

NORTH BRANCH · CHICAGO, IL

1690 N. Elston Avenue

Boutique Loft Office in the North Branch

FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com





1443

DIY

NO PARKING
ANY TIME

1690 N. ELSTON AVENUE

NORTH BRANCH · CHICAGO, IL

1690 N. Elston Avenue is a boutique, three-level brick and timber loft building located in Chicago's booming North Branch. The building is currently being transformed into a Class A working environment, well-suited to accommodate the needs of a wide variety of small and mid-sized businesses.

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.

Well-appointed building with suite sizes ranging from ±3,536 SF – ±8,000 SF.

Build to suit opportunities available with various configurations possible to support both office and flex industrial uses.

Floor	Size	Asking
Basement	3,536 RSF	\$15 PSF NNN
Basement	LEASED	N/A
Ground	LEASED	N/A
Ground	LEASED	N/A
Second	LEASED	N/A
Second	LEASED	N/A
Second	±8,000 SF	\$25 PSF NNN



BUILDING INFORMATION

Building Size: ±32,000 SF
Construction: Brick & Timber
Stories: 3
Zoning: M3-3
Asking Rental Rates: \$15 - \$25 PSF NNN
Parking: 50 covered spaces* (\$150/month)

A new building addition, anticipated to be delivered 12 months from lease signing, will provide up to 50 interior parking spaces in support of 32,000 SF of building area.

**New building addition, delivery 12 months after lease signing*

FOR MORE INFORMATION

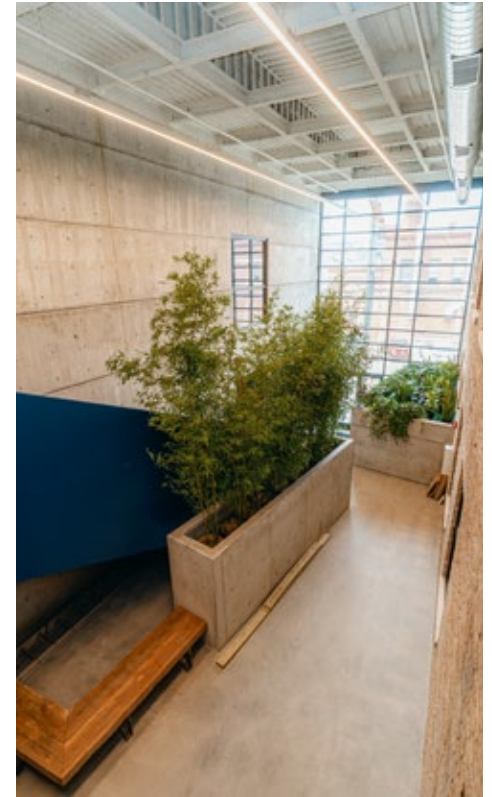
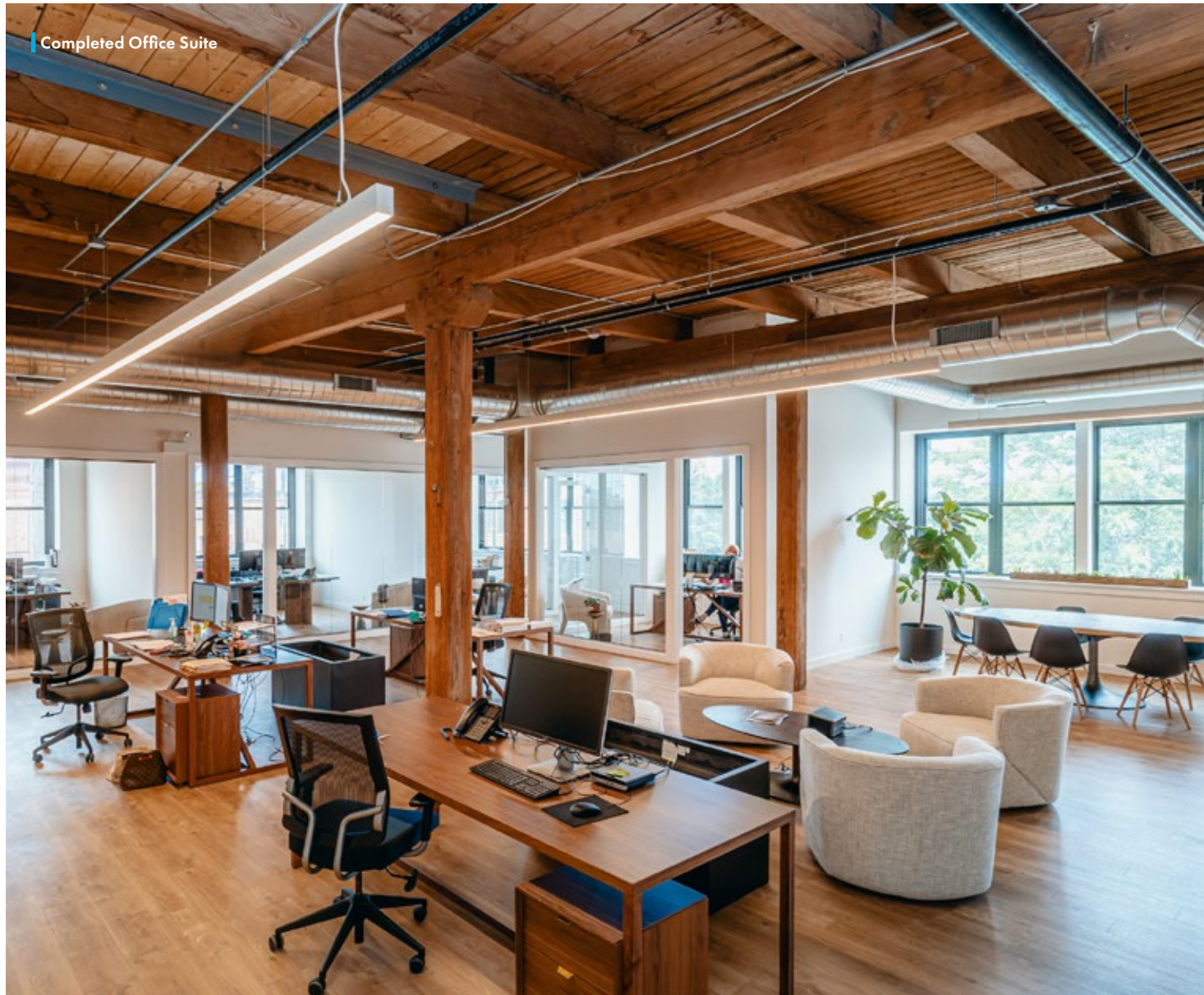
Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



1690 N. ELSTON AVENUE



FOR MORE INFORMATION

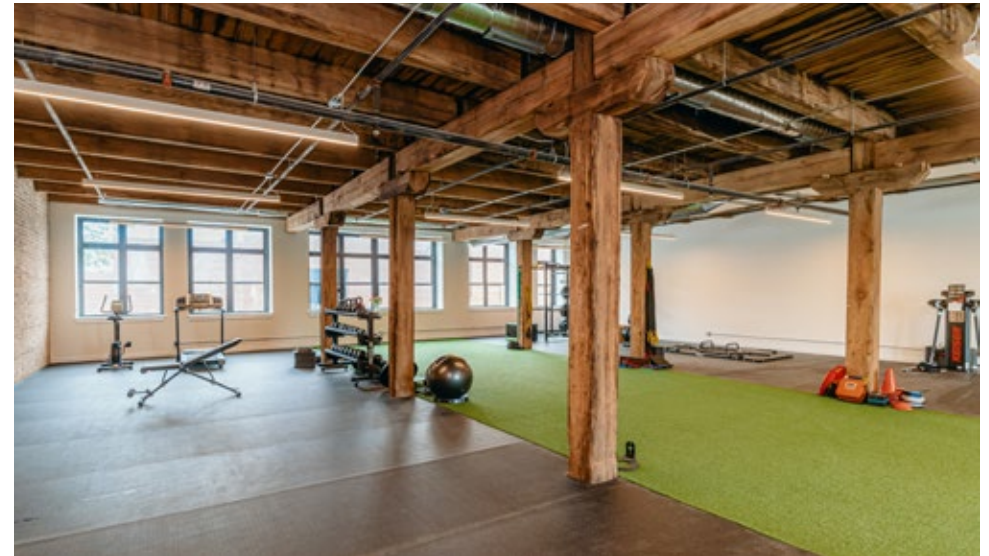
Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



1690 N. ELSTON AVENUE



FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



1690 N. ELSTON AVENUE

SITE PLAN



Existing, newly renovated
brick & timber Class A building

New building addition -
Delivery 12 mo. after lease signing

BRICK & TIMBER CLASS A OFFICE / FLEX BUILDING

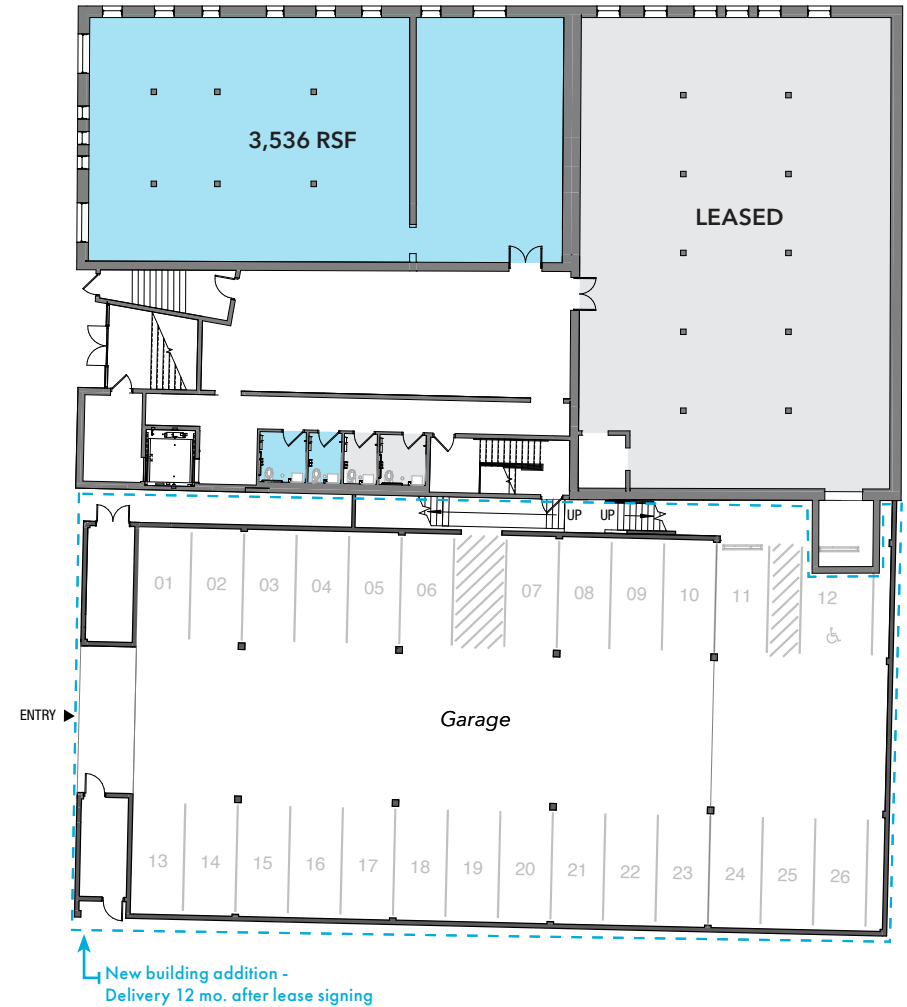
32,062 SF



New building addition -
Delivery 12 mo. after lease signing

FLOOR:
BASEMENT

ASKING RENTAL RATE
\$15/SF NNN



FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com

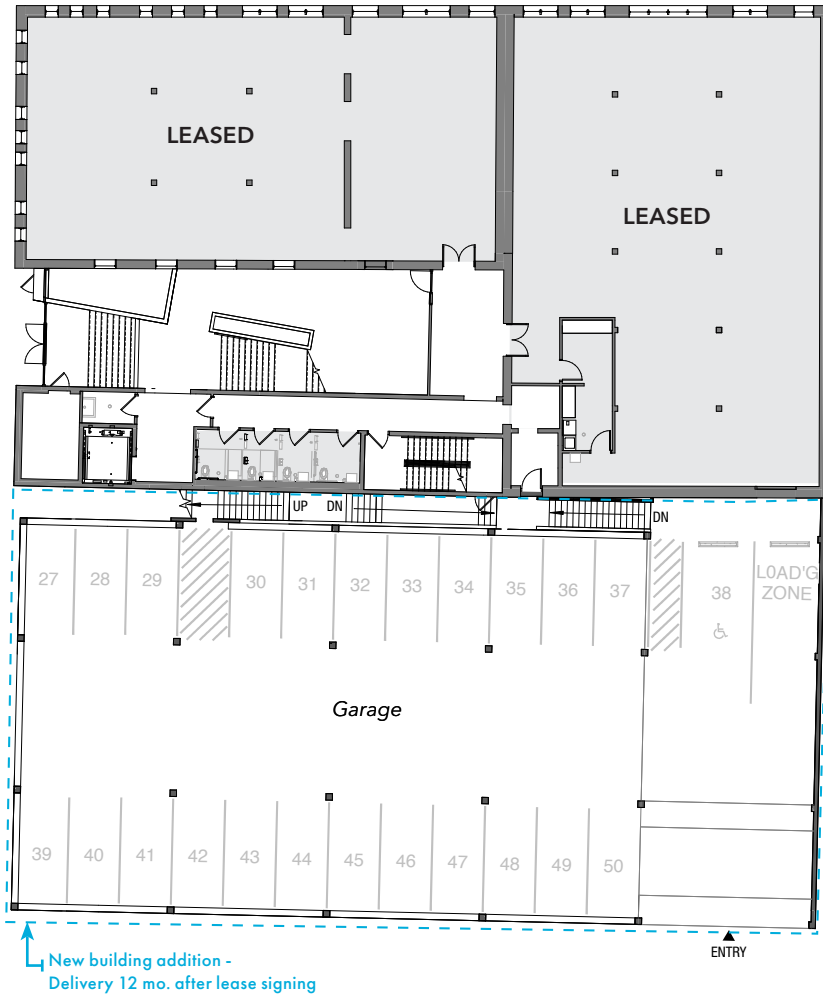


SITE PLAN

1690 N. ELSTON AVENUE

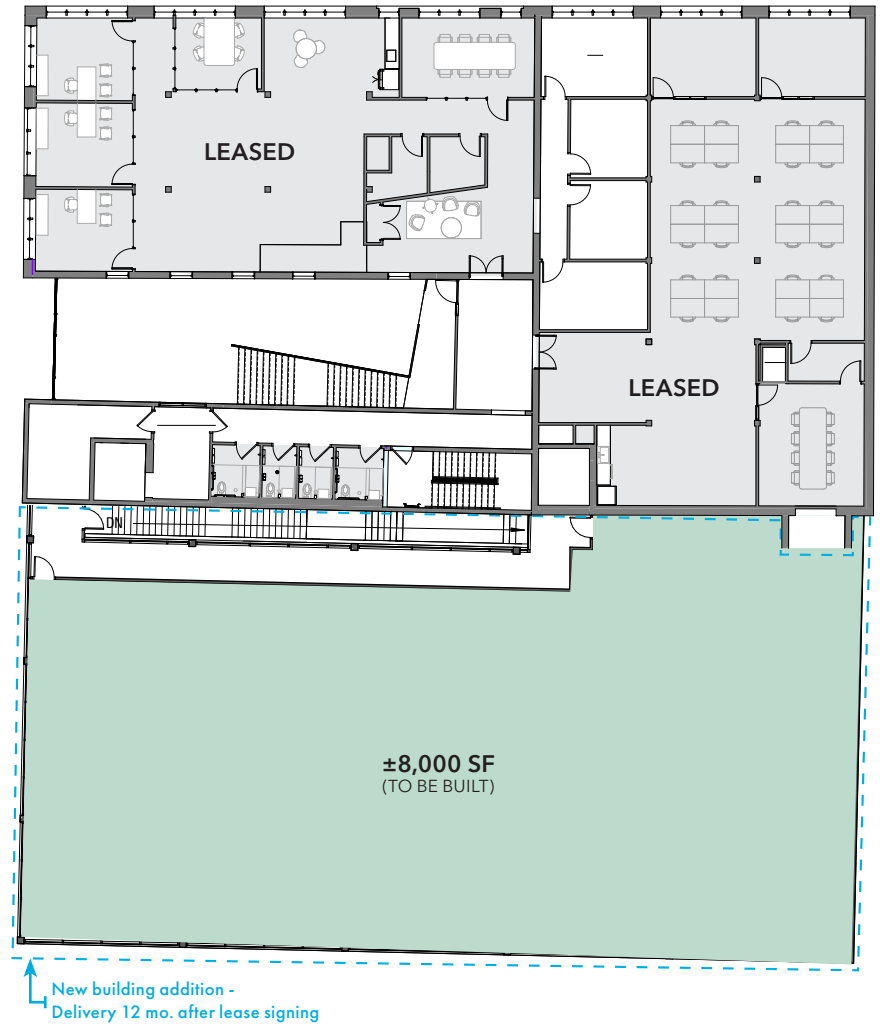
FLOOR:
GROUND

ASKING RENTAL RATE
\$25/SF NNN



FLOOR:
SECOND

ASKING RENTAL RATE
\$25/SF NNN



FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



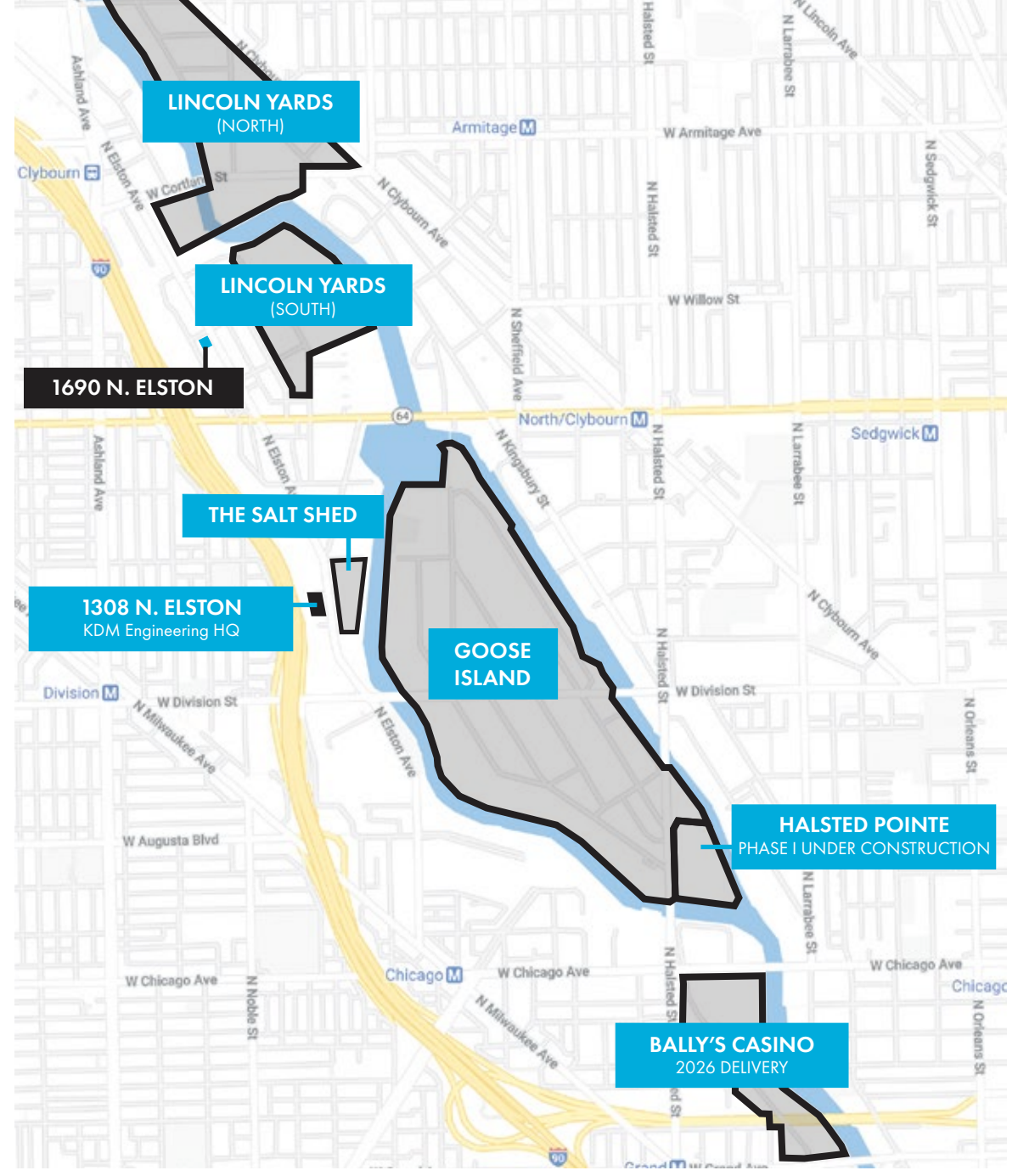
1690 N. ELSTON AVENUE

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.



FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



NORTH BRANCH DEVELOPMENTS

1690 N. ELSTON AVENUE



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 POINTE

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.

FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



1690 N. ELSTON AVENUE

NORTH BRANCH · CHICAGO, IL



FOR MORE INFORMATION

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.