

New Construction Class A Office Space with Skyline Views



1525 N. ELSTON AVENUE

NORTH BRANCH • CHICAGO, IL

FOR MORE INFORMATION

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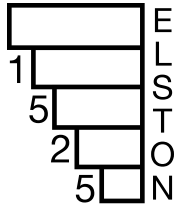
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1525 N. Elston Avenue is a new construction 18,464 square foot Class A office building in Chicago's booming North Branch neighborhood. The building's modern concrete, glass and steel design and unique architecture features expansive windows framing an incredible view of Chicago's downtown skyline.

The building offers rare branding opportunities with visibility from Elston Avenue and I-90/94, which is traversed by over 300,000 commuters per day.

Conveniently located in proximity to some of Chicago's most popular neighborhoods, the property offers easy access and abundant on-site parking. Boutique, full floor suites available with elevator identity.



AVAILABILITY

Floor 3:
3,493 RSF available

BUILDING INFORMATION

Building size:	18,464 RSF
Parking:	21 Surface spaces (\$150/month)
Stories:	6
Construction:	Concrete, Glass, and Steel
Zoning:	M2-3
Asking Rental Rate:	\$24/SF NNN
Tax & Opex:	\$8/SF

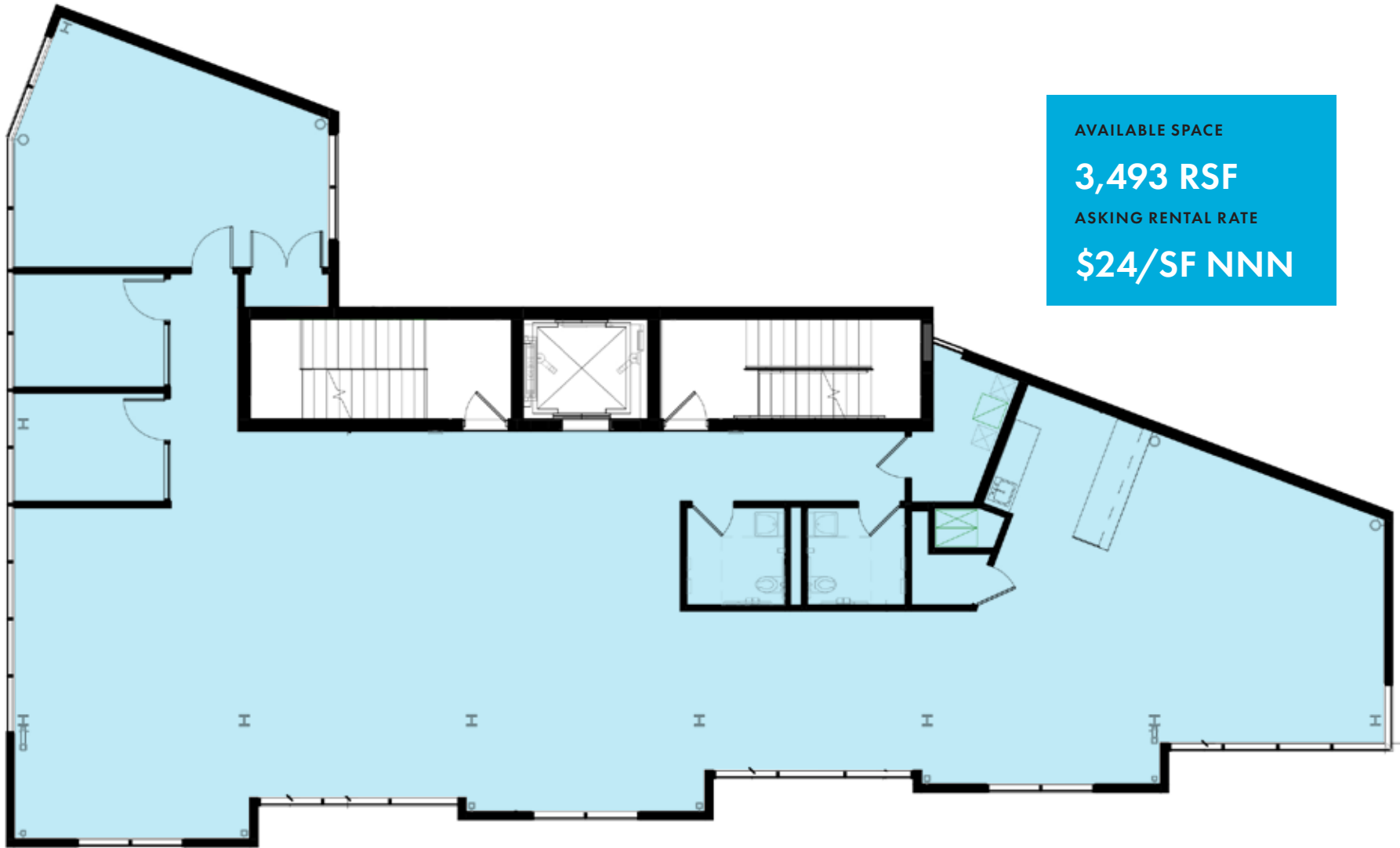
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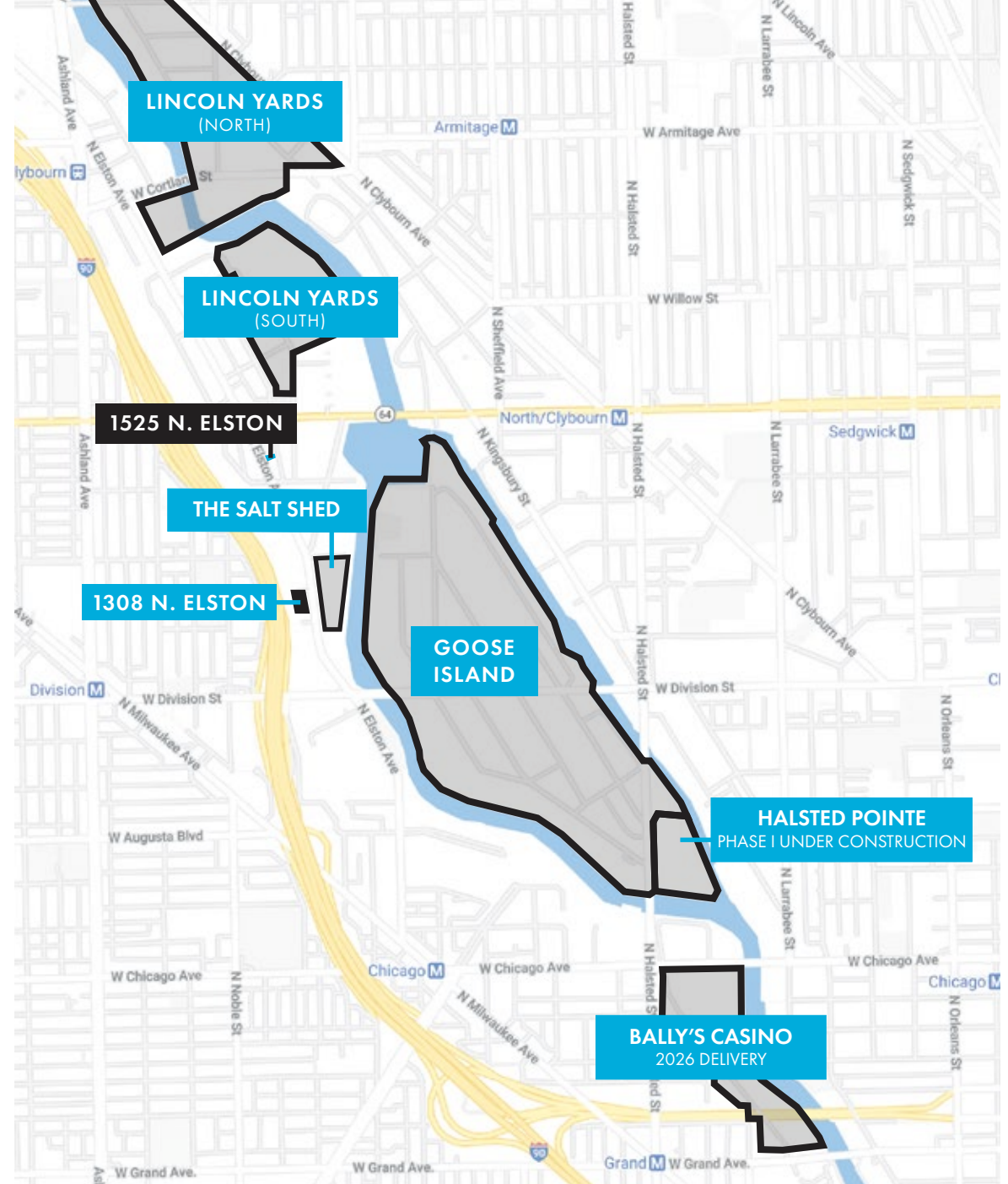
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WELCOME TO THE NORTH BRANCH

The 760-acre North Branch is on the precipice of a major transformation, the area has seen a flurry of new and proposed developments and infrastructure improvements, kick-starting the metamorphosis of this former industrial district into Chicago's next generation office submarket. Early adopters, visionaries, and entrepreneurs seeking refuge from the congestion of traditional downtown submarkets are finding a new home in the high-tech, high style boutique office buildings of the North Branch.

Developers are taking full advantage of the sweeping downtown views and historic building stock, designing new developments and adaptive reuse projects that feature unique amenities such as rooftop and private decks, huge factory windows, glass curtain walls, unique branding opportunities, and state-of-the-art infrastructure, creating a distinctive old-meets-new neighborhood feel that resonates with today's workforce.

The submarket's location within the city is unmatched, centrally located between downtown and the north and west sides. It is adjacent to vibrant neighborhoods that are home to a thriving Millennial/Gen-Z workforce and is easily accessible to the entire city and surrounding suburbs via I-90/94.



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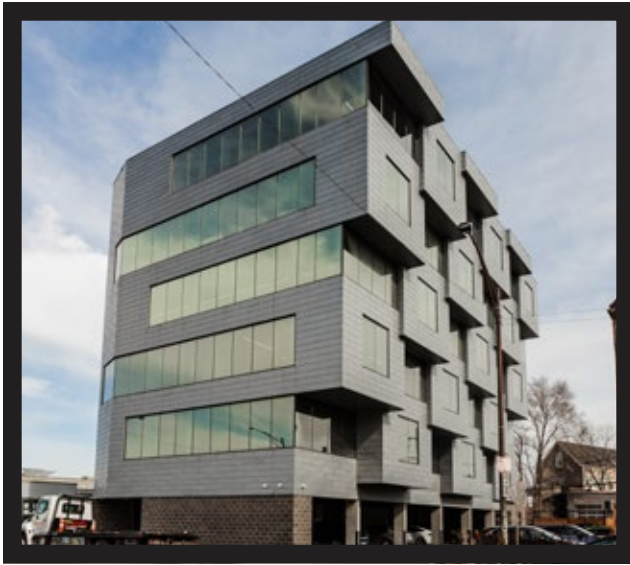
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NORTH BRANCH DEVELOPMENTS



GOOSE ISLAND 2025 DEVELOPMENT

Goose Island is a man-made 160-acre island in the heart of Chicago with a deep history of industrial and manufacturing use. It is surrounded in all directions by some of the fastest growing commercial and residential neighborhoods in Chicago.



LINCOLN YARDS

Lincoln Yards is a vibrant new mixed-use development that will connect Chicagoans to over 50 acres of riverfront sitting between some of the city's most iconic neighborhoods.



THE SALT SHED

The Salt Shed is a skyline-backed, community-driven, indoor/outdoor music venue and creative touchstone alongside the riverfront in the heart of the Salt District.



BALLY'S CASINO

After winning the casino bid from the City of Chicago, Bally's is planning build a \$1.7 billion development which will boast a casino, restaurants, spa, and hotel—all of which will be situated along the river.



HALSTED POINT

Halsted Pointe is a new mega development in Goose Island which is set to bring up to 5,000 housing units spread across two sites along the Chicago River.

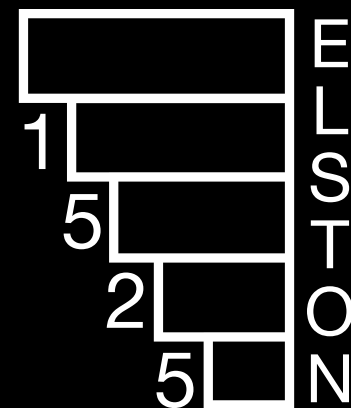
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