



400 S CLARK STREET | CHICAGO

TOD Loop Development / Investment Opportunity

Investor / Developer Opportunity

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that: (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property; (ii) you will hold it in the strictest confidence; (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or NAI Hiffman / CBRE, Inc.; and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or NAI Hiffman / CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to NAI Hiffman / CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither NAI Hiffman / CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the owner.

NAI Hiffman / CBRE is pleased to announce the opportunity to acquire 400 S Clark or 103-111 W Van Buren Street. This is an exciting Investor / Developer opportunity in the Central Loop. Steps away from multiple CTA Loop stops and close to Chicago LaSalle and Chicago Union Station commute rail, plus area restaurants, hotels and Chicago attractions.

The parcel at the southwest corner of Clark Street and Van Buren in Chicago offers the Investor / Developer a unique new construction opportunity. The DC-16 zoning Downtown Core District / High Rise Loop Office Building covers downtown stores, entertainment and civic buildings, and allows residential buildings.



PROPERTY DETAILS

400 S CLARK STREET



OPPORTUNITY AWAITS
400 S Clark Street
CHICAGO

BUILDING SIZE	26,800 SF
FLOORS	2
FLOORPLATE	13,400 SF
TAXES	\$148,628
LOT SIZE	13,419 SF
LOT DIMENSIONS	103 X 124 FT
YEAR BUILT	1892
PIN NUMBERS	17-16-243-030-0000, 17-16-243-032-0000
ZONING	DC-16 Downtown Core District
AS-OF-RIGHT BUILDABLE FAR	214,704 SF
PRICE	subject to offer
GROSS REVENUE	\$20,860/month gross

Transit-Oriented Development

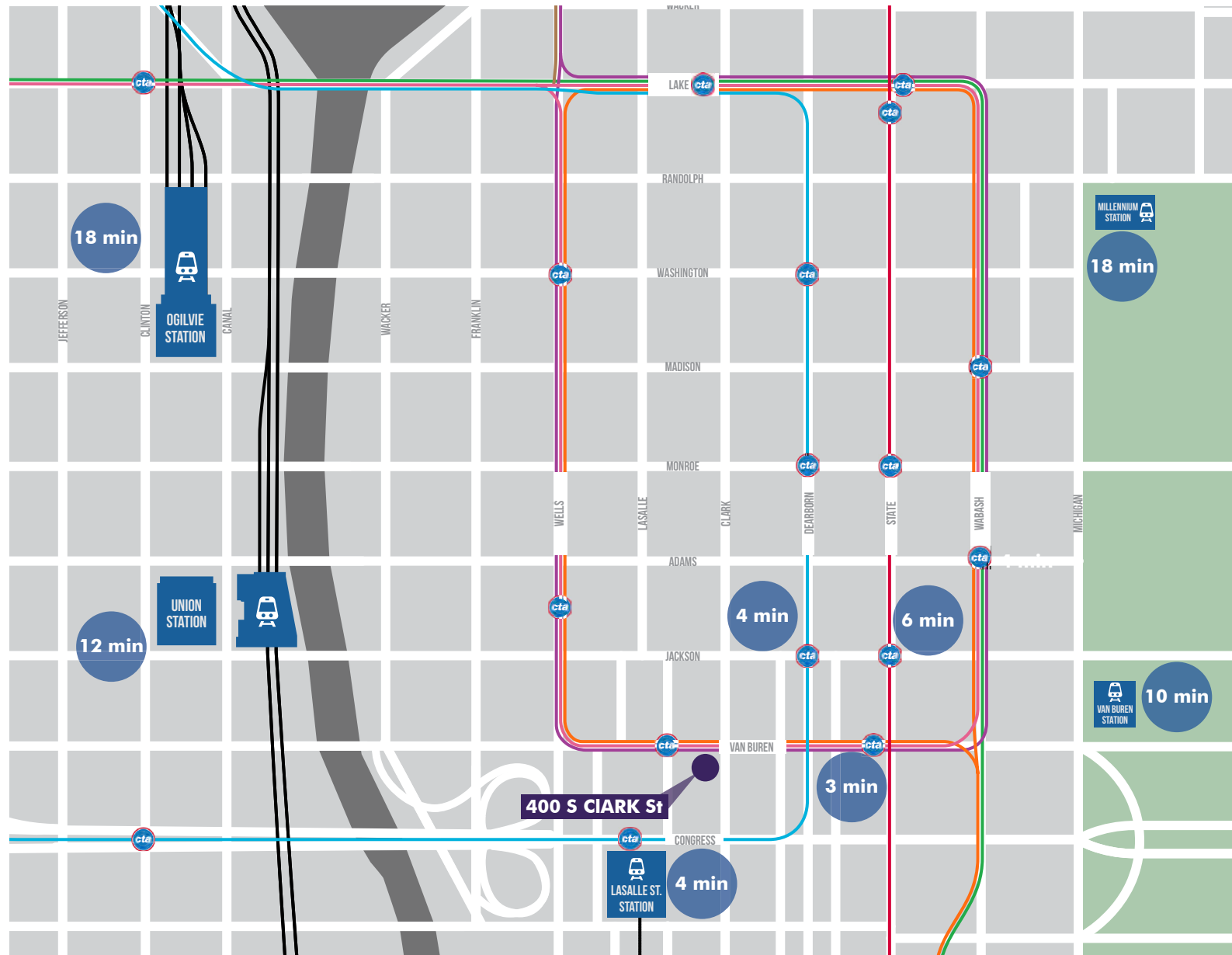
400 S Clark is part of Chicago's Transit-Oriented Development (TOD) which is a creation of mixed-use communities that are walkable and close to public transportation.

400 S Clark is adjacent to the LaSalle/Van Buren CTA for the Orange, Purple, Pink and Brown Lines. The property is also 0.2 miles from Chicago LaSalle Station and 0.6 miles from Chicago Union Station.



Public Transportation

WALK TIMES TO MAJOR TRANSIT



Strong Office, Residential, or Hotel Development Location

OFFICE

Located in Chicago's Central Business District, the property boasts strong potential for an office development. Average gross asking rents in the CBD increased to \$47.38 psf for Class A office space. Most notably, Class A direct vacancy dropped by 270 basis points year-over-year to 9.2%.

RESIDENTIAL

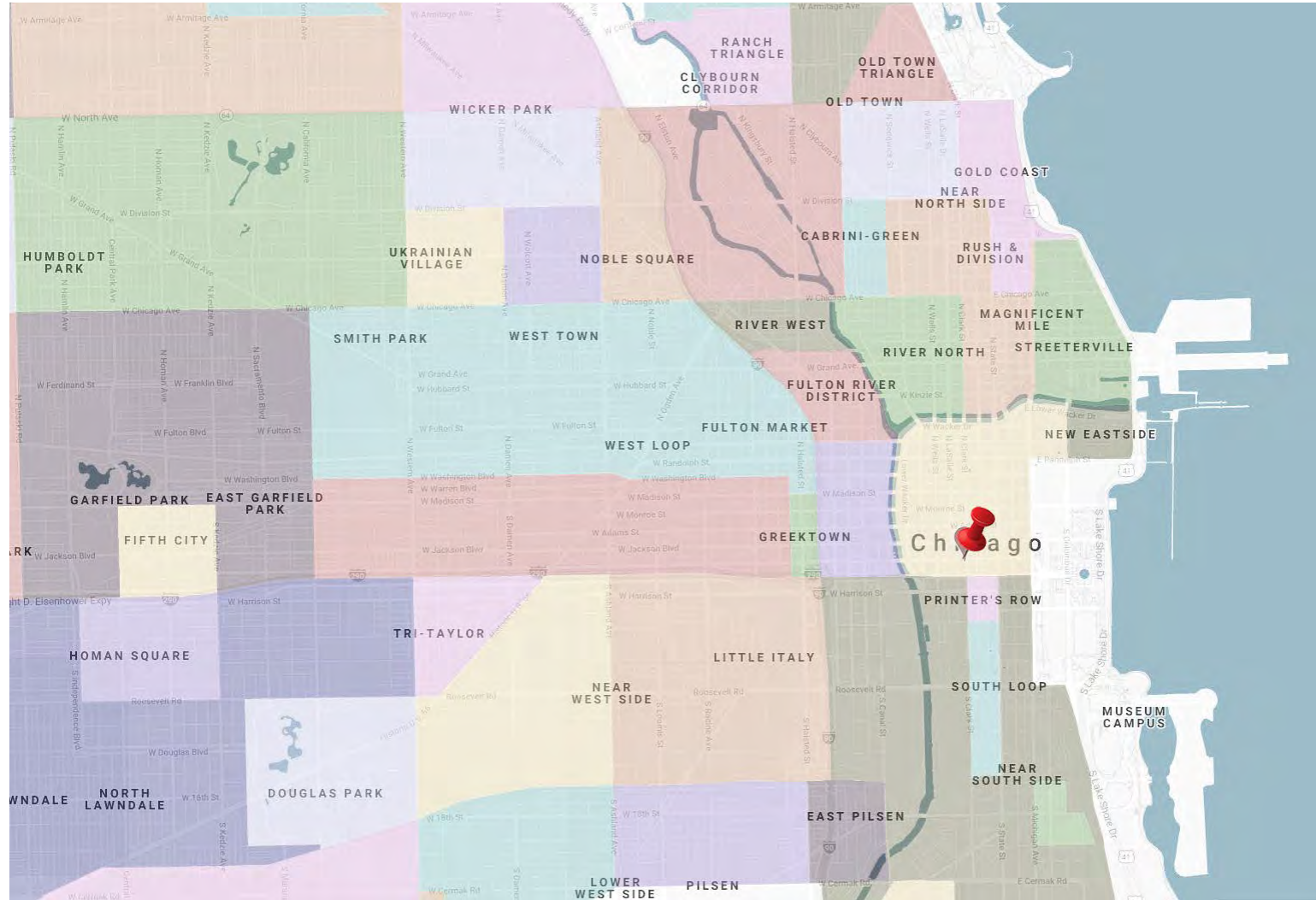
Residential rents are will into the \$3.00 psf range for new multi-family buildings. Notable projects within blocks of the subject site include Nema & Essex on the Park with rents ranging from \$3.20 to \$3.75+ psf. Demand remains strong for apartment rentals as 8,905 new rentals came online in 2018, while net absorption totaled 12,868 units.

HOTEL & ENTERTAINMENT

In 2018, Chicago set a record for having nearly 58 million visitors. The demand for hotels continues to thrive as Chicago remains a top tourism destination. The City has many tourism drivers such as 62 museums, 74 music festivals, 40 film festivals, and 40+ James Beard Award winning restaurants for dining.

400 S Clark

Chicago Neighborhoods



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