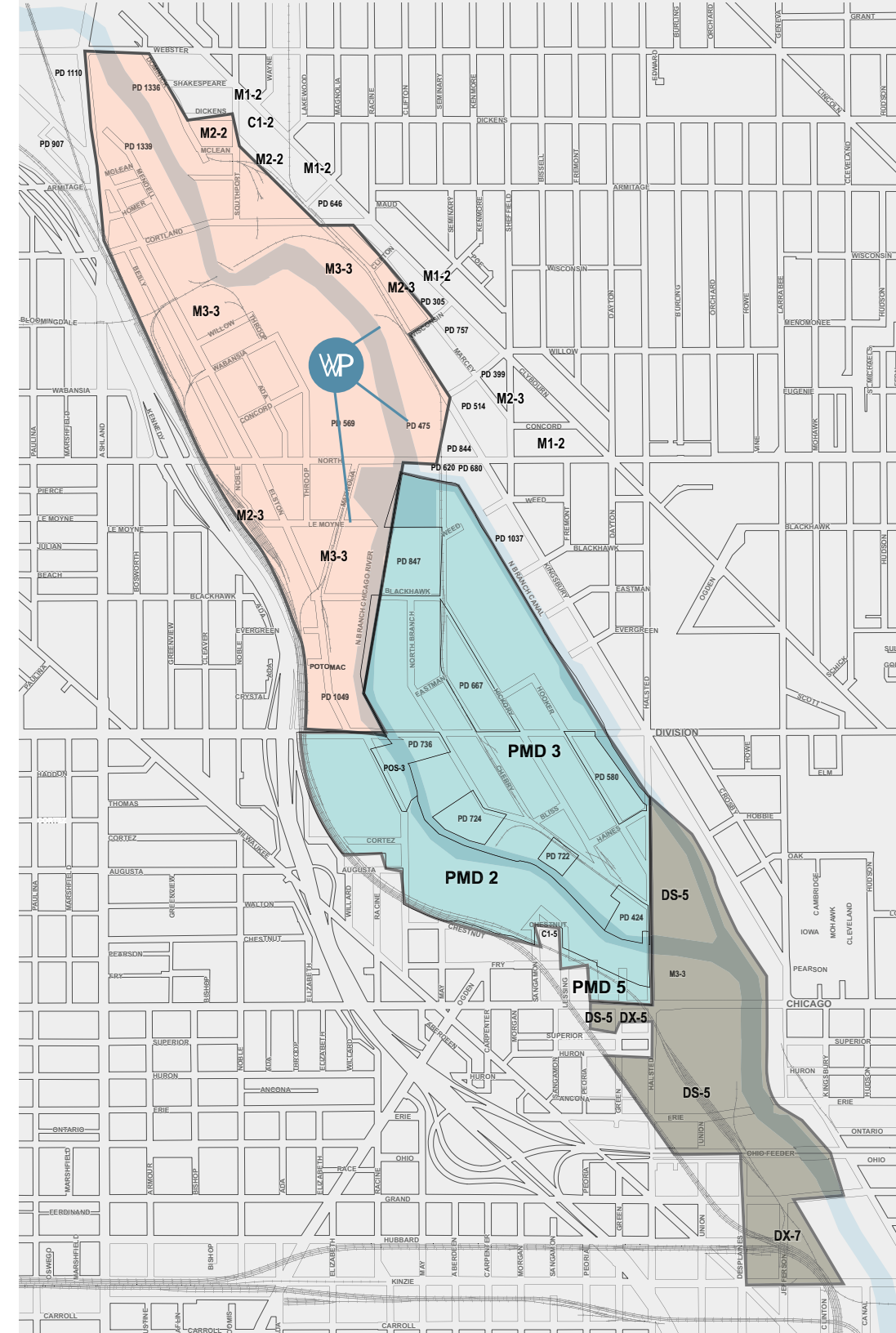
CHICAGO RIVER SETBACK

A purchaser should be prepared for a minimum of a 30-foot setback from the river's edge.

ZONING MAP OVERLAY

MAP KEY

- North Branch Corridor - A
 North Branch Corridor - B (No residential)
 North Branch Corridor - C





MAGNOLIA AVENUE PARCEL



NORTH AVENUE PARCEL

CHICAGO AREA OVERVIEW



WATERWAY POINT



CHICAGO AREA OVERVIEW

With a population of approximately 9.6 million people, the Chicago MSA is third largest city in the United States, and one of the most important financial, industrial, and cultural centers in the nation. With its mid-continent location, extremely diversified economy, highly educated and skilled labor pool, and outstanding cultural and recreational amenities, Chicago is one of the world's most dynamic and influential cities.

Globally minded, Chicago is at the center of trade, transit, and data networks. Chicago is at the nexus between European and Asian markets, and the North American Free Trade zone with virtually every data network in the world intersecting in Chicago.

Culturally minded, the city of Chicago encompasses people with rust-belt blue-collar edge along with the chic swagger of a major urban socialite. There are copious options for sports fans, art lovers, nightlife, and family friendly outings. The city views are made up of the most historic, epically large, and most iconic architecture ever created from the Willis tower to the John Hancock to the Merchandise Mart. Alongside this state-of-the-art architecture is Lake Michigan beaches along Lake Shore Drive as well as numerous grand parks and promenades.



RECENT CHICAGO ACCOLADES

- The City of Chicago ranks **#21** in a list of **30 Top Countries** in the world for GDP.
- Chicago's **\$618B GRP** rivals major nations and is more than Poland, Sweden and Belgium
- Chicago's industry mix most closely matches the nation's, with no single industry employing more than **13% of the workforce**
- **119K graduates** annually from **123 Chicago area colleges & universities**.
- **34.7%** of persons who live in Chicago ages 25+ have **bachelor's degree or higher**
- Ranked **#1 Top Metro** by Site Selection magazine for **eight consecutive years** for U.S. corporate expansions (2013-2020)
- **Ranked #3** U.S. City for **Foreign Direct Investment (FDI)**
– FDI Magazine
- **Ranked #8 "Global Cities Index"** in 2021, trailing only New York and Los Angeles in the U.S.
– A.T. Kearney
- **Ranked #9** in **most diverse cities** in the U.S. by Niche.com

A TALENTED AND EDUCATED WORKFORCE

As the U.S. continues evolving into a knowledge-based economy, cities that attract the greatest number of college graduates have the advantage. As the de facto capital of the Midwest, Chicago is amid a virtuous cycle of drawing talented new graduates who attract businesses pursuing talent, who in turn attract even more graduates. This phenomenon has positioned Chicago to continue thriving in tomorrow's economy. With a combination of relatively high salaries and a low cost of living, Chicago offers opportunities and amenities that rival other major U.S. cities, but with greater potential for financial mobility than high-priced cities on the coasts.

Several of the world's top universities and graduate schools, including The University of Chicago Booth School of Business and Northwestern University's Kellogg School of Management, are located in the metropolitan area and yield a steady stream of highly-educated workers.

CHICAGO TRANSPORTATION ACCESS

Chicago has an impressive and efficient transportation network. The city boasts two international airports, multiple interstate highways, regional commuter rail (Metra), elevated and subway trains, bus transit, bike sharing, water taxi service and a pedestrian-friendly environment. Chicago's public transportation system is one of the most extensive in the U.S., covering 3,700 square miles and serving over 700 million passengers annually. This well-planned, quality infrastructure ensures that downtown Chicago will continue to thrive.

O'Hare and Midway International Airports

- Provide non-stop service to more than 200 cities worldwide
- Operate over 3,000 flights per day
- Serve nearly 100 million passengers per year
- Generate 540,000 jobs for the region and contribute over \$45 billion per year to the economy
- O'Hare is the 3rd-busiest airport in the U.S. and the 4th-busiest globally



TRANSACTION GUIDELINES



WATERWAY POINT

INSTRUCTIONS

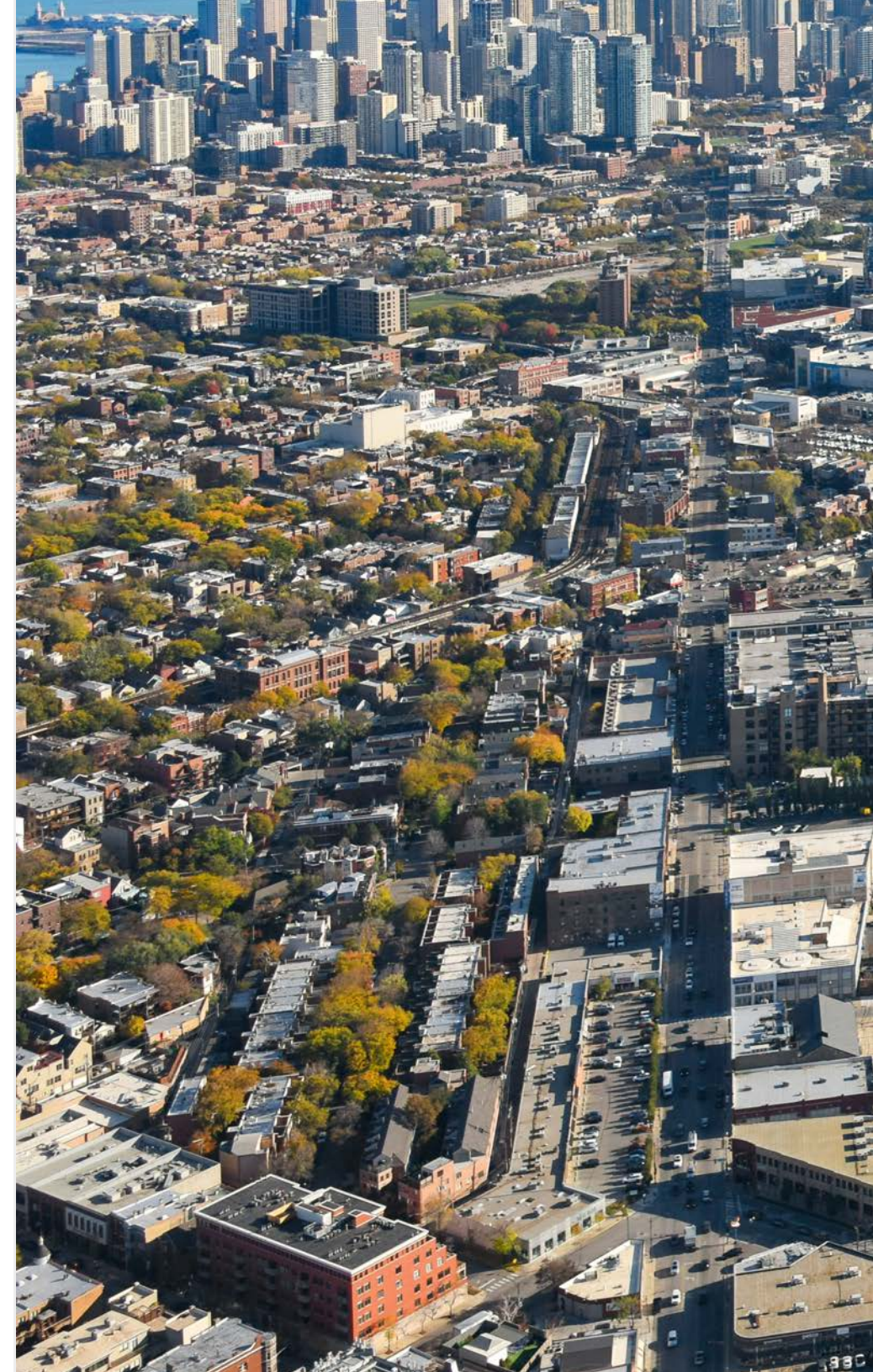
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Site tours and inspections will be conducted by the Colliers team and in some cases third party vendors.

Ownership reserves the right to single source the offering or conduct a formal “Call for Offers”.





NORTH AVENUE PARCEL

MAGNOLIA AVENUE PARCEL

NORTHERN PARCEL



WATERWAY POINT



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