New Construction Class A Office Space with Skyline Views

1525 N. ELSTON AVENUE

NORTH BRANCH • CHICAGO, IL

FOR MORE INFORMATION CONTACT:

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BAUM
REALTY GROUP

1525 N. ELSTON AVENUE

NORTH BRANCH · CHICAGO, IL

BUILDING INFORMATION

Building size:	18,464 RSF
Parking:	Available On-Site
Stories:	6
Construction:	Concrete, Glass, and Steel
Zoning:	M2-3
Rental Rate:	Contact Broker
Tax & Opex:	Contact Broker

AVAILABILITY

3,936 RSF - Fifth Floor

Contact brokers for more information.

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.

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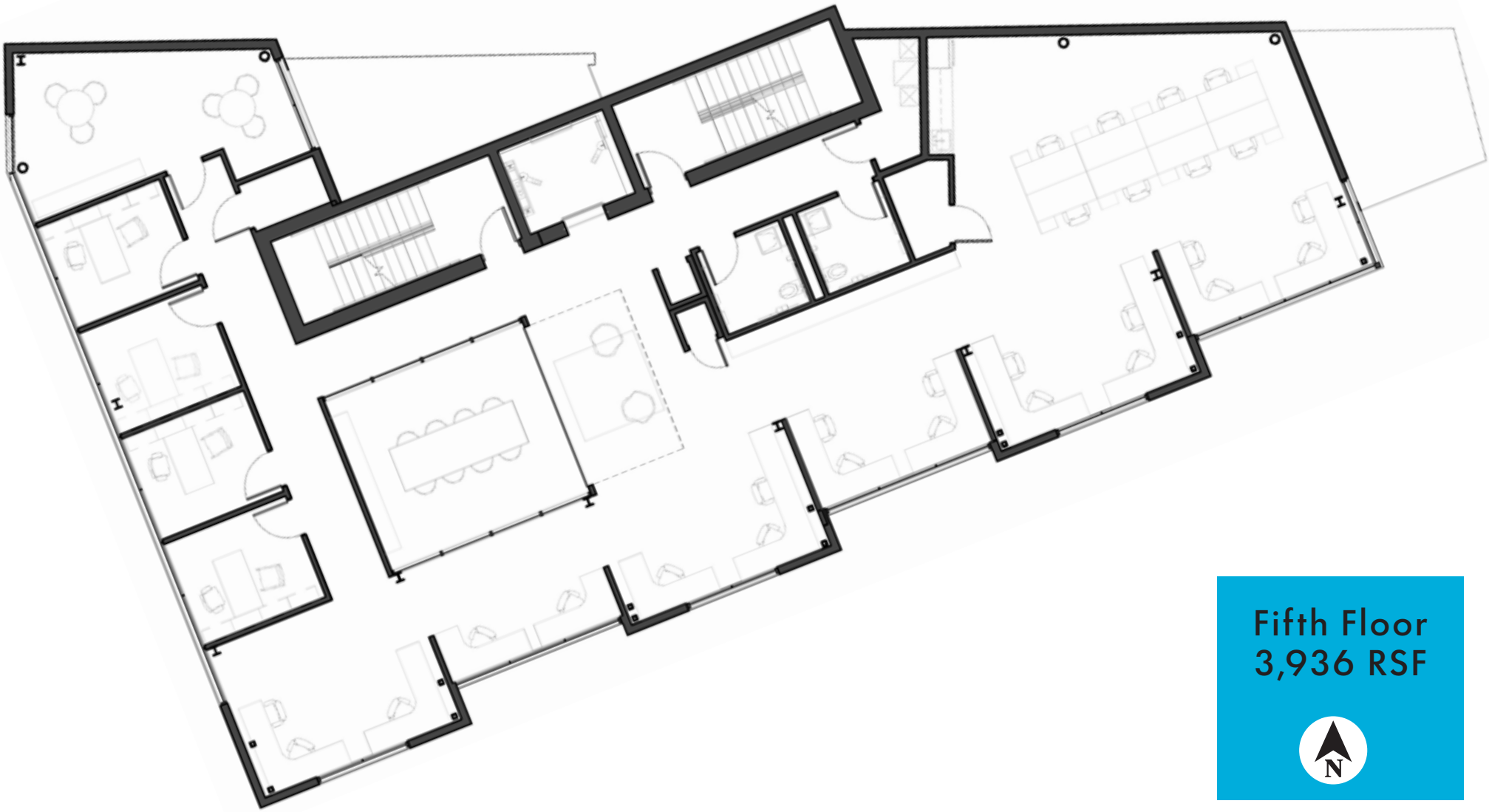
FLOOR PLAN



Fifth Floor
3,936 RSF

N

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FIFTH FLOOR PHOTOS

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FIFTH FLOOR PHOTOS

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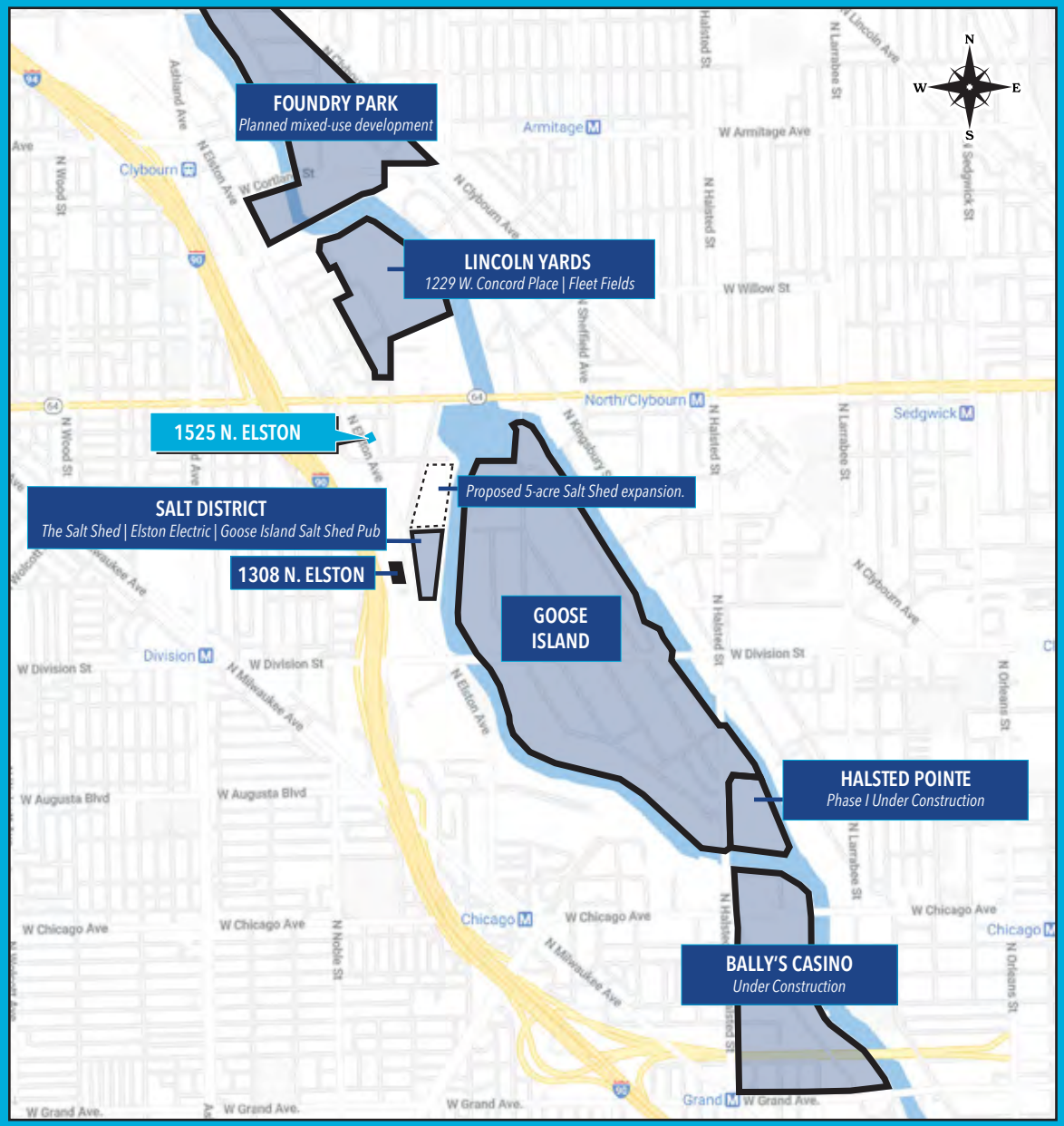
Welcome to the North Branch

The 760-acre North Branch is undergoing a major transformation, with a flurry of new and proposed developments and infrastructure improvements reshaping this former industrial district into one of Chicago's most dynamic mixed-use corridors. New residential, office, hospitality, entertainment, research and innovation uses, along with expanded parks, riverfront access and pedestrian connections, are creating a new destination for businesses, residents and visitors just outside the traditional downtown core.

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.

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 young professional workforce and is easily accessible to the entire city and surrounding suburbs via I-90/94.



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MARKET OVERVIEW

NORTH BRANCH DEVELOPMENTS

GOOSE ISLAND DEVELOPMENT

Developers are adding new multi-story industrial, research facilities, and adaptive reuse projects alongside riverfront improvements that enhance access and infrastructure. Backed by zoning updates, TIF incentives, and investment in science and technology, the island is shifting from a manufacturing base to a dynamic innovation hub just north of downtown Chicago.

FOUNDRY PARK

JDL Development and Kayne Anderson Real Estate's $3 billion mixed-use redevelopment of the northern portion of the former Lincoln Yards site. The approved plan includes up to 3,737 residential units and approximately 970,000 SF of office, retail and hotel space, along with over eight acres of public open space. Initial construction is expected to begin in fall 2026.

LINCOLN YARDS

The reimagined 53-acre Lincoln Yards along the Chicago River is anchored by the first completed project, a state-of-the-art life sciences building at 1229 W. Concord. Plans for a 365,000 SF creative office building at 1665 N. Throop are underway, while the outdoor activation space Fleet Fields provides public fields and community programming as an interim use.

THE SALT DISTRICT

The Salt District centers on **The Salt Shed** and Fairgrounds, a riverfront indoor / outdoor live entertainment venue. On-site draws include the **Goose Island Salt Shed Pub** and **Elston Electric** arcade bar. Operators are exploring a five-acre expansion on an adjacent lot to host larger events and future festivals.

BALLY'S CASINO

The permanent Bally's Casino development on the former Chicago Tribune Freedom Center site is moving forward, with the 34-story, 500-room hotel tower and casino now topped out along the riverfront. Slated to open in spring 2027, this milestone marks a key step in the transformation of the site into a full-service casino resort and entertainment destination.

HALSTED POINTE

Construction is underway on the first phase of Halsted Pointe on the southern tip of Goose Island, a 46-story, roughly 500-foot mixed-use tower with 460 residences, 18,900 SF of retail, amenity space, and structured parking. Planned in four phases, the full development will include up to 2,650 residential units, additional towers, a hotel, and retail space.

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