

FOR LEASE

868 NORTH FRANKLIN STREET

UNIQUE OPPORTUNITIES
FOR MULTIPLE TENANTS
IN RIVER NORTH

Chicago, IL 60610

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	Contact Agent
BUILDING SIZE:	9,589 SF
AVAILABLE SF:	990 - 9,589 SF
LOT SIZE:	0.11 Acres
YEAR BUILT:	1921
RENOVATED:	2013
ZONING:	C1-5
MARKET:	Chicago
SUBMARKET:	River North

PROPERTY HIGHLIGHTS

- Building is Approximately 9,589 SF Total (5,715 SF at and Above Grade Levels and 3,874 SF in the Lower Level)
- Multi-Tenant Opportunities Available in Several Configurations
- Perfect Location for a Variety of Users Such as Commercial Kitchen, Office Space, Medical Offices, Salon, Spa, Fitness, Gallery, Showroom, Childcare, School, and Many More
- Fantastic Location in Chicago's Hot River North Neighborhood
- 3 Blocks From the CTA Brown and Purple Lines Chicago Avenue Station
- Easy Access to and from Major Thoroughfares Including Lake Shore Drive and Interstate 90/94

PROPERTY DESCRIPTION

SVN | Chicago Commercial is pleased to present this very unique former restaurant building in Chicago's red-hot River North neighborhood for lease. This property consists of approximately 5,715 square feet at and above grade along with a 3,874 square foot full-height lower level. The building has both a mezzanine level and a second level providing even more floor space. This dynamic space features soaring ceilings with a bow truss roof in the main area, a massive skylight, exposed brick and timber beams throughout, two upscale ADA restrooms, and the potential for an outdoor patio. The property lends itself perfectly for a wide variety of users including a restaurant or commercial kitchen (substantial infrastructure is already in place), office space, medical offices, salon, spa, fitness, gallery, showroom, childcare, or school...just to name a few.

Multiple tenant configurations are possible within the building. The entire property is also available for lease or sale.

LOCATION DESCRIPTION

Situated on Franklin Street in Chicago's hot River North neighborhood and close to CTA Brown and Purple Line trains as well as CTA buses. Easy access to and from major thoroughfares including Chicago Avenue, LaSalle Street, Lake Shore Drive, and Interstate 90/94.

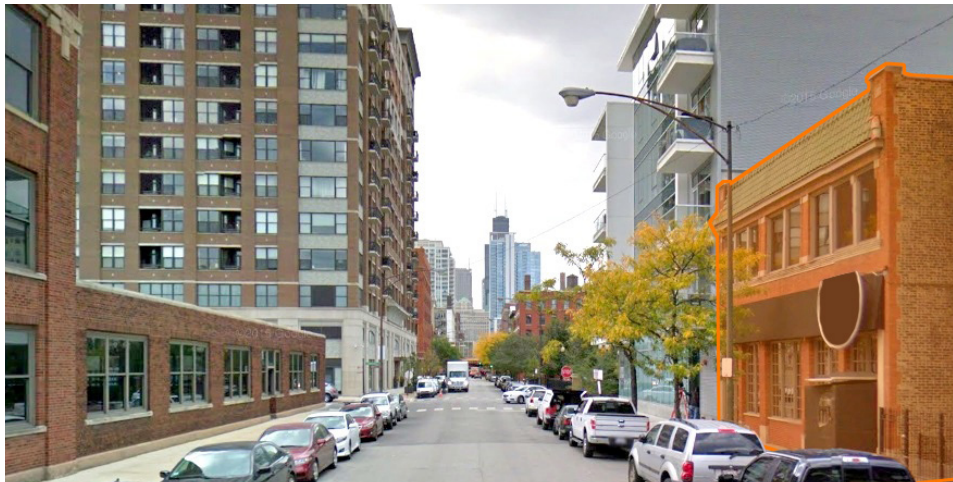
This area has a high population density with more than 17,460 existing multi-family units, 1,058 more under construction, and over 657 proposed – all within just 1/2 mile. The area has seen a huge boom in residential development activity over the past several years and it shows no signs of stopping or slowing down. Within 1 mile there are nearly 82,300 residents and average household incomes of nearly \$129,000.

Located nearby are several educational institutions including Moody Bible Institute, Walter Payton College Preparatory High School, and Ruben Salazar Elementary School. These, along with retailers, restaurants, offices, and hotels bring a steady flow of traffic in and around the area.

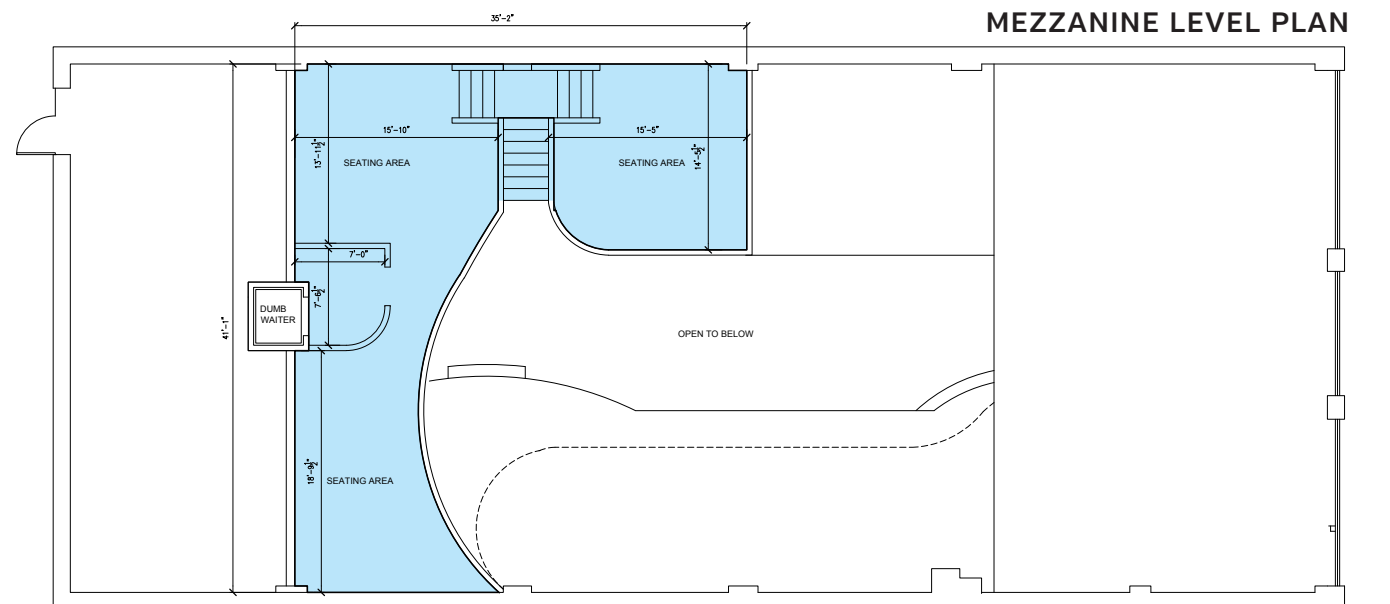


AVAILABLE SPACES

MAIN GROUND LEVEL & MEZZANINE (TENANT A)	3,615 SF	"Tenant A" would occupy the majority and front section of the ground floor [2,864 SF] plus the mezzanine [751 SF] for a total of 3,615 SF. This space could have one or two entrances on Franklin Street and have private use of the upscale restrooms. Perfect for a wide variety of users such as office space, medical offices, salon, spa, fitness, gallery, showroom, childcare, or school.
KITCHEN AREA & LOWER LEVEL (TENANT B)	4,825 SF	"Tenant B" would occupy the built-out kitchen area on the ground floor [951 SF] and have access to the entire lower level [3,874 SF] for a total of 4,825 SF. This space features most of the infrastructure that any commercial kitchen would need including hood, sinks, walk-in cooler / freezer, offices, and storage. Access to this space will primarily be through the back of the building, but can also be attained through the shared vestibule in front. This configuration lends itself perfectly for a commercial kitchen, bakery, or the like mainly due to the substantial infrastructure is already in place. Other uses could be acceptable in this section as well.
SECOND LEVEL (TENANT C)	990 SF	"Tenant C" would occupy the entire second level [990 SF] and access the space through the shared vestibule in front of the building. This space has great natural light, a restroom, and an area where a kitchenette could be built. Perfect for a wide variety of users such as office space, medical office, salon, fitness, or gallery.
ENTIRE BUILDING	9,589 SF	The building consists of 5,715 SF at and above grade levels and 3,874 SF in the lower level. The entire building is also available for lease or sale.



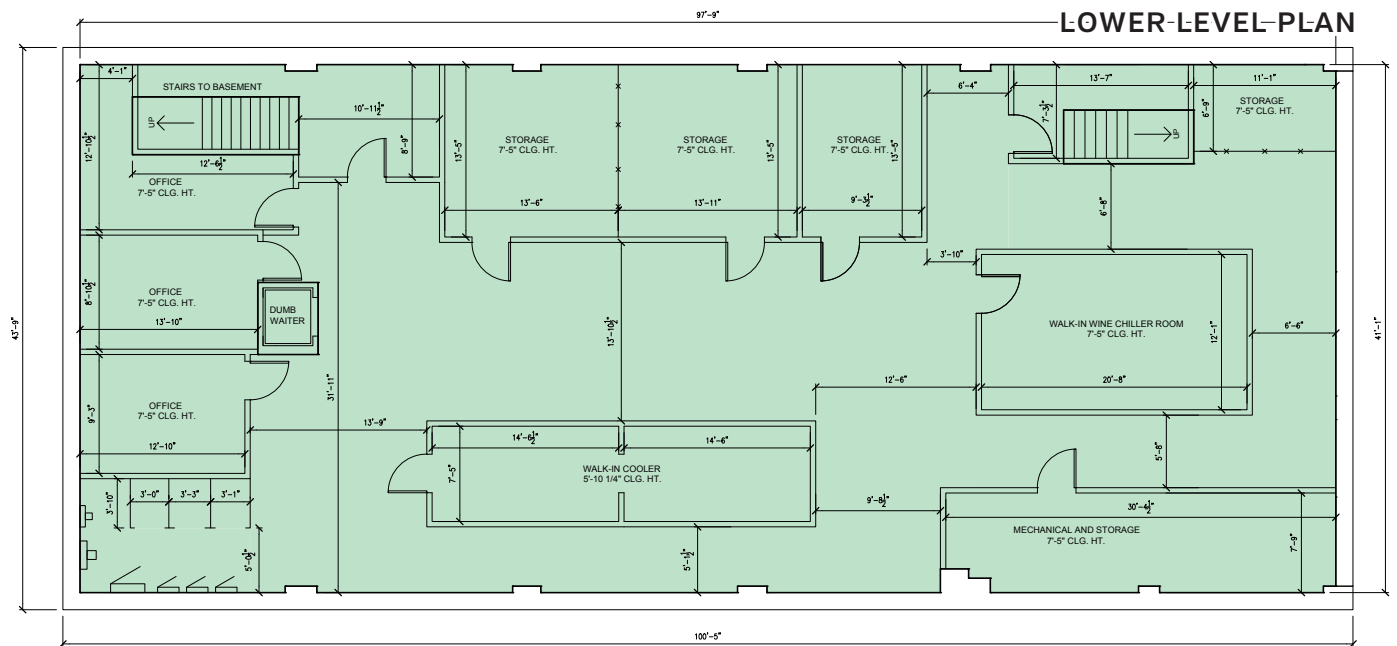
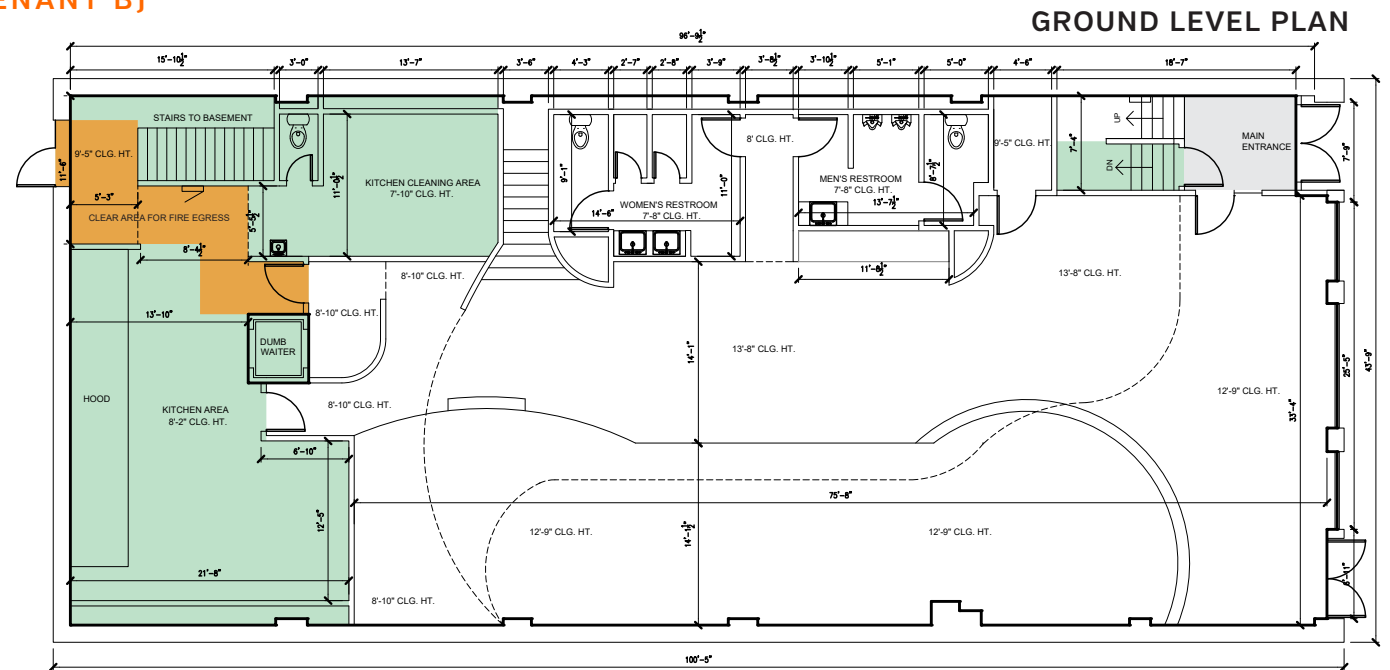
"Tenant A" would occupy the majority and front section of the ground floor (2,864 SF) plus the mezzanine (751 SF) for a total of 3,615 SF. This space could have one or two entrances on Franklin Street and have private use of the upscale restrooms.



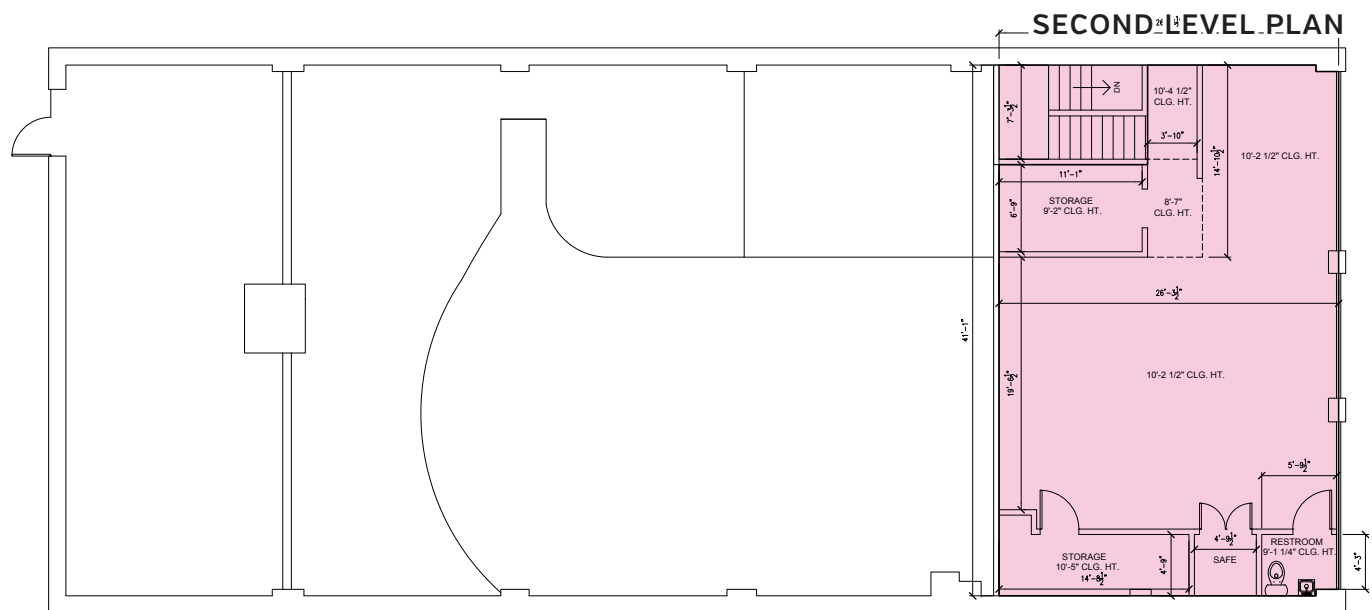
KITCHEN AREA & LOWER LEVEL [TENANT B]

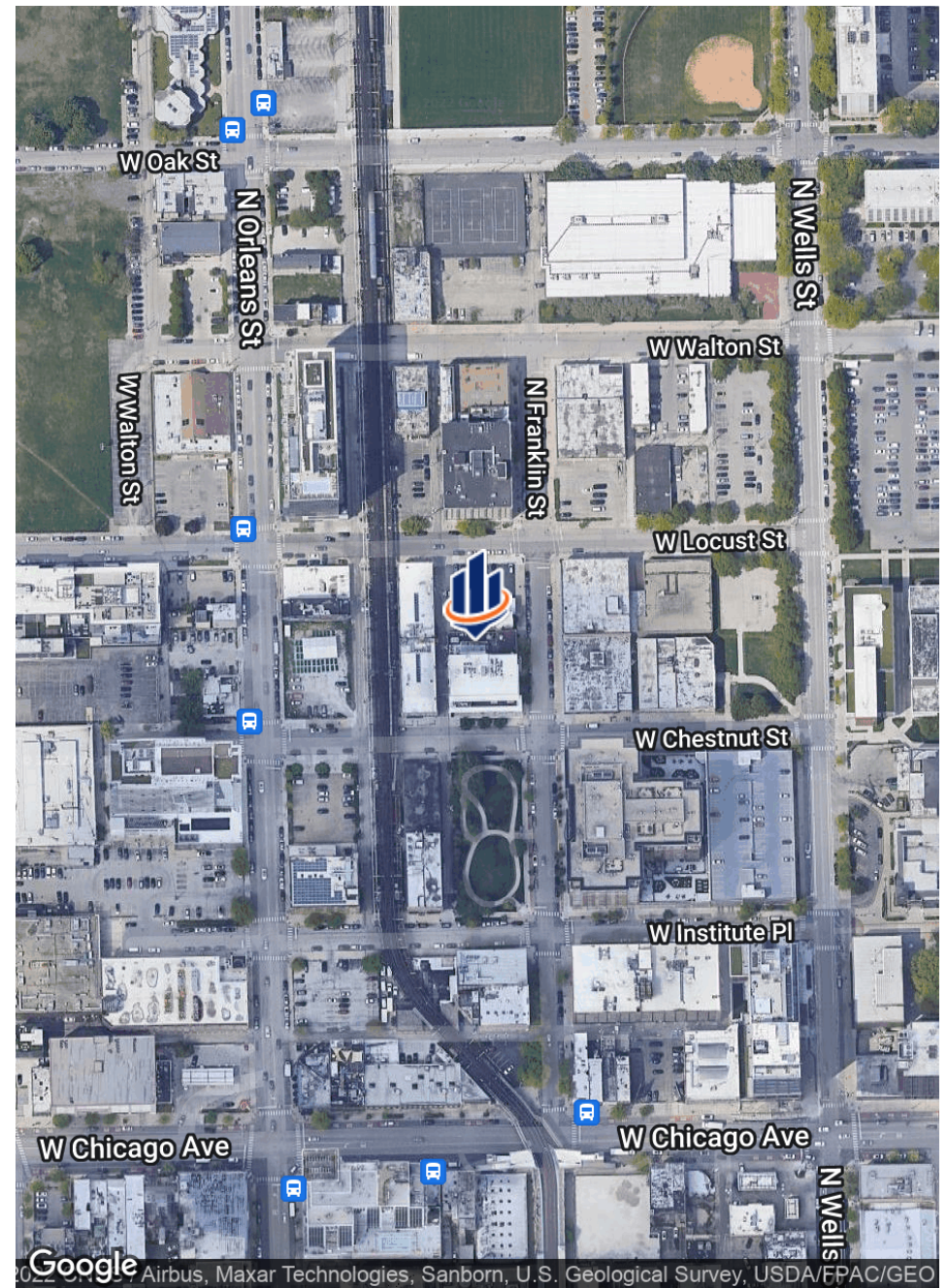
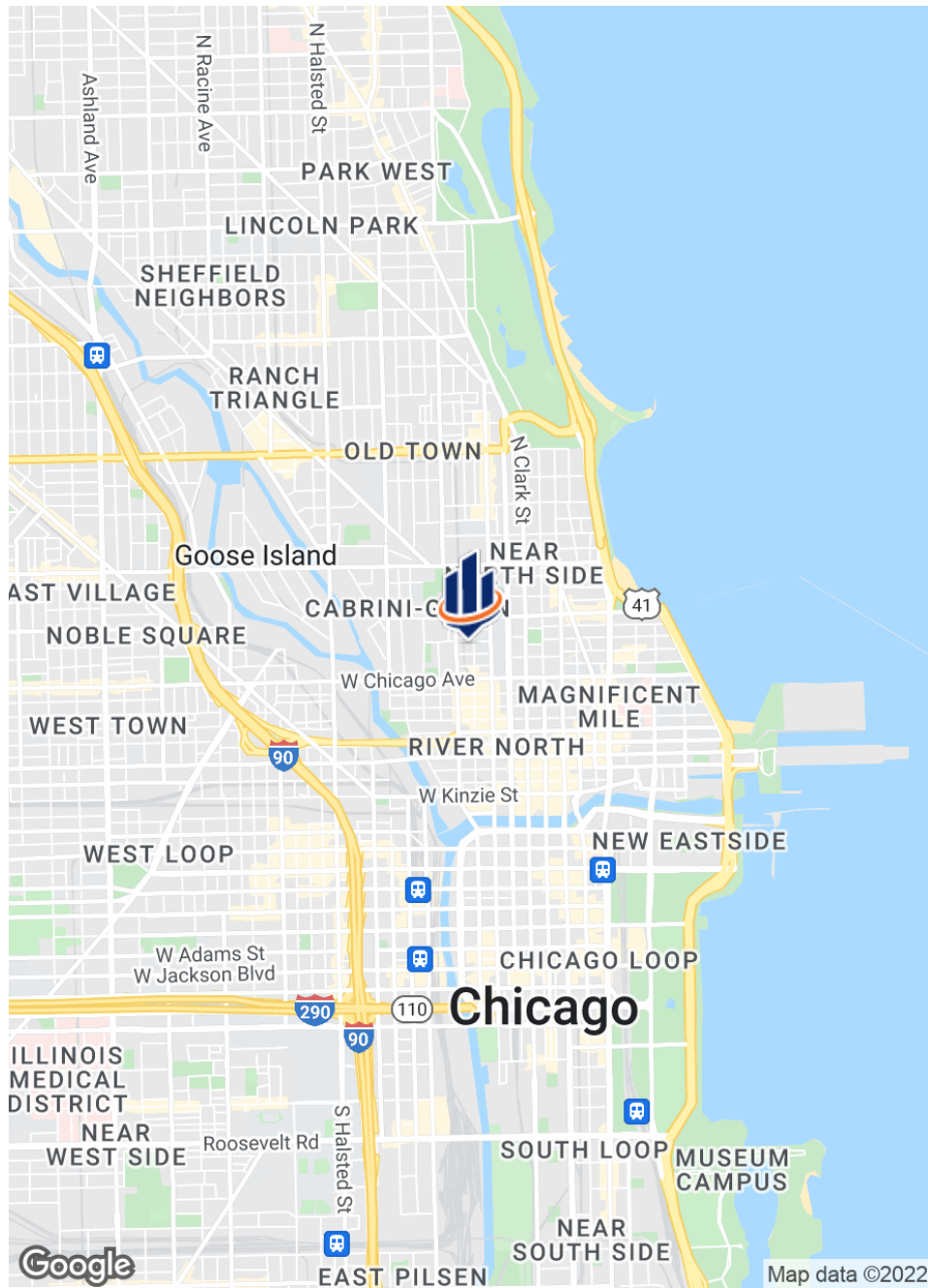
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This configuration lends itself perfectly for a commercial kitchen, bakery, or the like mainly due to the substantial infrastructure is already in place. Other uses could be acceptable in this section as well.



"Tenant C" would occupy the entire second level [990 SF] and access the space through the shared vestibule in front of the building. This space has great natural light, a restroom, and an area where a kitchenette could be built.





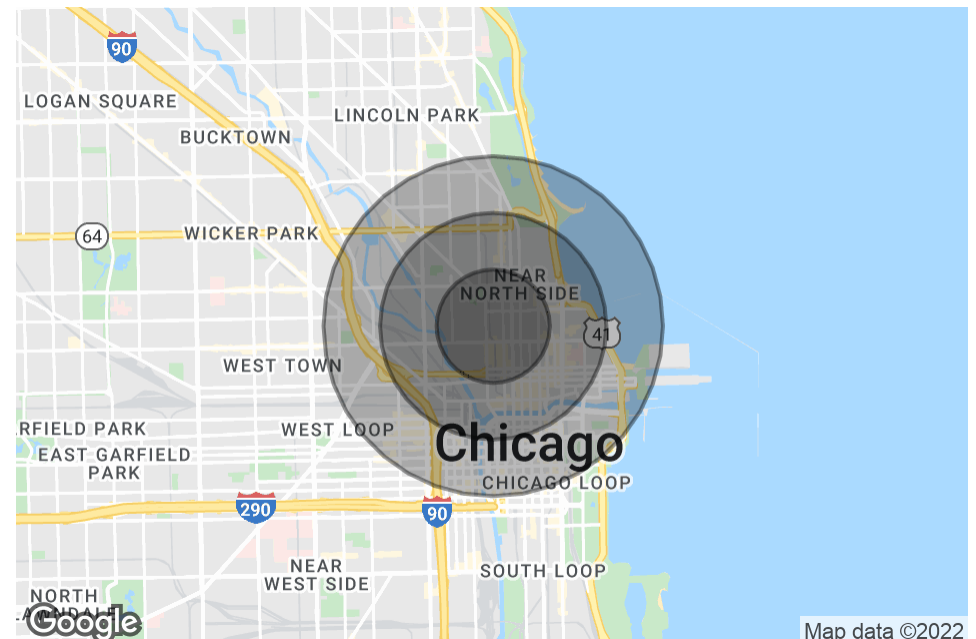






POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	23,369	82,298	126,613
AVERAGE AGE	31.4	37.9	37.9
AVERAGE AGE (MALE)	32.7	38.4	38.1
AVERAGE AGE (FEMALE)	30.5	37.3	37.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	13,742	51,350	76,964
# OF PERSONS PER HH	1.7	1.6	1.6
AVERAGE HH INCOME	\$104,949	\$128,803	\$133,812
AVERAGE HOUSE VALUE	\$506,628	\$502,672	\$546,933

* Demographic data derived from 2010 US Census



Map data ©2022

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