

OFFERING MEMORANDUM

Live / Work Warehouse & Loft Building

456 N. Leavitt Street // Chicago, IL 60612



Zach Pruitt
773.572.2268
zach@baumrealty.com

Brayden Schiff
312.585.8792
brayden@baumrealty.com



[BAUMREALTY.COM](https://www.baumrealty.com)

456 N. LEAVITT STREET

Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 456 N. Leavitt Street (the "Property"), a rare live / work opportunity in PMD4A zoned Kinzie Corridor, one of Chicago's most dynamic commercial corridors.

The Property comprises existing two-story masonry, hardwood, and concrete structures totaling approximately 4,326 square feet situated on a 2,263 square foot site situated just south of the highly active W. Grand Avenue corridor.

This offering presents a compelling opportunity for investors and owner-users alike. The Property's versatile configuration accommodates single tenant flex users seeking immediate occupancy, with up to 14' clear heights, heavy power capability, and permitted live / work second floor loft space.

Nestled in the heart of Kinzie Corridor, the Property benefits from exceptional transit connectivity - steps to Leavitt / Grand Bus Stops and less than a 10-minute walk to Western Avenue Metra Rail Stop with access to the Milwaukee District North Line, Milwaukee District West Line, and North Central Service. The site also benefits from city, state, and federal incentive programs such as SBIF District and Enterprise Zone 4.

INVESTMENT HIGHLIGHTS

- ▶ Rare adaptive re-use potential for residential on 2nd floor - permitted with Zoning Compliance Letter
- ▶ Meticulously maintained: Exposed brick & timber aesthetic
- ▶ New windows 2023
- ▶ First Floor: Efficient single-bay warehouse - column free, clear-span
- ▶ Second Floor: Creative live/work loft space - existing office space with Heat & A/C
- ▶ Less than a 10-minute walk to Western Avenue Metra rail stop
- ▶ Steps to Leavitt / Grand bus routes



PROPERTY

Specifications

Property Address:	456 N. Leavitt Street, Chicago, IL 60612
Parcel ID Number:	17-07-129-016-0000
Total Lot Area:	2,263 SF
Property Lot Dimensions:	94.31' E/W x 24' N/S
Frontage:	24' on N. Leavitt Street 94.30' on W. Ferdinand Street
Building Footprint:	2,263 SF
Est. Total Building Area:	4,326 SF
Total Number of Stories:	Two (2)
Year Built:	Est. 1889
Building Construction:	Masonry, Timber, & Concrete
Loading:	One (1) Drive in Door at Grade 11' 10" W x 11' 10" H
Column Spacing:	Clear Span: 22' N/S Interior Warehouse
Clear Heights:	12' - 14'
Power:	3-Phase
Utilities:	Ground Floor: Radiant Heat Second Floor: Heat & A/C (<i>Separate Handling Unit</i>)
Zoning:	PMD 4A
Real Estate Taxes:	\$15,873.48 (\$3.51/SF) <i>(2024, Payable 2025)</i>



SITE OVERVIEW

Location & Property Class

PROPERTY TAX CLASSIFICATION

2.12 | Major Class 2, Mixed-use commercial / residential (10% level of assessment)

COMMUNITY AREA

West Town

NEIGHBORHOOD

Kinzie Corridor

WARD | ALDERMAN

27th | Ald. Walter Redmond Burnett

ENTERPRISE ZONE

YES | EZ 4

TAX INCREMENT FINANCING (TIF)

YES | Kinzie Industrial Conservation Area TIF

SMALL BUSINESS IMPROVEMENT FUND (SBIF)

YES | Kinzie Industrial Conservation Area SBIF

ETOD

Under 1/2 mile to rail stop

CONNECTED COMMUNITIES ORDINANCE

YES

PLANNING REGION

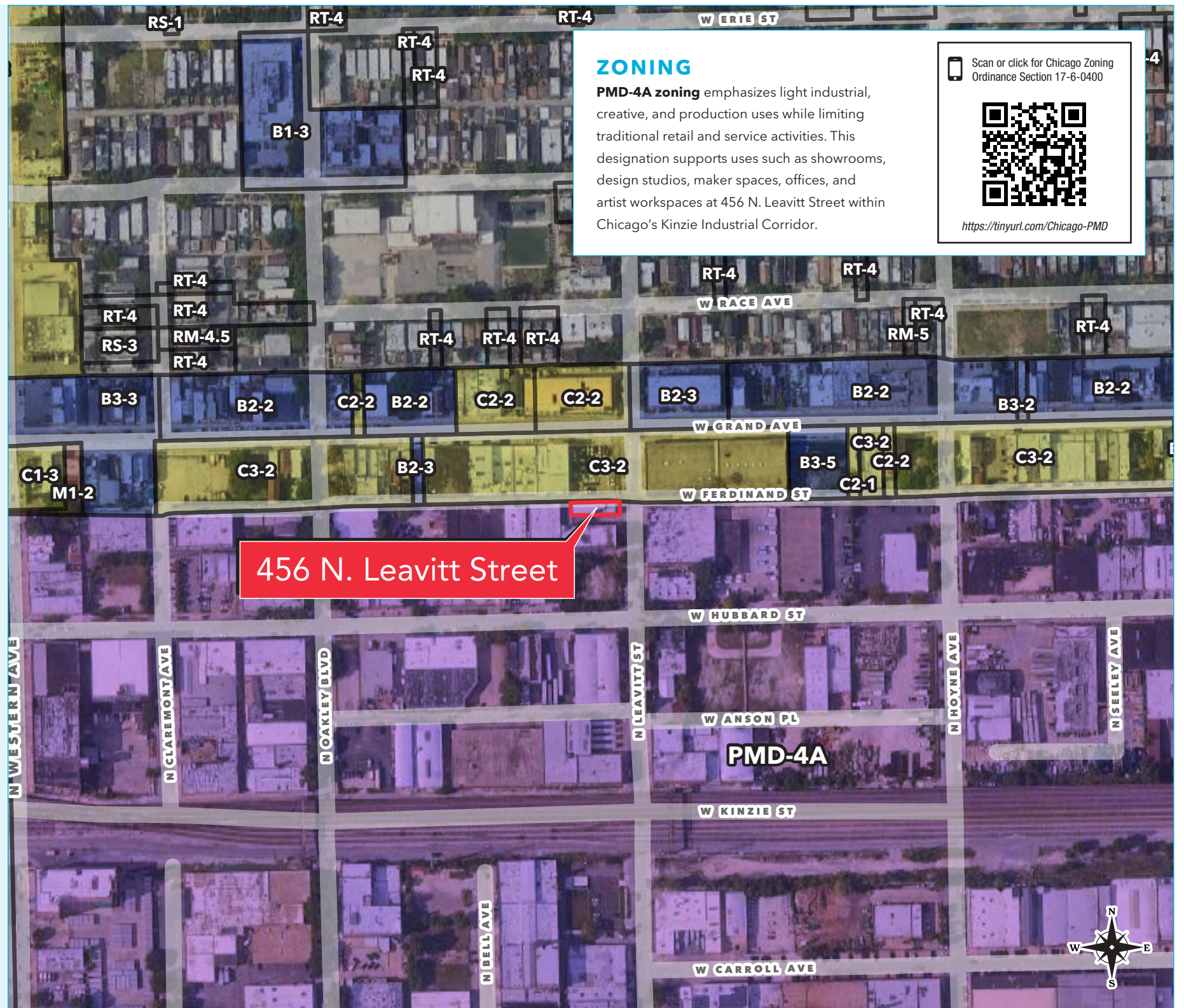
WEST

ADU AREA

No Limitations

ARO AREA

Community Preservation Area



ZONING

PMD-4A zoning emphasizes light industrial, creative, and production uses while limiting traditional retail and service activities. This designation supports uses such as showrooms, design studios, maker spaces, offices, and artist workspaces at 456 N. Leavitt Street within Chicago's Kinzie Industrial Corridor.

Scan or click for Chicago Zoning Ordinance Section 17-6-0400



<https://tinyurl.com/Chicago-PMD>

↑ ZONING MAP



↑ PARCEL AERIAL



Ground floor



Second floor balcony



Ground floor



Second floor work / live space

GROUND & SECOND FLOOR
**Interior
 Photographs**

SECOND FLOOR

Live / Work Conceptual Renderings



Conceptual



Conceptual



MARKET OVERVIEW

In the Mix

456 N. Leavitt Street sits close to trendy coffee shops, craft breweries, and locally loved dining spots. Just steps away are popular destinations like Metric Coffee, Goose Island Taproom, and Maxwells Trading (named one of Esquire Magazine's 2024 Best New Restaurants in America). The Property is also less than 5 minutes from Restaurant Row, Guinness Brewery, Punch Bowl Social, and other West Loop favorites for team outings, client meetings, and casual networking. It is located approximately one mile from the United Center, the site of The 1901 Project.

AREA HIGHLIGHTS INCLUDE



➤ **Metric Coffee (2 min drive)**
A locally favored coffee destination and everyday amenity for teams, casual meetings, and daily routines.



➤ **Goose Island Taproom (3 min drive)**
A well-known neighborhood brewery suited for informal team gatherings and after-work meetups.



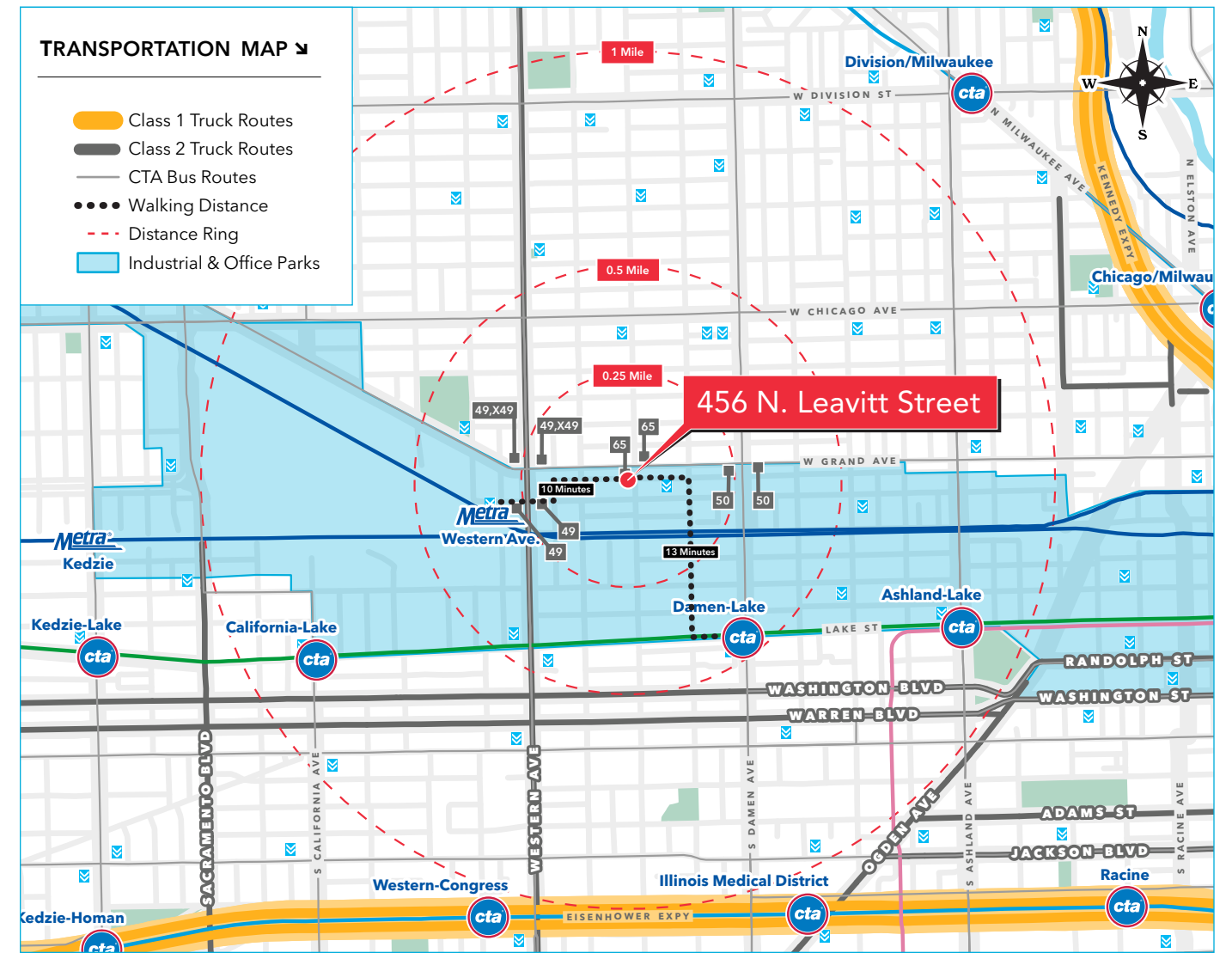
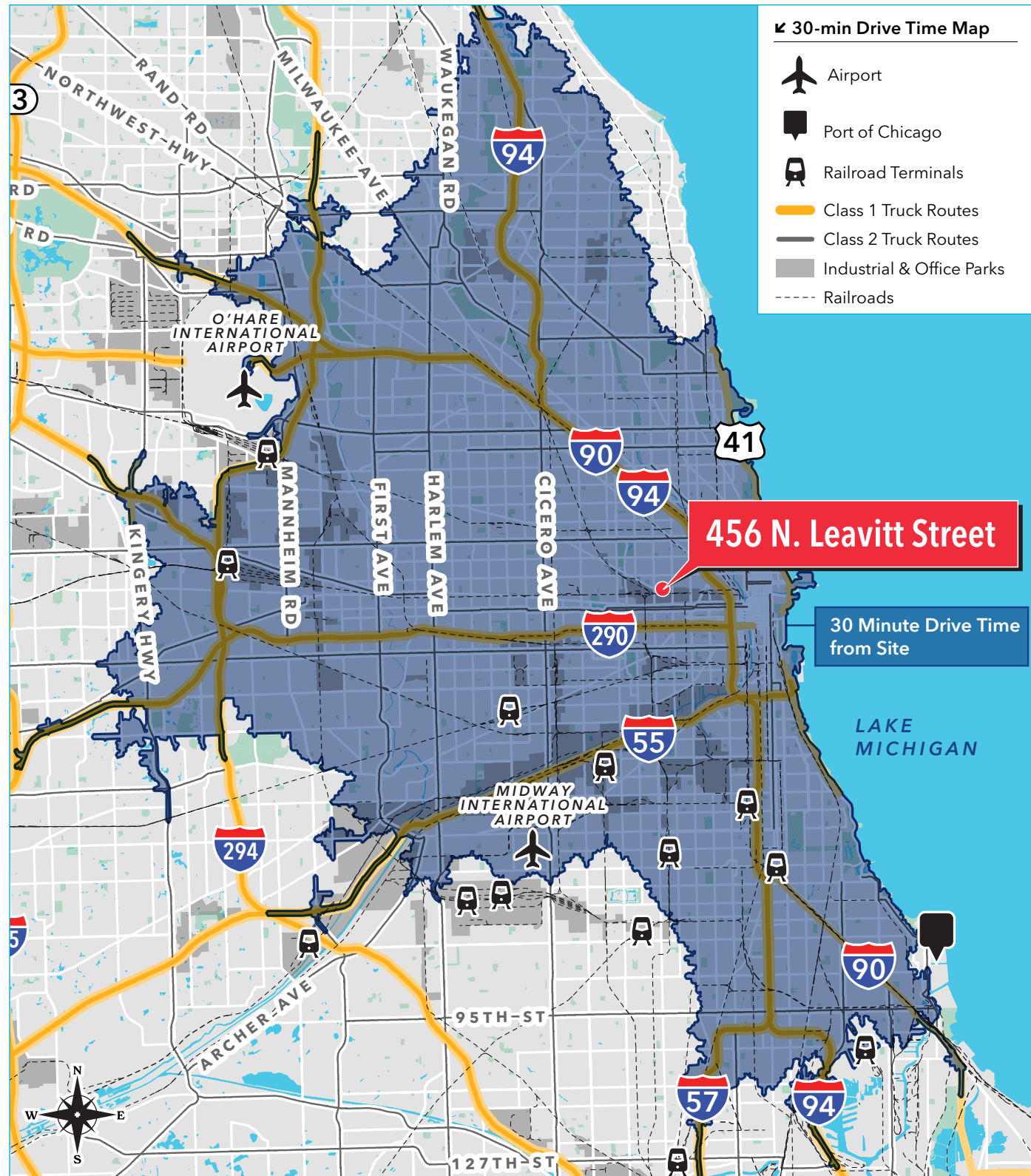
➤ **The 1901 Project (4 min drive)**
A transformative mixed-use redevelopment anchored by the United Center, delivering new dining, retail, public spaces, and long-term neighborhood investment.



➤ **Restaurant Row (5 min drive)**
One of Chicago's most recognized dining corridors, offering a deep mix of lunch, dinner, and client-facing dining options.



↑ MARKET RETAIL MAP



NEARBY CTA 'L' STATIONS & BUS STOPS

	GREEN	DAMEN-LAKE	0.6 mi
	PINK	ASHLAND-LAKE	1.1 mi
		GRAND (65)	161 ft
		WESTERN (49, X49)	0.3 mi
		DAMEN (50)	0.3 mi

NEARBY METRA STATIONS

	MD-N	MD-W	WESTERN	0.4 mi
	NCS			

EXCEPTIONAL ACCESS

	EISENHOWER EXPRESSWAY (I-290)	1.2 mi
	KENNEDY EXPRESSWAY (I-90/94)	1.6 mi
	UKRAINIAN VILLAGE	0.8 mi
	UNITED CENTER	1.0 mi
	RANDOLPH STREET (RESTAURANT ROW)	1.2 mi
	RUSH/IL MEDICAL DIST.	1.8 mi
	FULTON MARKET	1.8 mi
	LOOP	4.4 mi

OFFERING MEMORANDUM

Live / Work Warehouse & Loft Building

456 N. Leavitt Street // Chicago, IL 60612

For more information contact:

Zach Pruitt

773.572.2268

zach@baumrealty.com

Brayden Schiff

312.585.8792

brayden@baumrealty.com



© 2026 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.

