

965 W CHICAGO AVE. CHICAGO, IL



THE ORIGINAL INNOVATION HUB

965 
CHICAGO

63,000 SF
FOR SALE OR LEASE

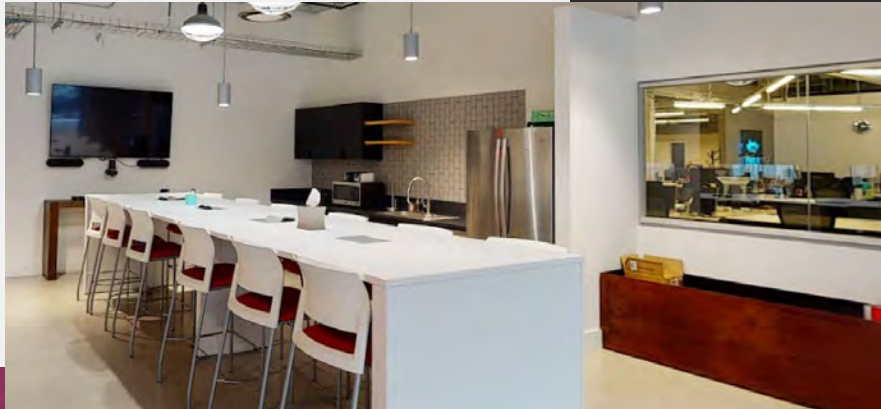
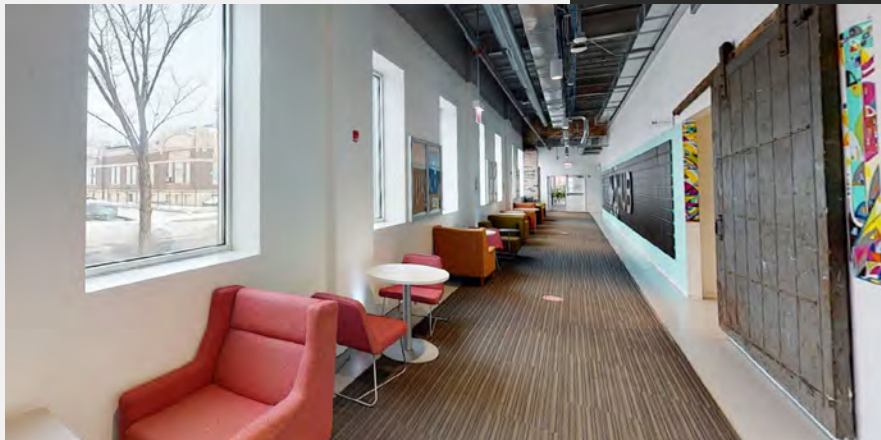
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THE PULSE OF PROGRESS



Built in the midcentury and reimagined for today's tech frontier, **965 W Chicago in River West** is where bold ideas take shape.

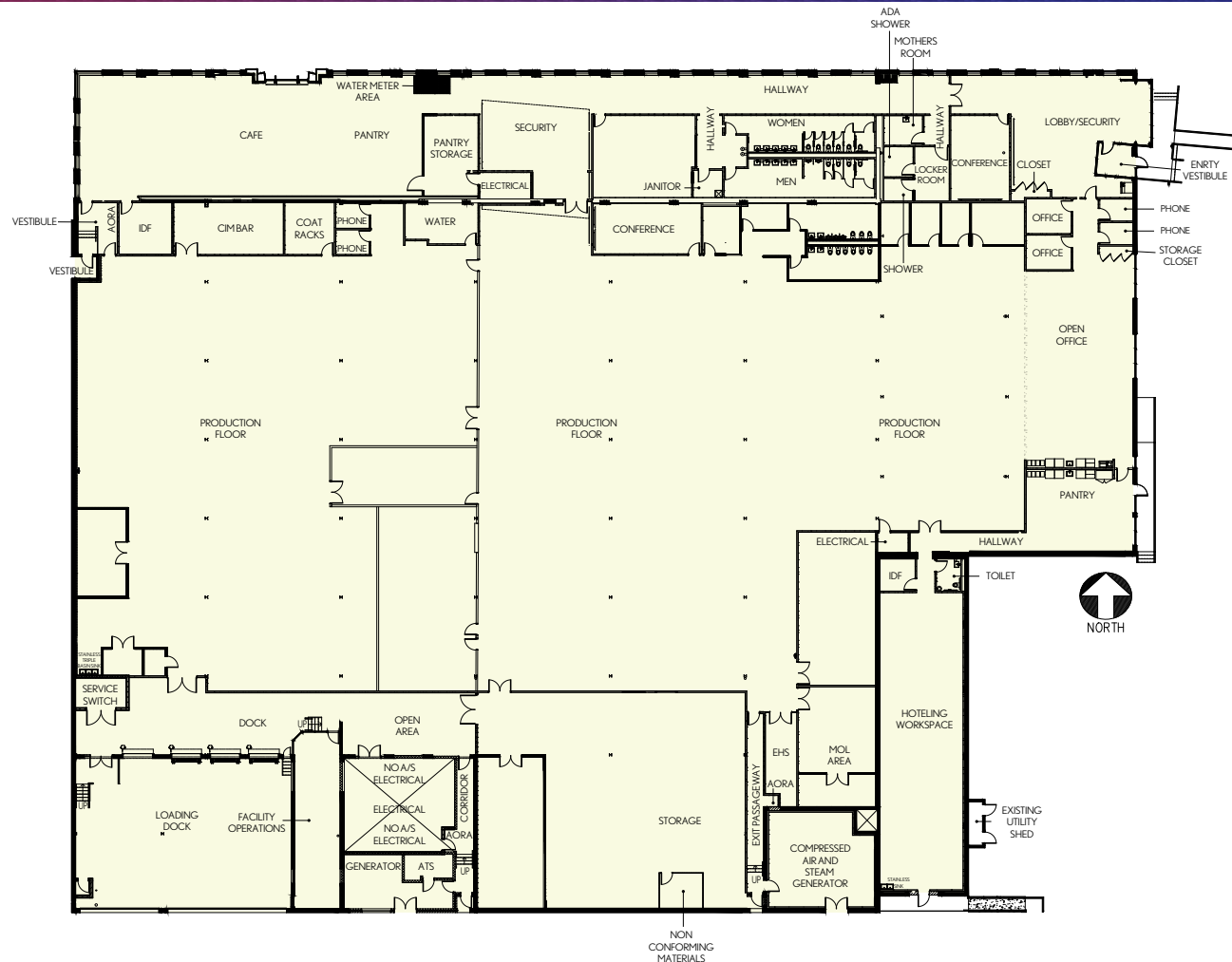
From Google's prototype lab to mHub's first startups, its walls have fostered decades of creative progress.

PROPERTY HIGHLIGHTS

Total Building Size:	63,000 SF
Office Size:	+/- 6,000 SF
Loading:	4 Interior Docks (expandable to 5)
Power:	Main Service: * 4000 Amps @ 277/480v Main Transformers: * Two 500 KVA 480v 208/120v * One 225 KVA 480v 208/120v
Parking:	30 On-site (fenced), Plus Street Parking
Site Size:	1.81 Acres
HVAC:	* Two 191 Ton (403 GPM each), air-cooled chilled water system with three 550 GPM pumps feeding 8 air handlers * Four 200lb/hour @ 35,000 CFM, natural gas fired steam humidifiers
Ideal Uses Include:	Innovation Center, Prototype Production, Office, Assembly, R&D, Lab

FLOOR PLAN

Spanning 63,000 square feet, **965 W Chicago** features upgraded mechanical systems, significant power capacity and open layouts designed for dynamic operations.



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CHICAGO ALL AROUND

Nestled in River West, the property borders Chicago's key neighborhoods, from Fulton Market to West Loop.



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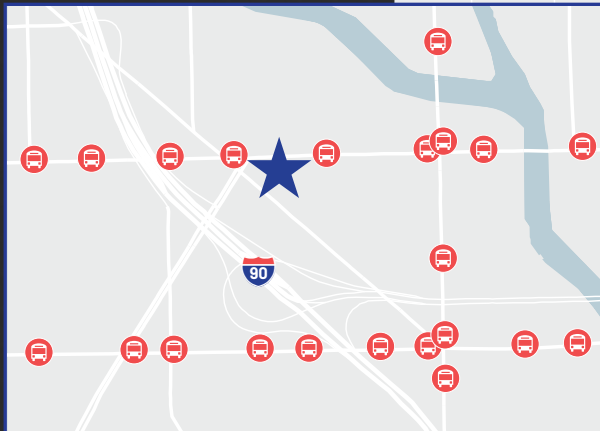
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CUSHMAN & WAKEFIELD

A DIRECT LINE TO EVERYTHING

Minutes from the Blue Line, major bus routes and I-90/94, 965 W Chicago offers effortless access to downtown and every corner of the city.

BIKE
SCORE
95
TRANSIT
SCORE
76

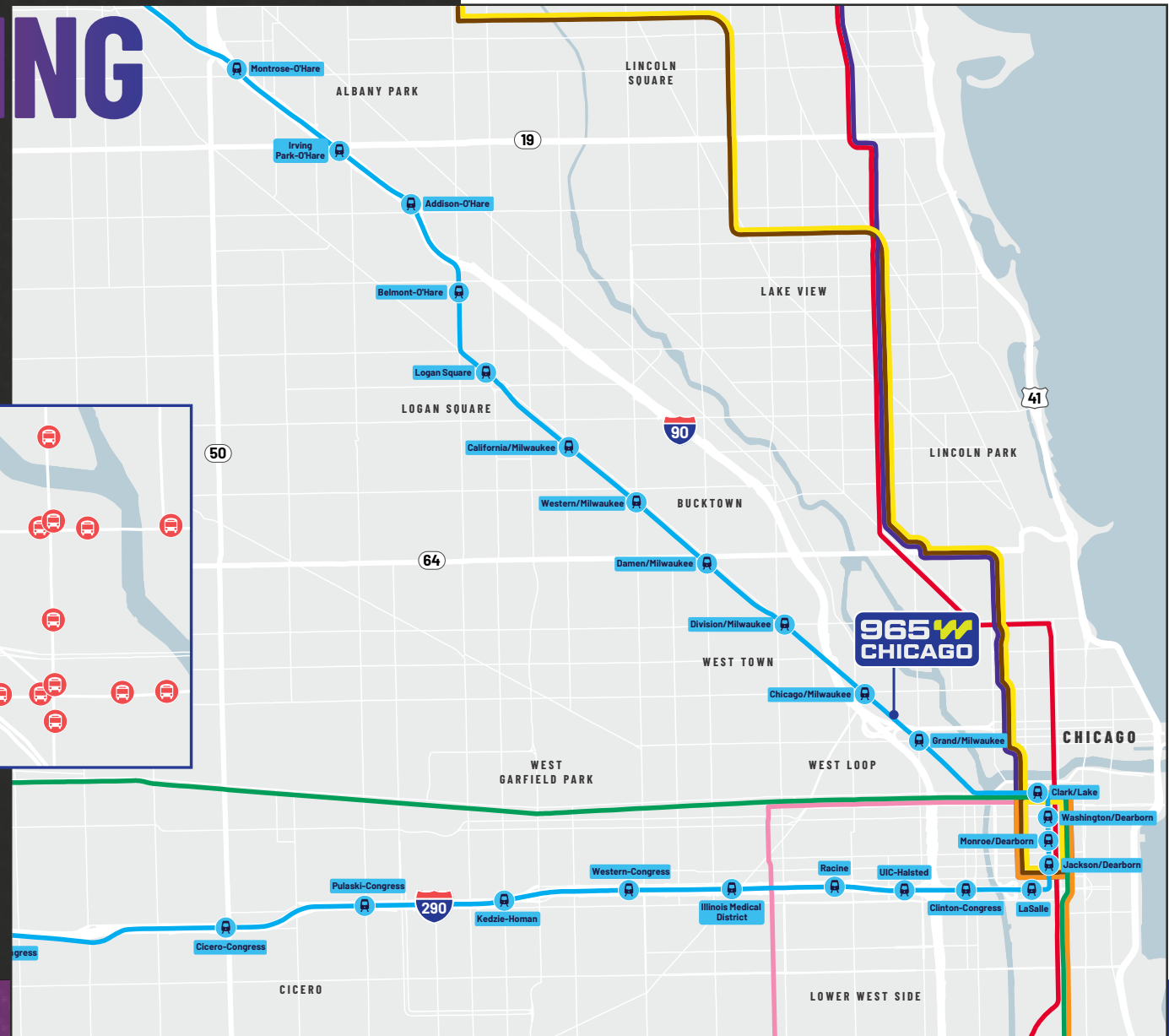


TRAIN STOP



BUS STOP

Blue Brown Green Pink
Red Purple Orange Yellow



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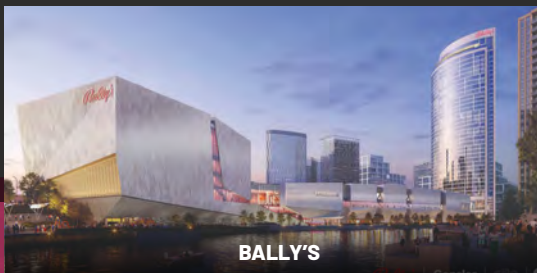
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CUSHMAN & WAKEFIELD

LIFE HAPPENS HERE

Experience the perfect fusion of work and vibrant city living at **965 W Chicago**, where coffee, lunch and fitness studios are just steps from your desk.

WALK
SCORE **96**



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