

±24,153 SF, EXPANDABLE BY APPROX. 18,000 SF
AVAILABLE FOR SALE / LONG-TERM LEASE

EXCITING NEW DEVELOPMENT OPPORTUNITY IN FULTON MARKET



201 NORTH ELIZABETH STREET
CHICAGO, ILLINOIS 60607

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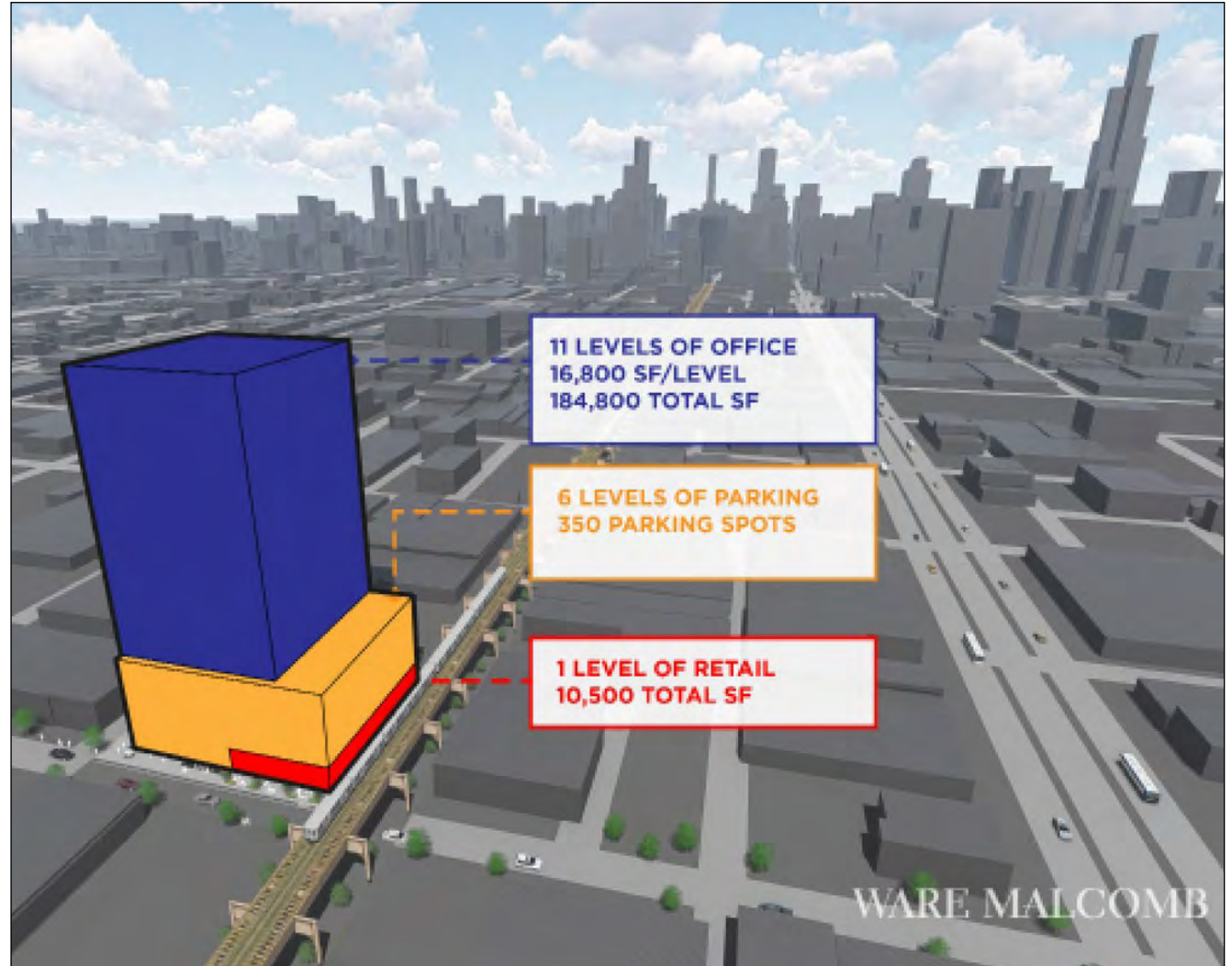
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PROPERTY VISION

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PROPERTY OVERVIEW

SITE SPECIFICATIONS:

SITE SIZE: ±24,153 SF (Expandable by ±18,000 SF)

PRICING: Subject to Offer

ZONING: M2-3 F.A.R. 3.0 (Industrial)

POTENTIAL C1-2 F.A.R. 2.2

RE-ZONING: C1-3 F.A.R. 3.0

DX-3 F.A.R. 3.0

DX-5 F.A.R. 5.0

DX-8 F.A.R. 8.1

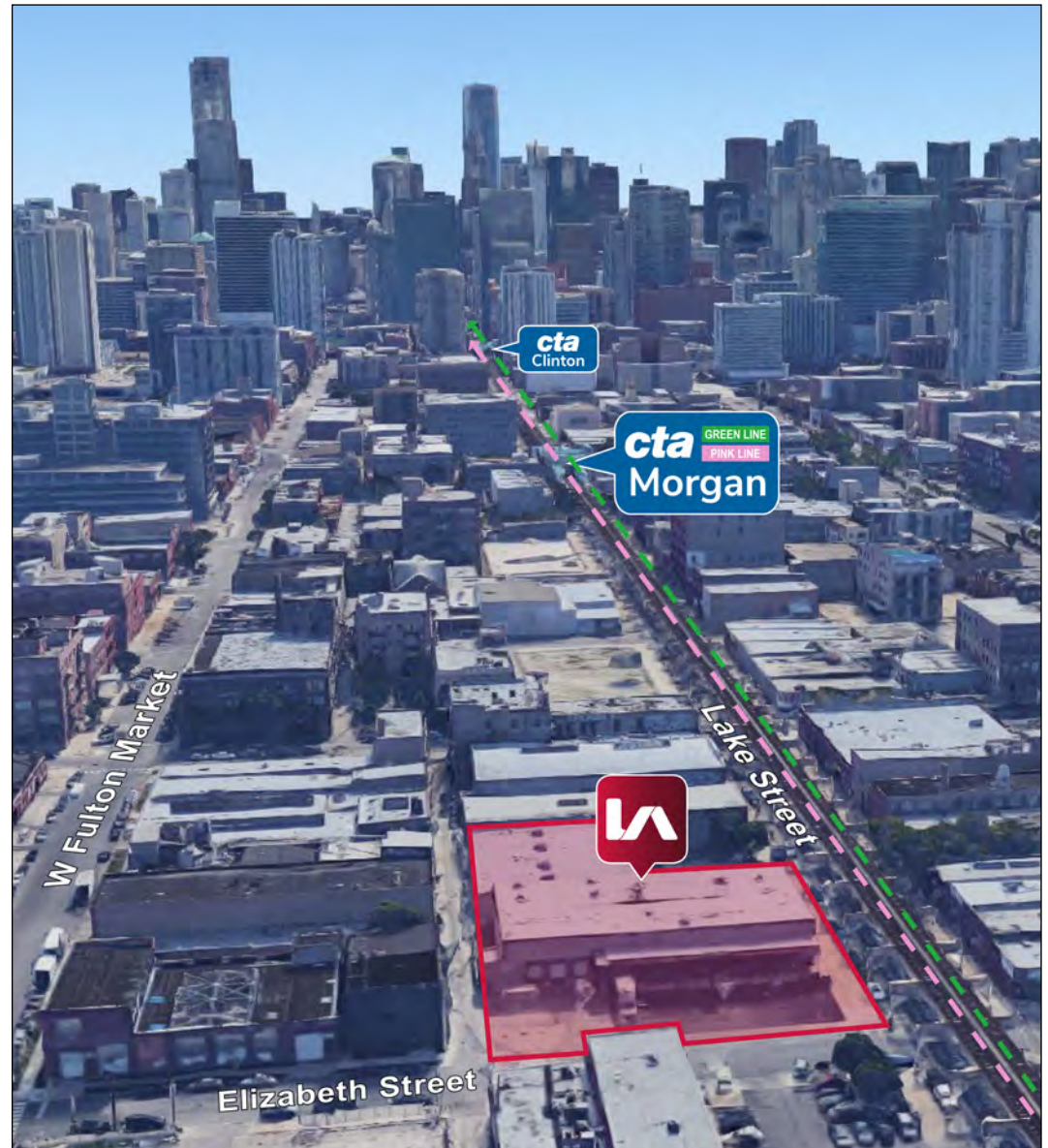
- COMMENTS:**
- › 24,153 SF site on the corner of Lake Street and Elizabeth Street in Chicago's West Loop neighborhood
 - › The site offers a very efficient configuration for office development: 146.66' (Lake Street) and 164.69' (Elizabeth Street)
 - › Potential re-zoning can potentially achieve an 8.1 F.A.R., which may permit multi-family above the office use
 - › Easy accessibility from new \$38 million CTA Morgan Street Station

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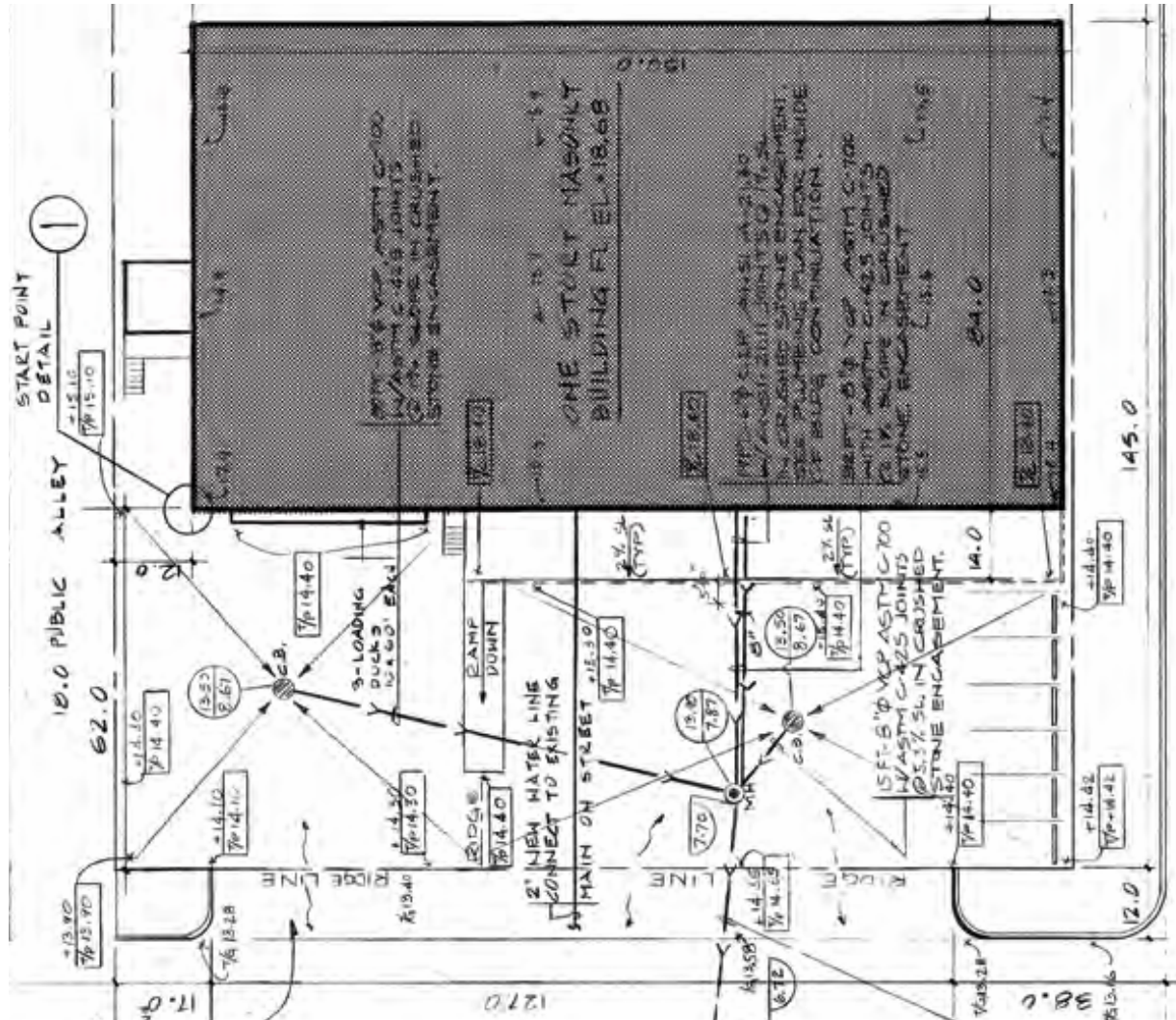
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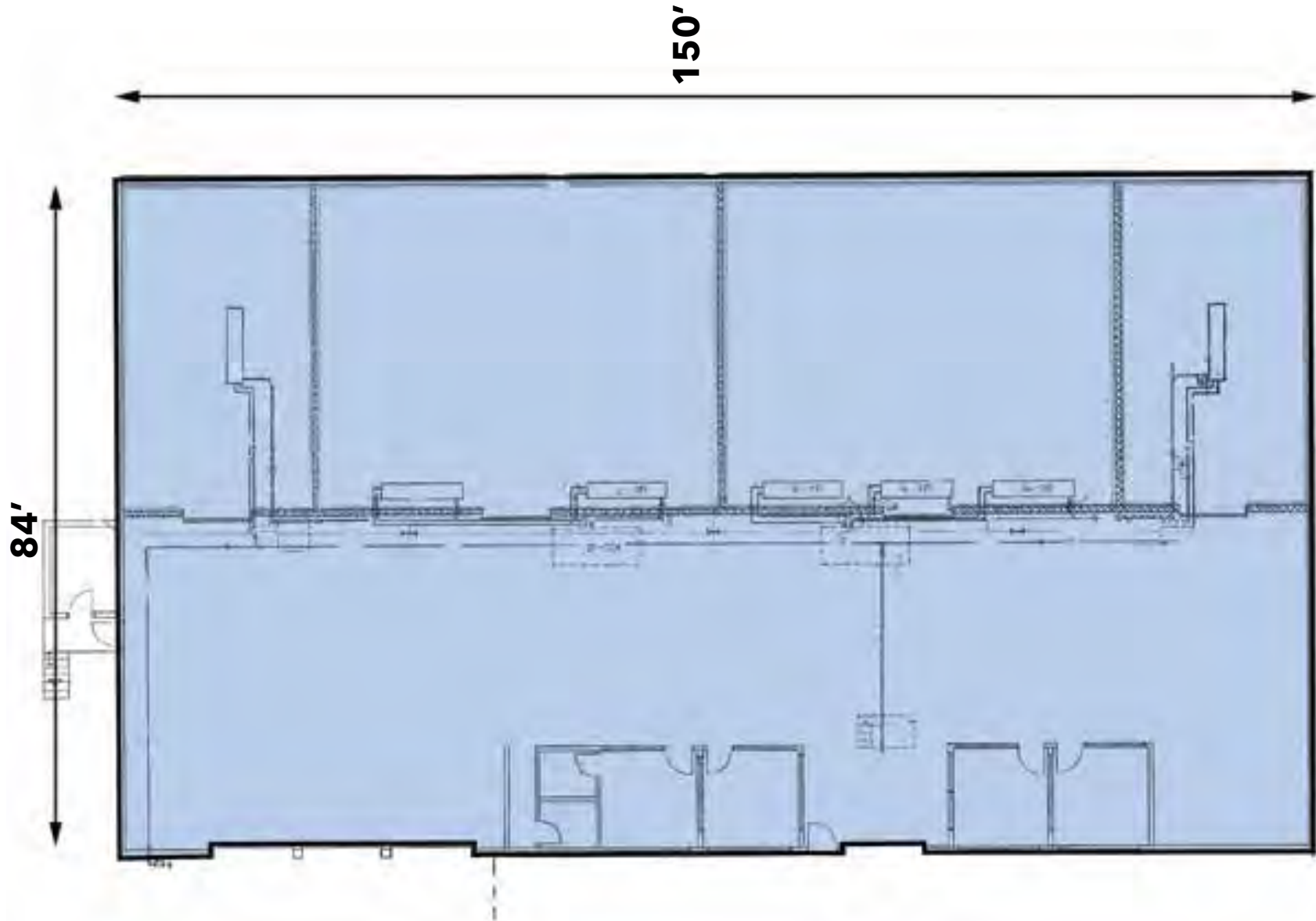
SITE PLAN

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BUILDING PLAN

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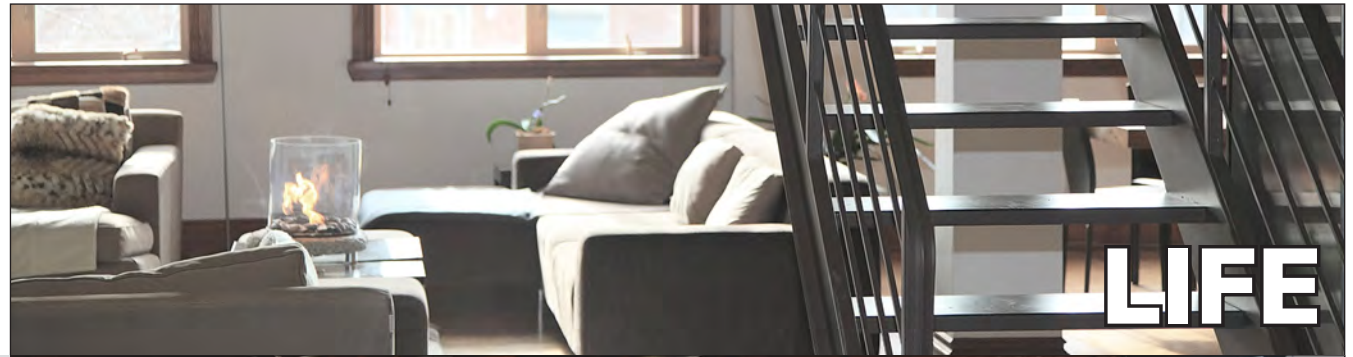
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AREA AMENITIES

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APARTMENTS & CONDOS

- Catalyst Apartments
- Circa 922
- Gateway West Loop
- Lux24 Apartments
- The Madison
- Presidential Towers



OFFICE DEVELOPMENT

- Motorola - 604,000 SF
- Google - 362,048 SF
- Wells Fargo - 293,000 SF
- Vendor Village - 224,000 SF
- Zurich - 108,000 SF
- Twitter - 16,000 SF



COMMUTER FRIENDLY

- Steps away from brand new CTA Morgan St. Station
- Walking distance to multiple
- Less than 1 mile to Metra Trains
- Walking distance to downtown
- Bike-friendly





FOOD

RESTAURANTS

- Au Cheval
- Avec
- Girl & the Goat
- Grace
- Momotaro
- Publican Quality Meats



ENTERTAINMENT

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- Haymarket Pub & Brewery
- City Winery
- SoHo House
- UIC Theater
- Maude's Liquor Bar
- The United Center



RETAIL

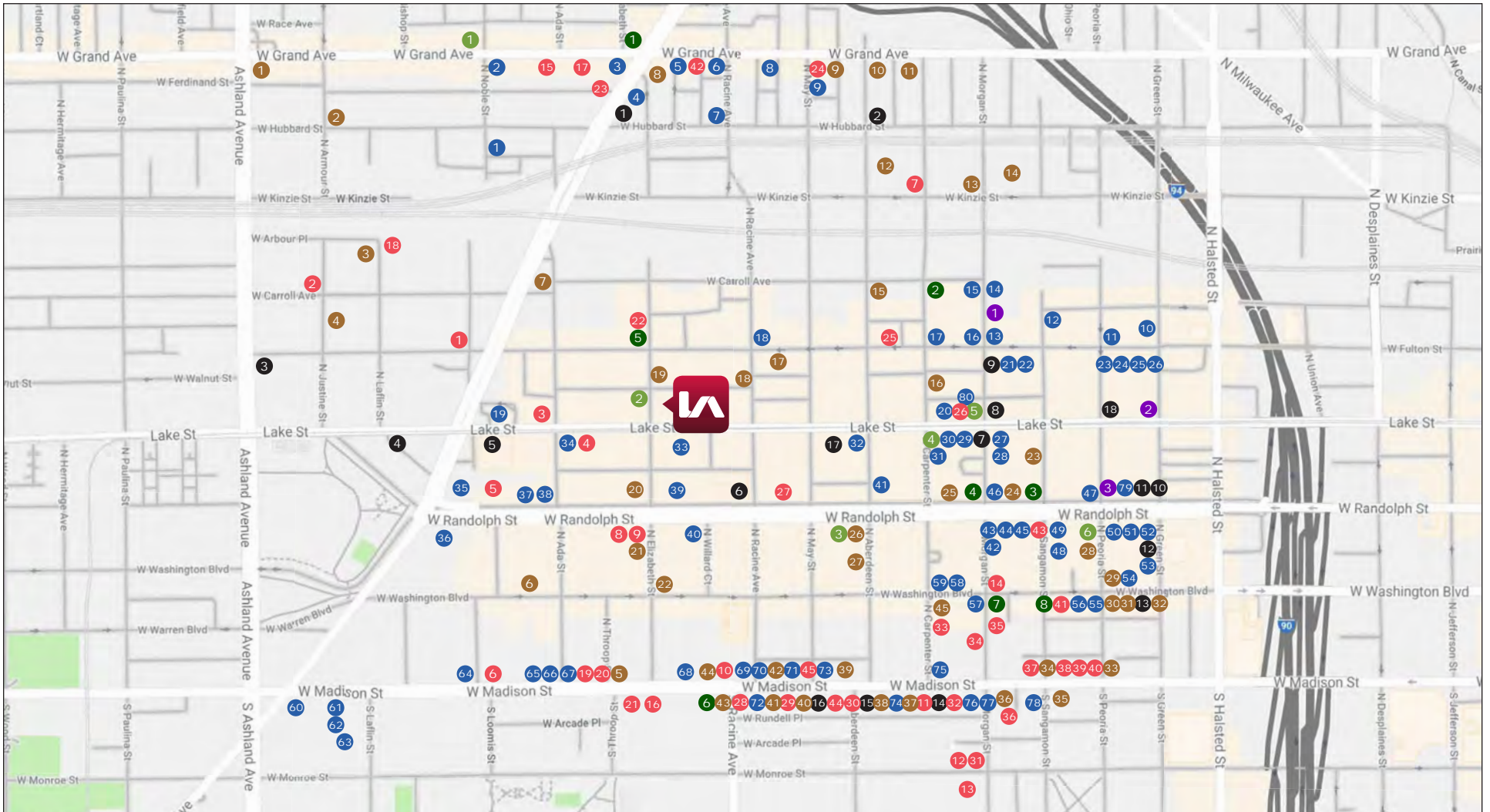
LOCAL STORES

- Randolph Street Market
- Chicago French Market
- Target
- Tribeca Boutique
- Free People

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AREA MAP

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Restaurants

- 1 The Breakfast Club & Grill
- 2 Burger Baron
- 3 Coalfire
- 4 G & O
- 5 Sip Coffee House
- 6 Salerno's Pizza
- 7 Mart Anthony's Italian Restaurant
- 8 Capo's
- 9 D'Amato's Pastry Shop
- 10 Beatrix
- 11 Kuma's Corner
- 12 Fulton Mkt Kitchen
- 13 La Sirena Clandestina
- 14 City Mouse Chicago
- 15 Smack Shack
- 16 Swift & Sons
- 17 Cold Storage
- 18 Pizzeria del Mercato
- 19 McDonald's
- 20 The Harvest Juicery
- 21 Next
- 22 Roister
- 23 Duck Duck Goat
- 24 Gus' Fried Chicken
- 25 The Betty
- 26 The Publican
- 27 Shake Shack
- 28 Do-Rite Donuts
- 29 The Corned Beef Factory
- 30 Dunkin Donuts
- 31 Vera
- 32 Honey's Chicago
- 33 Macello Ristorante
- 34 Smith & the Loyalist
- 35 Urbanbelly
- 36 Kaiser Tiger
- 37 Gyu-Kaku
- 38 Elske
- 39 Alhambra Palace
- 40 Lou Malnati's
- 41 Forno Rosso Pizzeria
- 42 La Colombe Coffee
- 43 Nando's Peri-Peri
- 44 Umami Burger
- 45 Porkchop
- 46 Starbucks
- 47 Cruz Blanca
- 48 Nonna's
- 49 Formento's
- 50 Perez Mexican Restaurant
- 51 Jaipur
- 52 Nellcote
- 53 Green Street Smoked Meats
- 54 Parlor Pizza
- 55 Dunkin Donuts

- 56 Sushi Pink
- 57 Wishbone
- 58 Subway
- 59 La Sardine
- 60 Billy Goat Tavern
- 61 Dunkin Donuts
- 62 La Cuchara
- 63 Subway
- 64 Palace Grill
- 65 Viaggio Ristorante
- 66 West End Grill & Tavern
- 67 Nohea Café
- 68 Talay
- 69 Freshii
- 70 The Great American Bagel
- 71 Mad Social
- 72 Butterfly Sushi
- 73 Crossroads Bar & Grill
- 74 Cone Gourmet Ice Cream
- 75 Monteverde
- 76 Pockets
- 77 Starbucks
- 78 Ciao! Cafe
- 79 Grange Hall
- 80 The Polenta Bar

Bars/Nightclubs

- 1 439 Nightclub
- 2 The Aberdeen Tap
- 3 Cobra Lounge
- 4 Transit Nightclub
- 5 Bottom Lounge
- 6 City Winery
- 7 Federales
- 8 Bar Takito
- 9 The Aviary
- 10 Bar Siena
- 11 Maude's Liquor Bar
- 12 RM Champagne Salon
- 13 El Che Bar
- 14 The Madison Bar
- 15 Beer Bistro
- 16 Third Rail Tavern
- 17 The Hive
- 18 Club 858

Hotels

- 1 Ace Hotel
- 2 Hoxton Hotel
- 3 Nobu Hotel

Banks

- 1 Byline Bank
- 2 South Central Bank
- 3 Mb Financial

- 4 South Central Bank
- 5 The Federal Savings Bank
- 6 Firsts Eagle Bank
- 7 Parkway Bank & Trust
- 8 Chase Bank

Grocery

- 1 Green Grocer
- 2 Peoria Packer Butcher Shop
- 3 West Loop Salumi
- 4 Market by Foxtrot
- 5 West Loop Mart
- 6 J.P. Graziano Grocery

Health/Beauty

- 1 Fulton Fithouse
- 2 Chicago Pole Dance Academy
- 3 Crossfit 312
- 4 Precision Human Performance
- 5 West Loop Athletic Club
- 6 Johnny's Ice House
- 7 Wattage
- 8 Performance Training Systems
- 9 Core Power Yoga
- 10 Pure Barre
- 11 Crosstown Fitness
- 12 Bare Feet Power Yoga
- 13 Brooklyn Boulders
- 14 Center for Body Movement
- 15 Sana Vita Yoga & Pilates
- 16 Anatomy Redefined
- 17 Chamin Nail Studio
- 18 Studio 101
- 19 Exfole8
- 20 Be Fabulous
- 21 Snippets Mini-cuts
- 22 Salon DJ Hairtography
- 23 Snap Hair
- 24 Mane Salon
- 25 FM Hair Studio
- 26 Axelle + Ivy Salon
- 27 Art + Science Salon
- 28 Pinky Nail Studio
- 29 Beauty Mark Salon
- 30 Solo Salon
- 31 Lacquer Day Spa
- 32 Nail Party
- 33 The Hair Loft
- 34 Main Abstracts Hair Salon
- 35 Base Salon
- 36 European Wax Center
- 37 G2 Men's Salon
- 38 Bangs Hair Salon
- 39 L.A. Tan
- 40 Elle Nail Spa
- 41 Allure Nail Salon

- 42 Handcrafted Barber Shop
- 43 Ora Dental Studio
- 44 West Loop Dental
- 45 Spex

Other Retail

- 1 Citgo
- 2 Spotlight Automotive
- 3 Pet Care Plus
- 4 Fulton Market Gallery
- 5 Verizon
- 6 Randolph Street Market
- 7 Marathon
- 8 Bert's Car Wash
- 9 Terry's Toffe Shop
- 10 Tesla
- 11 Steve's Flower Market
- 12 Sherwin-Williams
- 13 Pagoda Red
- 14 Dose Market
- 15 Linda Warren Gallery
- 16 Tucker's Pup Resort
- 17 Mars Gallery
- 18 Latin Rhythms Dance Academy
- 19 Kavi Gupta Gallery
- 20 Gateway Auto Service
- 21 Kids & Company Day Care
- 22 VCA Animal Care
- 23 A/M Shop
- 24 Stub Hub
- 25 Big City Swing Dance School
- 26 Free People
- 27 West Loop Pharmacy
- 28 Rhona Hoffman Gallery
- 29 West Loop Auto Spa
- 30 Kavi Gupta Gallery
- 31 Carrie Secrist Gallery
- 32 M2057 by Maria Pinto
- 33 Gold Coast Tickets
- 34 Victoria Sdoukos Couture Bridal
- 35 FedEx Office
- 36 Morgan Cleaners
- 37 The Fig Tree
- 38 Smitten Boutique
- 39 Cat & Mouse Games
- 40 Wigglyville Pet Boutique
- 41 Studio East6
- 42 Leaders 1354
- 43 Standing Room Only Authentics
- 44 H&R Block
- 45 AlphaGraphics

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PROMINENT NEIGHBORS

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19,451 SF



20,169 SF



23,600 SF



23,819 SF



28,000 SF



STERLING BAY

34,554 SF



38,691 SF



41,850 SF

ASPEN FOODS

45,000 SF



50,986 SF



C.H. ROBINSON

51,800 SF



53,048 SF



65,000 SF



65,583 SF



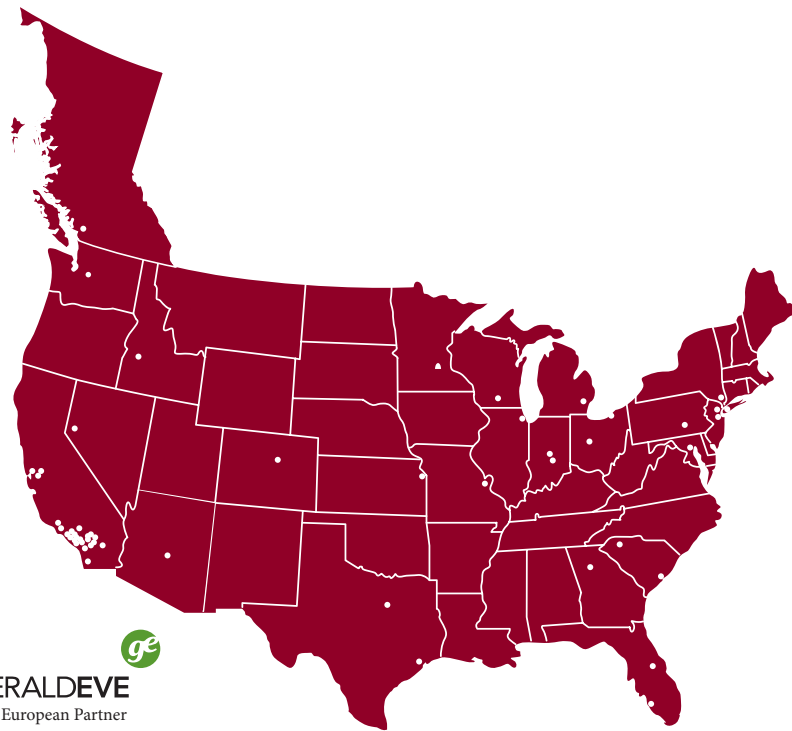
252,614 SF



362,048 SF

ABOUT LEE & ASSOCIATES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



INTERNATIONAL ORGANIZATION, LOCAL OWNERSHIP

Established in 1979, Lee & Associates has expanded across the nation and North America with offices that are individually owned by the shareholders of that office, thus encouraging an entrepreneurial spirit and allowing more freedom and creativity to make real estate transactions work.

EXPLOSIVE GROWTH

Since its inception there has been an explosive growth of Lee & Associates offices throughout the country **and now in Vancouver, British Columbia**, making it one of the largest and fastest growing commercial real estate organizations in North America.

GERALDEVE
Our European Partner

2016 - Seattle, WA	2013 - Long Island-Queens, NY	2010 - Indianapolis, IN	2006 - Madison, WI	2002 - Chicago, IL	1990 - Industry, CA
2016 - Walnut Creek	2013 - Chesapeake Region, MD	2010 - Indianapolis, IN	2006 - Oakland, CA	2001 - Victorville, CA	1989 - LA - Long Beach, CA
2016 - Vancouver, BC Canada	2012 - Edison, NJ	2009 - Long Beach, CA	2006 - Reno, NV	1999 - Temecula Valley, CA	1989 - Riverside, CA
2016 - Twin Cities, MN	2012 - Orlando, FL	2009 - Elmwood Park, NJ	2006 - San Diego - UTC, CA	1996 - Central LA, CA	1987 - Ontario, CA
2016 - Pasadena, CA	2012 - Charleston, SC	2008 - Boise, ID	2006 - Ventura, CA	1994 - Sherman Oaks, CA	1984 - Newport Beach, CA
2015 - Eastern Pennsylvania	2011 - Fort Myers, FL	2008 - ISG, LA, CA	2006 - San Luis Obispo, CA	1994 - West LA, CA	1983 - Orange, CA
2015 - Columbus, OH	2011 - Manhattan, NY	2008 - Palm Desert, CA	2005 - Southfield, MI	1993 - Pleasanton, CA	1979 - Irvine, CA
2015 - Houston, TX	2011 - Greenville, SC	2008 - Santa Barbara, CA	2005 - Los Olivos, CA	1993 - Stockton, CA	
2014 - Denver, CO	2010 - Atlanta, GA	2006 - Antelope Valley, CA	2004 - Calabasas, CA	1991 - Phoenix, AZ	
2014 - Cleveland, OH	2010 - Greenwood, IN	2006 - Dallas, TX	2004 - St. Louis, MO	1990 - Carlsbad, CA	

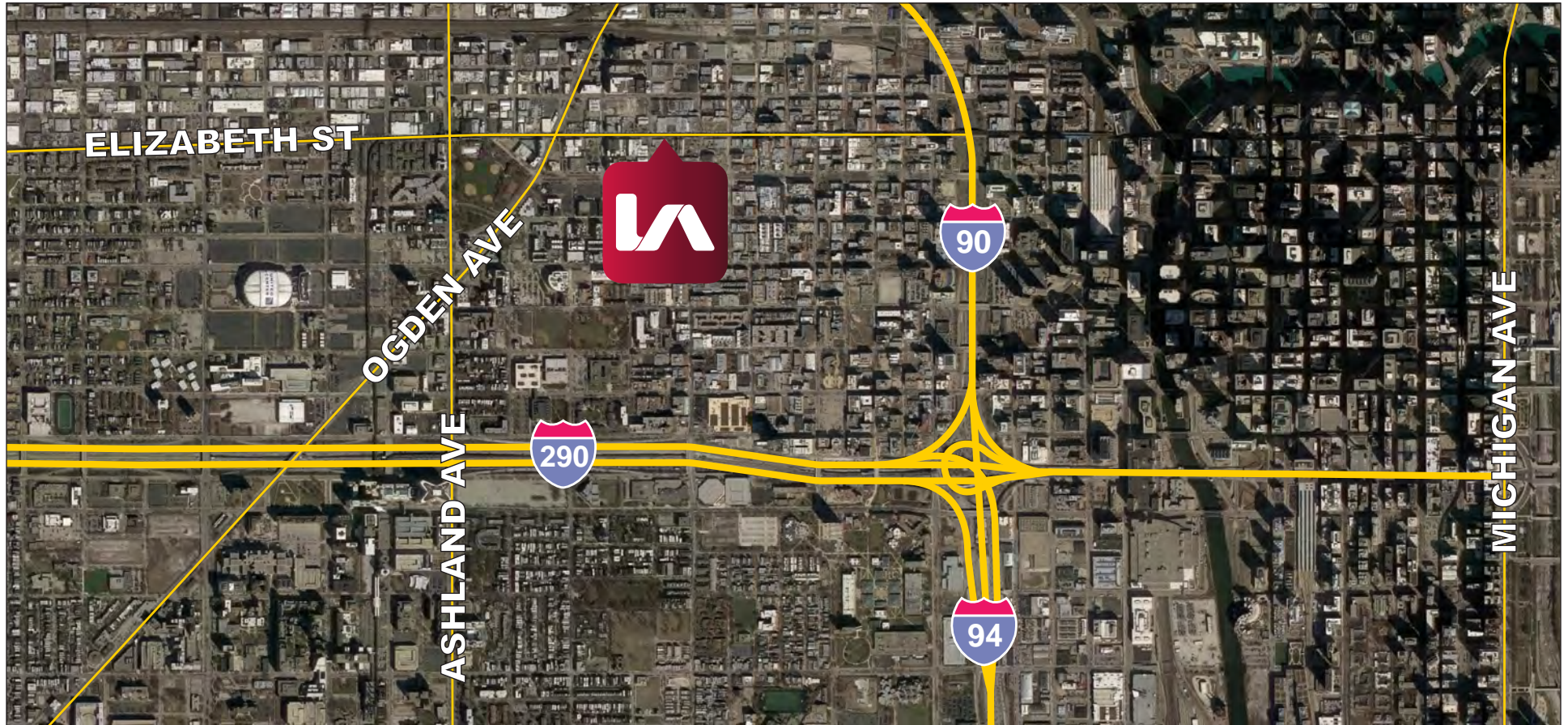
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104%
increase
in transaction
volume over 5 years

\$10 billion
transaction
volume
in 2017

900
agents
and growing nationwide

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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