



1101 WEST LAKE STREET

- + Fulton Market Corner Location
- + Fully Rehabbed Commercial Condo Investment Opportunity With Upside



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OFFERING SUMMARY



SVN Chicago Commercial is pleased to present this opportunity to acquire the majority Ownership of 1101 West Lake Street. The offering consists of 40,050 SF of commercial condominiums located on the building's 1st, 2nd, 3rd, 4th and 6th floors.

This premier Mixed-Use Fulton Market investment opportunity offers a prospective Purchaser the following:

- **The benefit from the property's existing Net Operating Income (NOI) of \$921,546 (Pro Forma \$1,425,175)**
- **A value-add opportunity resulting from the successful lease-up of the property's 1st floor retail and 3rd floor residential unit.**
- **Majority ownership of the building. (40,050 SF of the building's total 60,600 SF)**
- **Located in the Near West Expansion area and in the Transit Oriented Development boundaries.**

1101 West Lake Street has an irreplaceable location two blocks from Google's Midwest HQ, one block from McDonald's Global HQ and approximately 500 feet from the Morgan CTA L Station. The property is in the immediate vicinity of Randolph Street's Restaurant Row, and some of Chicago's highest grossing restaurants.

Chicago's Fulton Market area has seen unprecedented development over the past several years with incredible demand for office, retail, and multi-family properties. This recent increase in demand is in large part due to the influx of corporate headquarters into the neighborhood creating a "live - work - play" atmosphere and making Fulton Market the hottest sub-market in Chicago and one of the hottest in the country.

OFFERING SUMMARY



Important Offering Links:

Click For [1101 W Lake CA & Registration Form](#)

Click For [1101 W Lake Drone Video](#)

For access to the offering's full Offering Memorandum please first execute the "1101 W Lake Street CA & Registration Form".

For showing requests please contact the listing brokerage team noted below:

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PROPERTY SUMMARY



Fulton Market Bond Collective Rendering

- + Prime Fulton Market corner location
- + Offering consists of approximately 40,050 SF of the building's 60,600 SF
- + Majority interest in condo association
- + Approximately 30,300 SF leased to long term high credit tenant, Bond Collective
- + High-end buildout Bond Collective space including all new frameless glass offices, kitchens, lighting, restrooms, etc.
- + Rooftop deck access and on-site parking
- + Within 2 Blocks of Google's Midwest Headquarters and McDonald's World Headquarters
- + 2 Blocks from Morgan CTA L Station

Asking Price:	Subject to Offer
Total Offering Size:	40,050 SF
1st Floor:	7,950 SF - Vacant
2nd Floor:	10,100 SF - Bond Collective
3rd Floor:	1,800 SF - Vacant
4th Floor:	10,100 SF - Bond Collective
6th Floor:	10,100 SF - Bond Collective
Property Type:	Commercial Condos
NOI:	
In Place:	\$ 921,546
Pro Forma:	\$1,425,175
Parking:	6 indoor spaces
Zoning:	C2-5
2019 Taxes:	\$ 338,200
2020 Assoc. Fees:	\$105,288
Sub-Market:	Fulton Market
Ward:	27th / Walter Burnett



IMMEDIATE AREA AERIAL

DISCLAIMER



Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Sperry Van Ness® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Sperry Van Ness Advisor.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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