

NORTH BRANCH · CHICAGO, IL

1690 N. Elston Avenue

Boutique Loft Office in the North Branch

FOR MORE INFORMATION

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1690 N. ELSTON AVENUE

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

A new glass and steel structure planned for the rear of the building will provide interior parking for up to 50 vehicles in support of 32,000 SF of building area.

Full floor and partial floor opportunities are available in this conveniently located, well-appointed building with suite sizes ranging from approximately 2,000 – 15,364 SF.

32,000 SF full building opportunity available with the addition.
(22,000 SF without building addition)

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

Space delivered for tenant occupancy in early 2022.

AVAILABILITY

Available:	1,848 – 32,062 SF
Basement:	1,848 – 8,243 SF \$15 / NNN
1st Floor:	2,873 – 8,455 SF \$25 / NNN
2nd Floor:	2,873 – 15,364 SF \$25 / NNN



BUILDING INFORMATION

Building Size:	32,062 SF
Construction:	Brick & Timber with Glass and Steel Addition
Parking:	50 covered spaces (\$150/month)
Stories:	3
Zoning:	M3-3
Asking Rental Rates:	\$15 -25.00/NNN

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SITE PLAN



TOTAL AVAILABLE SPACE

32,062 SF

Site plans show new planned structure with 50 interior parking spaces.

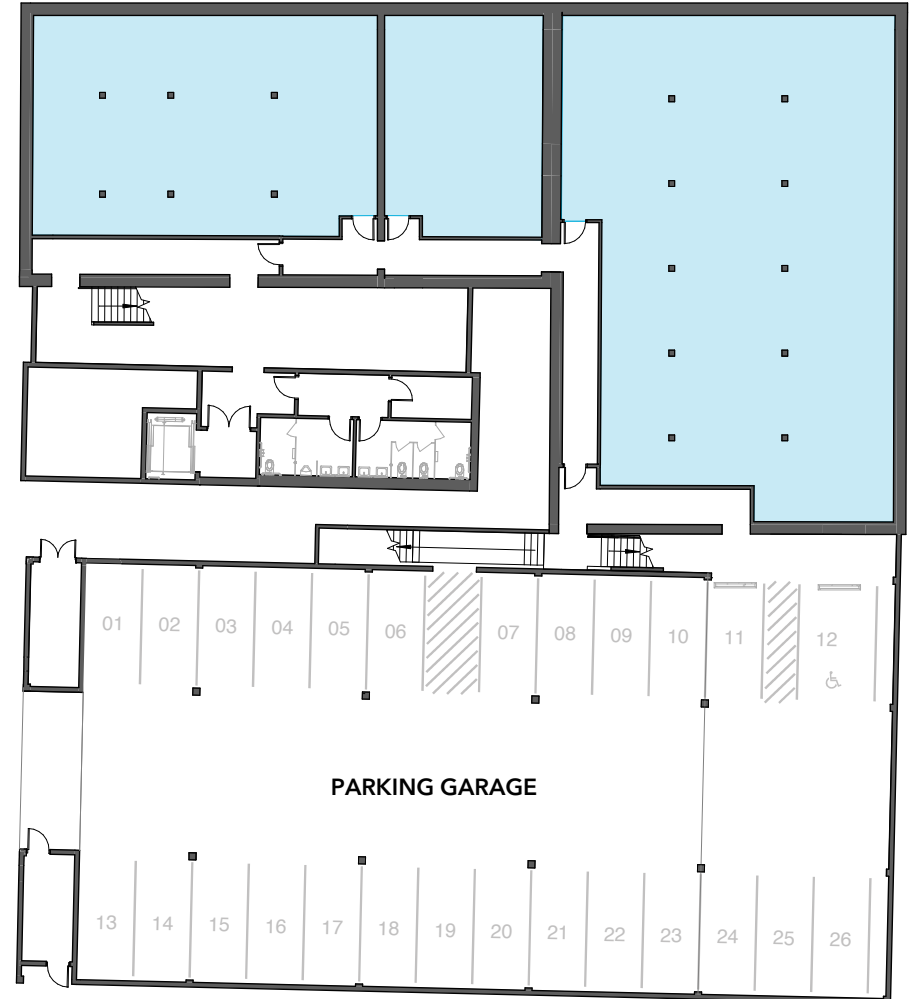
Building is available as-is without new structure, contact us for more information.

BASEMENT

1,848 – 8,243 SF

ASKING RENTAL RATE

\$15/SF NNN



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SITE PLAN

1690 N. ELSTON AVENUE

1ST FLOOR

2,873 – 8,455 SF

ASKING RENTAL RATE

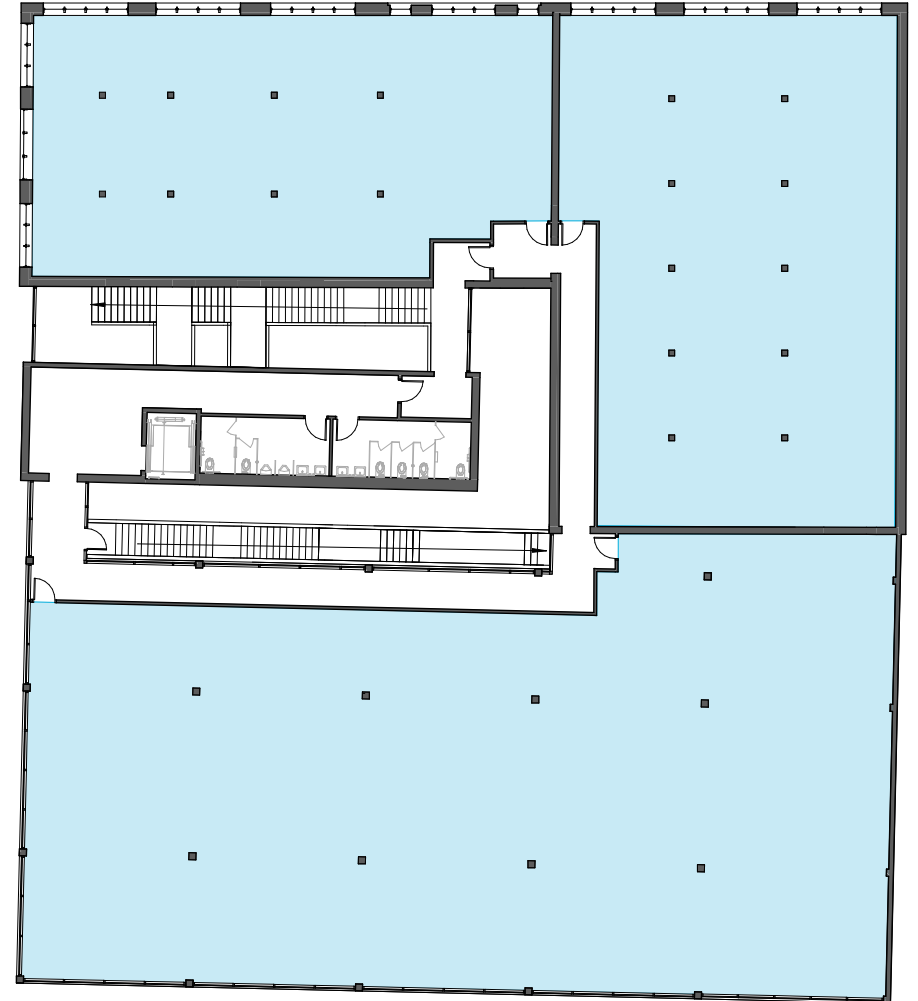
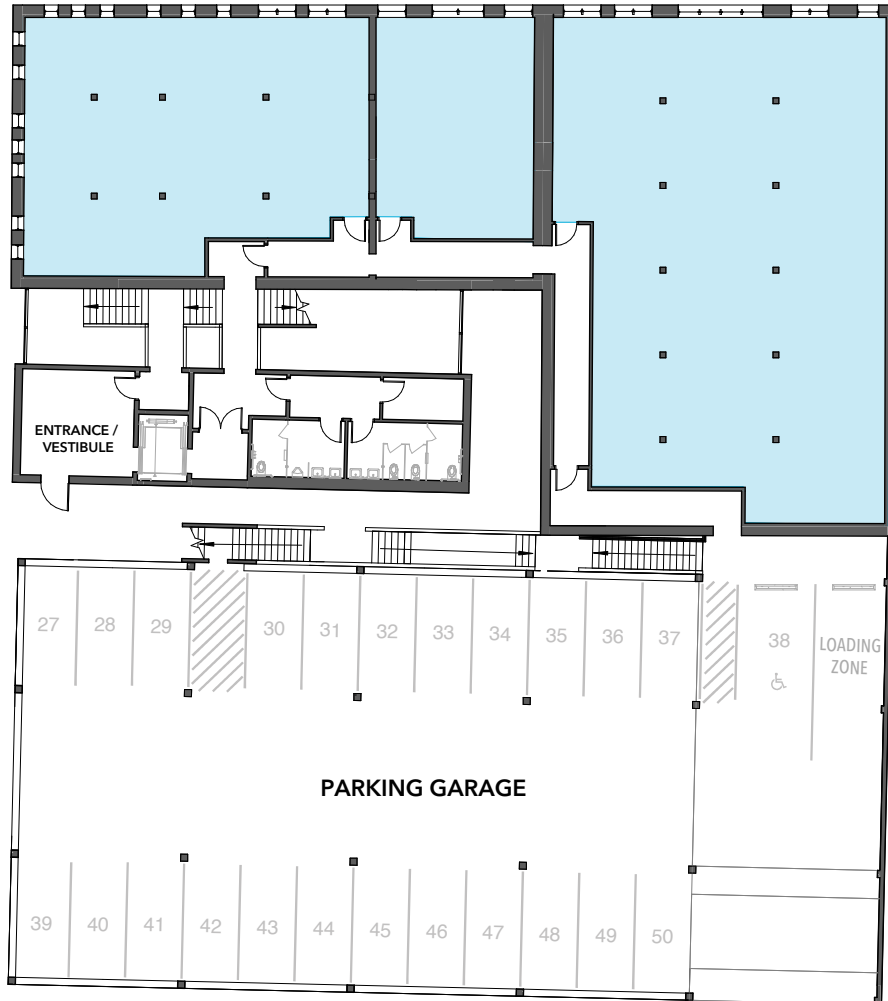
\$25/SF NNN

2ND FLOOR

2,873 – 15,364 SF

ASKING RENTAL RATE

\$25/SF NNN



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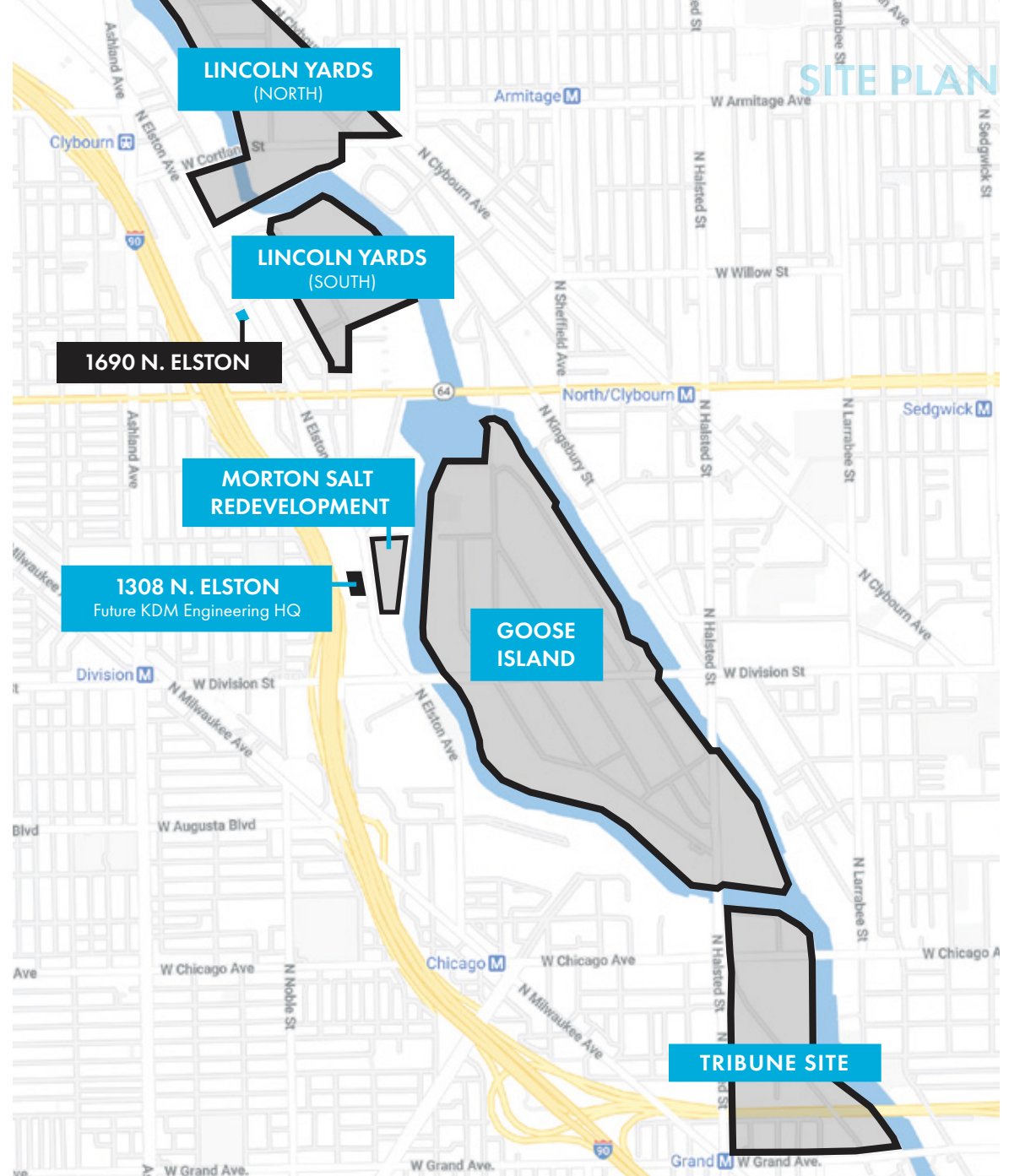
1690 N. ELSTON AVENUE

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.



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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.

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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.



MORTON SALT REDEVELOPMENT

The Salt District is a 4.25-acre mixed-use redevelopment with 500 feet of riverfront along the Chicago River. The iconic Morton Salt rooftop will remain as the site becomes new offices, restaurants, retail and entertainment.



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 Morton Salt redevelopment.



TRIBUNE SITE

Tribune Media is marketing for sale its 30-acre site it owns along the Chicago River. Tribune Media won zoning approval last fall to develop an 8.5 million square foot campus named the "River District".

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