

GATEWAY TO  
CBD, IMD &  
WEST LOOP  
1.20 ACRES

**MK**  
ASSET BROKERAGE



**333** A Development Opportunity

**S. ASHLAND**  
**CHICAGO**

**West Loop Neighborhood**

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333 S.  
ASHLAND  
REDEVELOPMENT

ASHLAND AVE.  
32,000 VPD

VAN BUREN

INTERSTATE  
290

400,000 VPD

REDEVELOPMENT

# OPPORTUNITY

**1.20** Acres in West Loop Neighborhood

**260,000** Square Feet Development Potential

**Adjacent** to the Illinois Medical District, United Center, SEIU

**Next** to CTA "L" Line, the #9 Ashland Bus and I-290

**Current Zoning** is RM-5 & B3-3 (possible rezoning)

YOUR COMPANY

333 S. ASHLAND  
03

**MK**  
ASSET BROKERAGE

# THE NEIGHBORHOOD

Over the last 10 years, the West Loop has morphed into one of the most happening neighborhoods in town—and it's easy to see why. The former industrial area is brimming with top restaurants and bars, stunning loft apartments and boutique hotels for out-of-towners. The epicenter of the 'hood is "Restaurant Row," a concentration of excellent eateries along Randolph Street and Fulton Market. It's here that visitors can find everything from Michelin-starred restaurants to a fried chicken joint to a hidden ramen shop. Beyond it's collection of culinary gems, the West Loop is also home to unique shops, cool attractions and so much more. National retailers have also invested in the West Loop with companies like Target, Anthropologie, Free People and Kit & Ace committing to the neighborhood.



## 33,769

**West Loop  
Population**

## \$361,469

**Median Home Value**  
National Average \$184,700

## \$1,759

**Median Rent**  
National Average \$959

## #2

**OF 94  
CHICAGO  
NEIGHBORHOODS**

## #3

**OF 94  
CHICAGO  
NEIGHBORHOODS  
To RAISE A  
FAMILY**

## #6

**OF 386  
PLACE FOR  
MILLENNIALS  
IN  
CHICAGO**



# CONCEPTUAL DRAWINGS

## OPTION 1

### EXISTING BUILDING TO REMAIN WITH ADDITION





DOES NOT INCLUDE PARCEL EAST OF THE ALLEY IN LOT AREA CALCULATIONS; DOES NOT PROPOSE BUILDING ON THAT PORTION

#### DEVELOPMENT SUMMARY

NEW RESIDENTIAL	68,180 SF
NEW RETAIL	4,120 SF
NEW PARKING	6,830 SF
(SPACES)	31 SPACES
EXISTING TO REMAIN (RETAIL AND GROUND FLOOR RESIDENTIAL)	50,650 SF
GROSS BUILDING AREA	122,300 SF

STORIES	8 STORIES
UNITS (850 SF AVG.)	140 UNITS
BUILDING HEIGHT	80'-0" (EXIST TOWER 138'-6")
LOT AREA	29,800 SF

#### LEGEND

	EXISTING TO REMAIN
	RESIDENTIAL
	RETAIL
	PARKING



## OPTION 2

### EXISTING BUILDING TO REMAIN WITH ADDITION





INCLUDES PARCEL EAST OF THE ALLEY IN LOT AREA CALCULATIONS; DOES NOT PROPOSE BUILDING ON THAT PORTION

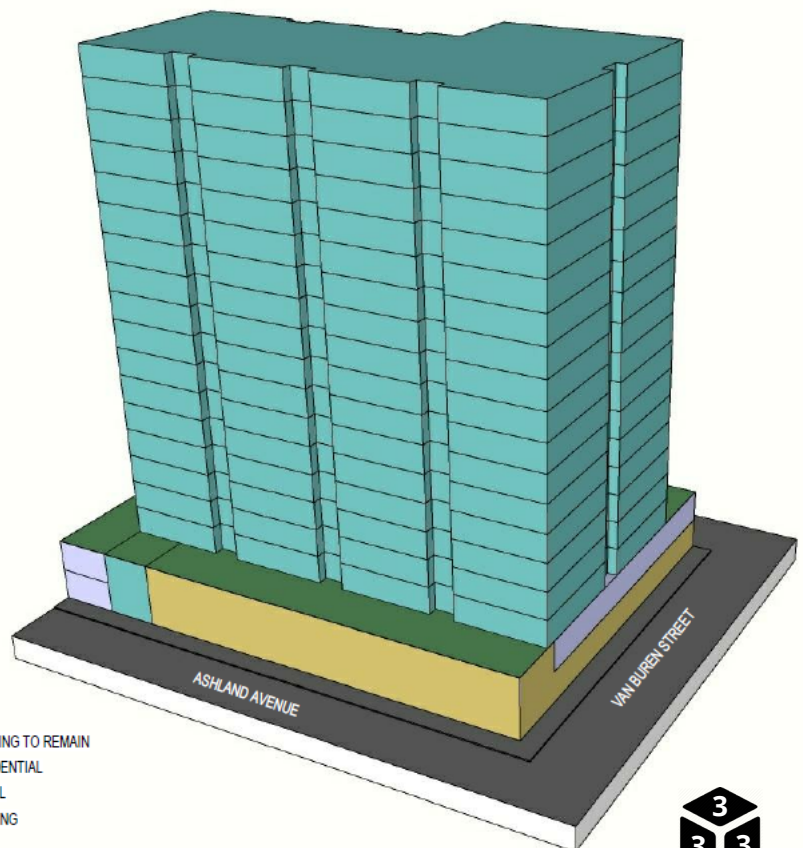
#### DEVELOPMENT SUMMARY

RESIDENTIAL	244,740 SF
RETAIL	16,220 SF
PARKING	37,850 SF
(SPACES)	84 SPACES
EXISTING TO REMAIN	0 SF
GROSS BUILDING AREA	260,960 SF

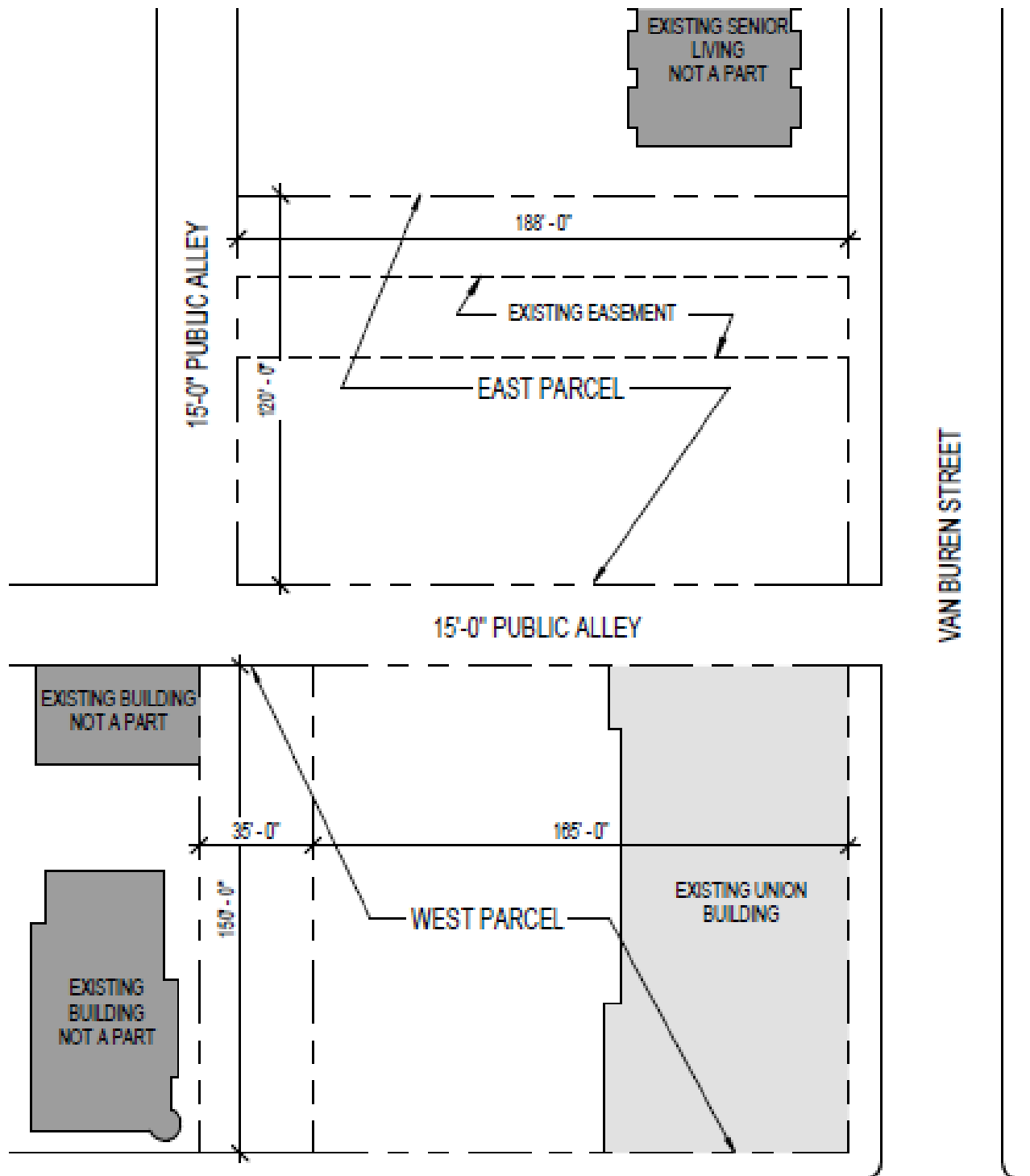
STORIES	18 STORIES
UNITS (850 SF AVG.)	287 UNITS
BUILDING HEIGHT	201'-0"
LOT AREA	52,380 SF

#### LEGEND

	EXISTING TO REMAIN
	RESIDENTIAL
	RETAIL
	PARKING



# CONCEPTUAL PARCEL





# WEST LOOP

The Chicago West Loop began to take shape just two decades ago, when a slow but steady transformation began to take place. Several warehouses were converted to loft buildings and restaurants began to open up around the area. The neighborhood's proximity to the Loop began to be seen as a valuable characteristic and its demographic began to shift.

Today this transformation is nearly complete. The contemporary West Loop Chicago is a trendy neighborhood, full of spacious lofts, cozy cafes and popular nightspots. It is bordered on the North by Fulton Street, on the South by Congress Parkway, on the East by Halsted Street and on the West by Racine Avenue.

Residential growth in the West Loop over the last ten years has been matched by the explosion of new businesses that have planted roots in the community. This has added more convenience for residents and made the neighborhood a hub for employers, led by Google, Boeing, Uber, Motorola, and United Airlines.

The announcement of McDonald's decision to relocate their global headquarters from Oak Brook to the former site of Harpo Studios by 2018 has signaled a sea change for the West Loop.

The things that make the West Loop a great place to live and work also make it a top destination for tourists. World-class restaurants line our streets, including Michelin star-rated Oriole, Blackbird, Roister, Sepia, and Smyth and other citywide favorites like Au Cheval, Avec, Girl & the Goat, Greek, Islands, Lena Brava, Monteverde, and Next. After many years with the Crowne Plaza as the only large hotel in the West Loop, Soho House opened in 2014 and has become a gathering place for networking and collaboration amongst those in the creative fields. The success of Soho House, combined with the huge growth of businesses of all sizes, has led to a sharp increase in the







## ILLINOIS MEDICAL DISTRICT

Illinois Medical District (IMD) is a 560 acre territory stretching south of I-290 along Ashland Avenue adjacent to the redevelopment opportunity at 333 S. Ashland. Along with Rush University, UIC Medical Campus, Veterans Affairs Medical Center and Stroger Hospital, the Illinois Medical District is also home to Chicago's FBI headquarters, State of Illinois offices and over 30 technology based companies. About 50,000 people visit and 30,000 people work within the IMD boundaries each day.

In January 2018, the IMD announced that plans to redevelop the 9.5 acre former Cook County

Hospital site into a new development with two hotels, 90,000 sf of retail, and 550,000 sq. ft. of office will be progressing forward. The project is expected to total \$300 million.

The Illinois Medical District (IMD) is the largest concentration of healthcare institutions in the state, and is a major contributor to the city, state, and regional economy. It provides an estimated \$3.4 billion in economic impact annually.





## ASHLAND AVENUE --- AT A GLANCE

Ashland Avenue has the highest bus ridership of all CTA routes with 10 million boardings in 2012, over 31,000 per weekday.

Provides access to nearly 133,800 jobs, including large employment centers such as the Illinois Medical District.

Serves UIC, Malcolm X College, United Center, and 99 grammar/high schools.

Provides access to seven CTA 'L' stations, two Metra stations, and 37 bus routes.

1 in 4 households located within walking distance of Ashland Avenue do not have a car.

## ASHLAND RAPID TRANSIT MAP







## CHICAGO AT A GLANCE

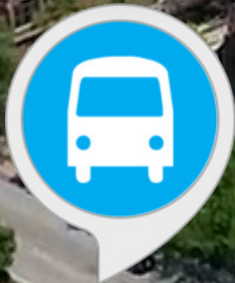
Chicago is the third most populous city in the Nation with over 2.7 million residents. It is home to 35+ higher education institutions and universities, 8 major league sports teams and 2 international airports. There are over 7,300 restaurants with 28 Michelin Star restaurants (7 in the West Loop). The City has over 580 parks totaling 8,300 acres and is home to the fifth largest body of fresh water in the world. There is high-end shopping, theatre, world-renowned music - all which helps drive the 86 million tourists that visit Chicago annually.



- 1.20 ACRES REDEVELOPMENT OPPORTUNITY
- 1.25 MILES TO CHICAGO CBD
- 444,270 PEOPLE WITHIN 3 MILES
- AVERAGE HH INCOME - \$124,000 WITHIN 3 MILES
- NEAR ILLINOIS MEDICAL DISTRICT
- UNIVERSITY OF ILLINOIS - CHICAGO (UIC)
- AT THE INTERSECTION OF VAN BUREN & ASHLAND
- ADJACENT TO I-290 (400,000 VPD)
- NEAR GREEN AND PINK LINE CTA LINE

ASHLAND  
CTA  
#9 LINE

FROM 95TH TO IRVING PARK



333 S.  
ASHLAND  
REDEVELOPMENT



ASHLAND AVE.

VAN BUREN AVE.

**MK**  
ASSET BROKERAGE

333 S. ASHLAND  
71  
www.mkcompany.com



CBD

WEST LOOP  
NEIGHBORHOOD

RACINE CTA  
"L" LINE



400,000 VPD

VE.





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**— CHICAGO**

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