



1659 W. Hubbard
Chicago, IL 60622
312-337-1010

March
2020



1111 E. Touhy
Des Plaines, IL 60018
847-699-2155

SF	Address	Broker	Sale \$	Lease \$	Type	Zone	DI	TL	Ceil	Comments
600– 4,500	600 W Cermak	Rich		\$12 G including utilities	Office/ Flex	C3-3		3	9'	Lower level artist/professional work space
979	635 S Washington, Naperville	Rich		LEASED	Office	OCI			8'	2 story office building with parking & excellent visibility
1,000– 5,700	1719 S Clinton, 2nd-4th Floors	Rich		\$18	Office	C3-3			15'	Concrete loft office spaces with parking, close to expressways
1,000– 5,700	1719 S Clinton, 5th Floor	Rich		\$20	Office	C3-3			15'	Concrete loft office space with parking, great views
1,000	6525 W Joliet Rd, Countryside	Steve		\$19 NNN	Retail	B-1				Retail space on historic Route 66
1,100	568 S Washington, Naperville	Rich		\$2,250	Office	OCI			9'	Office suite in modern office building
1,333	832 W Superior, Suite 101	Steve		\$2,200	Office				11'	Newly rehabbed loft office in River West
1,430	158 W Division	Steve	\$799,000		Retail/ Commercial Condo					Commercial condo investment @ \$6.25 CAP
1,618– 5,024	832 W Superior, Suites 202 & 204	Steve		\$24/SF mod G	Office				11'	Newly rehabbed loft office in River West
1,690	2000 W Carroll, Unit 303	Howard/ Nick		\$2,200	Office/ Flex	PMD 4		2	13'	3rd floor, sandblasted interior, walk to trains
1,950	16 E Burlington, La Grange	Steve		\$4,425 mod G	Retail					Fabulous retail steps from La Grange Road Metra stop

➔ New

EZ Empowerment Zone

STO Subject To Offer

DI Drive-In Doors

TL Truck-Level Docks

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2,250– 4,725	4100 W Ferdinand	Nick		\$12 + utilities	Office					Secure parking, modern facility
2,392	348 N Ashland	Steve		\$2,950 mod G	Loft Office	PMD 4A			14'	2nd floor, sandblasted interior, walk to CTA train, Kinzie Corridor
2,500– 4,100	1719 S Clinton, 1st Floor	Rich		\$15	Office	C3-3			15'	Concrete loft office space with parking, easy access to xways
2,500	4627 W Harrison	Tim	SOLD		Warehouse	M1-2	3		11'	Drive through bldg, immediate access to I-290
2,500	4840 S St Louis, Unit D	Howard		\$2,400 G	Garage/ Warehouse	M2-3	2		11' clear	Outside storage available
2,600	6501 W Joliet Rd, Countryside	Steve	STO	\$25 N	Retail	B-1	3			Stand alone retail with parking on Route 66
2,700	1701 E 122nd St	Rich		\$7	Industrial	PD8	2		18'	Small storage building with DID access
3,000– 7,500	2577 W Armitage	Howard		\$13– \$18	Garage/ Retail	C1-1	4	4	17' clear	Clear span, divisible
3,000– 6,000	975 Nimco Dr, Crystal Lake	Dan		\$8.50 G year 1	Industrial/ Office Condos				21' 6" clear	1 DID per unit, 4 shared docks
3,200	2857 W 39th Pl	Steve	\$495,000		Garage & 2 Flat	RS-3	1		13' clear span	Garage with attached 2 flat, ideal for live/work
3,200	3943 S Francisco	Steve	\$495,000		Garage & 2 Flat	RS-3				3,200 SF garage + 2 flat in very nice condition

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3,600	1701 E 122nd St	Rich		\$8	Industrial	PD8	2		22'	Maintenance building with mezzanine plus office
3,600	600 W Cermak	Rich		\$20 mod G	Office/Loft	C3-3			14'-16'	Bright 2nd floor space with private entrance, bath & kitchen
4,000-30,000	2549 W Armitage	Howard		\$13-\$18	Loft/Office/Showroom	C1-1			12' +	2nd floor, sandblasted lofts, divisible
4,200	346 N Justine, Unit 300	Howard		\$4,900	Office/Flex Loft	PMD 4-A		2	10'	Sandblasted loft on 3rd floor, 4 parking spots
4,200	324 N Leavitt	Steve		\$14.50	Loft Office				12'	Timber loft with parking
4,349	1700 W Hubbard, Unit 2S	Howard/Steve		LEASED	Office/Studio/Showroom	PMD 4-B				2nd floor, 4 privates, 1 conference room, 4 parking spots
4,400	2000 W Carroll, Unit 501	Howard/Nick		\$4,750 + utilities	Loft	PMD 4		2	13'	Sandblasted 5th floor, HVAC, full kitchen
4,400-6,000	760 Industrial Dr, Cary	Dan		\$7.50 G		M	1	3 int	16'-20'	Near Rt 31 off Cary/Algonquin Rd
4,500	1701 E 122nd St	Rich		\$15	Office	PD8			9'	Office building with 6 privates, kitchen & conference room
4,500-60,000	2535-55 W Armitage	Howard		\$13-\$18	Office/Retail/Industrial	C1-1	4	6	15'-17'	Renovate to suit
4,500	346 N Justine, Unit 402	Howard		\$3,500	Warehouse	PMD 4-A		2	10'	4th floor, 3 parking spots

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	4,500	10034 W Roosevelt, Westchester	Howard/ Steve	\$435,000	STO	Retail/ Showroom	B-3	1			Corner location, 15 car parking
	4,688	1237 S Arlington Heights Rd, Arlington Heights	Laura	\$699,000		Office	B-2				Free standing, Class A, single-story building
	4,767	459 N Pulaski	Steve/ Nick		\$7,000 N	Garage & Land	PMD				Garage on a 45,000 SF site
	4,820	2643 W Chicago Ave, Unit 2E	Steve/ Nick		\$12 G	Loft Office/ Flex	C				2nd floor office/flex, access to freight
	5,000– 15,000	4439 W Kinzie	Steve		\$10 mod G	Industrial		1		18'	Very well maintained crane building in the Kinzie Corridor
	5,000	12500 S Stony Island	Rich		\$10	Office	PD8			8'	Office & scale building, 6 offices + break room
	5,250	12500 S Stony Island	Rich		\$7		PD8	2		12'	Small shop & locker room building
➔	5,400	4840 S St Louis, Unit E	Howard		\$4,000 G	Garage/ Warehouse	M2-3	1		16' clear	Outside storage available
	5,575	5111-15 W Roosevelt, Cicero	Nick	SOLD		Warehouse		1	1	12'	Very clean, functional distribution facility
	5,700	1719 S Clinton, 6th Floor	Rich		\$22	Office	C3-3			20'	Concrete loft office space with parking, great views
	6,000	128 N Campbell	Steve		\$18	Loft Office/ Warehouse		2		17'	2nd floor, timber-loft office with high ceilings

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6,000	6525 W Joliet Rd, Countryside	Steve	\$1,500,000		Retail Strip Center	B-1				Retail strip center investment
6,000	344 N Ogden	Steve		\$12.50 mod G	Flex	PMD		2	10'	Rehabbed, close to Loop, xways & CTA trains, sublease
6,000	15456 W US Hwy 34, Plano	Geoff		LEASED	Retail					Free-standing building for lease on approx. 3/4 acre
6,200	414 N Wood St	Steve		\$18–\$20	Flex	PMD 4				Excellent West Fulton Market/Kinzie Corridor location
6,800	1901 W Fulton	Steve		LEASED	Warehouse/ Flex	PMD 4	1	7	15'–18'	1 space left, renovated space in the Kinzie Corridor
6,895	7650 S Ashland	Geoff		LEASED	Retail					Sublease in process
6,950	344 N Ogden	Steve		\$25 mod G	Loft Office	PMD		2	14'	Rehabbed, close to Loop, xways & CTA trains, sublease
7,500	2551–53 W Armitage	Howard		\$13–\$18	Retail/ Industrial	C1-1	2		14' 10" clear	Owner will renovate to suit
9,250	1931 W Lake	Howard/ Nick	STO	\$20 N		M1-1	2		13'–14'	250' from new Green Line stop, 17,400 SF site, renovate to suit
9,280	4854 S Ashland	Tim	\$393,600		Office/ Commercial	B3-2				New City/Canaryville area, bus stop in front of building
9,375	3737–39 N Clark	Nick	\$3,450,000	STO	Vacant Land	B3-2				Close to Wrigley Field & many late night clubs

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10,000–20,000	401 N Paulina	Steve	STO	\$18 mod G	Loft Office/ Flex	PMD 4		1 ext	10'– 14'	Timber & concrete loft, could be event space
10,300	1701–09 & 1713 W Grand Ave	Nick	\$1,295,000		Land					
10,500	1402–18 W 55th St, Countryside	Steve	\$2,500,000		Retail/ Investment					Fully occupied 3 unit retail strip center
12,000	1134 N Homan	Tim		LEASED	Warehouse/ Garage		1		17'– 18' 6"	Secure, high ceiling space, modernized offices
12,400	600 W Cermak, 1st Floor	Rich		\$20 mod G	Office	C3-3			14'	1st floor office space designed to suit tenant, divisible
12,500–50,000	2727 W Chicago Ave	Nick		\$6–\$10 mod G		M1-2			10'– 15'	Security system in place, off-street pkg, private garages
12,500	71–75 S La Grange Rd, La Grange	Steve	\$5,200,000		Retail					Retail investment in charming downtown La Grange
13,000	7575 W 79th St, Bridgeview	Nick	STO	STO	Garage	I-2	10		20'	Newer garage for heavy duty equipment maintenance
14,000	6353 W 55th St	Nick/ Rich	\$1,200,000		Retail/ Office	B1-1			8'	Clean space with 84' frontage & parking
14,500	1936 W 17th St	Howard		\$9.50 G	Industrial	M1-2	4	2	30' clear	Trailer parking available
15,000	939 W Wilson	Howard		\$16	Office/ Flex	C1-5				Ideal school, church, office, not for profit

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16,000	3601 W 48th Pl	Howard		LEASED	Industrial	M2-3		4 ext	14'	2nd floor, large parking or storage area
16,000	4259 S Cicero Ave	Nick	\$325,000		Land	PD				Gateway location to Midway Airport.
16,400– 23,100	3536 N Knox	Nick		\$6.85 mod G	Warehouse	M1-1	2	1	11'– 15' clear	Good loading & good I-90/04 access
17,020	200 N Greenbriar, Normal	Geoff		\$10 N	Retail					Retail space in shopping center on busy corner, sublease
18,000	4500 W Fillmore	Howard	\$265,000	\$4,000 G	Industrial	M 2-2		1	12'	
19,550	840 N Milwaukee Ave	Nick	\$3,400,000		Office/ Showroom/ Flex	C1-2		2	12'	1 block to CTA Blue Line, passenger elevator
21,032	20771 N Rand, Kildeer	Geoff		\$14 N	Retail					Space in shopping center fronting Rand Rd at Quentin Rd, sublease
21,600	12500 S Stony Island, Bldg C	Rich		\$5	Industrial Warehouse	PD8	2		18'– 20'	Warehouse with marine loading access
22,500	4920 W Bloomingdale, 2nd Floor	Nick		\$5.00 mod G		M1-2			10'– 12'	2nd floor space
23,100	3536 N Knox	Nick	\$1,500,000	\$6.85 mod G	Warehouse	M1-1	2	1	11'– 15' clear	Good loading & I-90/04 access, 12 car pkg, user/investor
24,000	5160 W Homer	Howard	\$499,000		Industrial	M1-2	2		11'– 15'	Price reduced, 5,300 SF 2nd floor, parkway parking, 13 spots

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24,231	619 Enterprise, Oak Brook	John	\$3,100,000		Office Building					100% occupied, great location, immediate access to 22nd St
30,000–40,000	1033 N Cicero Ave	Nick		\$5.00 mod G	Industrial	PMD 9	1	2 int	15'–18'	Drive-in door & 2 interior docks
30,000	2929 N Oakley	Nick	STO	\$6.00 mod G	Industrial	M 1-2	1		12'–14'	River frontage
35,000–75,000	3600 W Pratt, Lincolnwood	Nick			Industrial	Ind	1	2 ext	18'	Clean, functional whse, very good loading
38,000	1606 S Wolcott	Howard	\$1,335,000	\$5,000	Land	M2-3				Development site near the Loop & Medical District
41,850	12500 S Stony Island, Bldg B	Rich		\$4	Heavy Industrial Warehouse	PD8	4		18'–22'	Warehouse with marine loading access
44,480	3157 S Kostner	Nick	STO	\$4,750		M1-2				Fenced & graveled site
44,500	2129–49 W Hubbard	Howard/ Nick	\$2,750,000	\$10,000	Land	PMD 4-A				Kinzie Corridor, rare acre site
53,680	4057 S Union	Howard		\$5,000 G	Land	PMD 8				Trailer storage/outside storage, will divide
59,400	12500 S Stony Island, Bldg A	Rich		\$6	Heavy Industrial Warehouse	PD8	2		29'	Warehouse with marine loading access
60,000	12500 S Stony Island, Bldg D	Rich		\$4	Industrial Warehouse	PD8	5		35'–39'	Clear span (60' x 100') warehouse

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62,923	4343 S Ashland	Nick/Howard	\$1,950,000	\$3.00 mod G + utilities	Industrial Loft	PMD 8		1	10'-15'	Clean 3-story mill loft building with freight elevator
69,344	1540 S Ashland	Nick	\$5,200,000		Multi Tenant	PMD	12	4	16'	IL Opportunity Zone, 70 car pkg, 6 units
75,081	6850 N Central Park, Lincolnwood	Nick		LEASED	Warehouse	Ind	1	6	16'-22'	Affordable warehouse space, divisible to 35,000 SF
85,470	320 E Main St, Lake Zurich	Tim/Greg/Dan	STO				1		Up to 22' clear	Great loading, high visibility on IL Rt 22
90,000	1701 E 122nd St	Rich		\$8		PD8	2	18	22'	Modern mfg building with office & laboratory
92,000	2450 W Hubbard	Nick/Howard	\$9,900,000		Commercial/Industrial	M1-2	3	3	30'	Large open spans, across from Metra Station, Kinzie Corridor
96,000	2727 W Chicago Ave	Nick	\$11,000,000			M1-2			10'-15'	Security system, fenced off-street pkg, 2 private garages
110,400	2450 W Hubbard	Nick/Howard	\$16,400,000		Development	M1-2				Almost an entire square block, across from Metra Station
129,600	12500 S Stony Island, Bldg E	Rich		\$8	Industrial Warehouse	PD8		4	32'-36'	Warehouse with 2 cranes & marine loading access
2.37 acres	5000 W Flournoy	Geoff	\$2,995,000	STO	Development Site	M1-2				Fronts I-290, flexible use development opportunity, BTS
3.5-8.1 acres	475 W Central, Hoffman Estates	Geoff	SOLD		Development Site	M2				Flexible zoning, build-to-suit for sale or lease

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	4 acres	265 W Romeo Rd, Romeoville	Steve	\$1,500,000		Land	B-2				4 acres fronting Romeo Road
	41 acres	Peterson Road, Lake County	Dan/ Greg	\$1.95/SF		Vacant Land	AG				Readily divisible site (down to 10 acres); 4 miles to tollway

Please contact us for more information.

NAME	DIRECT LINE	E MAIL
Dan Tobin	847-699-2162	dtobin@ctkcp.com
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Howard Caplan	312-337-4052	hcaplan@ctkcp.com
John Kosich	847-699-2152	jkosich@ctkcp.com

NAME	DIRECT LINE	E MAIL
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Richard Larson	312-337-4509	rlarson@ctkcp.com
Steven Aaronson	312-337-1571	saaronson@ctkcp.com
Tim Newberg	312-337-4274	tnewberg@ctkcp.com

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