

NORTH BRANCH · CHICAGO, IL

1680 N. Ada Street

Boutique Loft Building in the North Branch

FOR MORE INFORMATION

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1680 N. Ada Street is a boutique, two-level brick and timber loft building located in Chicago's booming North Branch. The building is well-suited to accommodate the needs of a wide variety of small and mid-sized businesses. Ownership has recently completed many capital improvements to the building including new windows for the 2nd floor spaces and a new glass retail entrance for the first-floor space.

There are several suite sizes available in this conveniently located, well-appointed building ranging from approximately 750 SF to full building users. The property's central location offers immediate access to I-90/94 and is proximate to many of Chicago's most popular neighborhoods where the city's young talent pool resides.

AVAILABILITY	Size	Use	Floor
Tenant 1	2,058 SF	Retail / Flex	First
Tenant 2	956 SF	Flex / Loading	First
Tenant 3	1,309 SF	Retail / Flex	First
Tenant 4	5,780 SF	Flex	First
COMBINED 1ST FLOOR:	10,103 SF		
Office 1	1,078 SF	Office	Second
Office 2	750 SF	Office	Second
Office 3	1,330 SF	Office	Second
COMBINED 2ND FLOOR:	4,433 SF		

Total SF Available: 750–14,581 SF
Spaces on each floor can be combined



BUILDING INFORMATION

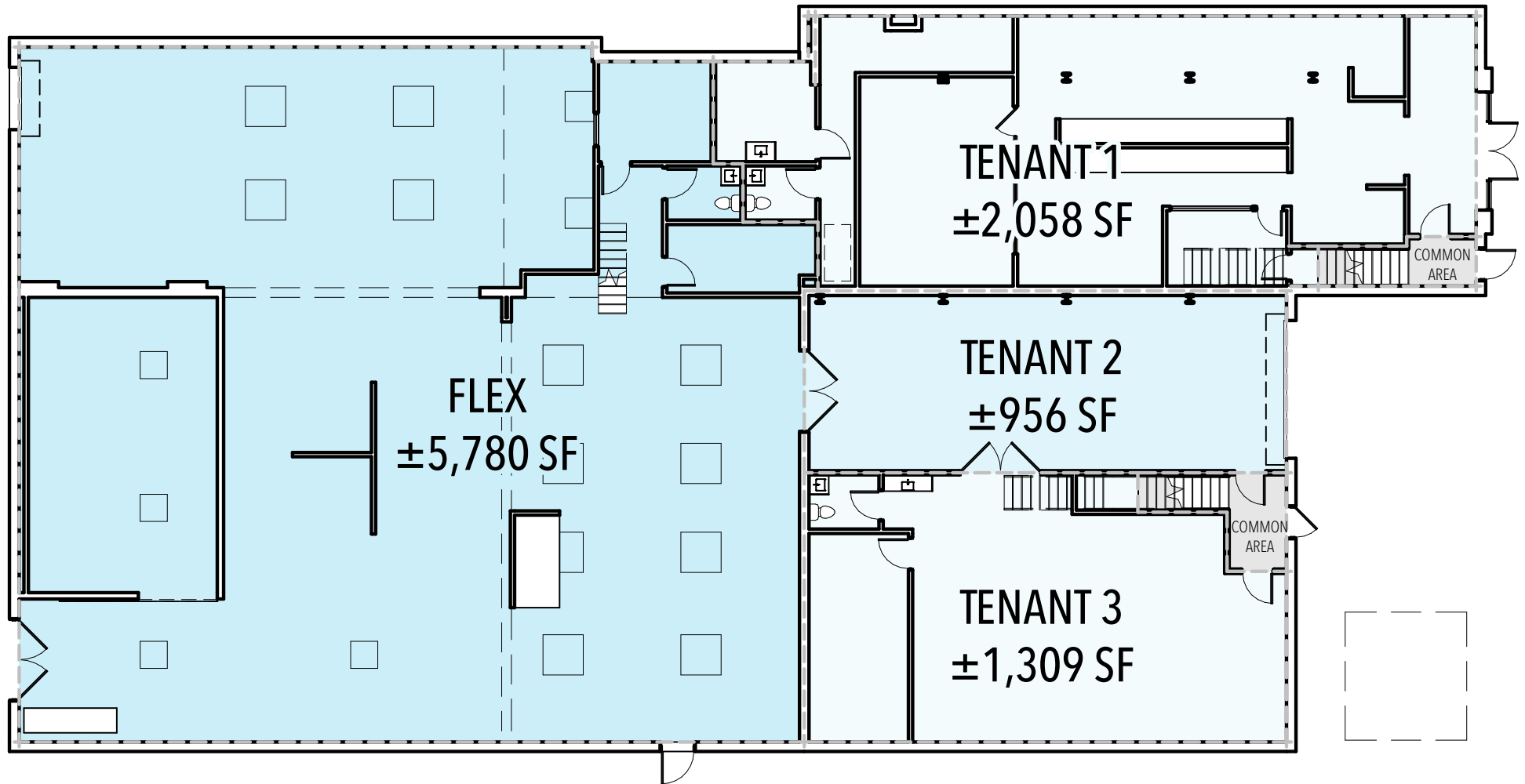
Building Size:	14,581 SF
Construction:	Brick & Timber
Parking:	4 spots
Stories:	2
Zoning:	PMD-2
Asking Rental Rates:	\$22-24/MG
Flex Space Ceiling Height:	13'-14' bottom of beam and 15'-17' to ceiling

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FLOOR:
FIRST

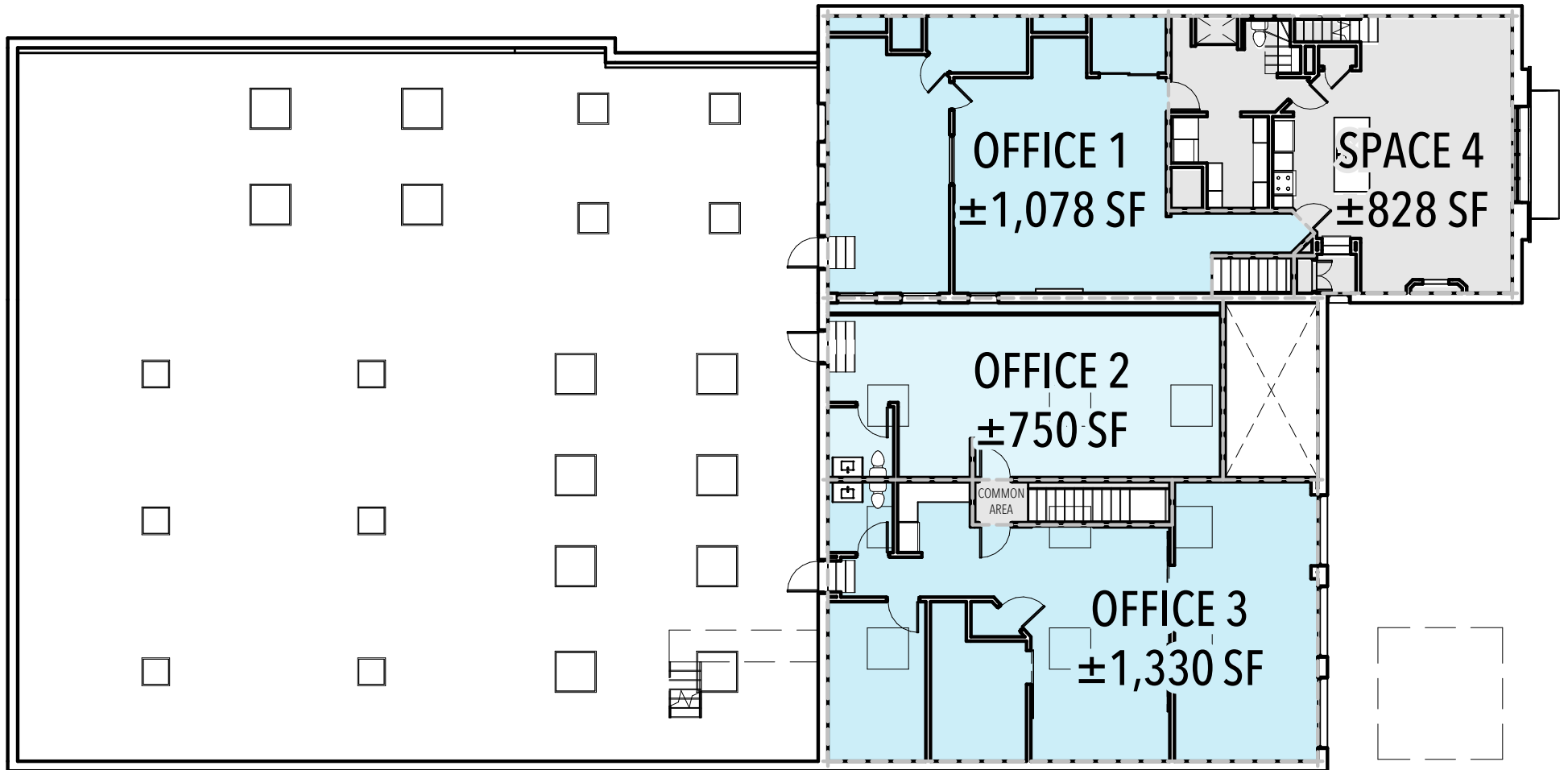


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FLOOR:
SECOND



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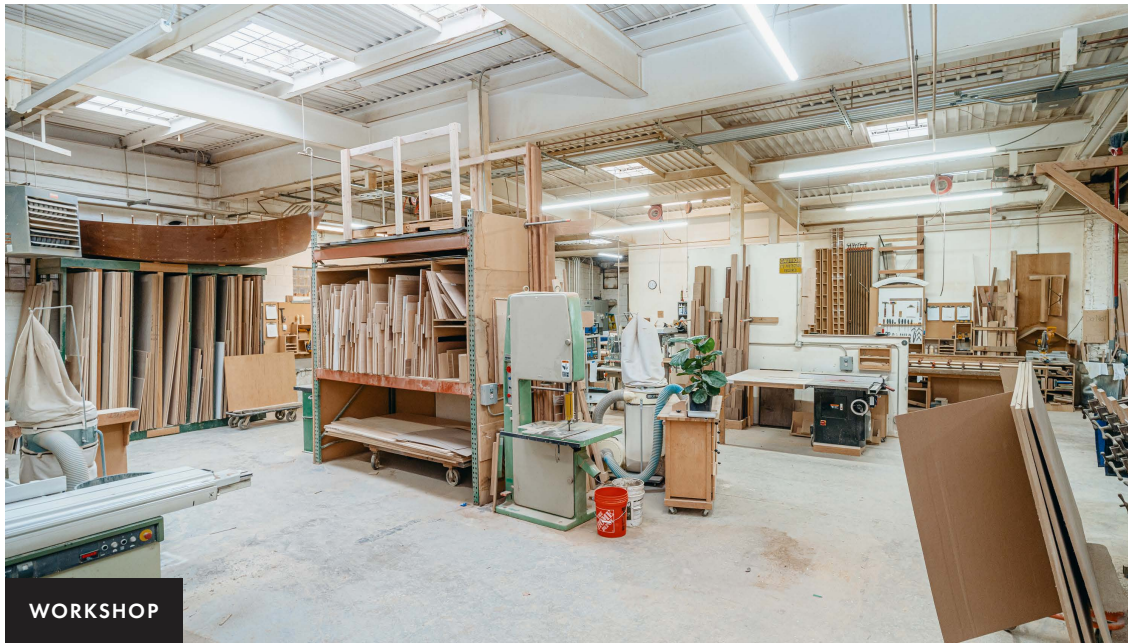
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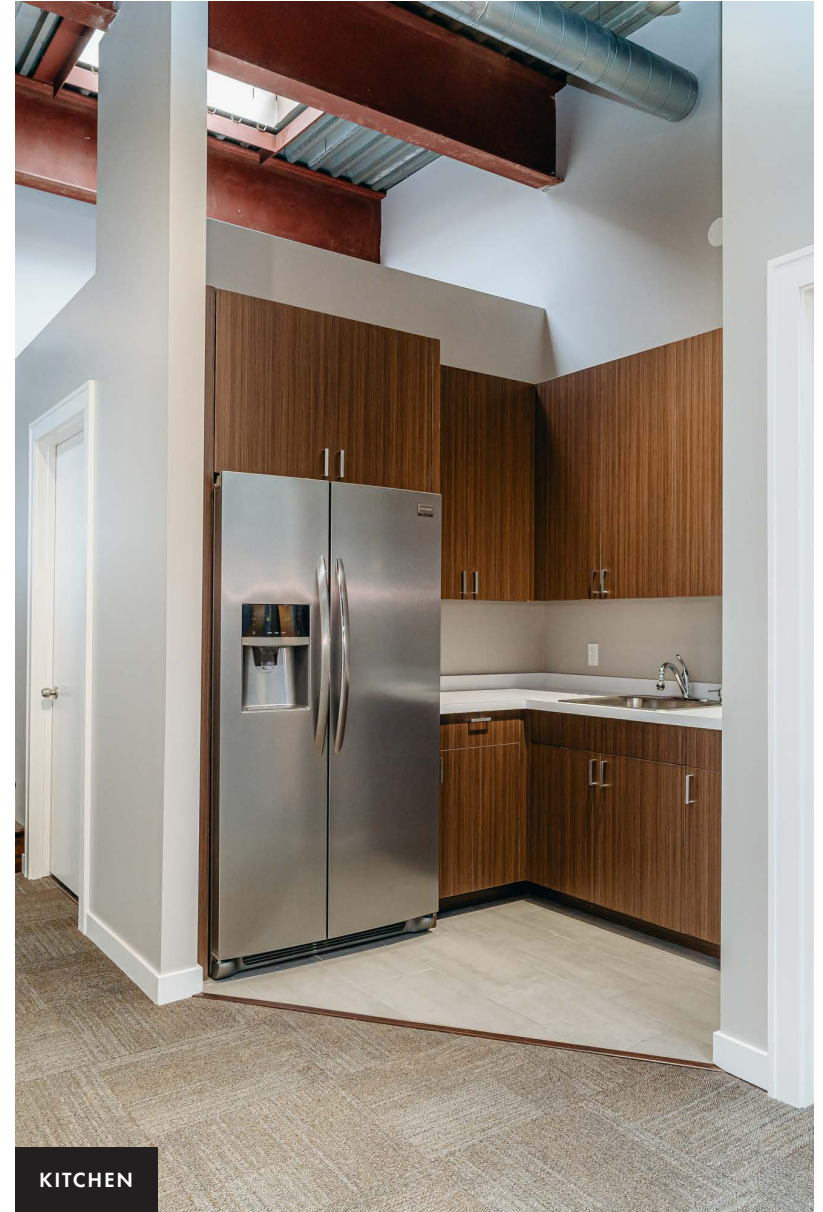
INTERIOR PHOTOS



ROOFTOP



WORKSHOP



KITCHEN

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INTERIOR PHOTOS

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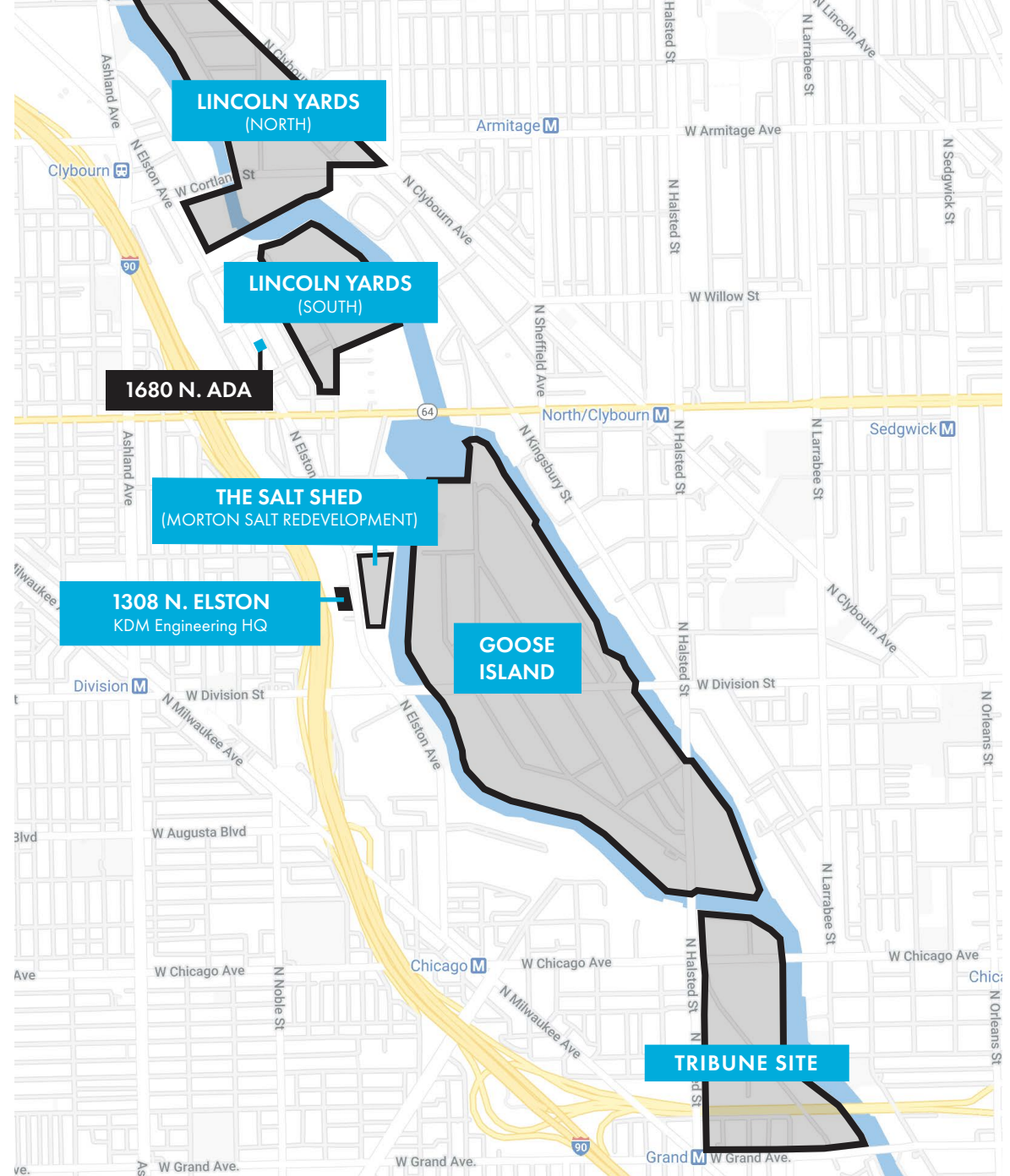
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WELCOME TO THE NORTH BRANCH

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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NORTH BRANCH DEVELOPMENTS

1680 N ADA STREET



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.



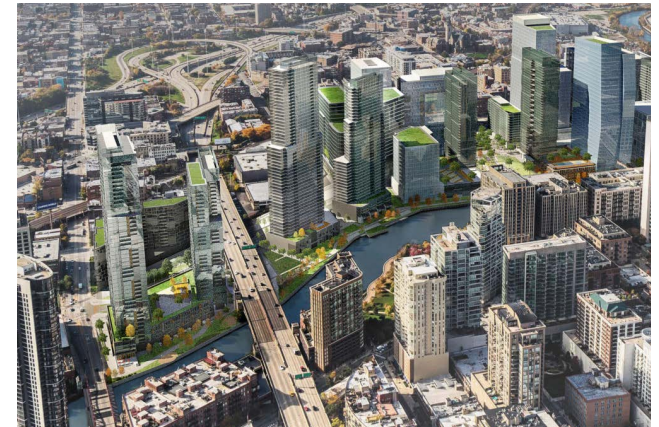
THE SALT SHED

The Salt Shed is Chicago's new performance and community space. Located at the historic Morton Salt complex, The Salt Shed features an outdoor space opening summer 2022, and a state of the art indoor venue opening in 2023.



1308 N. ELSTON AVENUE

1308 North Elston is a former factory that has been transformed into loft offices and retail located across Elston Avenue from The Salt Shed entertainment venue.



TRIBUNE SITE

30-acre site owned by Tribune Media along the Chicago River. Tribune Media won zoning approval to develop an 8.5 million square foot campus named the "River District".

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