

# HOMAN

# Square

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## FOR SALE

**LARGE SCALE REDEVELOPMENT OPPORTUNITY INCLUDING THE FORMER  
SEARS ROEBUCK AND ALLSTATE HEADQUARTERS BUILDINGS**

Chicago, IL Portfolio Includes Potential For Multiple Tax Incentives



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## Listing Advisors Contact Information

**Scott Maesel**

312.676.1860

[scott.maesel@svn.com](mailto:scott.maesel@svn.com)

**Drew Dillon**

734.223.2315

[drew.dillon@svn.com](mailto:drew.dillon@svn.com)

**Chad Schroedl**

312.756.7329

[chad.schroedl@svn.com](mailto:chad.schroedl@svn.com)

**Adam Thomas**

847.219.6383

[adam.thomas@svn.com](mailto:adam.thomas@svn.com)

**Logan Parsons**

262.903.8417

[logan.parsons@svn.com](mailto:logan.parsons@svn.com)

## Executive Summary

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**Incredible opportunity** to redevelop the historic former Sears Headquarters in Chicago. The portfolio consists of the former Sears Administration Building [3333 W Arthington], the former Allstate office building [3245 W Arthington], a large parking structure [3240 W Arthington] and a developable land site [3201 W Arthington].

**3333 W ARTHINGTON** was designated a Chicago landmark in 2002 and is also on the US National Register of Historic Places. The 5-story, 239,000 SF building has undergone extensive demolition and is ready for new interior buildout.

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

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

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

**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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**Property Information**





## Portfolio Overview

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### 3333 W ARTHINGTON

SIZE: 239,000 SF

- 5-STORY SHELL BUILDING
- FORMER SEARS ADMINISTRATION BUILDING
- NATIONAL REGISTRY OF HISTORIC PLACES
- CHICAGO LANDMARK

[CLICK FOR EXCLUSIVE  
3333 ARTHINGTON SALE OM](#)



### 3245 W ARTHINGTON

SIZE: 292,000 SF

- 11-STORY SHELL BUILDING
- FORMER ALLSTATE HEADQUARTERS BUILDING

[CLICK FOR EXCLUSIVE  
3245 ARTHINGTON SALE OM](#)



### 3240 W ARTHINGTON

SIZE: 247,000 SF

- 3.5-STORY PARKING GARAGE

### 3201 W ARTHINGTON

SIZE: 167,000 SF

- LAND SITE

ZONING: PD-971  
SUB-MARKET: HOMAN SQUARE  
ALDERMAN/WARD: 24/SCOTT





## Portfolio Highlights

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- » Large scale redevelopment opportunity in Homan Square consisting of 2 buildings, a parking structure and land.
- » Sears, Roebuck and Company Administration Building is a landmarked five-story masonry building, occupying about 3/4 of the block facing West Arthington between South Homan and Spaulding with a classical revival façade.
- » The opportunity also includes the 11-story former Allstate Headquarters
- » Walking distance to the Kenzie-Homan CTA Blue line stop and easy access to the I-290 Expressway.
- » Administration Building was designed and constructed as the executive headquarters for Sears, Roebuck and Co. in 1905, and it continued that function until 1973, when the company moved to the Sears Tower (now Willis Tower) in downtown Chicago.
- » The Administration Building was designated as a Chicago Landmark in 2002.
- » Additional land for parking or ground-up development available as part of the site.

## Expenses

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### PORTFOLIO EXPENSES

Insurance:	\$20,000
Utilities:	\$9,000
Misc Maintenance:	\$15,000
Landscaping:	\$8,000

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<b>Total Expenses:</b>	<b>\$52,000</b>
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### PORTFOLIO TAXES (2022 - paid in 2023)

16-14-415-021-0000 (3240 W ARTHINGTON - GARAGE)	\$44,116.00
16-14-417-004-0000 (3245 W ARTHINGTON - ALLSTATE)	\$195,912.24
16-14-417-005-0000 (3201 W ARTHINGTON - LAND)	\$32,107.79
16-14-417-007-0000 (3333 W ARTHINGTON)	\$202,373.55
16-14-417-008-0000	\$2,753.57

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<b>Total Taxes:</b>	<b>\$477,263.15</b>
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Additional  
Photos

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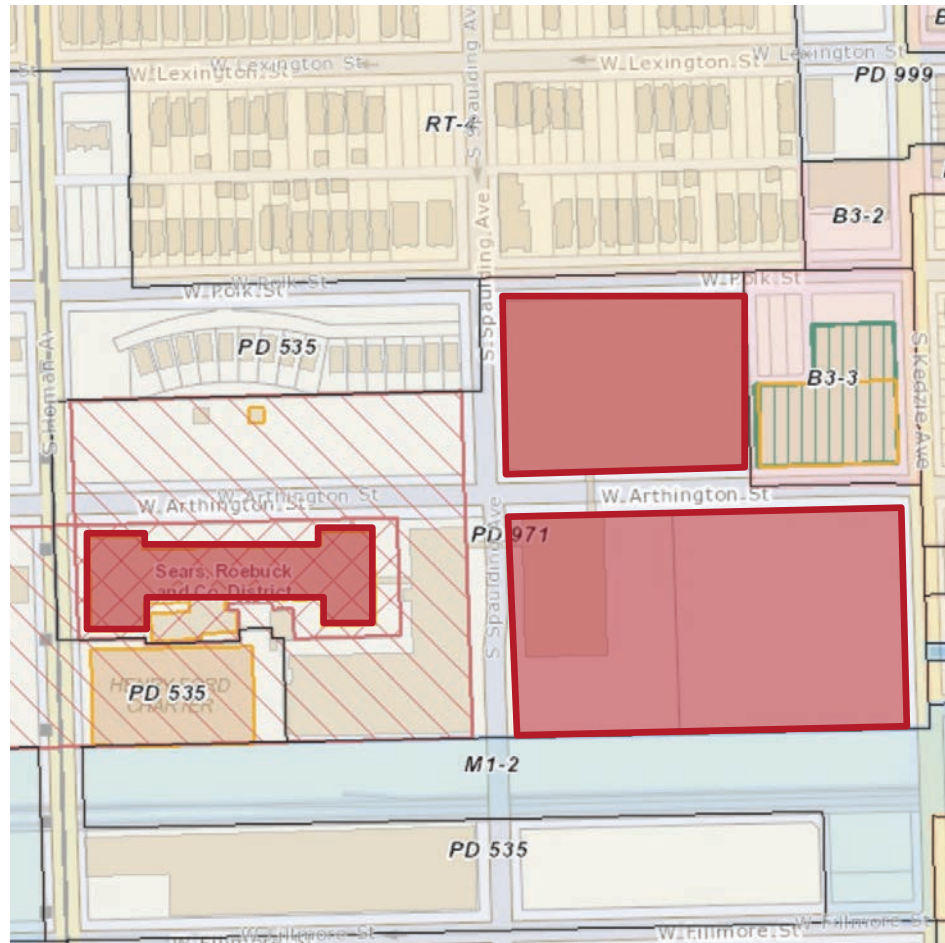


## Zoning Details

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## Zoning Summary

According to the City of Chicago, the Homan Square Portfolio 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.



# Potential Tax Incentives

1 of 2

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## 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].

## Potential Tax Incentives

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### 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.



# Other Potential Incentives

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Status	Name	Description	Administered by	Incentive type
Yes	INVEST South/West	North Lawndale - Prioritization and planning initiative to focus public and private in specific areas and strengthen existing commercial corridors. Contact a DPD planner if you are proposing a project here. These areas are also prioritized for Chicago Recovery Plan (CRP) grant programs.Targets: mixed-use	City of Chicago Department of Planning & Development (DPD)	planning
Yes	TIF District	Homan Arthington - Grant money from the city to fund new construction or renovation of buildings, and to preserve or create jobs. Not eligible for Small Business Improvement Fund grants (SBIF).This TIF district expires on 12/31/2022	Local municipality	grant
Yes	Opportunity Zone	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 infoTargets: residential, commercial, industrial, mixed-use	Internal Revenue Service (IRS)	tax credit
Yes	Enterprise Zone	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/MyDec) for sales of property in Chicago used primarily for commercial or industrial (see 3-33-060 in the Municipal Code). In Chicago I (2021)More infoTargets: residential, commercial, industrial, mixed-use	Illinois Dept. of Revenue (IDOR), Illinois Dept. of Commerce & Economic Opportunity (DCEO), Chicago Dept. of Planning & Development, and local jurisdictions	tax break
Yes	IHDA Targeted Area	The Illinois Housing Development Authority has areas where it targets some of its homeownership programs. For example, the Mortgage Credit Certificate (MCC) program (in Chicago it's called Tax Smart) has higher income limits in these targeted areas. In both, including the Mortgage Revenue Bond (MRB) program, the first-time homebuyer requirement is waived. Potential CRA credit. The targeted area includes this Census tract: 17031843000Targets: residential, home ownership	Illinois Housing Development Agency (IHDA)	bonus
Yes	New Market Tax Credits	Also in a "severely distressed" Census tractThese federal tax credits are used to incentivize commercial and mixed-used 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 infoTargets: mixed-use, commercial, retail	Community Development Financial Institutions (CDFI) Fund via Community Development Entities (CDEs) and local banks. The Chicago Development Fund in Chicago is a CDE.	tax credit
Yes	IRA solar & wind bonus credit	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.More infoTargets: mixed-use, residential	Internal Revenue Service (IRS)	tax credit
Yes	Qualified Census Tract	A Qualified Census Tract (QCT) is one where people have trouble paying rent, and where projects with financing that will use Low Income Housing Tax Credits (LIHTC) can be scored higher by the state. New Markets Tax Credits (NMTC) are also targeted for these areas.More infoTargets: residential	Illinois Housing Development Agency (IHDA)	tax credit
Yes	Environmental Justice Community	An Environmental Justice Community designation is solely for the Illinois Solar For All program, which will help homeowners and non-profit organizations participate in adding solar panels and powering homes with solar electricity. EJC's are Census block groups that are in the top 25 percent of high scores of exposure to pollutants, proximity to hazardous sites, and a lower socioeconomic status. Illinois Solar For All is managed by Elevate Energy.More info	Illinois Solar For All (ISFA)	tax credit
Yes	Low-Income Community	A Low-Income Community designation is related to the Illinois Solar For All program, which will help homeowners and non-profit organizations participate in adding solar panels and powering homes with solar electricity. LICs are Census tracts where at least half of the households earn an income of 80% or less of the Area Median Income (AMI). Illinois Solar For All is managed by Elevate Energy. Potential CRA credit.More info	Illinois Solar For All (ISFA)	tax credit
Yes	Underserved area (EDGE)	An underserved area is a Census tract in Illinois that meets one of four tests. In these areas, the income tax credit offered through the Economic Development for a Growing Economy Tax Credit Program (EDGE) is increased. Enhanced credits are also available for data center tax credits, and apprenticeship tax credits.More infoTargets: small business	Illinois Department of Commerce & Economic Opportunity (DCEO)	tax credit

# Other Potential Incentives

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Yes	HUD Revitalization Area	Single-family houses, including condos, owned by the U.S. Department of Housing and Urban Development (HUD) located in a Revitalization Area are eligible for discounted sale through special programs, including Asset Control Area (ACA) and Good Neighbor Next Door (GNND). Potential CRA credit.Data: The homeownership rate in this block group is 6% and the metropolitan area's homeownership rate is 61%. The median household income in this block group is \$13,491.Targets: residential, home ownership	U.S. Department of Housing and Urban Development (HUD)	subsidy
Yes	R/ECAP area	To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a Census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. Some housing authorities may consider this status in a Qualified Allocation Plan (QAP) and Low Income Housing Tax Credit (LIHTC) application.Targets: residential	Department of Housing & Urban Development	tax credit
Yes	HUBZone	The federal government has a goal to award three percent of contracts to certified businesses in HUBZones.More infoTargets: businesses	U.S. Small Business Administration	dbe
Yes	Disproportionately Impacted Area (COVID-19)	Disproportionately Impacted Areas are low-income areas that have had high rates of COVID-19 cases. Businesses in these areas can receive priority when applying for a Illinois Business Interruption Grants. They must have experienced extreme hardship, demonstrated by experiencing eligible costs or losses in excess of the grant amount since March 2020, or had property damage in the May 2020 civil unrest.More infoTargets: commercial, retail	Illinois Department of Commerce & Economic Opportunity (DCEO)	grant
Yes	Restore Reinvest Renew (R3)	R3 grants fund programs in Illinois communities that have been harmed by violence, excessive incarceration, and economic disinvestment. The program is funded by taxes on recreational/adult use cannabis (marijuana) sales.More infoTargets: nonprofit organizations, local units of government, tax-exempt faith-based organizations, businesses, other community organizations	Illinois Criminal Justice Information Authority	grant
Yes	Affordable Requirements Ordinance (ARO)	A low-moderate income area is one of five area designations in the Chicago Affordable Requirements Ordinance (ARO) 2021, which is used to determine the in lieu fee. See the full map of ARO 2021 areas. Potential CRA credit.Targets: residential	City of Chicago Department of Housing (DOH)	regulation
Yes	Investment Zone	Chicago can issue grants from the Neighborhood Opportunity Fund (NOF) into this area. The NOF is funded by payments from property developments in downtown that purchased density bonuses through the Neighborhood Opportunity Bonus.More infoTargets: small business, retail, commercial	City of Chicago Department of Planning & Development (DPD)	grant

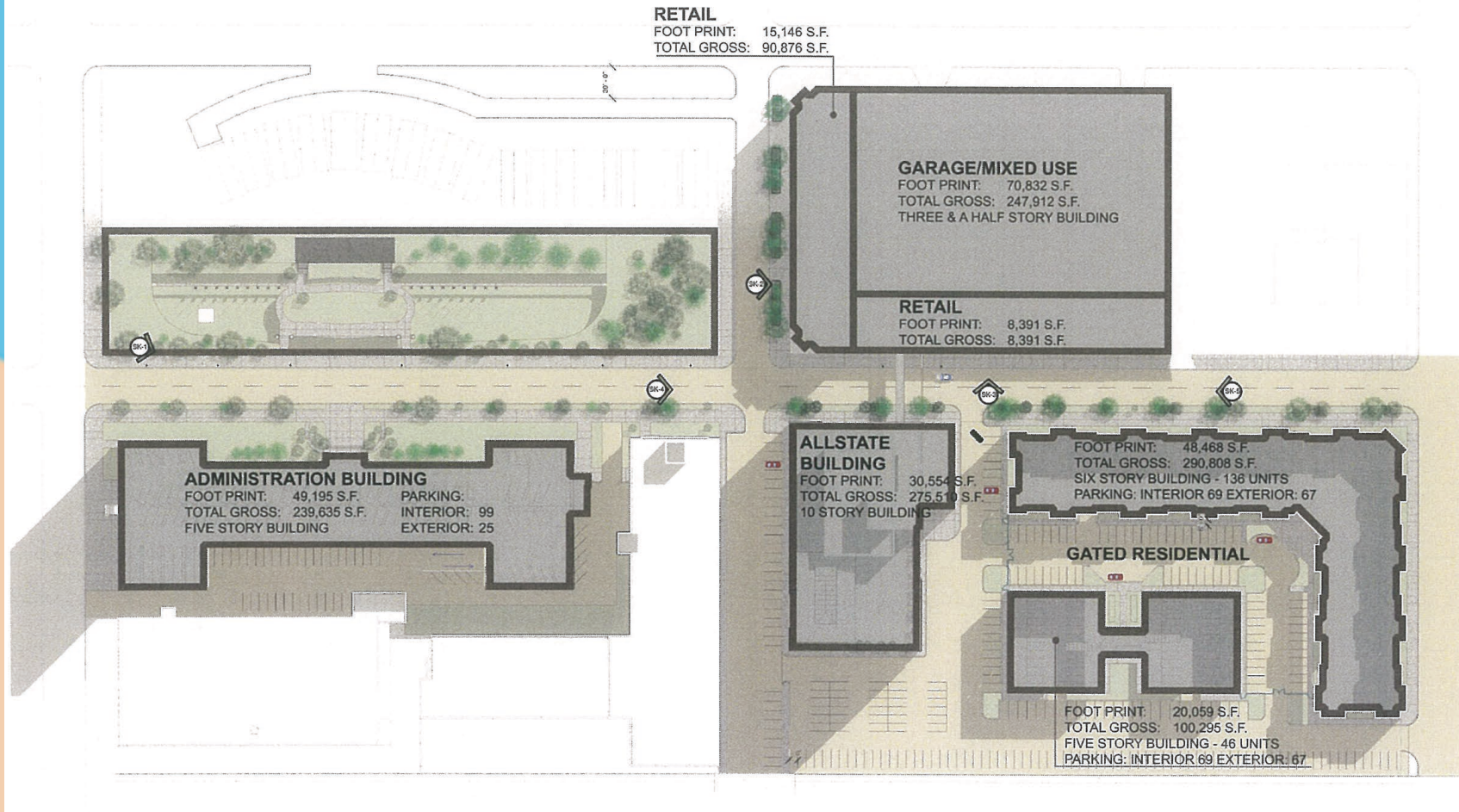


# Potential Development Plan

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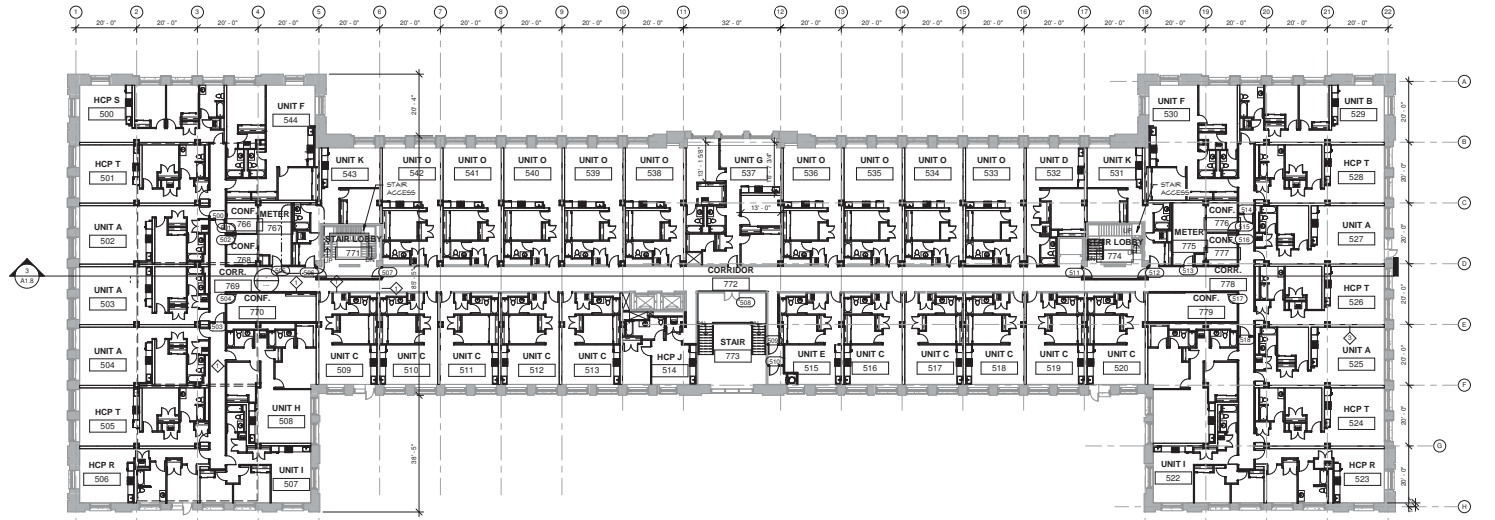


# Potential Typical Floorplan (3333 W Arthington)

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FIFTH FLOOR RESIDENTIAL UNIT SUMMARY										FIFTH FLOOR	
UNIT	ACCESSIBILITY	TYPE	USABLE SQ. FT.	GROSS SQ. FT.	NO. OF UNITS	TOTAL GROSS SQ. FT.	BATHS	SHOWERS	TOTAL	TYPE	NO. OF UNITS
A	TYPE B	ONE BEDROOM	870.89	5	4,354.45	10	0	10		1 BEDROOM	38
B	TYPE B	TWO BEDROOM	763.31	1	763.31	2	0	2		2 BEDROOM	6
C	TYPE B	ONE BEDROOM	640.93	10	6,409.3	10	0	10		3 BEDROOM	3
D	TYPE B	ONE BEDROOM	669	1	669	1	0	1			
E	TYPE B	ONE BEDROOM	636.74	1	636.74	1	0	1			
F	TYPE B	TWO BEDROOM	1,180.24	2	2,360.48	2	2	4			
G	TYPE B	THREE BEDROOM	1,288.5	1	1,288.5	1	1	1	2		
H	TYPE B	THREE BEDROOM	1,175.90	2	2,351.8	2	2	2	4		
I	TYPE B	TWO BEDROOM	788.46	2	1,576.92	2	0	0	2		
J	TYPE A	ONE BEDROOM	823.61	1	823.61	1	0	1	1		
K	TYPE B	ONE BEDROOM	718.54	2	1,437.08	2	0	0	2		
L	TYPE B	ONE BEDROOM	1,166.96	0	0	0	0	0	0		
M	TYPE B	ONE BEDROOM	895	0	0	0	0	0	0		
N	TYPE B	THREE BEDROOM	1,167.54	0	0	0	0	0	0		
O	TYPE B	ONE BEDROOM	811.38	9	7,302.42	9	0	0	9		
P	TYPE B	ONE BEDROOM	1,833.04	0	0	0	0	0	0		
Q	TYPE B	ONE BEDROOM	1,028.04	0	0	0	0	0	0		
R	TYPE A	ONE BEDROOM	769.19	2	1,538.38	2	0	0	2		
S	TYPE A	TWO BEDROOM	893.41	1	893.41	1	0	1	1		
T	TYPE A	ONE BEDROOM	870.89	5	4,354.45	5	0	5	5		
TOTAL					45 UNITS	38,513.31	45	5	50	TOTAL	45

FIFTH FLOOR PLAN  
1/16" = 1'-0"

CNC Table 811.13 - Interior Wall and Ceiling Finish Requirements by Occupancy			
Group	Interior wall finish*	Ceilings and suspended	Rooms and
1-2 (Data suppressed)	3 (Data suppressed)	4 (Data suppressed)	5 (Data suppressed)
A	B	C	D

\* Finish - Interior finish materials shall be provided for maintaining an average of not more than 1,000 square feet of finished surface area in the project building when applied directly to the room or space. The finish shall be applied to the room or space and shall be maintained as required by Section 811.13.1.

\* Requirements for rooms and enclosed spaces shall be based on space indicated by partitions. When a fire resistance rating is required for enclosure elements, the minimum partition shall extend from the floor to the ceiling. Partitions that do not extend to the ceiling shall be fire-rated.



**HQ APARTMENTS**  
3333 WEST ARTHINGTON STREET  
CHICAGO, ILLINOIS, 60624

SIGNATURE AND SEAL



NO.	ISSUED FOR	DATE
1	Permit	04/28/2021

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DRAWN BY

CHECKED BY

APPROVED BY

PROJECT NUMBER

DRAWING TITLE

Fifth Floor Plan

DRAWING NUMBER

A2.6



## History

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**THE FORMER SEARS, ROEBUCK** and Company campus in Homan Square, Chicago has a rich history dating back to the early 20th century.

Sears was founded in Chicago in 1894 as a mail-order retailer catering to rural America. It opened free-standing stores starting around 1925 and by the 1960s was the largest retailer in the world.



GENERAL VIEW OF SEARS, ROEBUCK & CO.'S PLANT, CHICAGO.  
Nimmons & Fellows, Architects of Original Plant.  
George C. Nimmons & Company, Architects of Additions to Original Plant.

The area that would become Homan Square was largely undeveloped farmland in the early 1900s. In 1905, Sears, Roebuck and Company opened its first office and warehouse on the site. Over the next few years, the company purchased the surrounding land in the area to expand its operations. At the time, it was the largest mercantile institution in the world and the additional 457,000 SF of land was purchased for \$183,742 in 1905.

In the 1920s, Sears began construction on a massive new complex in Homan Square. The complex, which would eventually cover 55 acres, was designed to house the company's entire mail-order operation. Over the next few years, several buildings were constructed, including a power plant, a printing plant, and a massive warehouse.



## History

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During World War II, Sears converted much of its Homan Square complex to war production. The company produced a variety of goods for the war effort, including parachutes, munitions, and gas masks. After the war, Sears resumed its mail-order business and continued to expand the Homan Square complex.

In the 1960s, Sears began to face increased competition from discount retailers and saw a decline in its mail-order business. In response, the company began to shift its focus to retail stores. When Sears moved to the Sears Tower in 1973, most of the North Lawndale facility was vacated.



SUNKEN GARDEN IN FRONT OF THE ADMINISTRATION BUILDING OF SEARS, ROEBUCK & CO.'S PLANT, CHICAGO.

Nimmons & Fellows, Architects of Original Plant.  
George C. Nimmons & Company, Architects of Additions to Original Plant.

## SEARS, ROEBUCK & CO.

WE SELL EVERYTHING BY MAIL ORDER ONLY. YOUR MONEY WILL BE PROMPTLY RETURNED FOR ANY GOODS NOT PERFECTLY SATISFACTORY AND WE WILL PAY FREIGHT OR EXPRESS CHARGES BOTH WAYS



BOUNDARIES: KEDZIE AVE. HARVARD ST. CENTRAL PARK AVE. AND CHICAGO TERMINAL TRANSFER R.R.  
CABLE ADDRESS: SUPPLY CHICAGO.  
DIRECT WIRE WITH WESTERN UNION.  
AND POSTAL TELEGRAPH CO'S.  
LONG DISTANCE PHONE KEDZIE 2500.  
WITH PRIVATE EXCHANGE TO ALL DEPARTMENTS.

OUR MAMMOTH CATALOGUE CONTAINS OVER 100,000 ILLUSTRATIONS AND QUOTATIONS MAILED TO ANY ADDRESS FREE ON APPLICATION. THIS BIG BOOK NAMES THE LOWEST PRICES ON EVERYTHING WRITE FOR IT TODAY. WE CAN SAVE YOU MONEY ON ANYTHING YOU WANT TO BUY.

REFERENCE BY SPECIAL PERMISSION:  
FIRST NATIONAL BANK CHICAGO.  
CORN EXCHANGE NAT'L BANK CHICAGO.  
NATIONAL CITY BANK NEW YORK.  
NATIONAL SHAWMUT BANK BOSTON.

It is estimated the Administration Building received about two carloads of mail orders per day. Additionally, the Administration Building housed all of the executive and administrative documents of the highest importance to the company, which is why it was crucial to construct the building with the best building materials available at the time in an attempt to make the building fireproof.

It is estimated that 7,500 employees passed through the entrance of the Administration Building each day. Significant thought and financial resources were considered in designing the building and marble lobby. The frieze of the Administration was inspired by the scheme of marble inlay of San Miniato in Florence, Italy.



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## Market Information





## Sub-Market Information

# HOMAN

# square

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## 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.





# New Altenheim Line Trail

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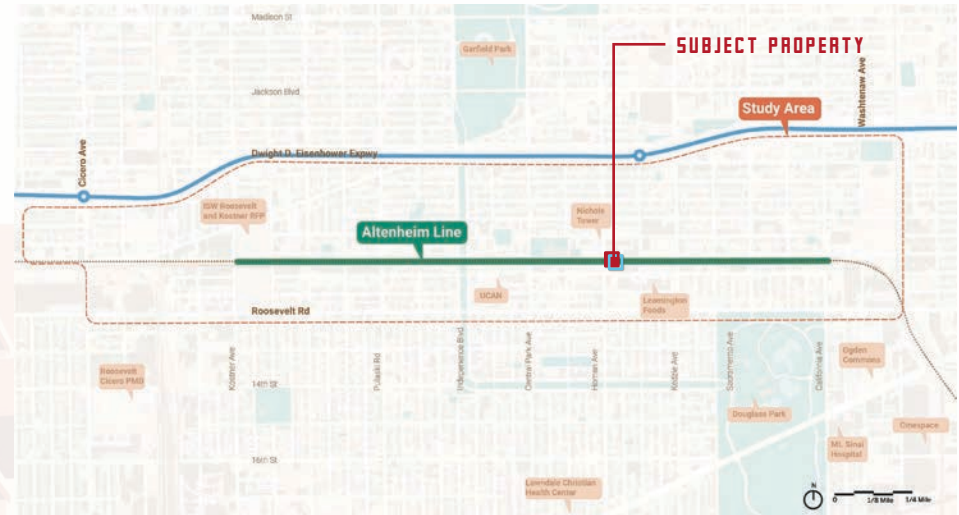
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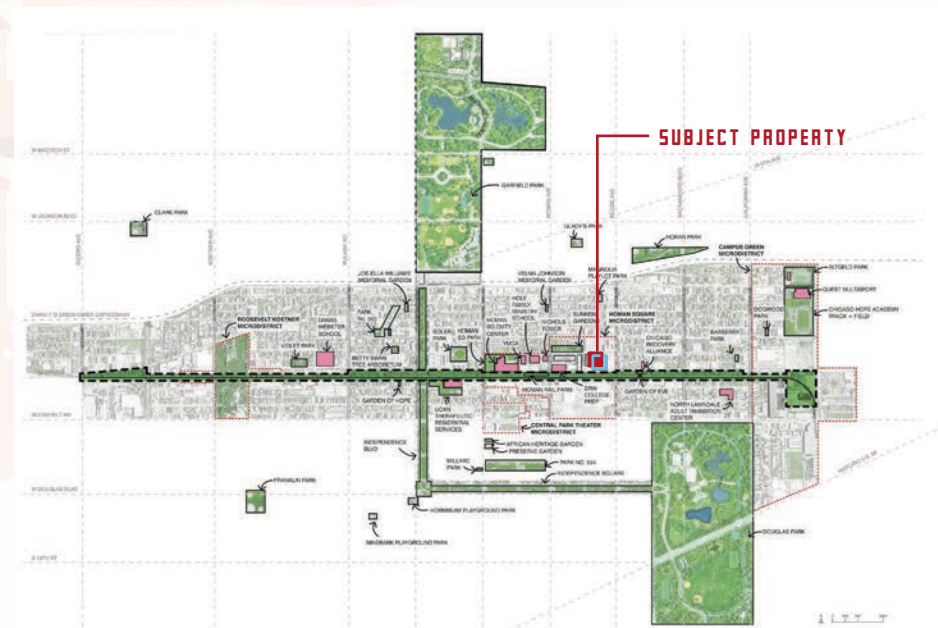
## HOMAN SQUARE FOCUS AREA

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 & 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 STUDY AREA



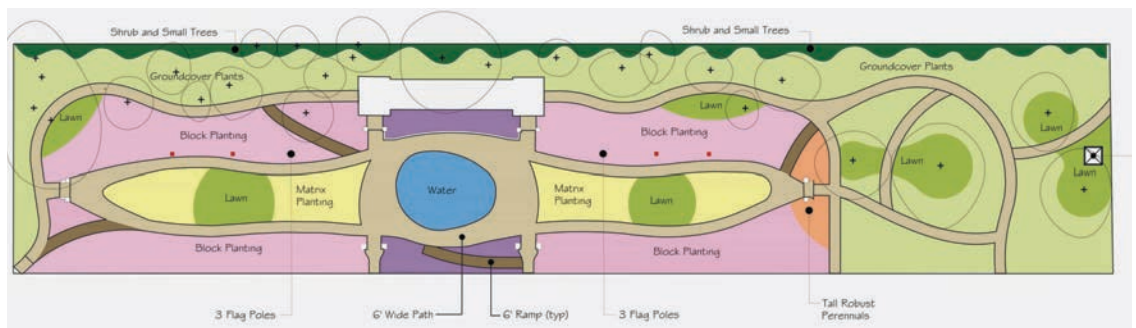
## THE TRAIL

# Sears Sunken Garden Redesign

## THE FRIENDS OF SEARS SUNKEN GARDEN IS WORKING WITH PIET OUDOLF, ROY DIBLIK AND COMMUNITY MEMBERS TO RESTORE THE HISTORIC LANDMARK GARDEN.

The Friends of Sears Sunken Garden (FSSG) was established as a 501c3 nonprofit organization in 2021. FSSG is dedicated to the restoration of the historic Sears Sunken Garden located on the former campus of Sears, Roebuck & Co. The Sears headquarters was completed in 1907 on the west side of Chicago in what is now known as Homan Square.

The design team selected for the restoration includes world-renowned garden designer Piet Oudolf, and plantsman and designer Roy Diblik. Oudolf is well known as the planting designer for the Lurie Garden in Chicago's Millennium Park and the High Line in New York City. Located directly across the street from 3333 W Arthington, the restoration and redesign of this historic garden will enhance the entrance to the property.



source: <https://searssunkengarden.org/visit/>

## Disclaimer

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness 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 Sperry Van Ness 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.



H O M A N



*portfolio*



**SVN<sup>®</sup> CHICAGO COMMERCIAL**  
**940 West Adams Street, 2nd Floor**  
**Chicago, Illinois 60607**

**Scott Maesel**

312.676.1860

scott.maesel@svn.com

**Drew Dillon**

734.223.2315

drew.dillon@svn.com

**Chad Schroedl**

312.756.7329

chad.schroedl@svn.com

**Adam Thomas**

847.219.6383

adam.thomas@svn.com

**Logan Parsons**

262.903.8417

logan.parsons@svn.com

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The information listed in this proposal has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.