

# 900 South Clinton

CHICAGO, ILLINOIS

*35,744 Square  
Foot Investment  
Opportunity in the  
Southwest Loop*



Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")



# 900

## South Clinton

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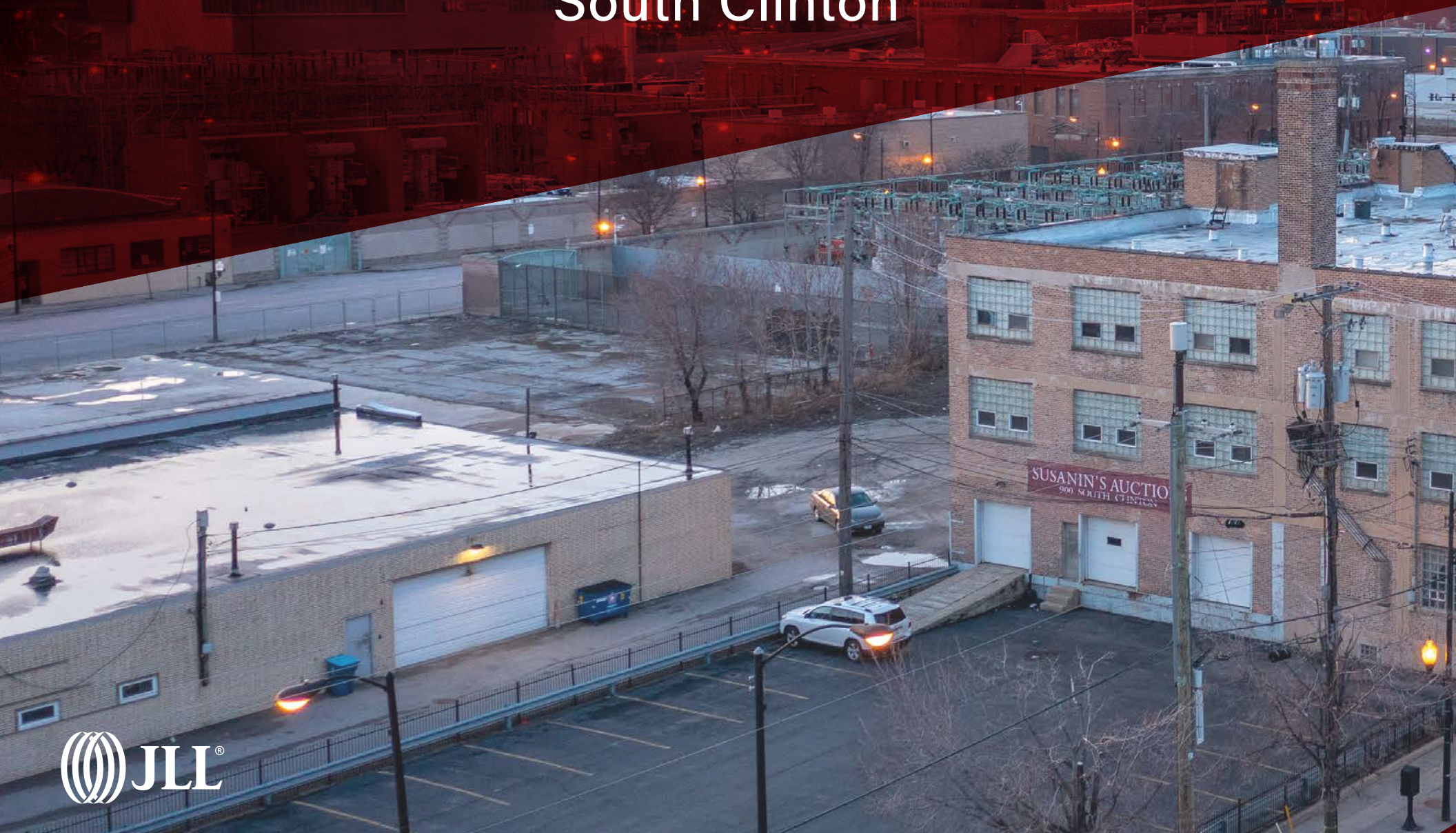
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# 900

South Clinton





# EXECUTIVE SUMMARY



# 900

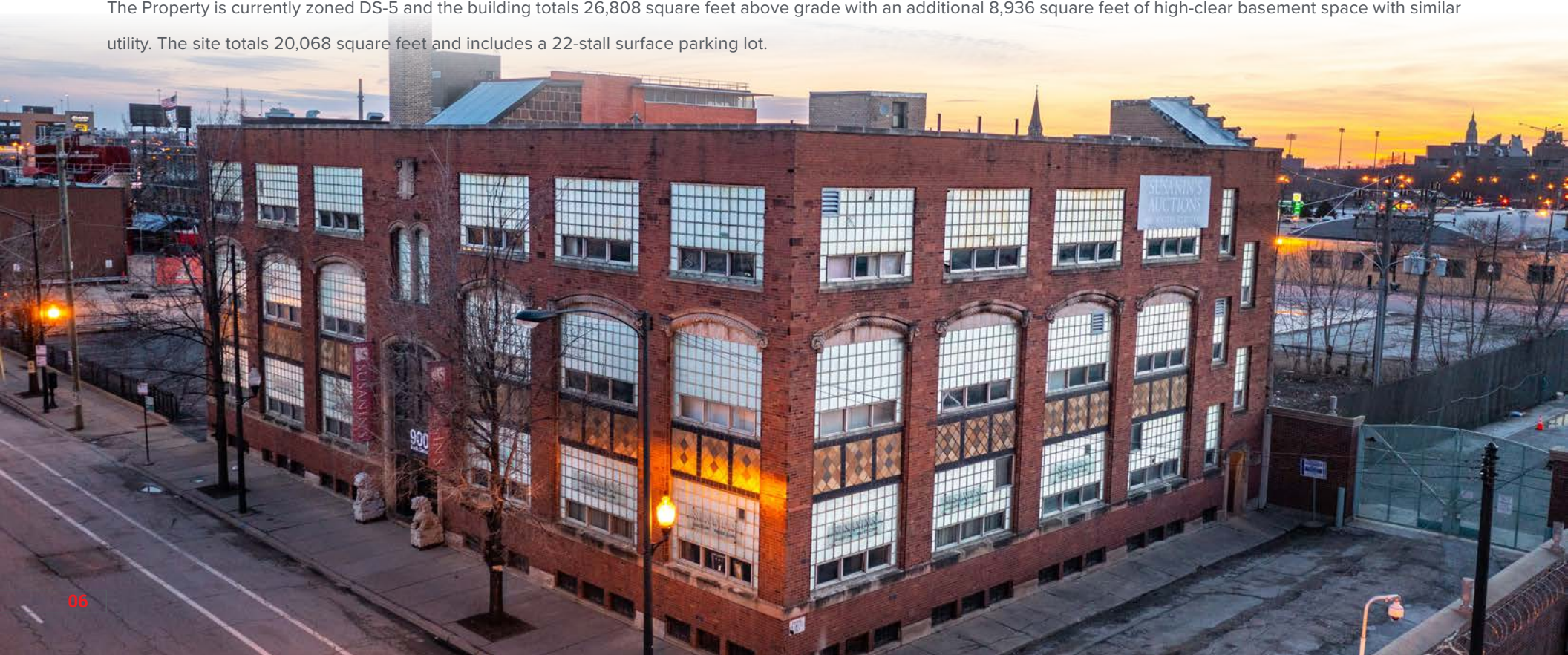
South Clinton

## EXECUTIVE SUMMARY

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL"), as sole and exclusive agent, has been retained to offer for sale to qualified investors the opportunity to acquire fee simple interest in an outstanding real estate opportunity located at 900 S. Clinton Street in Chicago, Illinois ("the Property").

Located in the heart of Chicago's Southwest Loop neighborhood, 900 S. Clinton offers a corner location at South Clinton Street and West Taylor Street. Given its immediate access to Chicago's Central Business District, the Illinois Medical District and the University of Illinois-Chicago, the Southwest Loop has recently emerged as a viable alternative to the other Loop-adjacent submarkets. With the redevelopment the massive Old Post Office and the expanding retail cluster along Roosevelt Road, market demand has now moved directly to 900 South Clinton's doorstep.

The Property is currently zoned DS-5 and the building totals 26,808 square feet above grade with an additional 8,936 square feet of high-clear basement space with similar utility. The site totals 20,068 square feet and includes a 22-stall surface parking lot.





# INVESTMENT HIGHLIGHTS



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PROVIDES AN OWNER-USER WITH THE CHANCE TO BUILD EQUITY IN THEIR OFFICE BUILDING INSTEAD OF PAYING RENT IN A CROWDED OFFICE TOWER



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AT THE CENTER OF THE CHICAGO METRO EXPRESSWAY SYSTEM



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PROPERTY INCLUDES A PRIVATE SURFACE PARKING LOT WITH 22 STALLS



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OUTSTANDING, PROTECTED VIEWS OF THE ICONIC LOOP SKYLINE



---

OFFERS DIRECT ACCESS TO A WIDE VARIETY OF RESTAURANTS AND RETAILERS



---

IDEALLY LOCATED NEXT TO CHICAGO'S PRIMARY EMPLOYMENT CENTERS AND ITS MAJOR COMMUTER RAIL STATIONS

# 900

South Clinton







# PROPERTY OVERVIEW



## PROPERTY OVERVIEW

### PROPERTY SUMMARY

Address:	900 S. Clinton Street		
Current Use:	Susanin's Auctioneers & Appraisers		
Submarket:	Southwest Loop – Chicago		
Building Area:	26,808 square feet & additional 8,936 square feet below grade		
Land Area:	20,068 square feet 0.46 acres		
Zoning:	DS-5 (Downtown Service District)		
PIN:	17-16-319-020-0000		
Traffic Counts:	Dan Ryan Expw. - 288,938 vpd W. Roosevelt Rd - 41,300 vpd W. Taylor St – 6,704 vpd S. Clinton St. – 3,467 vpd		
Demographics:	<u>1-Mile</u>	<u>3-Mile</u>	
	Population:	67,978	418,251
	Households:	85,108	231,508
	Median HH Income:	\$110,773	\$91,520
	Daytime Employees:	280,453	792,594



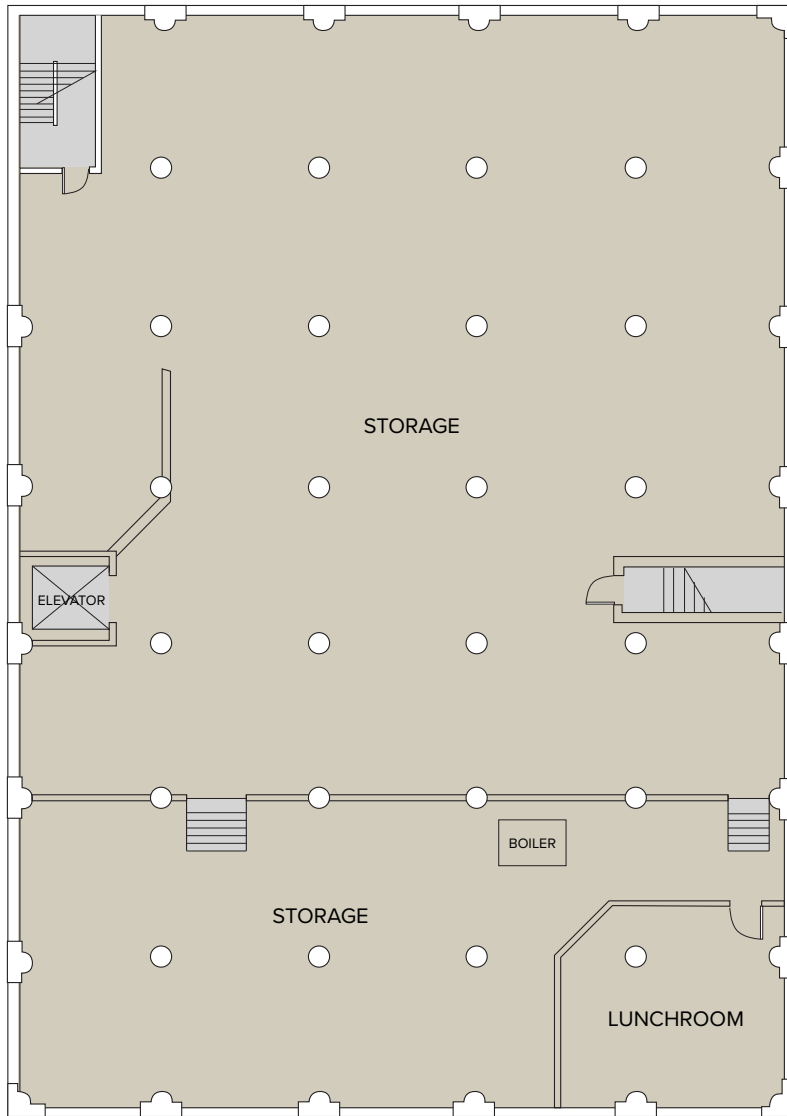
- ▶ Clear height of +/- 12' 6" on floors 1-3 and +/- 11' 5" in the basement
- ▶ Ability to add more than 64,000 SF of building area under as-of-right DS-5 zoning
- ▶ Column spacing is +/- 17 by 17 feet
- ▶ Concrete construction offers maximum floor load capacity and design flexibility
- ▶ Open floor plates allow for unlimited commercial use possibilities
- ▶ Capacity for 178 employees at 200 square feet per employee
- ▶ Central Boiler and Rooftop A/C



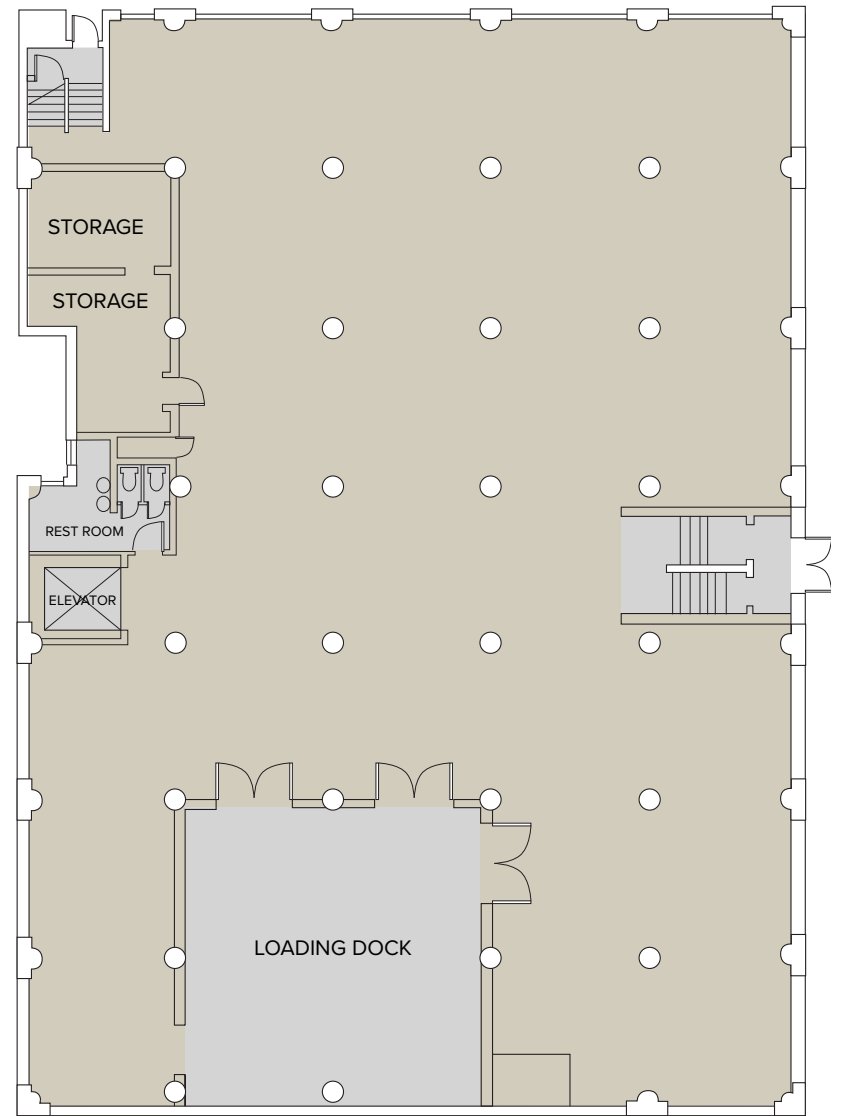
# 900

South Clinton

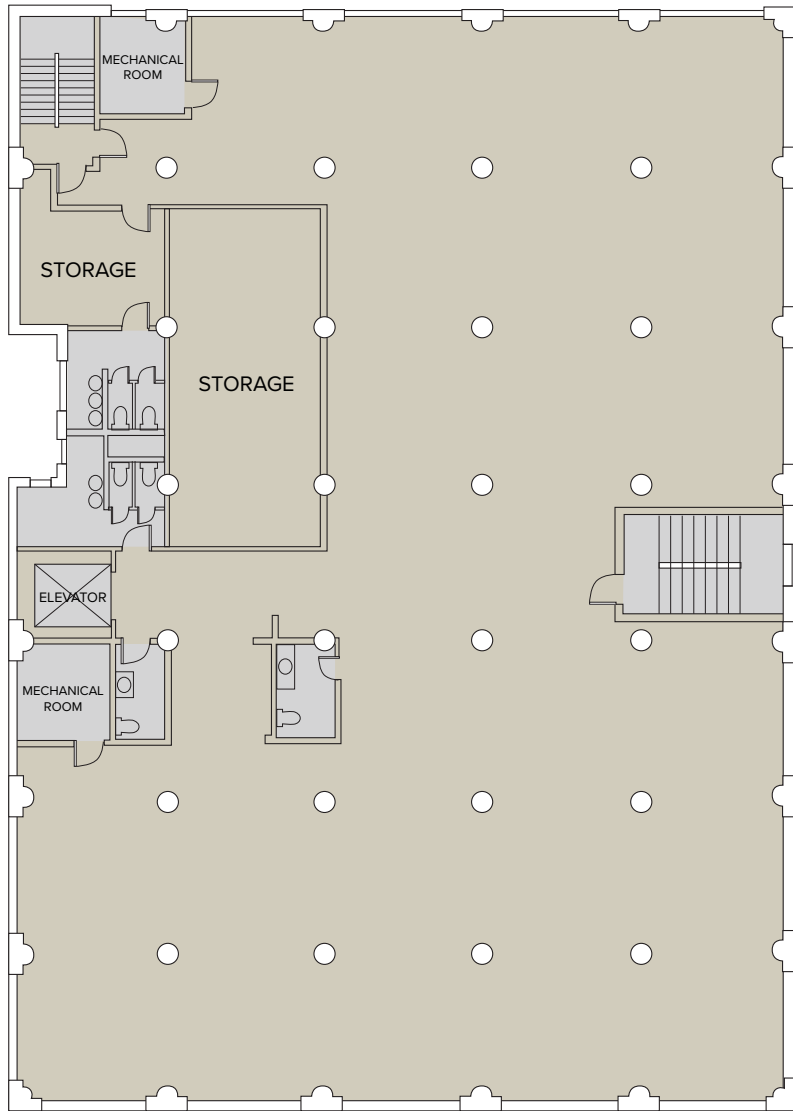
## Basement Floor Plan



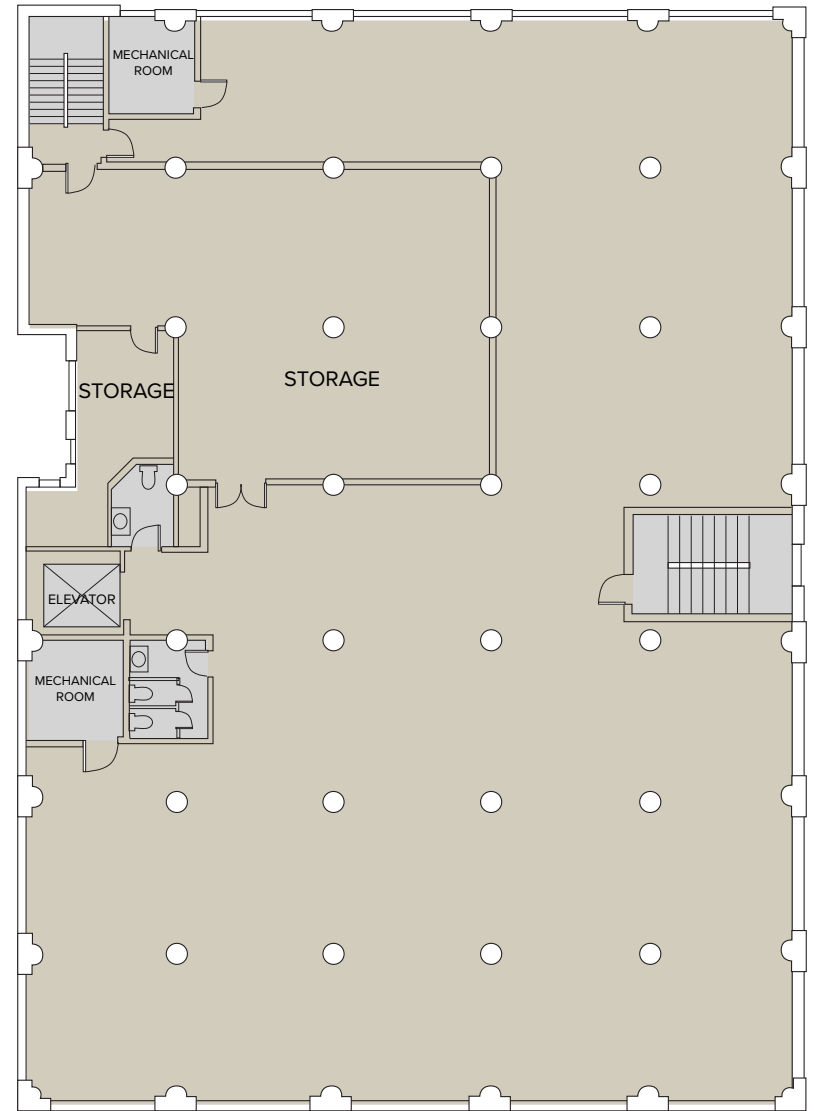
## 1st Floor Plan



## 2nd Floor Plan

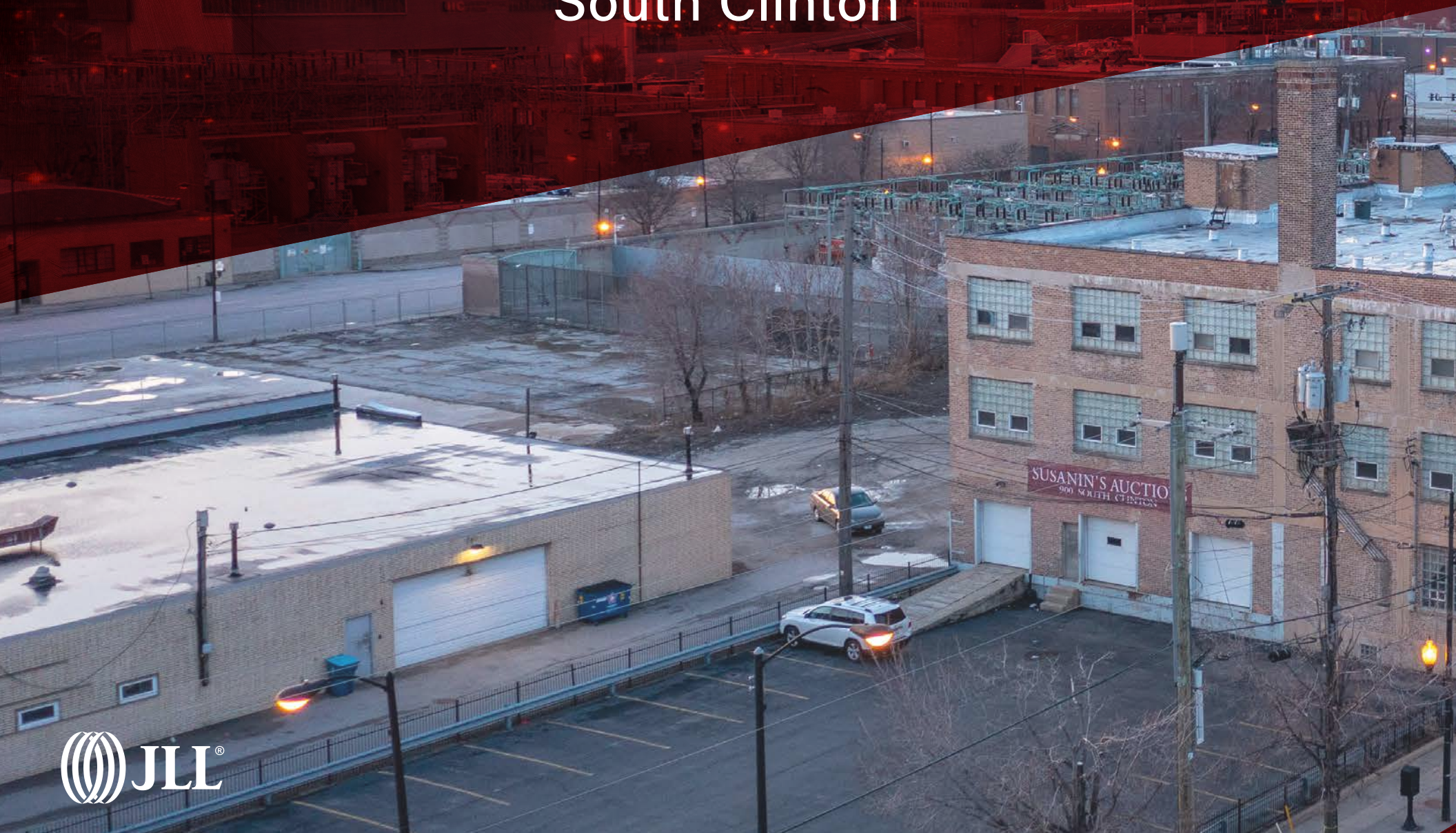


## 3rd Floor Plan



# 900

South Clinton





# LOCATION OVERVIEW



# 900

South Clinton

## LOCATION OVERVIEW

### Amenity *Map*

- 1 Portillo's
- 2 Chipotle
- 3 Wingstop
- 4 Dunkin'
- 5 Chick-fil-A
- 6 Manny's Coffee Shop & Deli
- 7 Holiday Inn & Suites Chicago
- 8 Sherwin-Williams Paint Store
- 9 Staples
- 10 Binny's Beverage Depot
- 11 Sunday Maxwell Street Market
- 12 Chicago Vintage Motor Carriage





VAN BUREN STREET

Old Post Office

CONGRESS PARKWAY



7

HARRISON STREET

DAN RYAN EXPRESSWAY

12

11

JEFFERSON STREET

900 South Clinton

southgate MARKET

Panera BREAD<sup>®</sup> WHITE PALACE GRILL OPEN 24 HOURS WHOLE FOODS MARKET

Visionworks

Marshalls

BALBO AVENUE

K STREET

8TH STREET

9TH STREET

MICHIGAN AVENUE

STATE STREET

UIC UNIVERSITY OF ILLINOIS AT CHICAGO



8

1

TAYLOR STREET

5

1

CANAL STREET

6

3

4

10

2

9

ROOSEVELT ROAD

Roosevelt Collection

TARGET OLD NAVY

H&M LOFT

VICTORIA'S SECRET ULTA BEAUTY

ICON THEATRE

petco Ashley HOMESTORE BEST BUY THE HOME DEPOT

The Maxwell

BUFFALO WILD WINGS GRILL & BAR noodles & COMPANY POTBELLY SANDWICH SHOP

Baby Depot of Burlington TJ-maxx NORDSTROM rack

KAY JEWELERS MENS WEARHOUSE DICK'S SPORTING GOODS

Burlington coat factory

78 CHICAGO

CLARK STREET

13TH ST

14TH ST

17

16TH STREET

## Transportation



### UNMATCHED SITE ACCESS

Transportation within the city of Chicago and between Chicago and its suburbs is a major consideration for people living and/or working in the area. 900 S. Clinton Street benefits from seamless access via multiple modes of transportation.



### AUTOMOBILE

900 S. Clinton is conveniently located and allows for easy road access throughout Chicago's neighborhoods and suburbs to the north and south via: I-90/94. Furthermore, I-290, the main east west artery is just a few short blocks from the Property.



### METRA

The Property is walking distance to key Metra terminals serving the Loop: Union Station, Ogilvie Station, and LaSalle Street Station. Together, these three termini handle more than 200,000 commuters every weekday.



### CTA

900 S. Clinton is easily walkable to the CTA's Blue Line subway stop. The Property is located immediately adjacent to high frequency CTA bus routes 157, 12, 18 and 62 offer comprehensive accessibility to all major employment centers and leading entertainment opportunities in the market.



### BICYCLE & PEDESTRIAN

The City of Chicago has also made a concerted effort to establish dedicated bike lanes on many of the major roads throughout the CBD in response to the growing popularity and convenience of commuting via bicycle. Divvy Bike, has gained immense popularity from both residents and visitors. The service has expanded access to all portions of the Chicago CBD and surrounding neighborhoods. Divvy has an expansive network of automated rental stations, which has conveniently increased the mobility of CBD travelers with 5,800 bikes in 580 stations across the city. There are three Divvy docking stations within close proximity to the Property: Canal St & Taylor St, Canal St & Harrison St, and Clinton St & Roosevelt Rd.

- Train stations
- Divy bike stations
- Bus stops



**900**  
South Clinton

**84**

WALK SCORE

**97**

TRANSIT SCORE

**90**

BIKE SCORE

19

## Surrounding *Developments* (Recently Completed, Proposed & Under Construction)

1



### **OLD POST OFFICE** – 433 W. Van Buren St. (Delivered 2019)

This 2.3 million square feet adaptive reuse project was executed by 601W Companies with Gensler as the architect. The redevelopment transformed the former US Post Office into trophy office space. The property now also contains 10,000 sf of retail and restaurant space, 450 secured parking spaces (available 24/7) and a hotel.

2



### **THE 78** – (Under Construction)

Related Midwest controls this 62-acre site primed for over \$7 billion in investment. Road and utility infrastructure is currently underway, with the project anchored by the 500,000 square foot University of Illinois Discovery Partners Institute. The project plans for over 12 acres of open space, a new Red Line stop, 13 million square feet of commercial space and thousands of residential units.

3



### **CH1 & CH2 DATA CENTERS** – 840 S. Canal St (Delivered 2011) - 1432 S. Clinton St (Delivered 2020)

CoreSite Realty Corporation completed the 443,446 square foot CH1 in 2011 and the 176,000 square foot CH2 in fall of 2020. The CH2 location is the first purpose-built data center in downtown Chicago – able to support high-density requirements with excellent network connectivity and sustainability focused construction features.

4



### **ALTA ROOSEVELT & GRAND CENTRAL** – 801 S. Financial Pl & 221 W. Harrison St (Delivered 2018 & 2020)

Wood Partners developed both the 490-unit Alta Roosevelt and the 346-unit Alta Grand Central. These apartment buildings are just across the river, to the west, from 900 S. Clinton. Both developments are highly amenitized and include a fitness center, dog run, car charging station and rooftop terrace. Roosevelt and Grand Central are Wood Partners only developments in Chicago.

5



### **BMO TOWER** – 320 S. Canal St (Under Construction)

Riverside Investment & Development is underway on this 1.5 million square foot development that will be the new corporate headquarters for BMO Harris Bank. This project is expected to deliver in 2022 and house 3,000 BMO employees across from Union Station. The tower is designed by Goettsch Partners, spans 50 stories tall and will feature a 1.5-acre park.

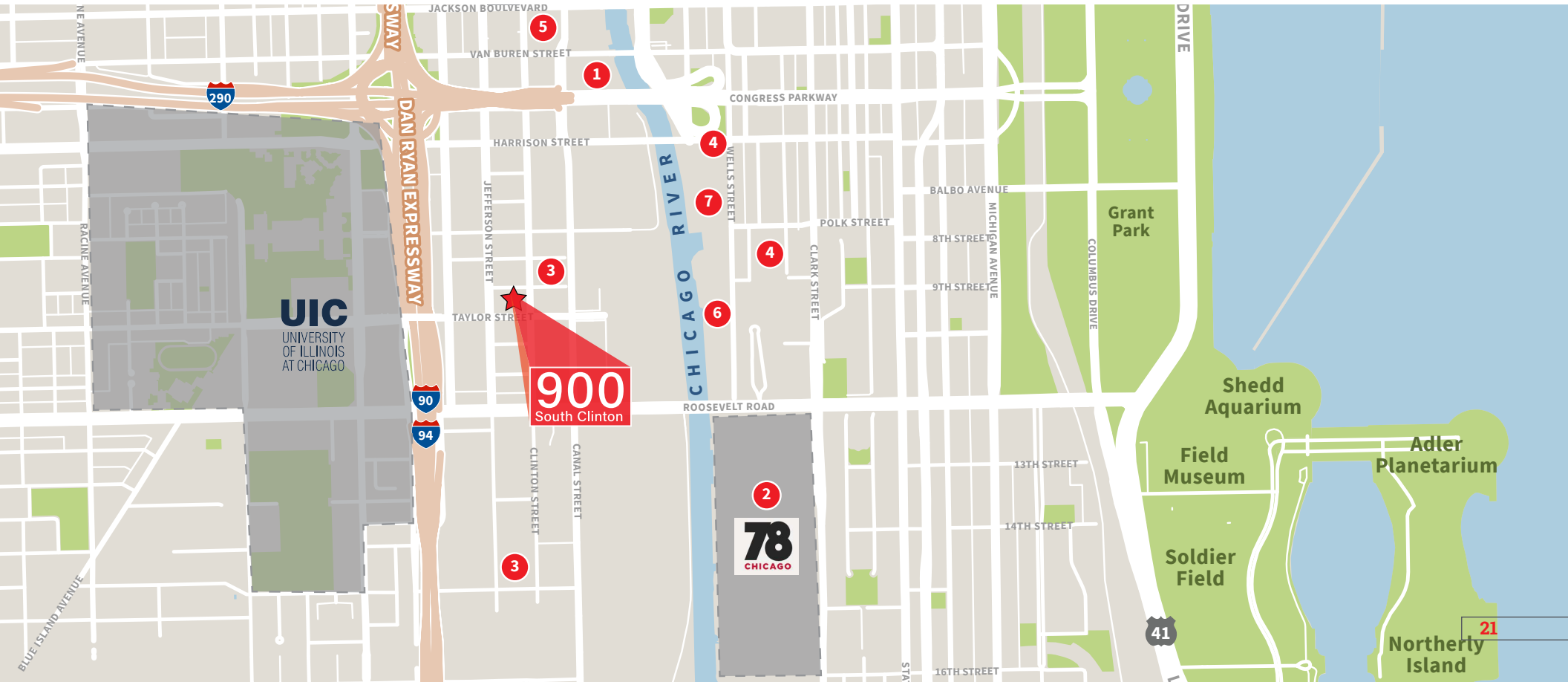


**6 RIVERLINE – (Planned)**

Developed by CMK Companies, Riverline is an 8 acre redevelopment project along the South Branch of the Chicago River. In addition to being zoned for over 1,000 residential units, this development would also feature retail space, a public riverwalk and a water taxi stop.

**7 SOUTHBANK – (Under Construction)**

Lendlease is currently underway on the second phase of the Southbank development project, a 7-acre master plan centered around 2 acres of public green space. The first of the two residential high-rises, The Cooper, opened in 2018 with 460 units across 29 stories. The second high-rise, The Reed, is set to feature both office and condominiums and is scheduled to deliver in 2023.



# 900

South Clinton





# TRANSACTION GUIDELINES



# 900

South Clinton





## Transaction Guidelines

900 South Clinton is being distributed exclusively by Jones Lang LaSalle (Illinois), L.P. ("JLL") to a select group of investors. The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors, including, but not limited to:

- ▶ Offer price
- ▶ Financial strength
- ▶ Ability to close in a timely fashion
- ▶ Required contingencies

JLL will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this offering memorandum. Other key Transaction Guidelines include the following. All offers must be presented in writing and include:

- ▶ The price
- ▶ The source of purchaser's capital (equity and debt)
- ▶ The amount of earnest money deposit
- ▶ An outline of the proposed schedule for due diligence and closing
- ▶ A description of any physical or environmental assumptions which affect the price being offered
- ▶ High-level description of investor development plan
- ▶ List of contingencies, including committee approvals, required to close the transaction

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