



left) bank

Luxury 451-Unit Apartment Building

Premier West Loop Address

One of the Most Dynamic and Sought-After Submarkets in the Nation



The logo for Left Bank, featuring the words "left" and "bank" in a white, lowercase, sans-serif font, separated by a stylized white graphic element that resembles a comma or a stylized "B".

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The Offering

Jones Lang LaSalle Americas (Illinois), L.P. (JLL), is pleased to present Left Bank, a 451-unit luxury apartment building located in the West Loop, one of the nation's most dynamic submarkets. What was once home to storied meatpacking and industrial warehouse users has undergone a rapid transformation following the announcement of Soho House, Google and McDonald's planting roots in the neighborhood. The area's distinctive character has made it a magnet for a growing number of restaurants, bars, hotels, and Fortune 500 companies alike. With an average household income of \$192,000 and a median age of 33, the West Loop has cemented itself as the preferred location for Chicago's highly educated creative-oriented professionals, and one of the most sought-after submarkets across the country.

Rising 37 stories above the bustling streets, Left Bank boasts expansive views of the downtown cityscape and features top of the line amenities. The property offers a mix of layouts from studios to three-bedroom units. With 83% of units being renovated to the platinum level achieving strong premiums, investors have the opportunity to further capitalize on the remaining 17% by modernizing the remaining units. Additionally, Chicago's stellar market fundamentals allow for the potential to push rents further with an incredible renter demographic, strong rent-to-income ratios, and a muted supply pipeline.



Property Summary

Name	Left Bank
Address	300 N Canal St
City, State, Zip	Chicago, IL 60606
Year Built	2006
Units	451
Avg Unit SF	762
Rentable SF	343,520
Commercial SF	1,800
Parking	296 Garage Spaces
Financing	Free & Clear



Unit Mix Summary

Unit Type	# Homes	SF	Market Rent	PSF	% of Unit Mix
Studio	10 homes	±442	\$2,019	\$4.57	2%
Convertible	93 homes	±600	\$2,329	\$3.88	21%
1 Bed	286 homes	±760	\$2,857	\$3.76	63%
2 Bed	58 homes	±1,029	\$3,743	\$3.64	13%
3 Bed	4 homes	±1,569	\$6,571	\$4.19	1%
Total/Avg	451 homes	±762	\$2,877	\$3.79	100%

Investment Highlights



Rare Investment Opportunity

- Significant Discount to Replacement Cost
- Effective Age is Much Newer - Ownership Has Invested \$21M+ since 2019
- No ARO Units - Compared to 20% of Units at New Deliveries
- Institutionally Owned & Operated for Almost 20 Years



Incredible Property & Market Fundamentals

- Robust Trade Outs
 - 11% Growth on New Leases
 - 8% Growth on Renewals
- Minimal Downtown Chicago Supply Pipeline
 - <1% of Existing Inventory Under Construction
- 266 Units to be Delivered in 2025 in Chicago
 - Deliveries Average 4.5k Units Annually



Enviably West Loop Location

- Steps to Fulton Market & Randolph Street Restaurant Row
- Immediate access to Chicago CBD
- Proximate to Chicago's Top Employers
- Recent Boom in Class A Retail, Hotel and Office Product



Class A Trophy Asset & Amenities

- Recently Renovated Units w/ High End Fixtures & Elegant Interiors
- Fully Equipped Fitness Center
- Rooftop Terrace with Landscaped Greenery, Grilling Stations & Fire Pit
- Club Room w/ Entertainment Center & Billiards
- Contemporary Pub w/ Lounge & Fireplace

Outstanding Property Performance

11%

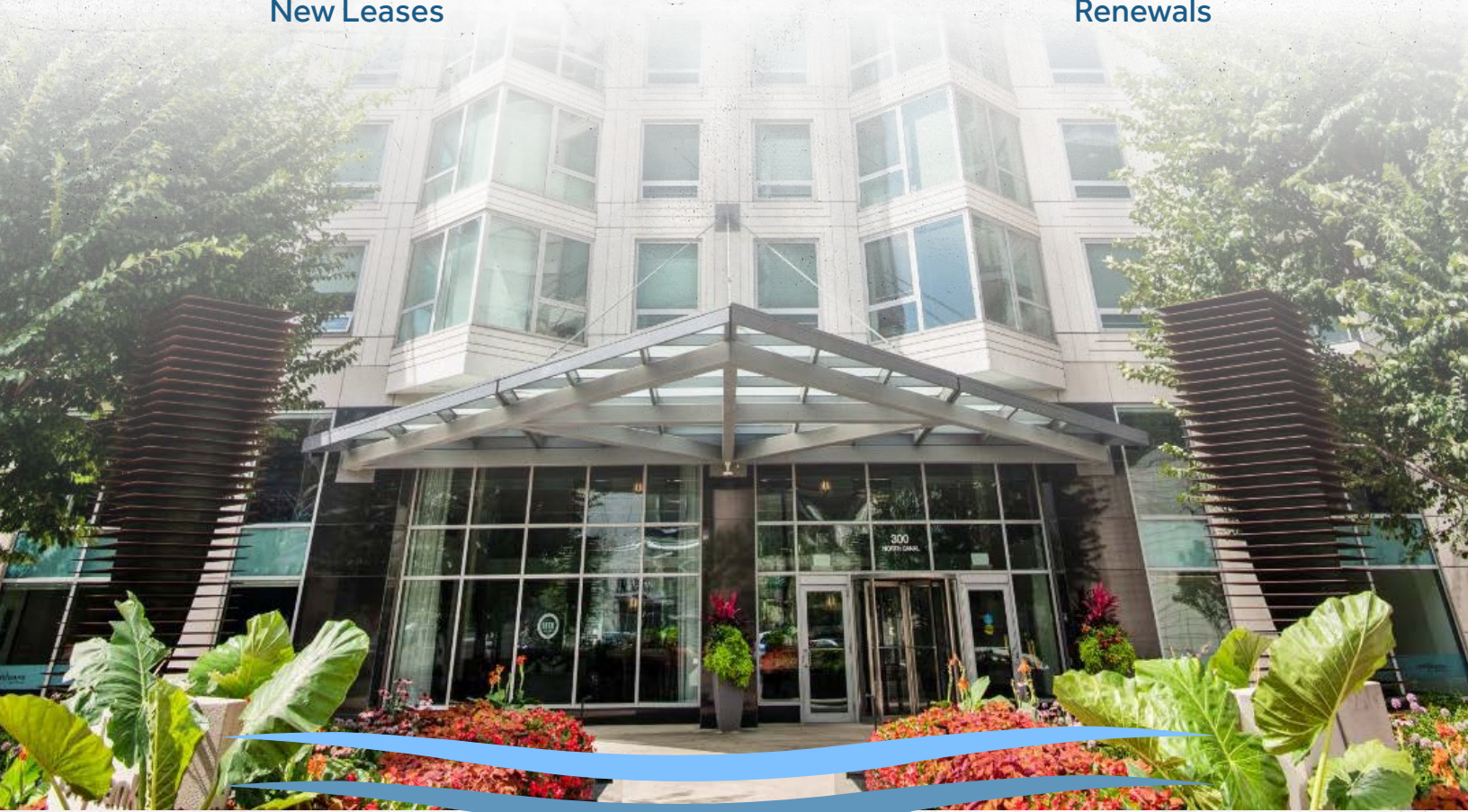
Growth on
New Leases

95%

Occupied

8%

Growth on
Renewals



Recent Capital Investments

Since 2019, ownership has invested over \$21M into the property.

This has consisted of a complete renovation of most units, all amenity spaces, residential hallway and leasing center upgrades, façade work, HVAC upkeep, and more.

Proven Value-Add Upside

Classic

Non-renovated Units

19 Homes / 4% of Unit Mix

- Oak Cabinets
- Black Appliances
- Granite Countertops
- Tile in Kitchens
- Carpet in Living & Bedrooms

Partial Scope

Silver, Gold, and Gold SS

56 Homes / 13% of Unit Mix

- Oak Cabinets
- Black or Stainless Steel Appliances*
- Vinyl Flooring in Living & Bedrooms*

**Vinyl Flooring in Kitchen/Living Room Only - Silver*

**Vinyl Flooring in Kitchen/Living Room & Bedrooms with Black or White Appliances - Gold*

**Vinyl Flooring in Kitchen/Living Room & Bedroom with Stainless Steel Appliances - Gold SS*

Full Scope

Platinum

370 Units / 82% of Unit Mix

- Wood Grain 42" Cabinets
- Stainless Steel Whirlpool Appliances
- Quartz Countertops
- LVP Flooring Throughout

Penthouse

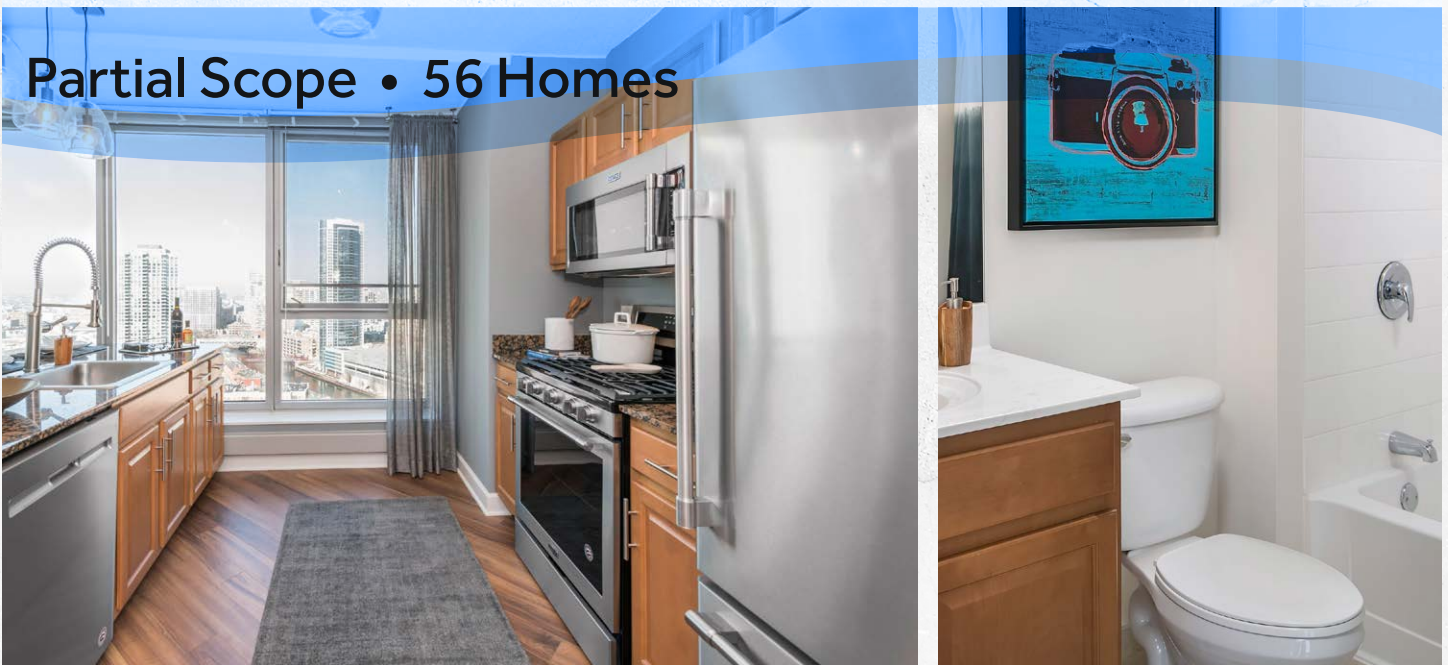
6 Units / 1% of Unit Mix

- White Shaker 42" Cabinets
- Stainless Steel Thermador Appliances
- Quartz Countertops
- LVP Flooring Throughout
- Expansive Bathroom w/ Stand Up Shower & Bathtub

17%

of Unit Mix
(75 Homes)
are Prime to be
Renovated to
the Full Scope

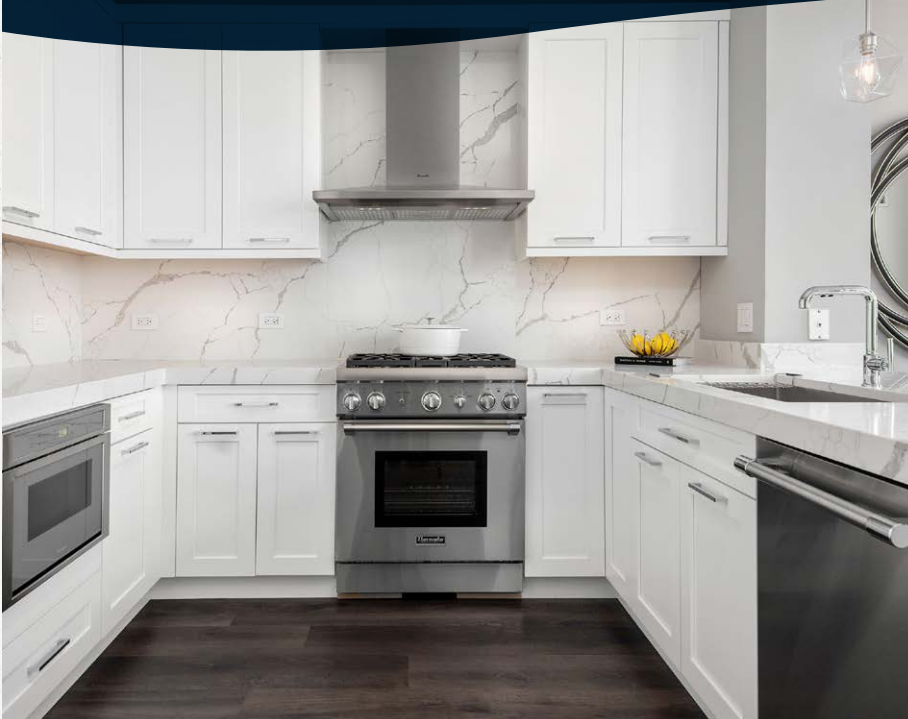
Partial Scope • 56 Homes



Full Scope • 370 Homes



Penthouse • 6 Homes

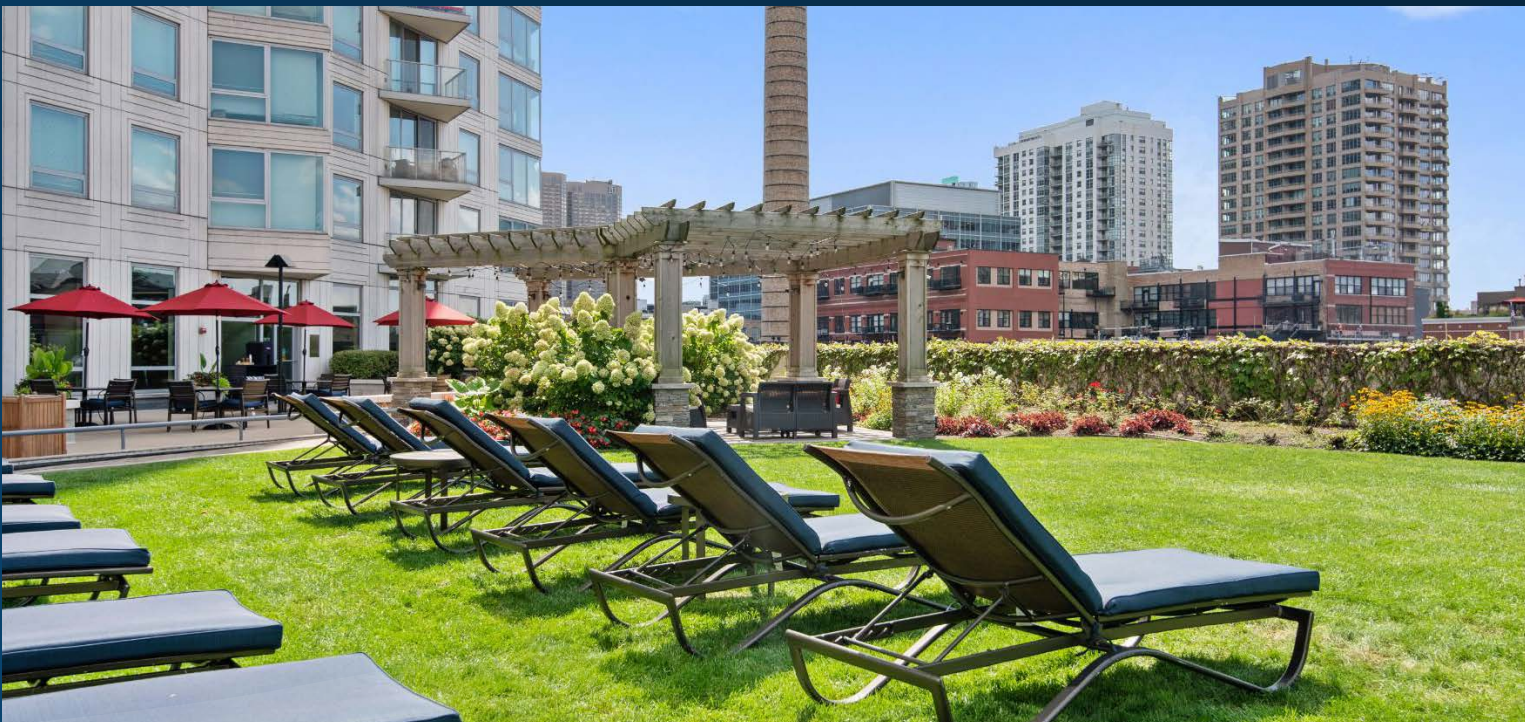


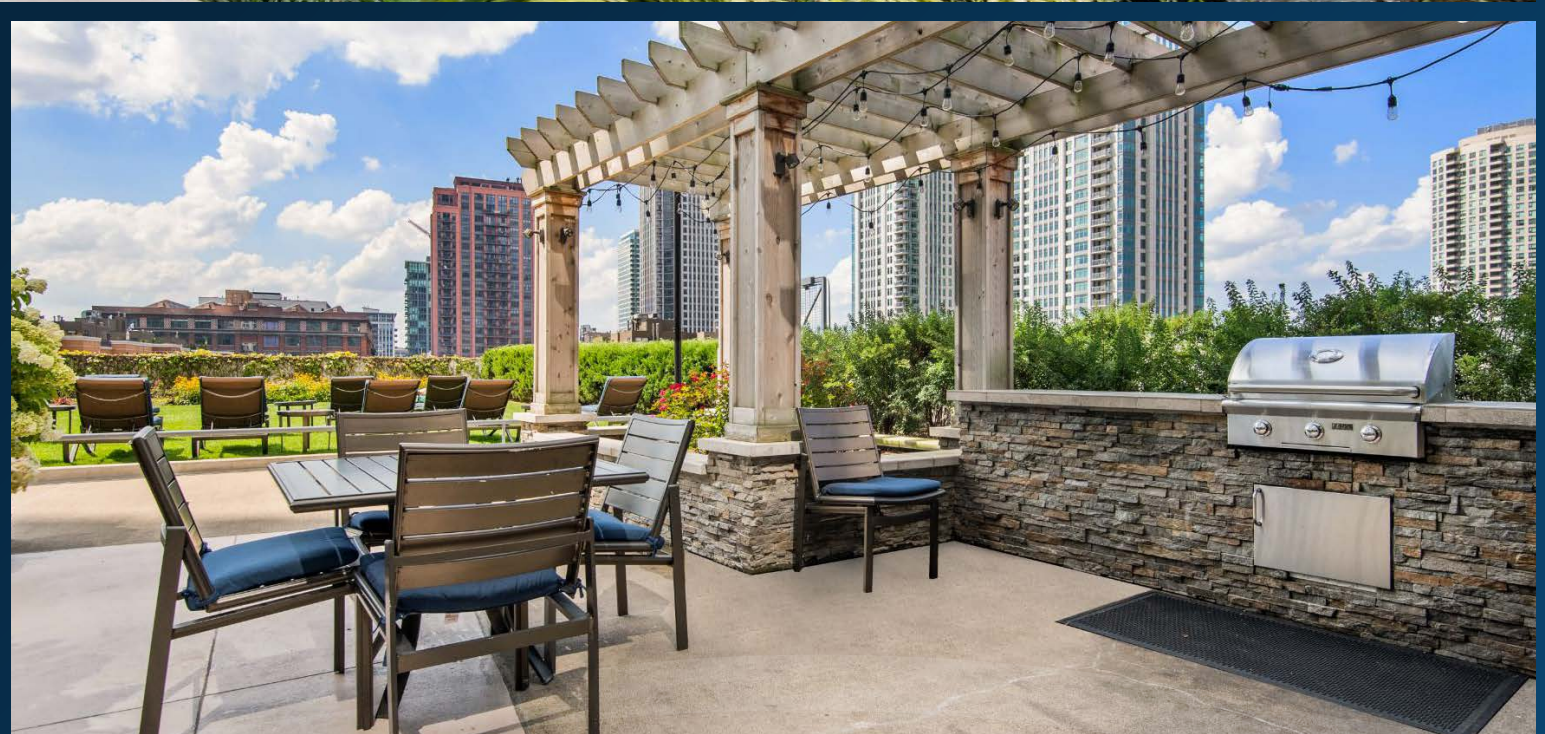
Reimagined Amenities

Rooftop Terrace with
Landscaped Greenery

Grilling Stations with
Outdoor Dining

Beautiful Sun Deck





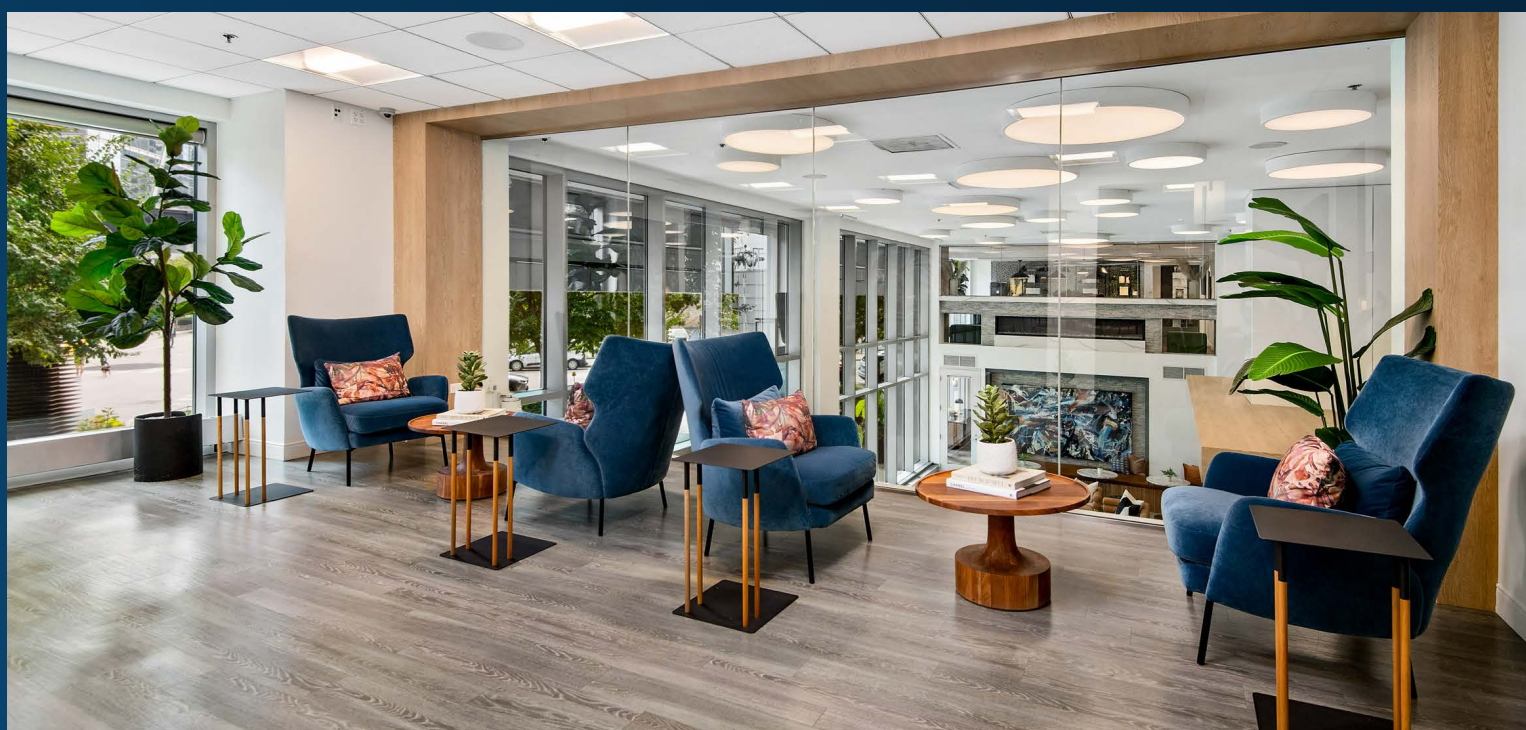
Left Bank residents can enjoy the best of the best amenity package great for working from home, exercising, or relaxing.

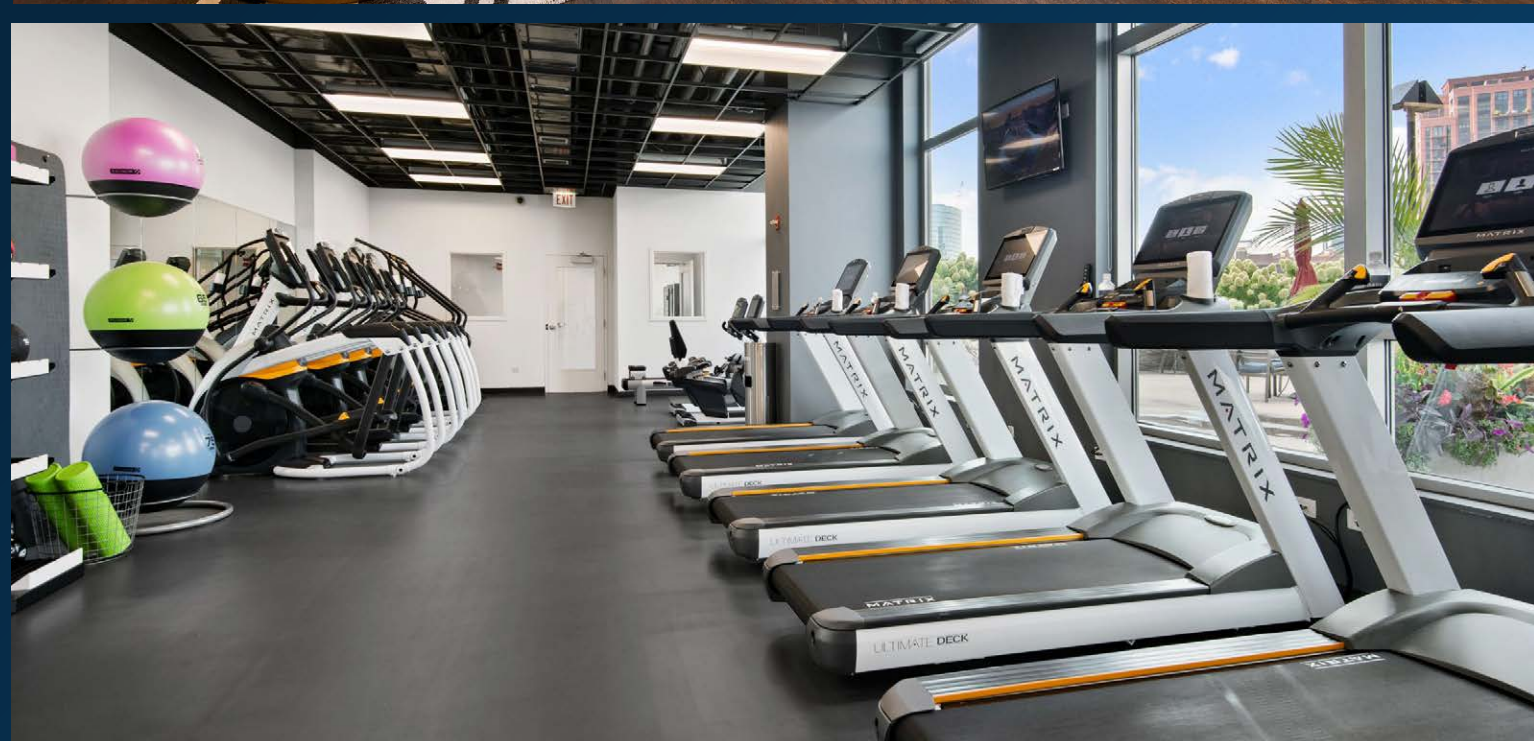
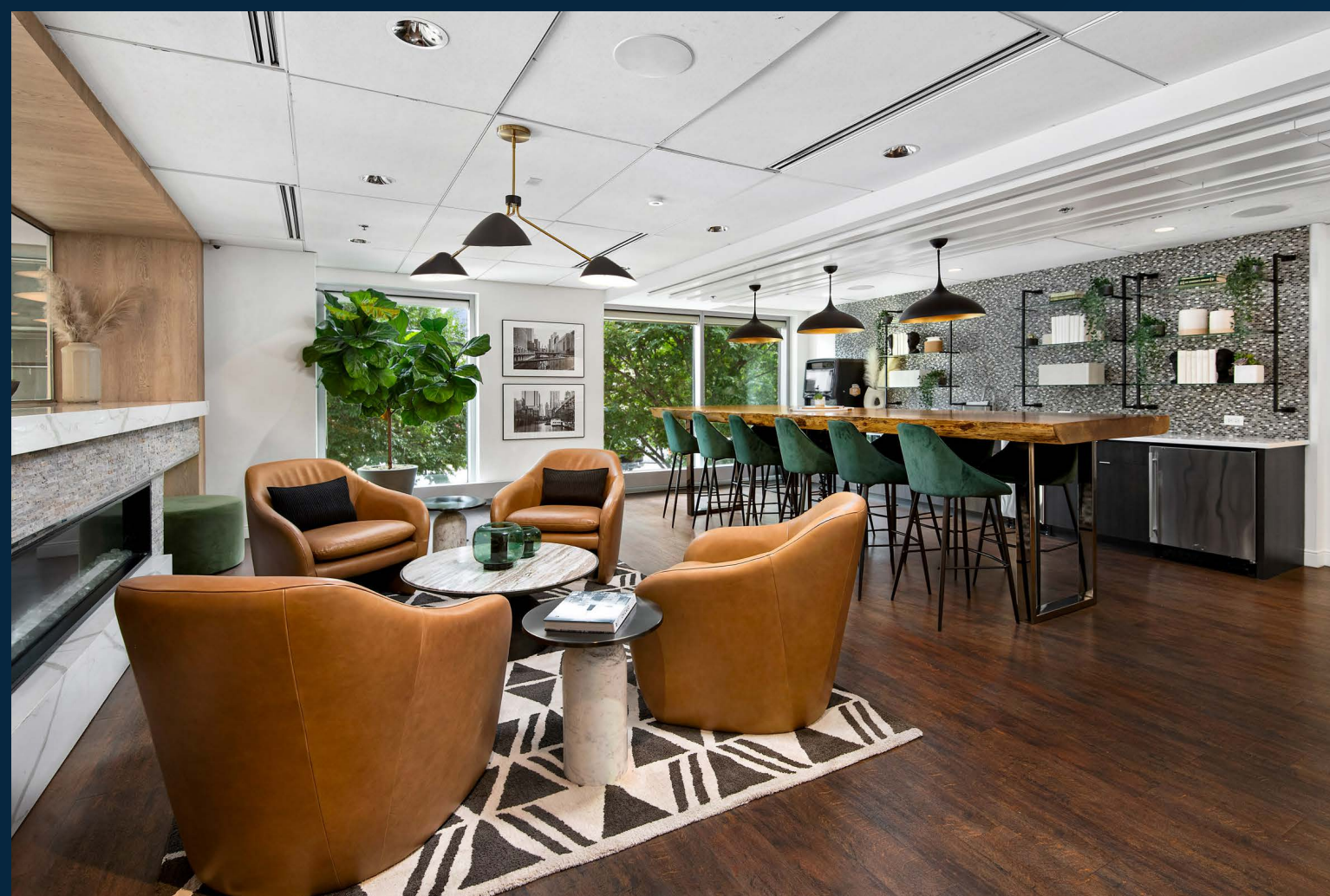
Convenient Co-Working Space

Business Center with Conference Room & Private Workspaces

Contemporary Pub with Lounge & Fireplace

Fully Equipped Fitness Center





Gateway to the West Loop & Fulton Market

Left Bank's unique location situated adjacent to River North & The Loop acts as an entry point for the city's most dynamic and desirable neighborhood, the West Loop. This former industrial meatpacking district has transformed into one of the city's hottest neighborhoods with premier dining, fine art galleries, fantastic shopping, and entertainment at every corner. This area has attracted major corporate tenants including Google, McDonald's, and Mondelez and continues to draw young urban professionals from around the world.

80%

Population Growth
Since 2010

\$537k

Median Home Value

\$136M

Retail Spending
in 2024



Notable West Loop Tenants



Google GRUBHUB™

Mondelēz International MARS



Fulton Market District Spotlight

Situated within the West Loop, Chicago's Fulton Market District is known for its distinct blend of preserved industrial architecture alongside modern glass structures, creating a unique urban aesthetic. It serves as Chicago's intersection of food, design, commerce, arts and culture.

Walk-to-Everything Location



Randolph Street Restaurant Row

NOBU
 TRIVOLI TAVERN CHICAGO
 Au Cheval
 BAR SIENA CIBO E LIQUORI
 the OAKVILLE GRILL & CELLAR™
 TEXAN TACO BAR

Proximate to Class A Office

360 North Green

492 k SF | 68% Leased
Built 2024

333 N Green St

553 k SF | 100% Leased
Built 2019

320 N Sangamon

270 k SF | 71% Leased
Built 2021

Salesforce Tower

1.2 M SF | 98% Leased
Built 2023

800 W Fulton

480 k SF
100% Leased
Built 2021

left bank

444 Lake

1.1 M SF | 96% Leased
Built 2016

150 N Riverside

1.2 M SF | 96% Leased
Built 2017

919 Fulton

370 k SF
U/C

Bank of

America Tower

1.5 M SF | 99% Leased
Built 2020

167 Green

640 k SF | 100% Leased
Built 2021

BMO Tower

1.5 M SF
77% Leased
Built 2022

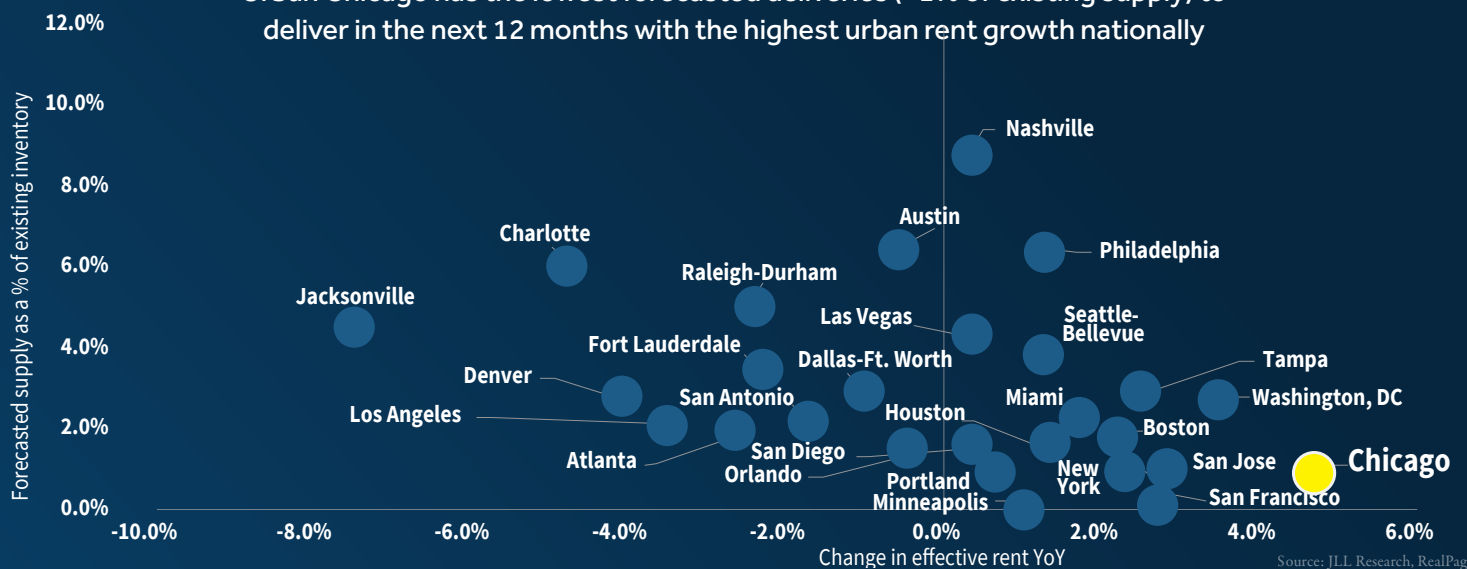
Chicago Fundamentals Outpacing the Nation

THINGS TO KNOW

Chicago's mature fundamentals coupled with a lack of future supply position the city for outsized growth compared to other major markets.

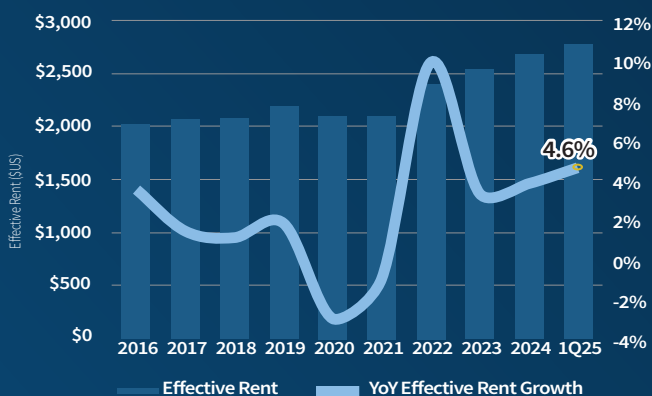
URBAN SUBMARKETS

Urban Chicago has the lowest forecasted deliveries (<1% of existing supply) to deliver in the next 12 months with the highest urban rent growth nationally



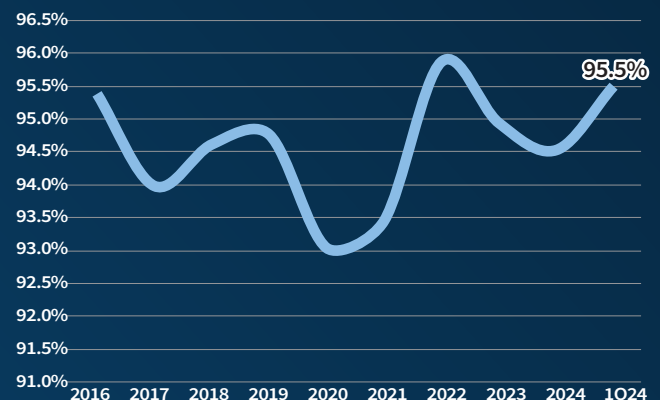
CHICAGO URBAN CORE EFFECTIVE RENT GROWTH

Urban Chicago ranks #1 nationally with 4.6% effective rent growth YOY



CHICAGO URBAN CORE OCCUPANCY RATE

Urban Chicago's Occupancy exceeds the national average by 50 bps at 95.5%



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