


Jones Lang LaSalle Midwest, LLC

# For sale or lease

21 S. Racine, Chicago IL  
A 18,626 SF opportunity  
in Chicago's West Loop/  
Fulton Market neighborhood

 **JLL** SEE A BRIGHTER WAY



## Property highlights



### Chicago's renowned West Loop

"Top 20 Coolest Neighborhood in the World"  
– TimeOut Magazine



Surrounded by major employers & fortune  
500 headquarters



Chicago's premier work/play neighborhood



View property video



# Property specifications

21 South Racine is a 18,626 SF building in Chicago’s West Loop neighborhood and currently improved as an owner-user office/flex building. Situated in the middle of Chicago’s most dynamic live-work-play environment, offering premium retail, entertainment and food + beverage options.

|                             |   |
|-----------------------------|---|
| Address                     | 21 S Racine Avenue, Chicago IL  |
| Submarket                   | West Loop   |
| Ward                        | 34th Ward   |
| Tax PINs                    | 17-17-201-007, -010   |
| Existing Use                | Owner User, Flex Office   |
| Current Zoning              | DX-3 (Downtown Mixed-Use District)  |
| Rentable Area (square feet) | 18,626  |
| Asking Rent                 | \$25.00 PSF Net   |
| Asking Price                | Subject to offer  |
| Indoor Parking              | Up to 22 Spots  |
| Real Estate Taxes (2023)    | \$4.73 PSF/\$88,063   |
| OpEx                        | \$0.35 PSF  |
| Nearest Transit             | Racine Station (Blue Line): 9 min. walk<br>Morgan Station (Green & Pink Line): 14 min. walk |



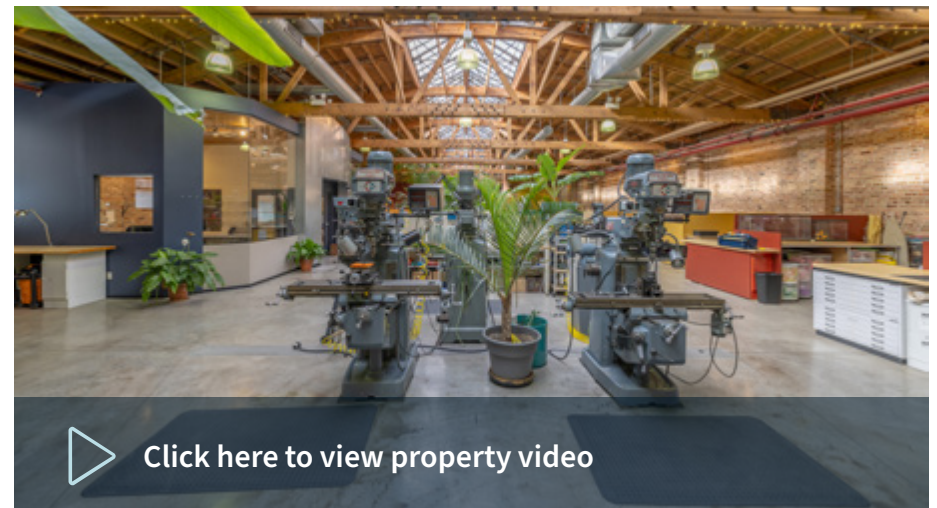


## Construction details

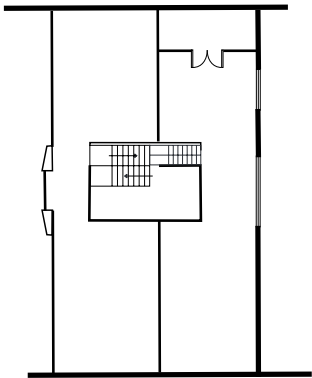
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| <b>Year built</b>      | 1940/Renovated   |
| <b>Structure</b>       | Wood & Steel   |
| <b>Foundation</b>      | Reinforced concrete slab on grade  |
| <b>Exterior finish</b> | Masonry  |
| <b>Ceiling height</b>  | 12'3" under truss; 23' to peak   |
| <b>Clear span</b>      | 58' column free  |
| <b>Loading</b>         | One (1) Drive-in-Door (Expandable)   |
| <b>Roof</b>            | Wood bow string truss skylight roof with wood joists & bottom chord reinforcing rod decking with rolled roofing covering |
| <b>Framing</b>         | Masonry load-bearing walls with interior wood beam columns   |
| <b>Windows</b>         | Double pane, aluminum frame  |

## Mechanical details

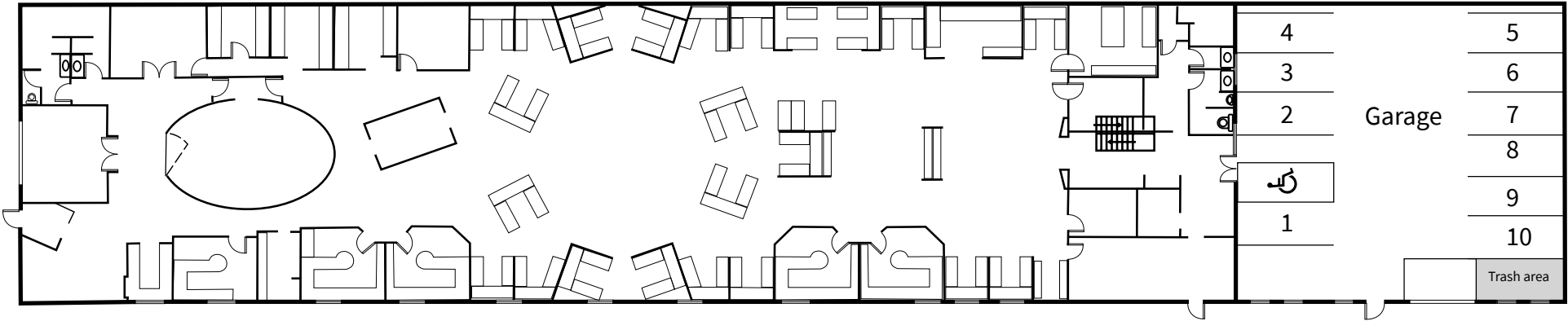
|                               |   |
|-------------------------------|---|
| <b>Heating &amp; Cooling</b>  | Gas-fired, forced air heating and central air-conditioning + in-floor radiant heaters   |
| <b>Electrical System</b>      | 1,200-amp, 277/480-volt, multi-panel, three-phase   |
| <b>Fire &amp; Life Safety</b> | 100% sprinklered/Wet system + Dry system (Garage)   |
| <b>Utilities</b>              | <b>Water:</b> City of Chicago<br><b>Sanitary Sewage Disposal:</b> MWRD of Greater Chicago<br><b>Electricity:</b> ComEd<br><b>Natural Gas:</b> Peoples Gas |



Floor plan



Mezzanine Furniture Plan



First Floor Furniture Plan

**First Floor Office Space**  
15,037 SF  
(Fully Climate Controlled Heat & AC)

**Second Floor Office Space**  
1,674 SF  
(Fully Climate Controlled Heat & AC)

**Interior Garage Space**  
3,589 SF  
(Heated)







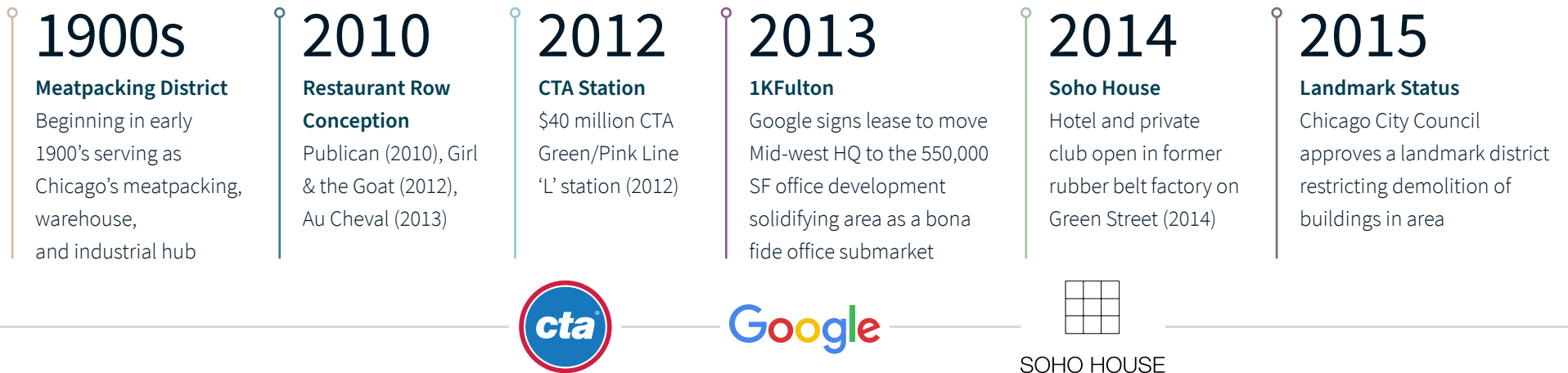




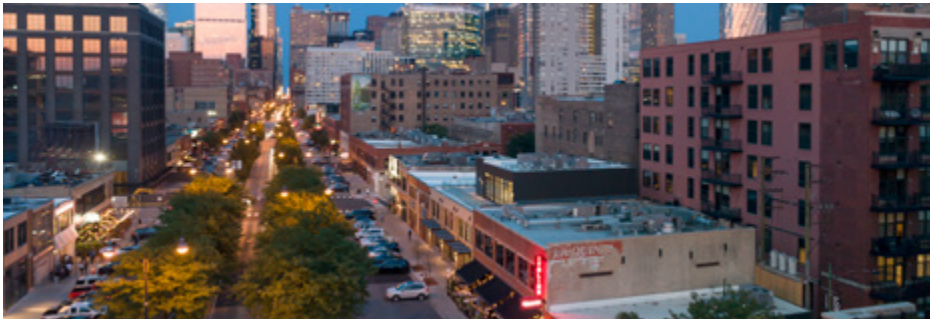
# West Loop/Fulton Market

## Top National Submarket

Chicago's former meatpacking district is now the city's most in-demand neighborhood and was named a Top 20 Coolest Neighborhood in the World by Time Out in 2018. The West Loop, which encompasses the very popular office micro market, Fulton Market, is a flourishing hot spot drawing thousands of residents annually to the numerous shops, bars, restaurants, and offices.







### 2016

**National Retail Expansion & Hotel Investment**  
High-end retail and hotel brings first major national retailer  
Free People and London-based hotel, The Hoxton

*Free People*  
**NOBU**  
HOSPITALITY

### 2017

**Continued Expansion**  
Dyson announces U.S. 2017 Headquarters relocation to Fulton Market

**dyson**

### 2018

**Blue Chip Relocation**  
McDonald's to move HQs to former Harpo Studios site

**McDonald's**

### 2018

**Blue Chip Relocation**  
Tallest Building in the West Loop

**727 WEST MADISON APARTMENTS**

### 2019

\$20M Fulton Market Streetscape Project for pedestrian friendly improvements

“  
Top 20 Coolest Neighborhood in the World  
Time Out, 2018

### 2020+

Millions of SF of office spaces recently delivered and under construction enticing a plethora of employers bringing with them thousands of jobs

**Mondelēz International**  
**BCG** **JOHN DEERE**



## Chicago's renowned West Loop

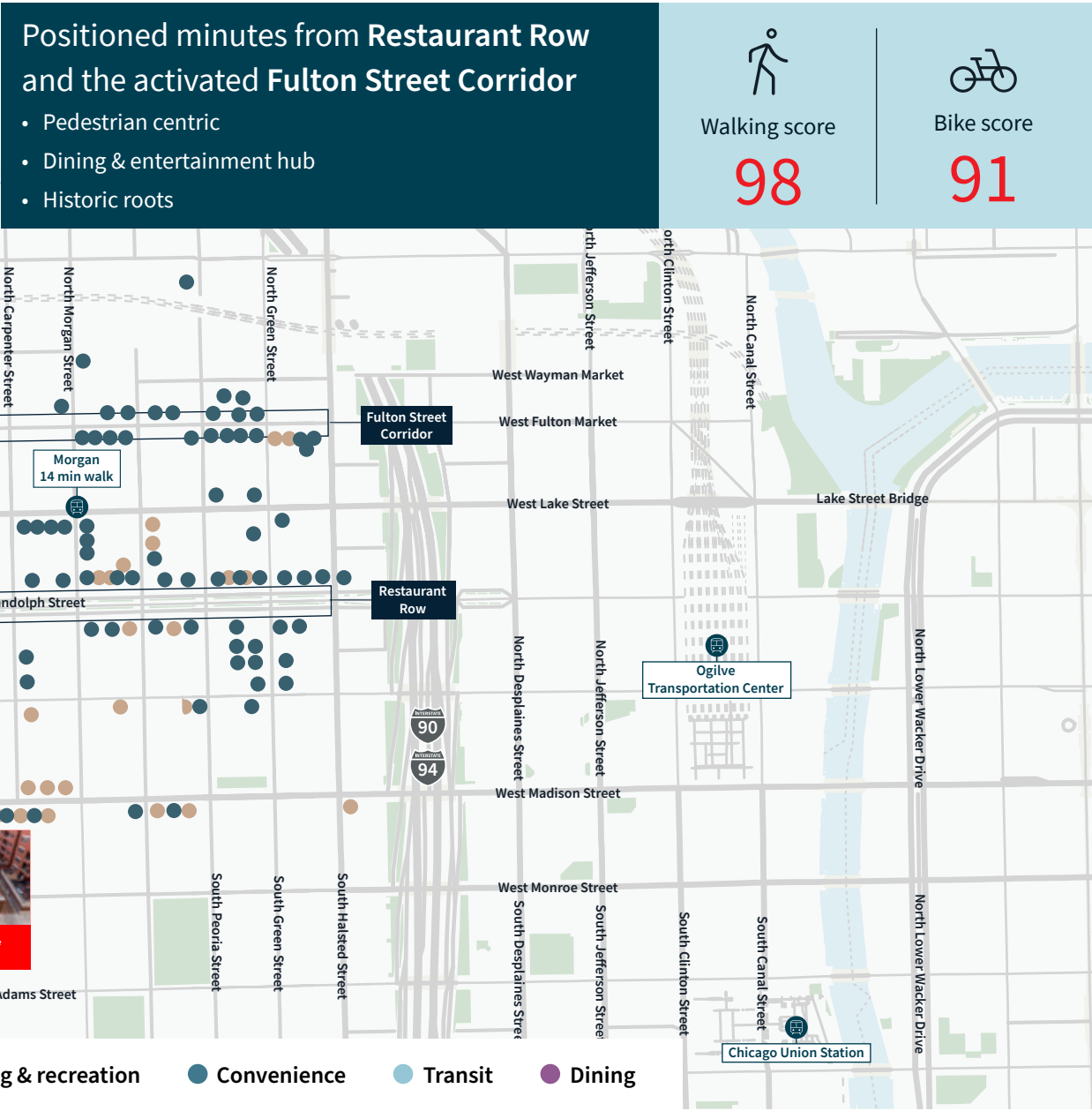
West Loop, encompassing Chicago's historic Fulton Market, has transformed into one of the fastest-growing neighborhoods in the nation. The iconic brick and timber loft buildings that define the area now house a vibrant mix of upscale condominiums, innovative offices, art galleries, acclaimed restaurants, luxury hotels, and exclusive boutiques. With its industrial and urban charm, West Loop offers a unique ambiance that continues to attract new residents, tenants, and

developers. The neighborhood's trendy and young atmosphere sets the stage for an abundance of high-quality recreational, dining, and nightlife options. Located minutes away from West Loop's "Restaurant Row" and the Fulton Street Corridor, the Property enjoys a remarkable position with access to a rich selection of amenities, including award-winning restaurants, spas, arcades, bookstores, bars, cocktail lounges, nightclubs, and museums.





# Amenity map



## Home to the top chefs and nightlife in Chicago

In the past decade, the West Loop has become a hub for Michelin-rated restaurants and award-winning chefs. These chefs have particularly set up shop on Randolph Street between Ogden Avenue and Halsted Street, earning the name Restaurant Row.



Culinary & the Arts



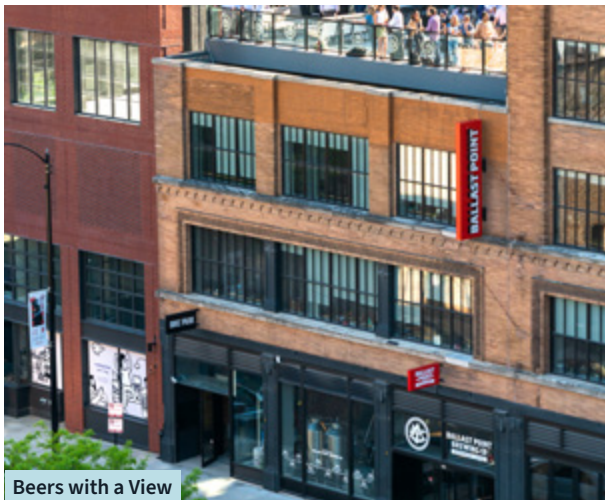
Restaurant Row Hotspot



Beers with a View



Fan Favorite Burgers



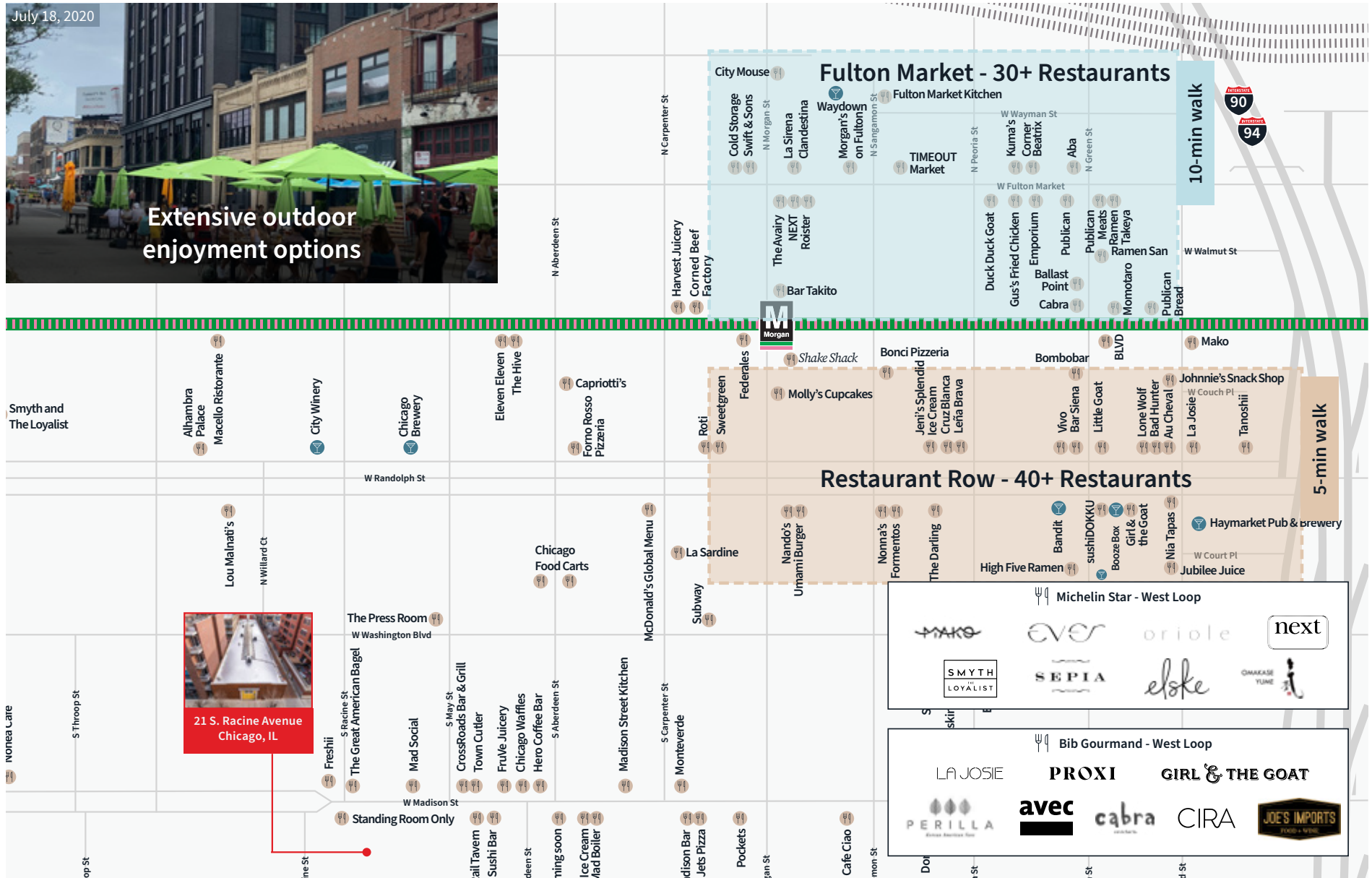
Beers with a View



Restaurant Row Hotspot



# Open for business



21 S. Racine/Chicago IL







# Thank you

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