

FOR SALE  
WEST LOOP / FULTON MARKET  
LOFT OFFICE

- Owner- User Value Add Opportunity
  - Located on Mary Bartleme Park
- Rarely Available Timber/Beam Building



SOUTH SANGAMON





# OFFERING SUMMARY



The SVN Chicago Commercial Urban Team is exclusively presenting the sale of 112 S Sangamon Street, an ideal West Loop/ Fulton Market location providing a rare opportunity to accommodate a company with a need for up to 6,250 SF of contiguous space at a price point well below other options in the West Loop / Fulton Market area. The site benefits from its immediate vicinity to West Loop and Fulton Market.

The four-story property sits on a ~6,888 SF lot and is directly across from Mary Bartleme Park. Walking distance to restaurants, shops, hotels, CTA blue, pink and green lines and a stone's throw from UIC, the Illinois Medical District and Central Business District. Ideal property for an owner / user or investor looking to join the most in-demand neighborhood in Chicago at an affordable price point.

- Incredible West Loop/Fulton Market location with nearby area tenants including Google, McDonald's, Mondelez, WPP, Dyson and Aspen Dental.
- Rarely available 31,250 SF brick and timber loft office building fronting Mary Bartleme Park
- 80% occupied.
- Up to 6,250 SF can be made available to accommodate new user(s) or tenants.
- Blocks from CTA blue, pink and green line stations
- Close to I-290 expressway on/off ramps.
- Surrounded by numerous ground-up, high-density developments in the immediate vicinity.
- 14 car deed parking available with sale located within 3 blocks of the property.
- Property is "Broker-Owned".



## PROPERTY OVERVIEW



ASKING PRICE:	\$10,500,000
PROPERTY TYPE:	Office
BUILDING SF:	~31,250 SF
LAND SF:	~6,888 SF
FLOORS:	Four (4) plus full lower level
OCCUPANCY:	80%
ANCHOR TENANTS:	Redfin & Valtech
ZONING:	DX-5
PARKING:	14 deeded spots included (1 onsite/13 offsite)
MARKETS:	West Loop/ Fulton Market
WARD/ALDERMAN:	34th/ Conway
OWNERSHIP:	Property is "Broker-Owned"



## ANCHOR TENANT PROFILES



**REDFIN**

The Redfin Corporation is a Seattle-based operator of a residential real estate brokerage and a broker-to-broker referral fee network. The company operates in more than 100 markets in the United States and Canada.



**valtech**

Valtech is a global digital agency focused on business transformation. They are a multi-award winning agency, building intuitive, frictionless and connected experiences that improve human lives and help to grow businesses.





# INTERIOR PHOTOS



1<sup>st</sup>  
FLOOR



Lobby





# INTERIOR PHOTOS



3<sup>rd</sup>  
FLOOR



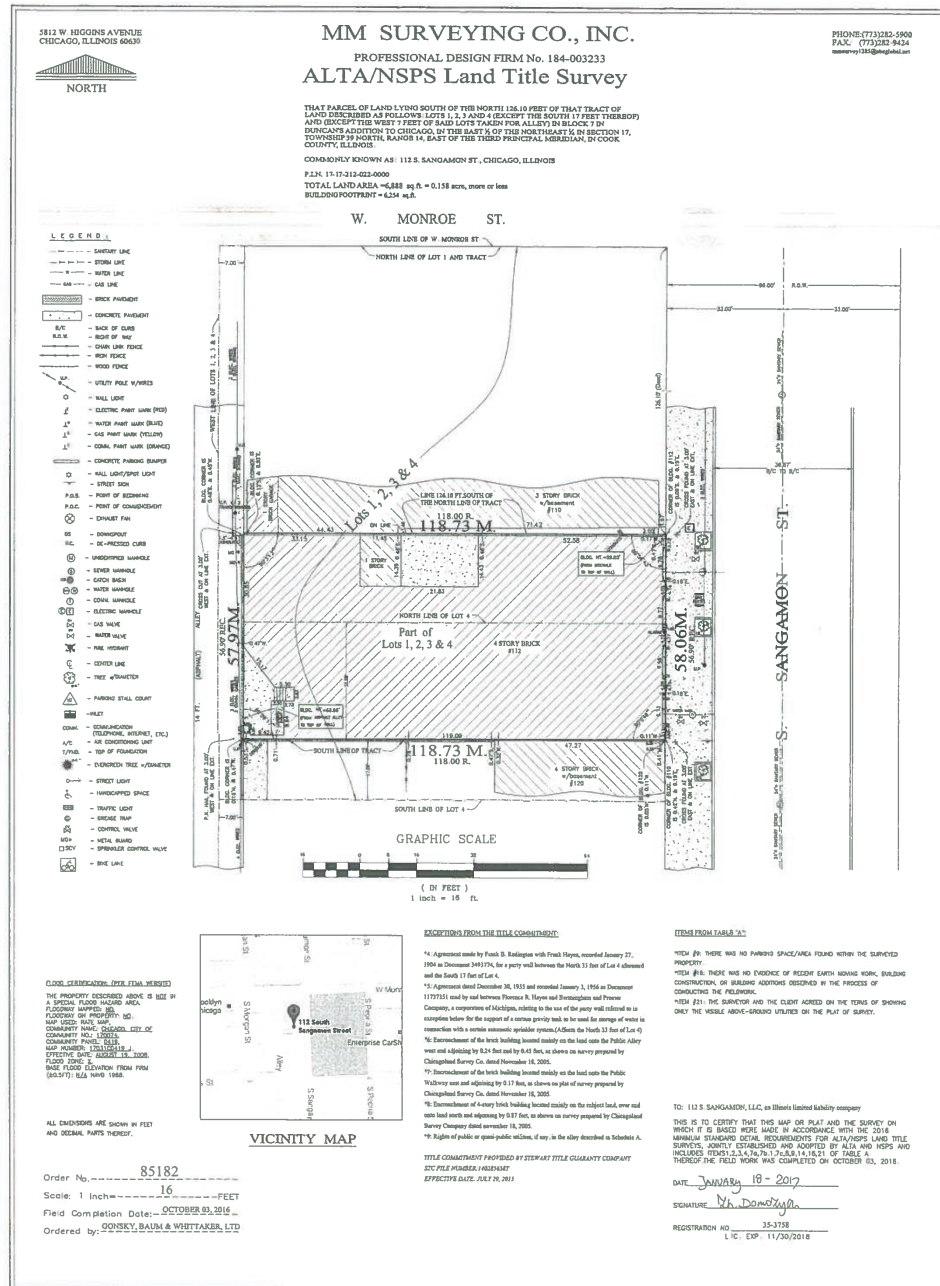
2<sup>nd</sup>  
FLOOR





# SURVEY & ZONING MAP

**112**  
SOUTH SANGAMON

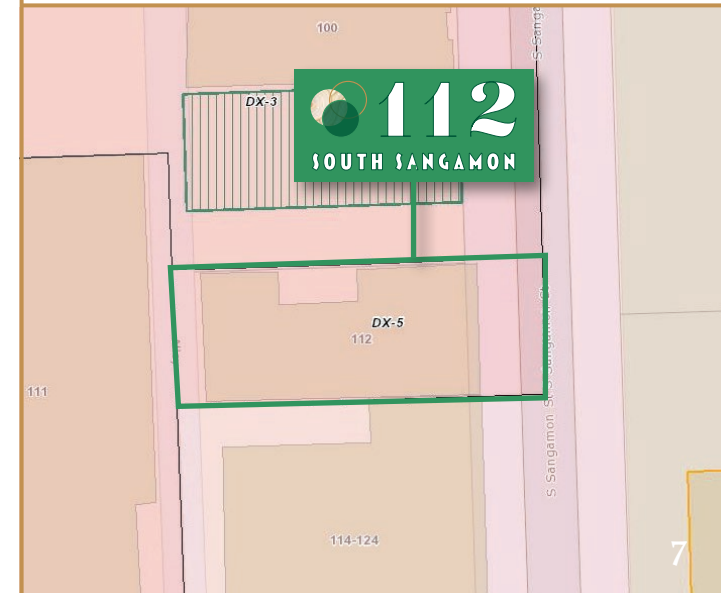


## ZONING SUMMARY

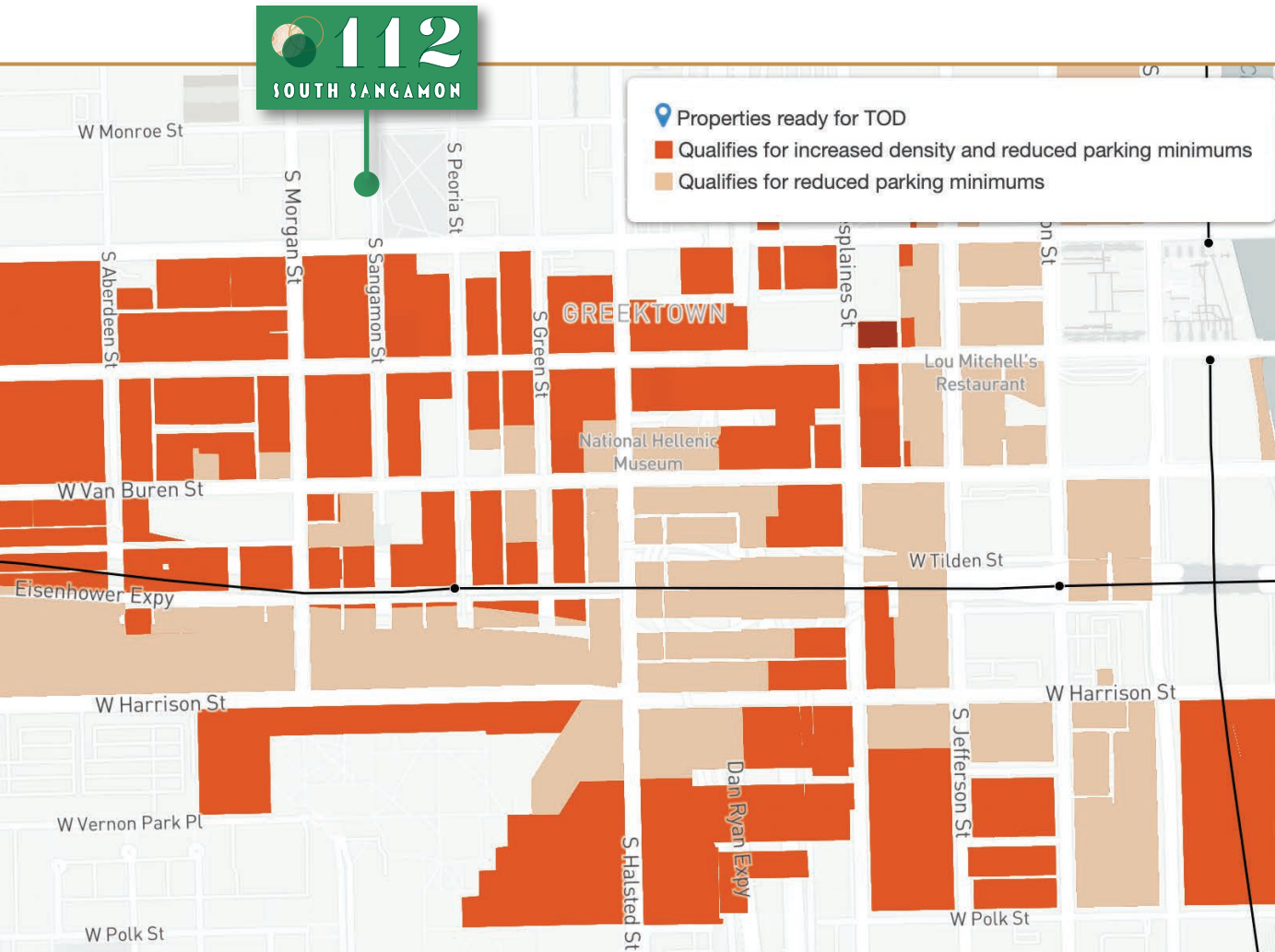
According to the City of Chicago, 112 S Sangamon has a DX-5 zoning designation which indicates the following:

### DX-5 Zoning District Title:

Downtown high-rises - offices or apartments - with ground-floor stores. Prevalent on the edges of Loop: east of Dearborn Ave, in River North, the South Loop, and the West Loop with a FAR of 5.0.



# TOD MAP



## TRANSIT ORIENTED DEVELOPMENT SUMMARY

According to the Metropolitan Planning Council, most of the subject properties are eligible for Transit Oriented Development (TOD) benefits due to its proximity to both the Racine Street and UIC/Halsted Street CTA Stations (servicing Blue Line trains).

TOD benefits include development with reduced parking requirements (parking required per dwelling unit) and increased density.

TOD developments require the development project to be reviewed and approved in accordance with Zoning Map amendment procedures or Planned Development procedures.



# AREA MAP

# 112 SOUTH SANGAMON





# AREA OVERVIEW

## WEST LOOP - FULTON MARKET NEIGHBORHOOD DESCRIPTION

The West Loop/Fulton Market is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elske, Roister, Oriole, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, Nando's and Roti. Other well-known dining options include Girl and the Goat, Little Goat, Monteverde, Beatrix, Swift and Sons, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.



The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and The Emily Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid, Aesop and Blue Mercury.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.



## NEIGHBORHOOD SNAPSHOT

MEDIAN AGE  33  AVERAGE INCOME PER HOUSEHOLD \$135,000

ESTIMATED DAYTIME POPULATION  94,000  ESTIMATED POPULATION 52,000

NEIGHBORHOOD HOTEL ROOMS  940+  2021 MICHELIN RECOGNIZED RESTAURANTS 16

## MARKET ANALYSIS

17M

SF UNDER CONSTRUCTION  
AND PROPOSED/APPROVED

9,000

MULTI-FAMILY UNITS  
UNDER CONSTRUCTION  
AND PROPOSED/APPROVED

1,490

HOTEL ROOMS  
UNDER CONSTRUCTION AND  
PROPOSED/APPROVED

*\*Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*



# AREA OVERVIEW

**112**  
SOUTH SANGAMON



*rose mary*

932 W Fulton

  
SWIFT & SONS  
STEAKHOUSE

1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

*restaurant*  
**BEATRIX**

834 W Fulton



849 W Randolph



932 W Randolph



1000 W Randolph

BILLY REID

845 W Randolph

*allbirds*

833 W Randolph

*Free  
People*

1101 W Randolph



844 W Lake



113 N Green

**NOBU HOTEL**  
CHICAGO

854 W Randolph

*the  
emily  
hotel*

311 N Morgan



THE PUBLISHING HOUSE  
BED & BREAKFAST

108 N May

**HYATT**  
house™

113 N May



**dyson** **Google**

Dyson  
40,000 SF

Google  
466,000 SF



McDonalds  
485,000 SF

**WPP**

WPP  
250,000 SF

**AspenDental**

Aspen Dental  
230,000 SF

**Mondelēz**  
International

Mondelez  
200,000 SF



# NOTABLE AREA OFFICE SALES

**112**  
SOUTH SANGAMON



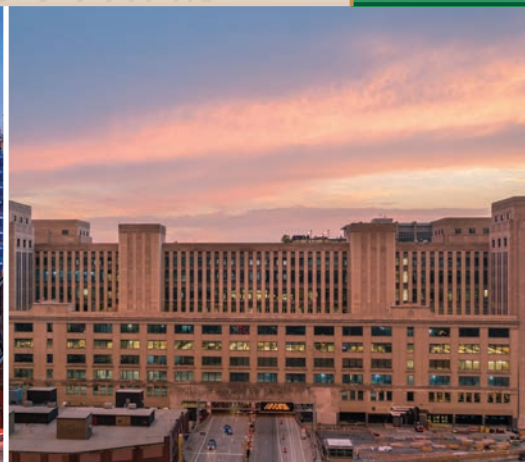
**167 N Green**

CCC, MoLo Solutions, Foxtrot, Hologram, JSSI, Duff & Phelps  
327,991 SF



**333 N Green**

Tik Tok, Chime  
57,000 SF



**433 W Van Buren**

Walgreen's, Milwaukee Tool, CoinFlip  
252,280 SF



**1155 W Fulton**

Kimberly-Clark  
92,704 SF



**800 W Fulton**

John Deere, Teknion, R1 RCM, Aspen Dental  
281,309 SF



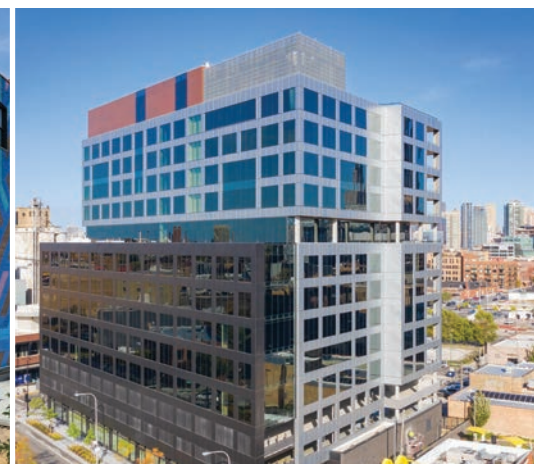
**320 N Sangamon**

Tock, Hazel Technologies, Syntellis  
116,400 SF



**320 N Elizabeth**

Farmer's Business Network  
43,000 SF



**1375 W Fulton**

Talis Biomedical  
26,307 SF



# NOTABLE AREA RETAIL LEASES

**112**  
SOUTH SANGAMON



**932 W Randolph**

Puttery Chicago, Lululemon, Mejuri  
+30,000 SF



**833 W Randolph**

Allbirds  
3,665 SF



**375 N Morgan**

Guinness  
15,000 SF



**159 N Sangamon**

Specialized Bikes  
10,463 SF



**911 W Randolph**

The Goddess Grocer  
2,542 SF



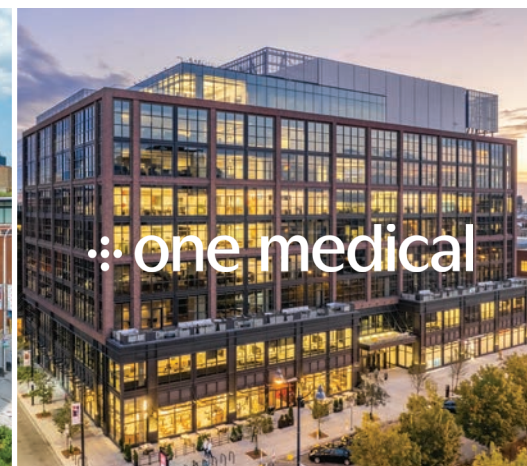
**333 N Green**

Sunda, Studio Three  
23,998 SF



**905 W Fulton**

Lyra  
7,999 SF



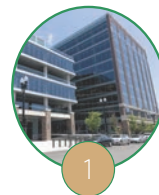
**109 N Aberdeen**

One Medical  
4,889 SF



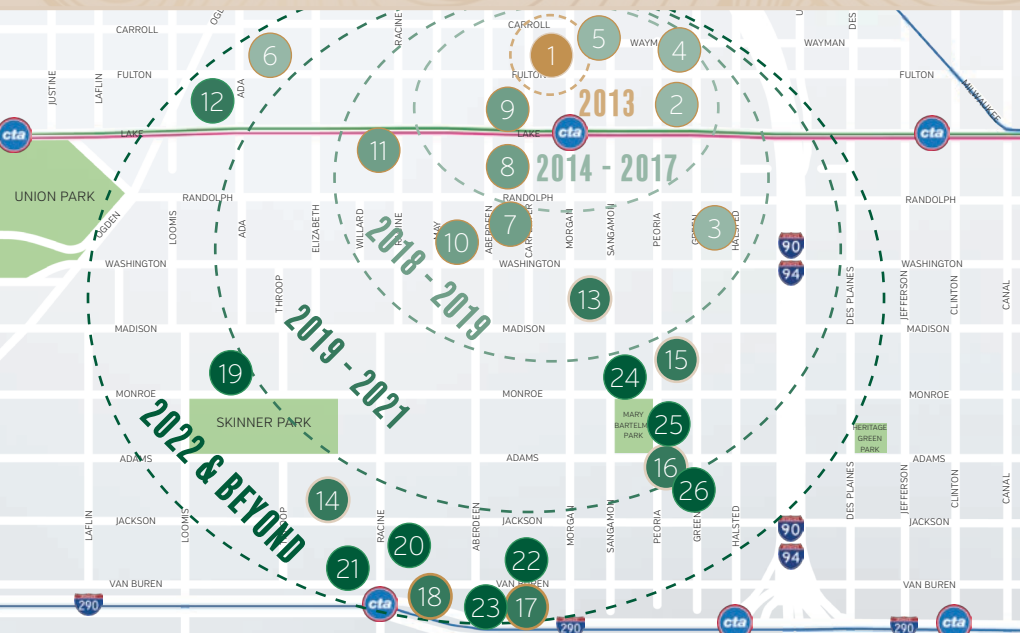
# WEST LOOP / FULTON MARKET SUBMARKET TRENDS

## 2013



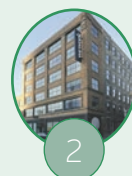
**Google HQ**  
1000 W Fulton Market

Google chooses Fulton Market for their Midwest Headquarters in a former cold storage building in West Loop / Fulton Market. This created the initial interest in the submarket.

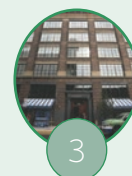


### 2014 - 2017

Initial developments near Google as neighborhood establishes itself as a live/work/play hub of Chicago. Many creative businesses begin to locate in the area.



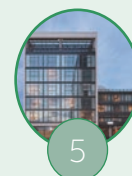
**220 N Green**  
WeWork



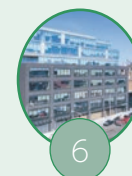
**113-125 N Green**  
Soho House



**832-856 W Fulton**  
Punch Bowl Social



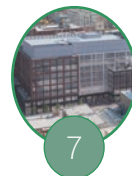
**311 N Morgan**  
Ace Hotel



**1330 W Fulton**  
Fulton West

### 2018 - 2019

Submarket continues to expand and mature. McDonald's relocation of it's World Headquarters Chicago suburbs to the central West Loop cements the submarket as a location for corporate tenants.



**110 N Carpenter**  
McDonald's HQ



**171 N Aberdeen**  
Industrious



**210 Carpenter**  
Google



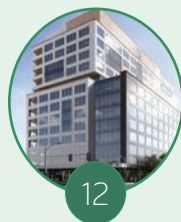
**105 N May**  
Hyatt House



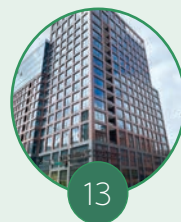
**1201 W Lake**  
Coca Cola

### 2019 - 2021

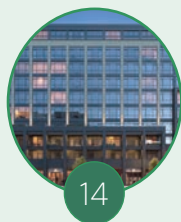
Development and density continue to expand south and west with a number of notable projects completed during this time. Developers aggressively pursue sites in the south portion of the submarket where larger projects can be higher density and more affordable than just a few blocks to the north.



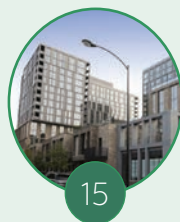
**1375 W Fulton**  
West End



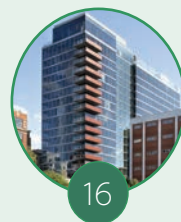
**939 W Washington**  
Union West



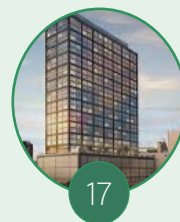
**1220 W Jackson**  
The Jax



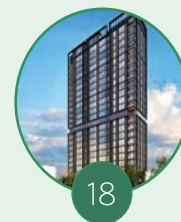
**855 W Madison**  
Porte



**205 S Peoria**  
Milieu



**1035 W Van Buren**  
Landmark



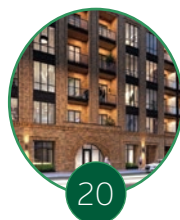
**1125 W Van Buren**  
Avra

### 2022 & BEYOND

Multiple large projects planned across the submarket, with a concentration of large developments to the west.



**1400 W Monroe**  
42 Units



**311 S Racine**  
72 Units



**1220 W Van Buren**  
115,000 SF Office



**1050 W Van Buren**  
201 Units



**1061 W Van Buren**  
351 Units



**23 S Sangamon**  
80 Units



**123 S Peoria**  
20 Units



**240 S Green**  
40 Units



# AREA AERIAL

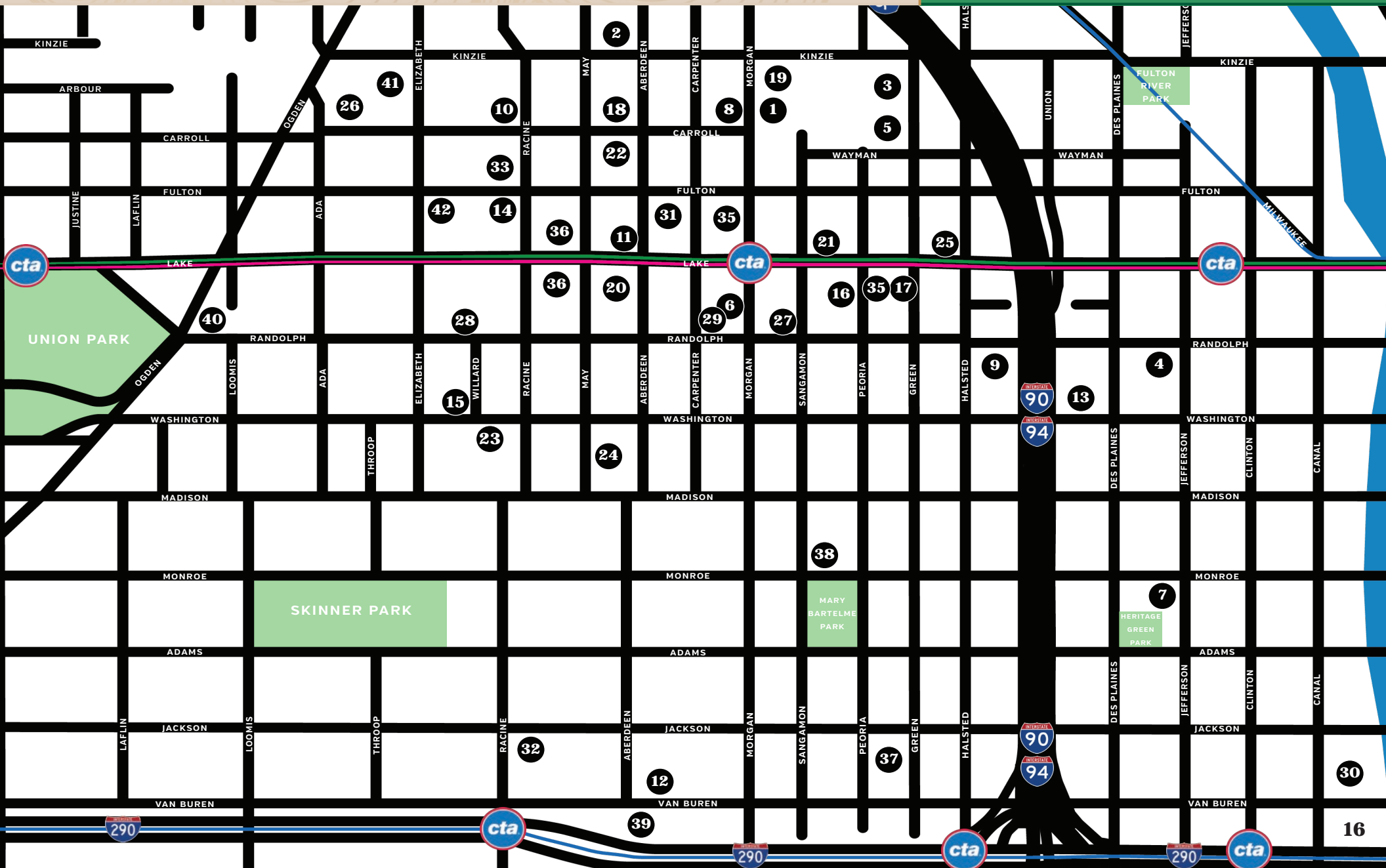
# 112 SOUTH SANGAMON





# NOTABLE AREA DEVELOPMENTS MAP

 **112**  
SOUTH SANGAMON

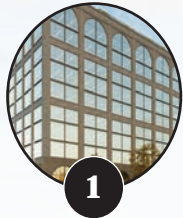




# NOTABLE AREA DEVELOPMENTS

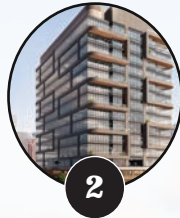
1 OF 2

 **112**  
SOUTH SANGAMON



**1**

**Address:** 345 N Morgan  
**Status:** Construction  
**Developer:** Sterling Bay  
**Project:** Office  
**Size:** 200,000 SF



**2**

**Address:** 400 N Aberdeen  
**Status:** Construction  
**Developer:** Trammel Crow  
**Project:** Office | Lab Space  
**Size:** 420,000 SF



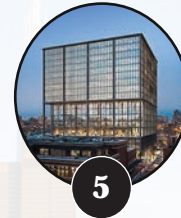
**3**

**Address:** 360 N Green  
**Status:** Proposed  
**Developer:** Sterling Bay  
**Project:** Office  
**Size:** 458,000 SF



**4**

**Address:** 609 W Randolph  
**Status:** Construction  
**Developer:** Vista Property Group  
**Project:** Office  
**Size:** 100,000 SF



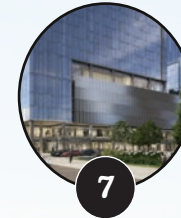
**5**

**Address:** 330 N Green  
**Status:** Approved  
**Developer:** Sterling Bay  
**Project:** Office  
**Size:** 671,000 SF



**6**

**Address:** 160 N Morgan  
**Status:** Approved  
**Developer:** Sterling Bay  
**Project:** Apartments  
**Size:** 320 Units



**7**

**Address:** 601 W Monroe  
**Status:** Approved  
**Developer:** Pacific Reach  
**Project:** Apartments  
**Size:** 1,053 Units



**8**

**Address:** 1000 W Carroll  
**Status:** Proposed  
**Developer:** Sterling Bay  
**Project:** Office  
**Size:** 500,000 SF



**9**

**Address:** 725 W Randolph  
**Status:** Proposed  
**Developer:** Related Midwest  
**Project:** Equinox Mixed-Use  
Equinox Gym | 20 Units | 145 Rooms



**10**

**Address:** 1200 W Carroll  
**Status:** Construction  
**Developer:** Sterling Bay  
**Project:** Office | Retail  
**Size:** 450,000 SF



**11**

**Address:** 210 N Aberdeen  
**Status:** Approved  
**Developer:** LG Development  
**Project:** Apartments  
**Size:** 414 Units



**12**

**Address:** 1050 W Van Buren  
**Status:** Construction  
**Developer:** Tandem Development  
**Project:** Apartments  
**Size:** 222 Units



**13**

**Address:** 640 W Washington  
**Status:** Proposed  
**Developer:** Crescent Heights  
**Project:** Apartments  
**Size:** 413 Units



**14**

**Address:** 1201 W Fulton  
**Status:** Proposed  
**Developer:** Fulton St. Companies  
**Project:** Apartments  
**Size:** 433 Units



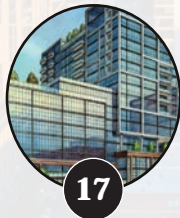
**15**

**Address:** 1230 W Washington  
**Status:** Approved  
**Developer:** RCG Longview  
**Project:** Office  
**Size:** 160,000 SF



**16**

**Address:** 170 N Peoria  
**Status:** Construction  
**Developer:** Related  
**Project:** Apartments  
**Unit Count:** 370 Units



**17**

**Address:** 845 W Lake  
**Status:** Approved  
**Developer:** Clayco  
**Project:** Apartments  
**Size:** 322 Units



**18**

**Address:** 1112 W Carroll  
**Status:** Approved  
**Developer:** Trammell Crow  
**Project:** Apartments  
**Size:** 378 Units



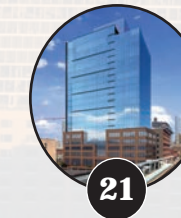
**19**

**Address:** 375 N Morgan  
**Status:** Proposed  
**Developer:** Fred Latsko Co.  
**Project:** Office  
**Size:** 185,000 SF



**20**

**Address:** 166 N Aberdeen  
**Status:** Construction  
**Developer:** Geystar  
**Project:** Apartments  
**Size:** 223 Units



**21**

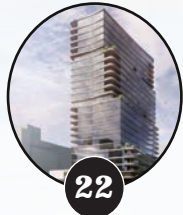
**Address:** 920 W Lake  
**Status:** Proposed  
**Developer:** Fulton St. Companies  
**Project:** Office  
**Size:** 390,000 SF



# NOTABLE AREA DEVELOPMENTS

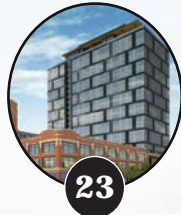
2 OF 2

**112**  
SOUTH SANGAMON



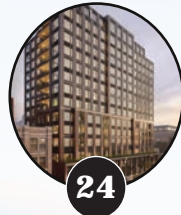
**22**

**Address:** 315 N May  
**Status:** Approved  
**Developer:** Trammel Crow  
**Project:** Office  
**Size:** 650,000 SF



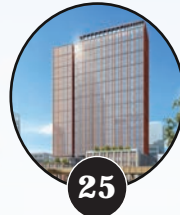
**23**

**Address:** 1217 W Washington  
**Status:** Approved  
**Developer:** DAC Developments  
**Project:** Apartments  
**Size:** 288 Units



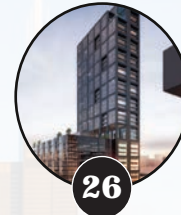
**24**

**Address:** 19 N May  
**Status:** Construction  
**Developer:** Sulo Development  
**Project:** Condominiums  
**Size:** 58 Units



**25**

**Address:** 800 W Lake  
**Status:** Approved  
**Developer:** North Park Ventures  
**Project:** Hotel  
**Size:** 476 Rooms



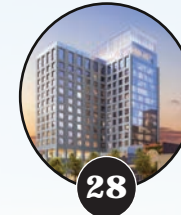
**26**

**Address:** 1300 W Carroll  
**Status:** Proposed  
**Developer:** Sterling Bay  
**Project:** Apartments | Office  
**Size:** 971 Units | 670,000 SF



**27**

**Address:** 932 W Randolph  
**Status:** Construction  
**Developer:** L3 Capital  
**Project:** Retail  
**Size:** 34,000 SF



**28**

**Address:** 1234 W Randolph  
**Status:** Proposed  
**Developer:** Marc Realty  
**Project:** Standard Hotel  
**Size:** 289 Rooms



**29**

**Address:** 1020 W Randolph  
**Status:** Construction  
**Developer:** L3 Capital  
**Project:** Retail | Office  
**Size:** 37,000 SF



**30**

**Address:** 320 S Canal  
**Status:** Construction  
**Developer:** Riverside Development  
**Project:** BMO Office  
**Size:** 1,500,000 SF



**31**

**Address:** 1025 W Fulton  
**Status:** Construction  
**Developer:** Fulton St. Companies  
**Project:** Office  
**Size:** 150,000 SF



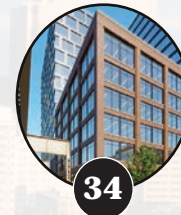
**32**

**Address:** 1147 W Jackson  
**Status:** Construction  
**Developer:** Belgravia  
**Project:** Condominiums  
**Size:** 72 Units



**33**

**Address:** 1200 W Fulton  
**Status:** Proposed  
**Developer:** IBT  
**Project:** Office | Hotel | Retail  
**Size:** 198 Units



**34**

**Address:** 817 W Lake  
**Status:** Approved  
**Developer:** Crescent Heights  
**Project:** Office  
**Size:** 7-Story



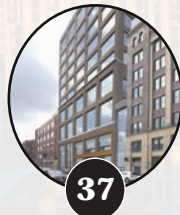
**35**

**Address:** 210 N Morgan  
**Status:** Proposed  
**Developer:** Newcastle Limited  
**Project:** Apartments  
**Size:** 204 Units



**36**

**Address:** 1150/1143 W Lake  
**Status:** Approved  
**Developer:** LG Development  
**Project:** Apartments  
**Unit Count:** 665 Units



**37**

**Address:** 310 S Green  
**Status:** Proposed  
**Developer:** Crayton Advisors  
**Project:** Office  
**Size:** 12-Story



**38**

**Address:** 37 S Sangamon  
**Status:** Approved  
**Developer:** Fern Hill  
**Project:** Condominiums  
**Size:** 80 Units



**39**

**Address:** 1061 W Van Buren  
**Status:** Approved  
**Developer:** Pazzuti  
**Project:** Apartments  
**Size:** 411 Units



**40**

**Address:** 1400-1440 W Randolph  
**Status:** Construction  
**Developer:** Marquette Companies  
**Project:** Apartments  
**Size:** 500 Units



**41**

**Address:** 400 N Elizabeth  
**Status:** Approved  
**Developer:** Mark Goodman & Associates  
**Project:** Life Science  
**Size:** 16-Story



**42**

**Address:** 1245 W Fulton  
**Status:** Proposed  
**Developer:** Sterling Bay  
**Project:** Apartments  
**Size:** 350 Units



# 112

SOUTH SANGAMON

SVN® CHICAGO COMMERCIAL  
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