



1700 W. HUBBARD, CHICAGO, IL

For Sale

Industrial Flex Building



STEVE AARONSON

HOWARD CAPLAN

312.339.2220 | saaronson@ctkcp.com

312.337.4052 | hcaplan@ctkcp.com

Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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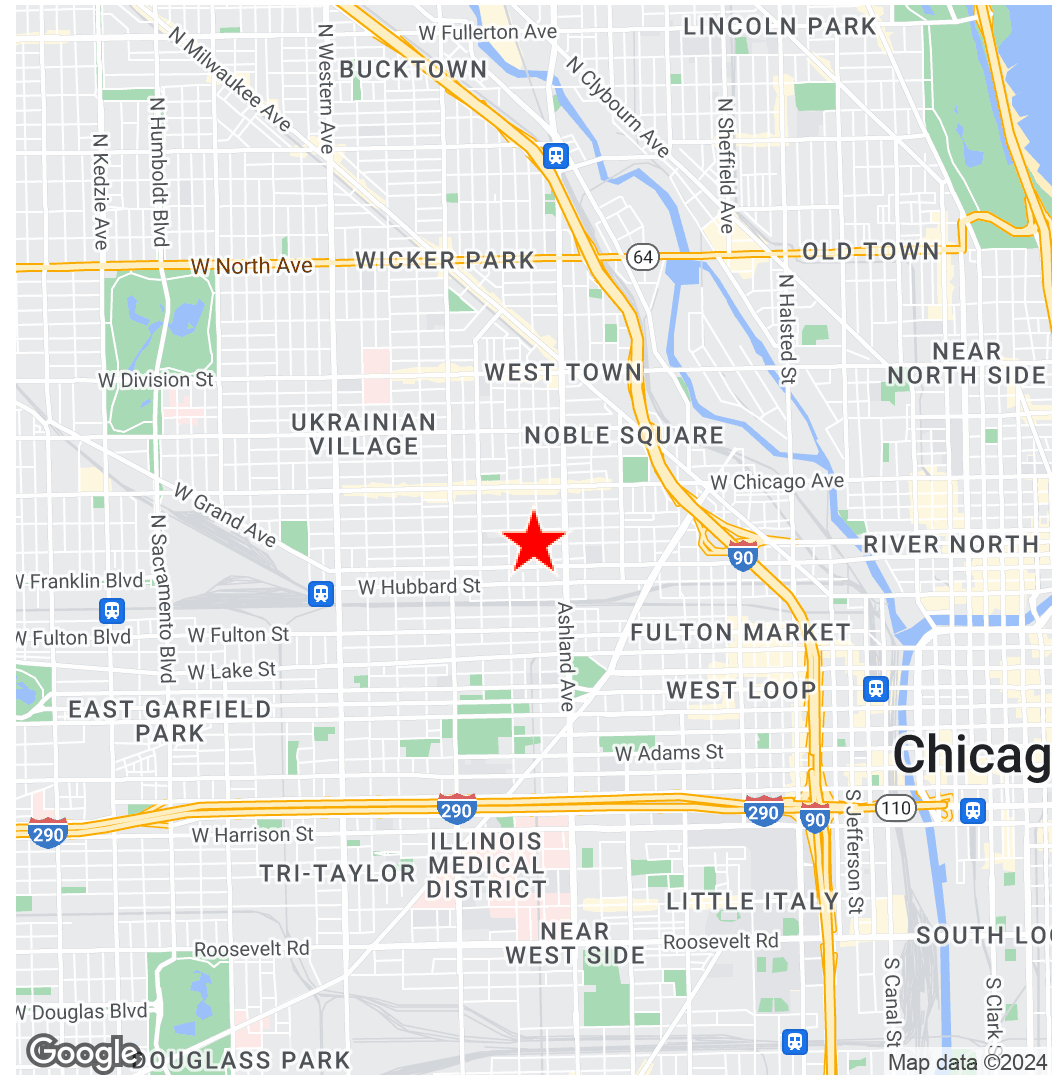
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PROPERTY HIGHLIGHTS

- Geothermal HVAC & solar panels
- Ideal for ESG sensitive companies
- Near net zero energy building - current average cost of energy to heat & cool the entire building, & operate all common areas is only \$500 per month
- Purchaser would be able to occupy approximately 11,000 SF on the first floor.



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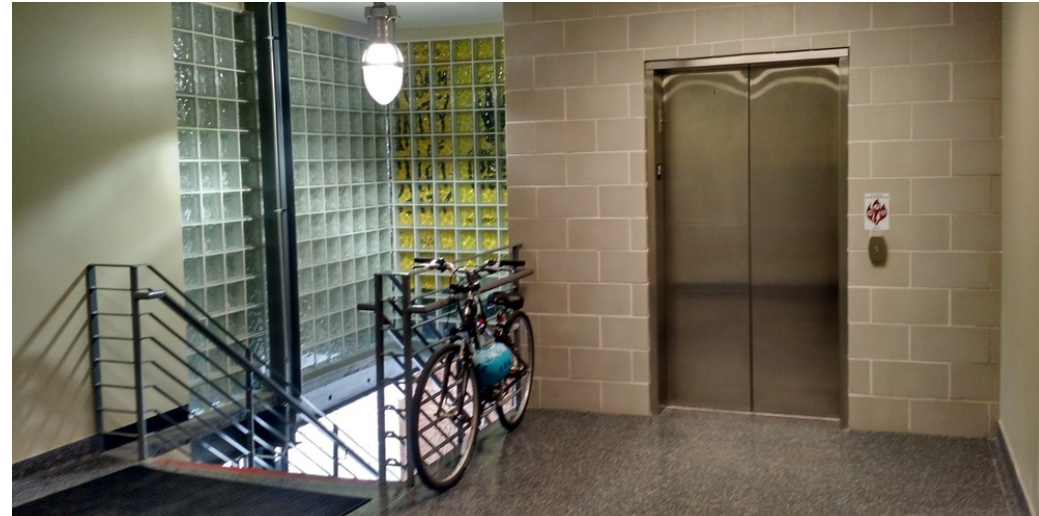
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OFFERING SUMMARY

Sale Price:	\$4,950,000
NOI:	\$382,000(All Tenants have Tax Stops)
Building Size:	27,350 SF
Site Size:	23,805 SF
Renovated:	2007
Zoning:	PMD 4B
Market:	West Town
Submarket:	Kinzie Corridor

PROPERTY OVERVIEW

Beautiful building, with nice finishes, an elevator & a fenced parking lot

PUBLIC TRANSPORTATION

3 blocks to CTA Green & Pink line trains at Lake & Ashland

1 mile from Western Ave Metra Station (NCS. MD-N, MD-W)



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LOCATION DESCRIPTION

On the corner of Hubbard & Paulina

In the Kinzie Corridor & the Chicago Brewing District

1 block from the Grand Ave Design District

Many breweries & restaurants within walking distance

PARKING DESCRIPTION

20 car fenced lot

LOADING DESCRIPTION

1 drive-in door

POWER DESCRIPTION

Geothermal HVAC & solar panels



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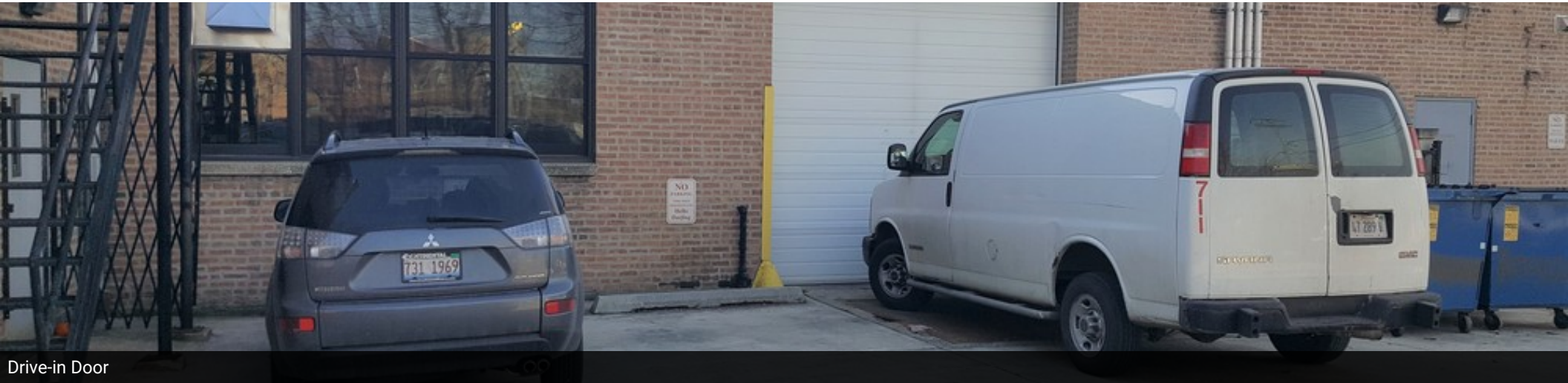
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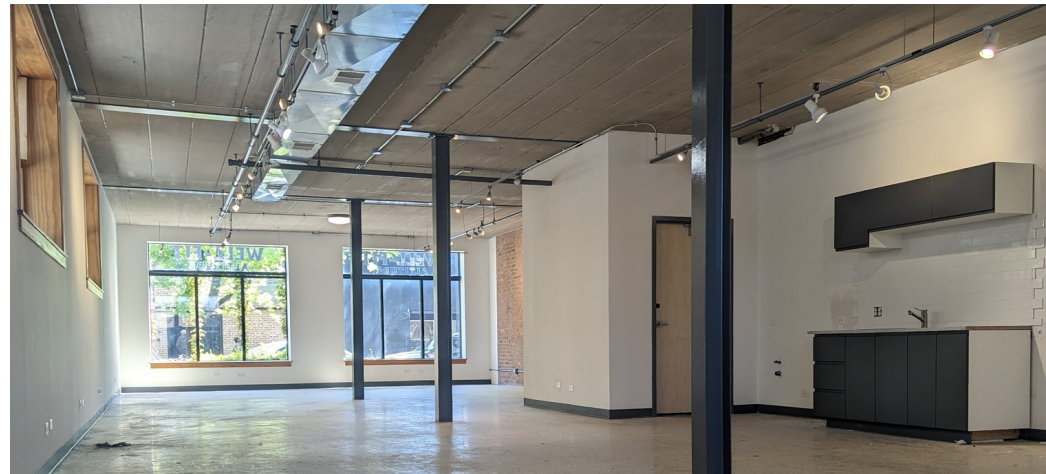
1 Drive-In Door, Plenty of Parking, Enter the Lot from Paulina



Drive-in Door



Suite 1N



Suite 1N



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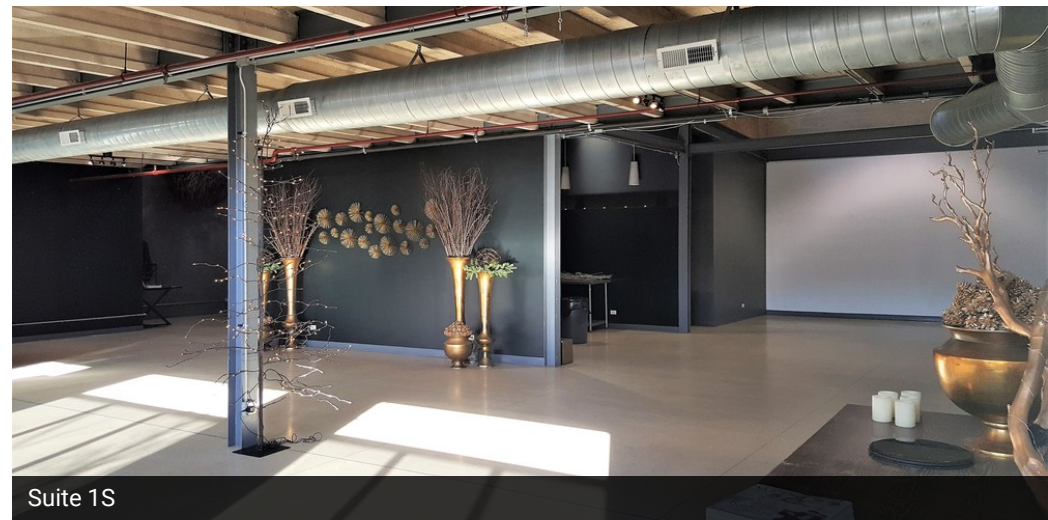
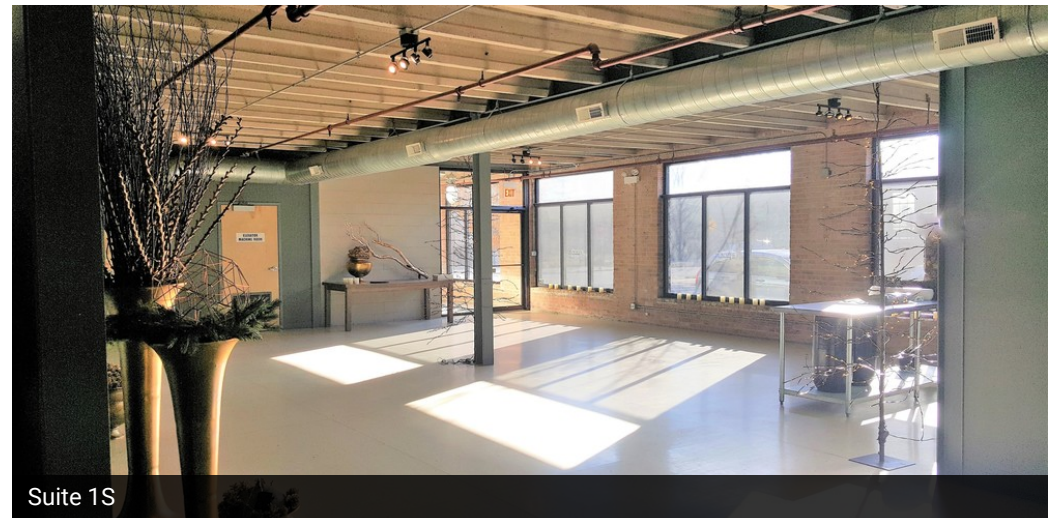
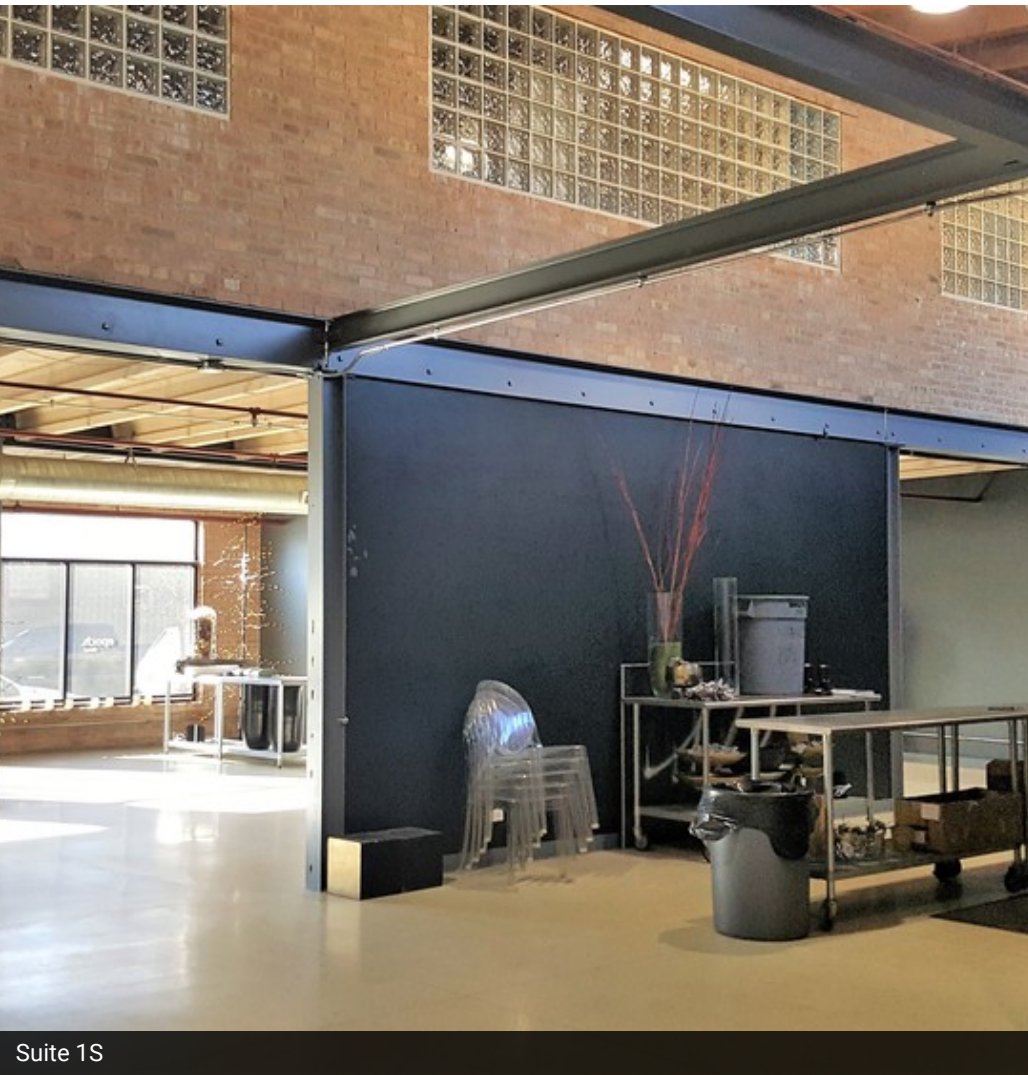
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First Floor Unit Facing Hubbard



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1700 W. HUBBARD, CHICAGO, IL

Second Floor



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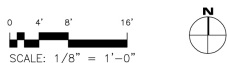
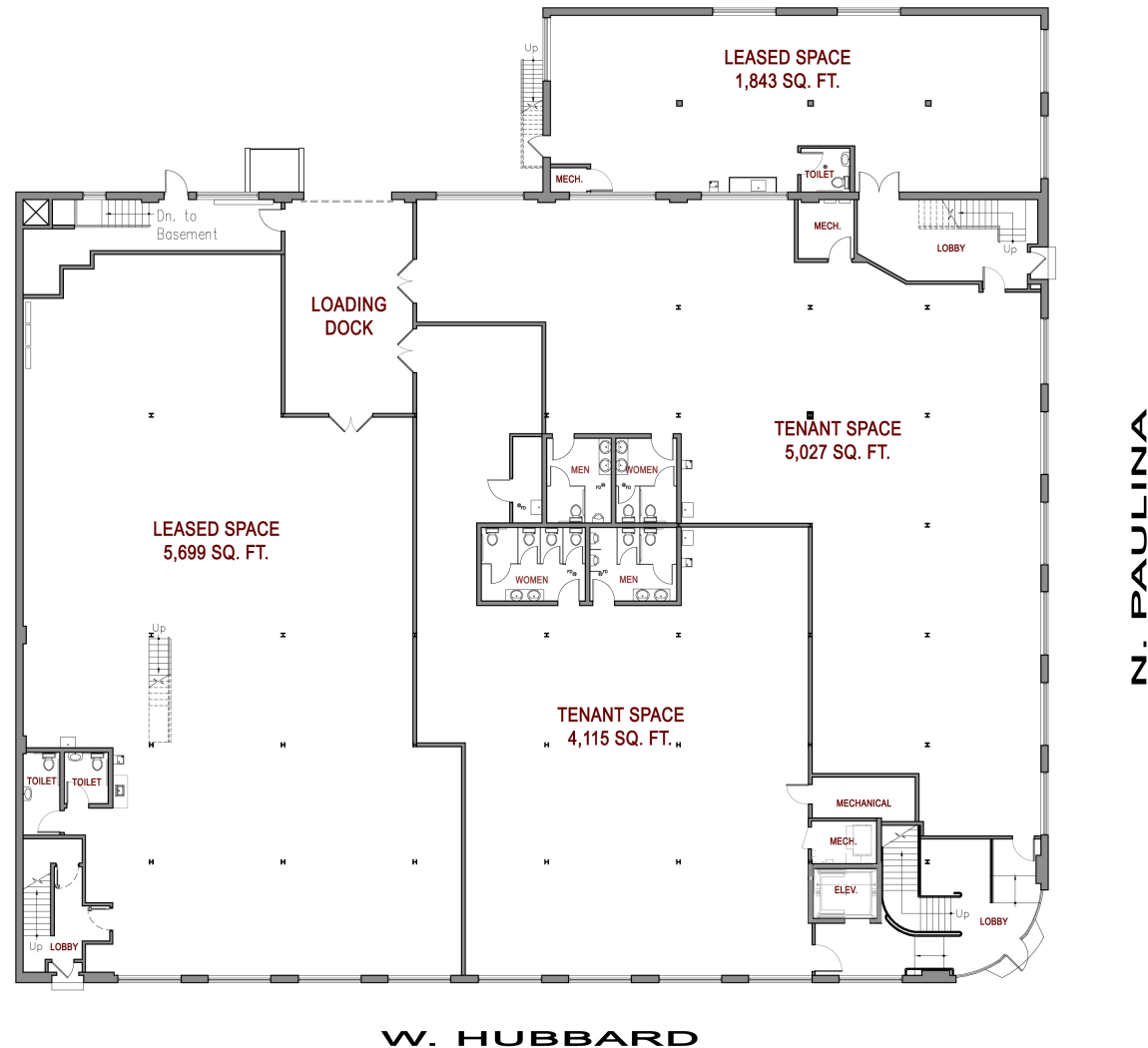
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FIRST FLOOR PLAN

09-AUGUST-2007

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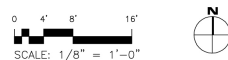
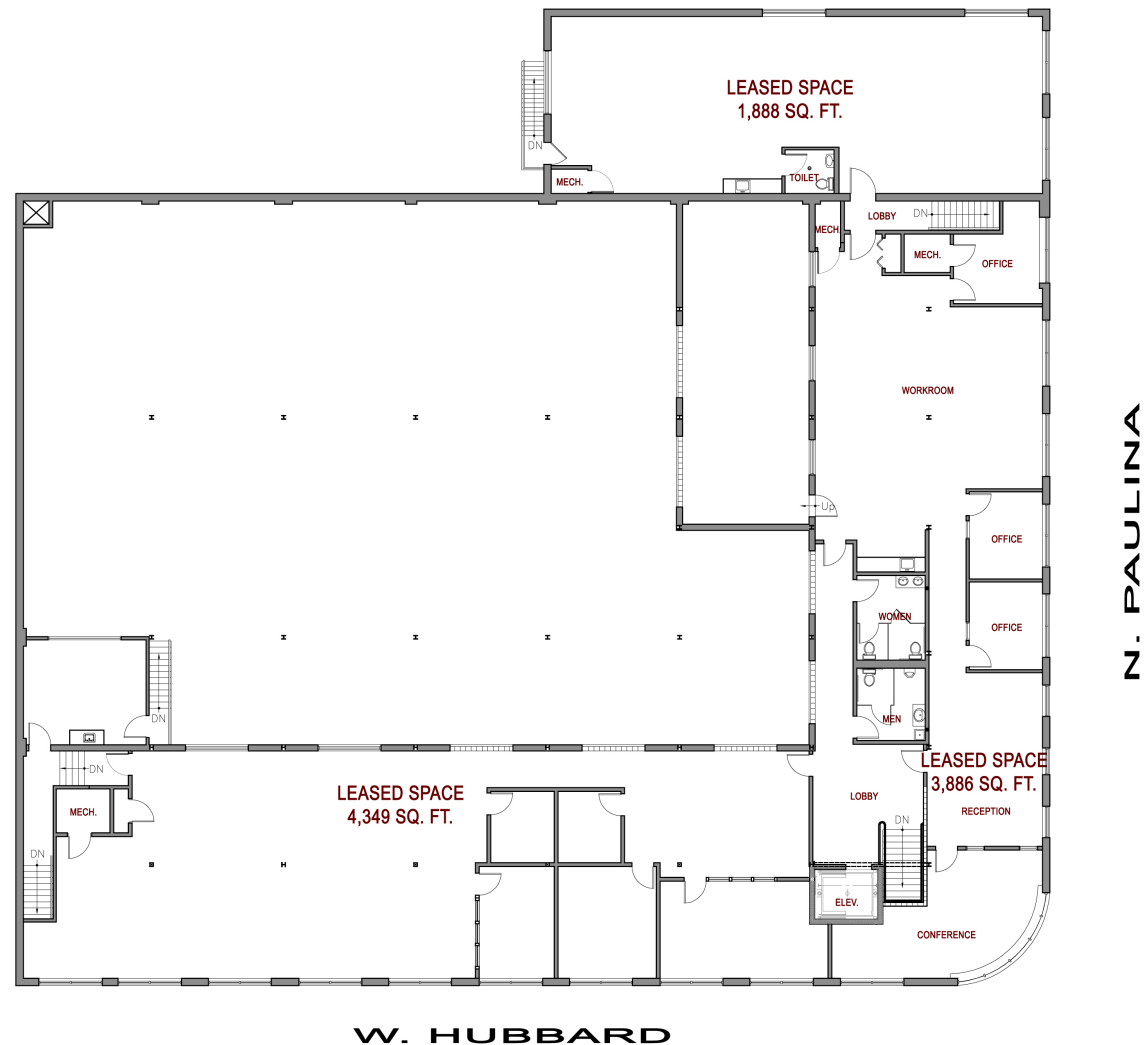


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SECOND FLOOR PLAN

09-AUGUST-2007

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SURVEY NO. N-126712 STAKE DATE: MAY 15, 2006
N-127093 LOCATION DEC. 18, 2006

PARCEL 2:
ALL THAT PART OF THE EAST WEST 12 FEET PUBLIC ALLEY LYING SOUTH OF
AND ADJOINING THE SOUTH LINE OF LOT 8, LYING NORTH OF AND ADJOINING
THE NORTH LINE OF LOTS 9 TO 14, BOTH INCLUSIVE, AND LYING EAST OF AND
ADJOINING THE WEST LINE OF LOT 8 EXTENDED SOUTH 12 FEET TO THE NORTH
LINE OF SAID LOT 14, IN EMBREE'S SUBDIVISION AFORESAID IN COOK COUNTY,
ILLINOIS

PARCEL 3:
THE EAST 1/2 OF THE 20 FOOT NORTH AND SOUTH PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 5 AND 8, LYING EAST OF THE EAST LINE OF LOTS 1 AND 2, 12 FEET LONG, PUBLIC ALLEY AFORESAID, LYING SOUTH OF THE WEST 20 FEET AND LYING NORTH OF THE SOUTH LINE LOT 8 EXTENDED WEST 20 FEET; ALSO THE SOUTH 1/2 OF THE EAST AND WEST 12 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 5 AND 8, LYING EAST OF THE WEST 20 FEET AND EXTENDED SOUTH 12 FEET AND LYING EAST OF THE EAST LINE OF THE WEST 4.30 FEET OF LOT 14 EXTENDED NORTH; ALSO THE NORTH 1/2 OF THE EAST 12 FEET OF LOT 14 EXTENDED SOUTH; ALSO THE WEST 1/2 OF THE EAST 12 FEET OF LOT 8 EXTENDED WEST 20 FEET; LYING WEST OF THE WEST LINE OF LOT 8 EXTENDED SOUTH 12 FEET TO THE NORTH LINE OF SAID LOT 14; AND THE WEST 1/2 OF THE EAST 12 FEET OF LOT 14 EXTENDED SOUTH TO THE SOUTH PUBLIC ALLEY, AFORESAID, EXTENDED SOUTH, ALL IN EMBREE'S SUBDIVISION OF BLOCK 31 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN

AREA = 23.8056 Sq. Ft. or 0.5465 Acres

Plat of Survey

KNOWN AS: 1700 W. HUBBARD STREET CHICAGO, ILLINOIS

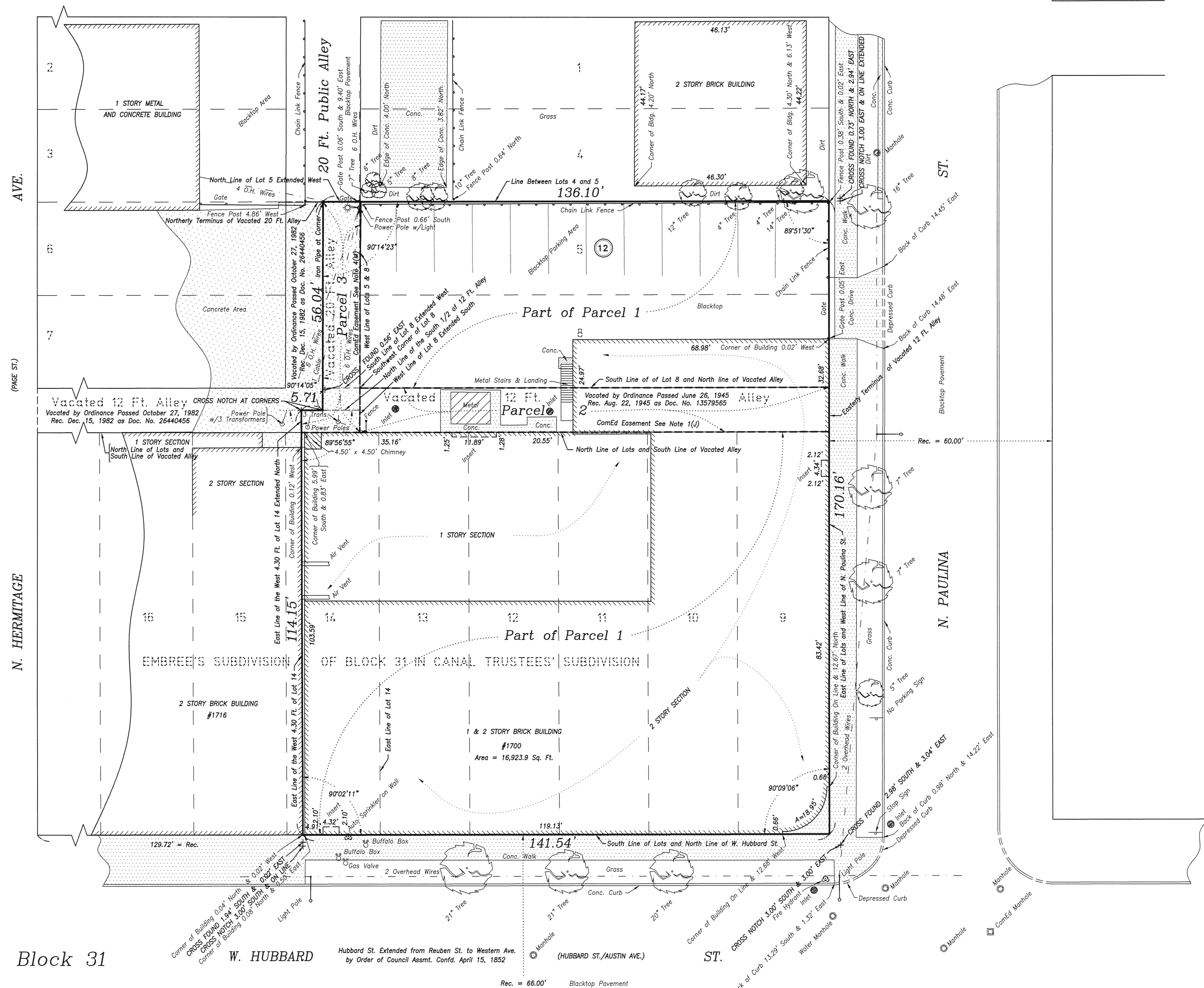
SURVEY FOR: ADJUSTABLE CLAMP



Vicinity Map
(not to scale)

W. FERDINAND

ST



Block 31

W. HUBBARD

Hubbard St. Extended from Reuben St. to Western Ave.
by Order of Council Assmt. Confd. April 15, 1852

(HUBBARD ST./AUSTIN AVE.)

ST.

N. PAULINA

12 DENOTES NUMBER OF REGULAR PARKING SPACES
PARKING SPACES = 12 REGULAR

NOTES:

1. (J) GRANT MADE BY CLARK H. GEMMILL TO COMMONWEALTH EDISON COMPANY DATED MARCH 9, 1945 RECORDED OCTOBER 16, 1945 AS DOCUMENT 13629717 OF FULL RIGHT, PERMISSION AND AUTHORITY TO ERECT AND FOREVER MAINTAIN, OPERATE, ETC, POLES, WIRES, ETC, FOR THE TRANSMISSION OF ELECTRICITY IN, UPON, ALONG ETC, WITH RIGHT OF ACCESS THERETO.

2. (K) RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THAT PART OF THE LAND FALLING IN STREETS, ALLEYS, ROADS OR HIGHWAYS.

3. (L) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC; IN STREETS AND ALLEYS.

4. (M) EASEMENT OVER PARCELS 1 AND 2 AND PURPORTED EASEMENT OVER PARCEL 3 TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSS ARMS WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 21, 1979 KNOWN AS TRUST NUMBER 1074890 RECORDED SEPTEMBER 21, 1983 AS DOCUMENT 26787748.

TO: STEVE REPEL;
LAKESIDE BANK;
1700 HUBBARD, LLC;
CHICAGO TITLE INSURANCE COMPANY;
ADJUSTABLE CLAMP COMPANY;
MAYER BROWN, ROWE & MAW LLP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6 (ZONING DESIGNATION ONLY), 8-10, 11A, 11B AND 14-16 THEREOF, THEREBY ASSURANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND OTHER REQUIREMENTS FOR THE SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

COMMITMENT NUMBER: 1401 008285937 D1
EFFECTIVE DATE: SEPTEMBER 10, 2005

DATE: MAY 15, 2006

Joseph A. Lima

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080

SURVEY NO. N-127093 LOCATION DEC. 18, 2006
N-126712 STAKE DATE: MAY 15, 2006

State of Illinois, } ss.
County of Cook.

We Hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS

30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
TEL: 312-630-9480 FAX: 312-630-9484

BY Joseph A. Lima

D.A.S.

IMPORTANT

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE
PLAT

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS: 4.57' MEANS 4 FEET AND $\frac{57}{100}$ FEET. OR IN FEET AND INCHES. THUS: 4'-6 $\frac{13}{16}$ "

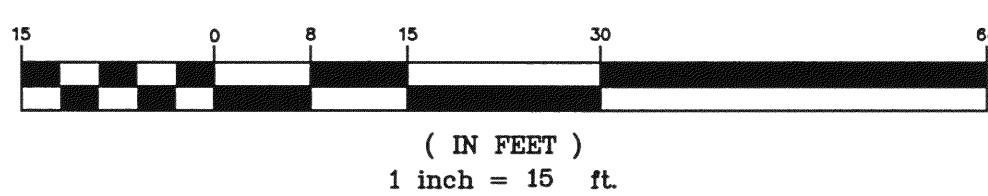
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT
REFER TO YOUR ABSTRACT DEED CONTRACT AND LOCAL BUILDING LINE
REGULATIONS. WE RECOMMEND THAT THE MOST RESTRICTIVE LINES BE USED IN
PLACEMENT OF BUILDING.

CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT WITH THE STAKES, POINTS, ETC. GIVEN ON THE PROPERTY BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYORS SO THAT THE MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

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GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.

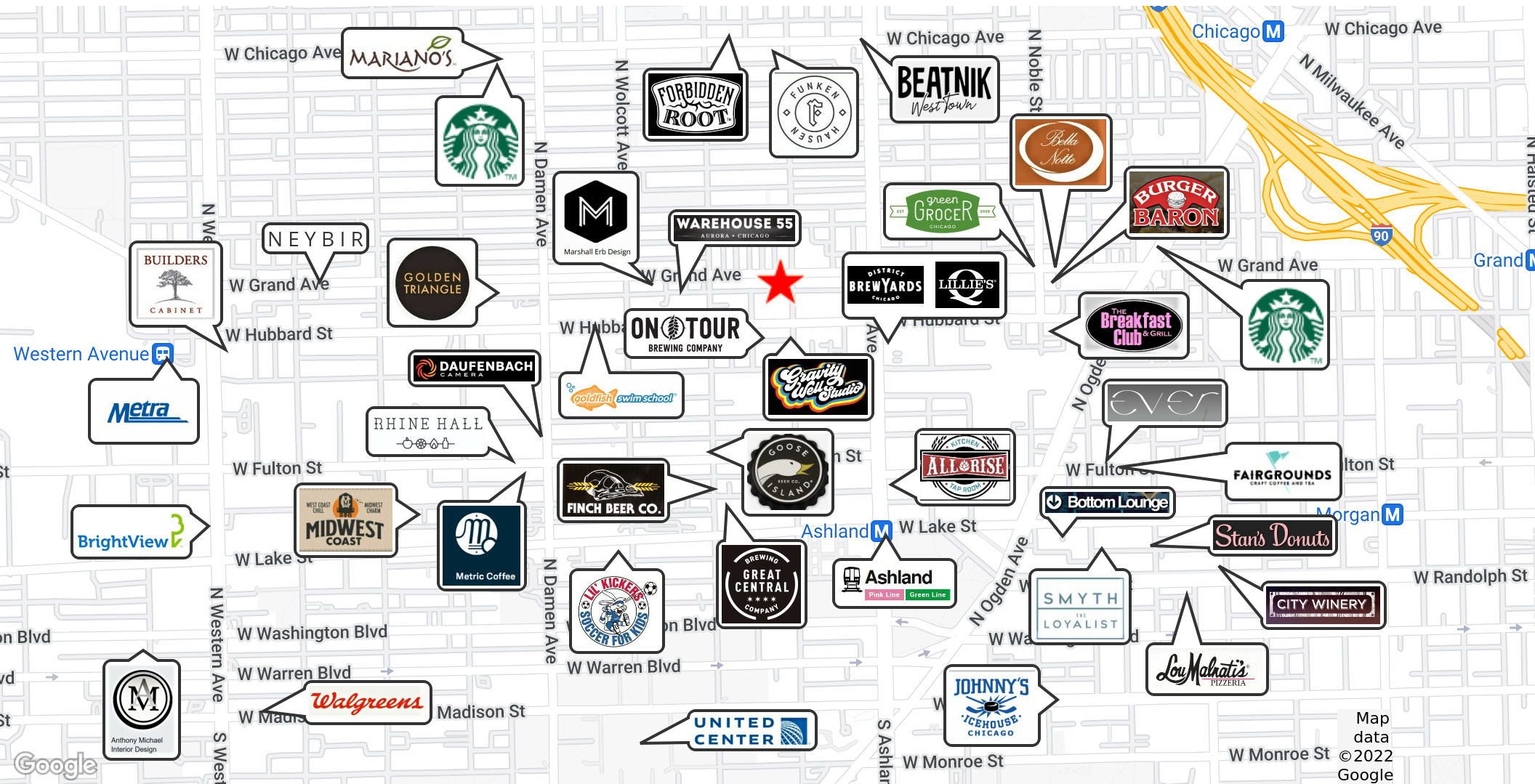


MY LICENSE EXPIRES 11/30/2006

LAND PROJECTS 6\N127093\DWG\7093.DWG CD-27

1700 W. HUBBARD, CHICAGO, IL

Some of the Restaurants, Breweries & Other Businesses Within One Mile



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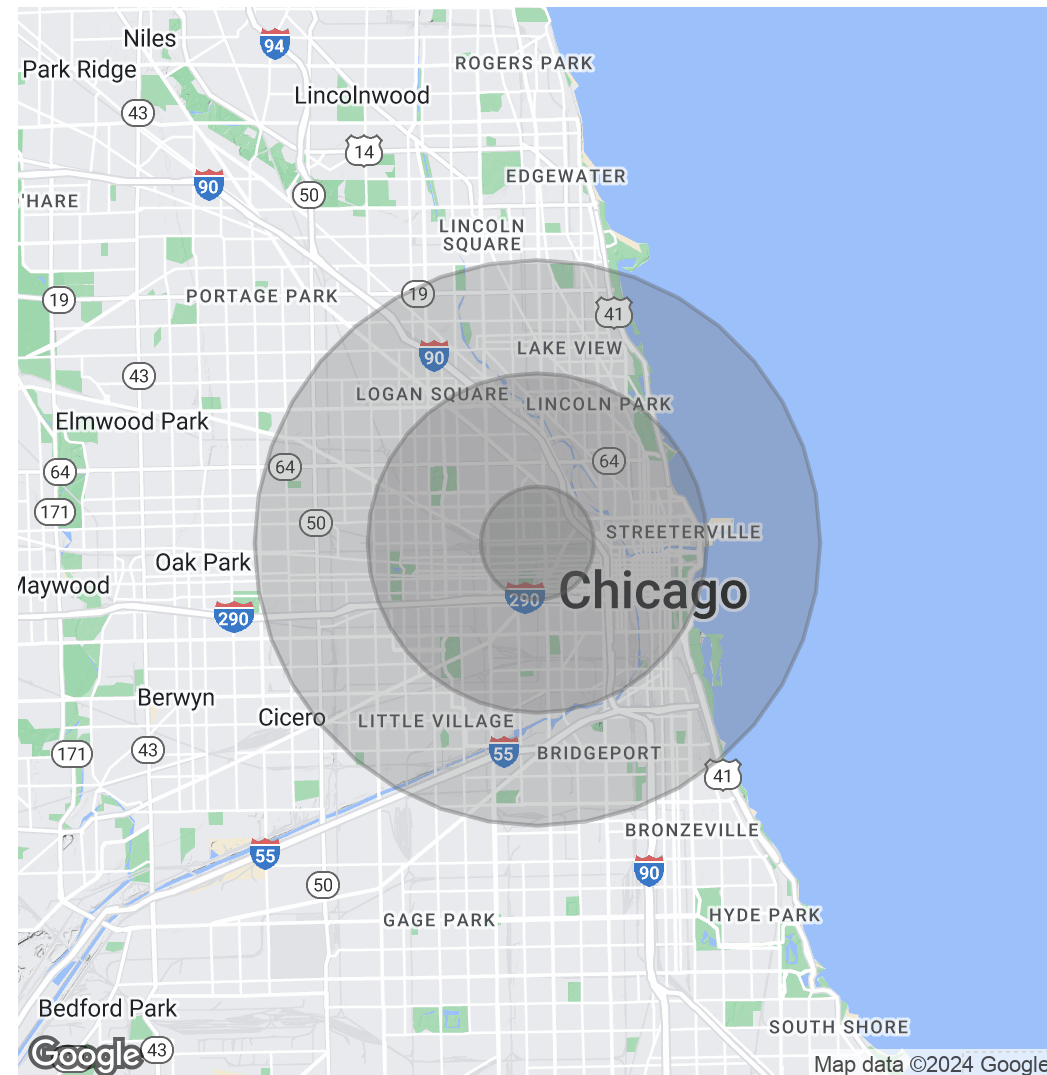
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	48,543	492,769	1,095,757
Average Age	34.0	33.8	34.2
Average Age (Male)	34.3	33.6	33.9
Average Age (Female)	34.1	34.4	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	25,432	265,807	528,043
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$128,704	\$126,657	\$107,062
Average House Value	\$499,369	\$460,386	\$395,192

* Demographic data derived from 2020 ACS - US Census



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