

# 400 NORTH ASHLAND AVE CHICAGO, IL



**33,403 SF** (DIVISIBLE)  
**BUILDING ON**  
**±2.41 ACRES**

**LOCATED**  
**IN THE KINZIE**  
**CORRIDOR**

**FOR LEASE**

OWNED BY:



LOCATED AT THE INTERSECTION OF ASHLAND AVE & HUBBARD ST | CHICAGO, IL

**LARRY GOLDWASSER, SIOR**  
*Executive Director*  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
*Director*  
+1 312 470 1872  
matt.cowie@cushwake.com

**COLIN GREEN**  
*Senior Director*  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
*Associate*  
+1 312 229 1016  
john.marks1@cushwake.com



# PROPERTY FEATURES



## IDEAL FOR INDUSTRIAL, OFFICE, AND FLEX USES

<b>Total Building Size:</b>	<b>±33,403 SF (divisible)</b>
<b>Total Site Size:</b>	±2.41 acres
<b>Existing Office Space:</b>	±9,256 SF
<b>Clear Height:</b>	13'2" - 14'6"
<b>Loading:</b>	2 exterior docks (that can easily accommodate 53' trailers) 2 interior docks
<b>Drive-In Door(s):</b>	1
<b>Car Parking:</b>	±125 spaces (expandable)
<b>2018 Taxes:</b>	\$41,690.16 (\$1.25 PSF)
<b>Asking Lease Rate:</b>	Subject to offer



**400 N ASHLAND AVE  
CHICAGO, IL**

OWNED BY:



ML REALTY  
PARTNERS

ABUNDANT NATURAL LIGHT

**LARRY GOLDWASSER, SIOR**  
Executive Director  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
Director  
+1 312 470 1872  
matt.cowie@cushwake.com

**COLIN GREEN**  
Senior Director  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
Associate  
+1 312 229 1016  
john.marks1@cushwake.com



CUSHMAN &  
WAKEFIELD



# SITE PLAN



Total Site Size: ±2.41 acres  
Total Building Size: ±33,403 SF (divisible)  
Car Parking Site Size: ±1.64 acres  
Car Parking Spots: ±125 spaces (expandable)

W Hubbard St

N Ashland Ave

125+ CAR  
PARKING  
SPOTS

33,403 SF  
BUILDING

W Kinzie St

400 N ASHLAND AVE  
CHICAGO, IL

**LARRY GOLDWASSER, SIOR**  
Executive Director  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
Director  
+1 312 470 1872  
matt.cowie@cushwake.com

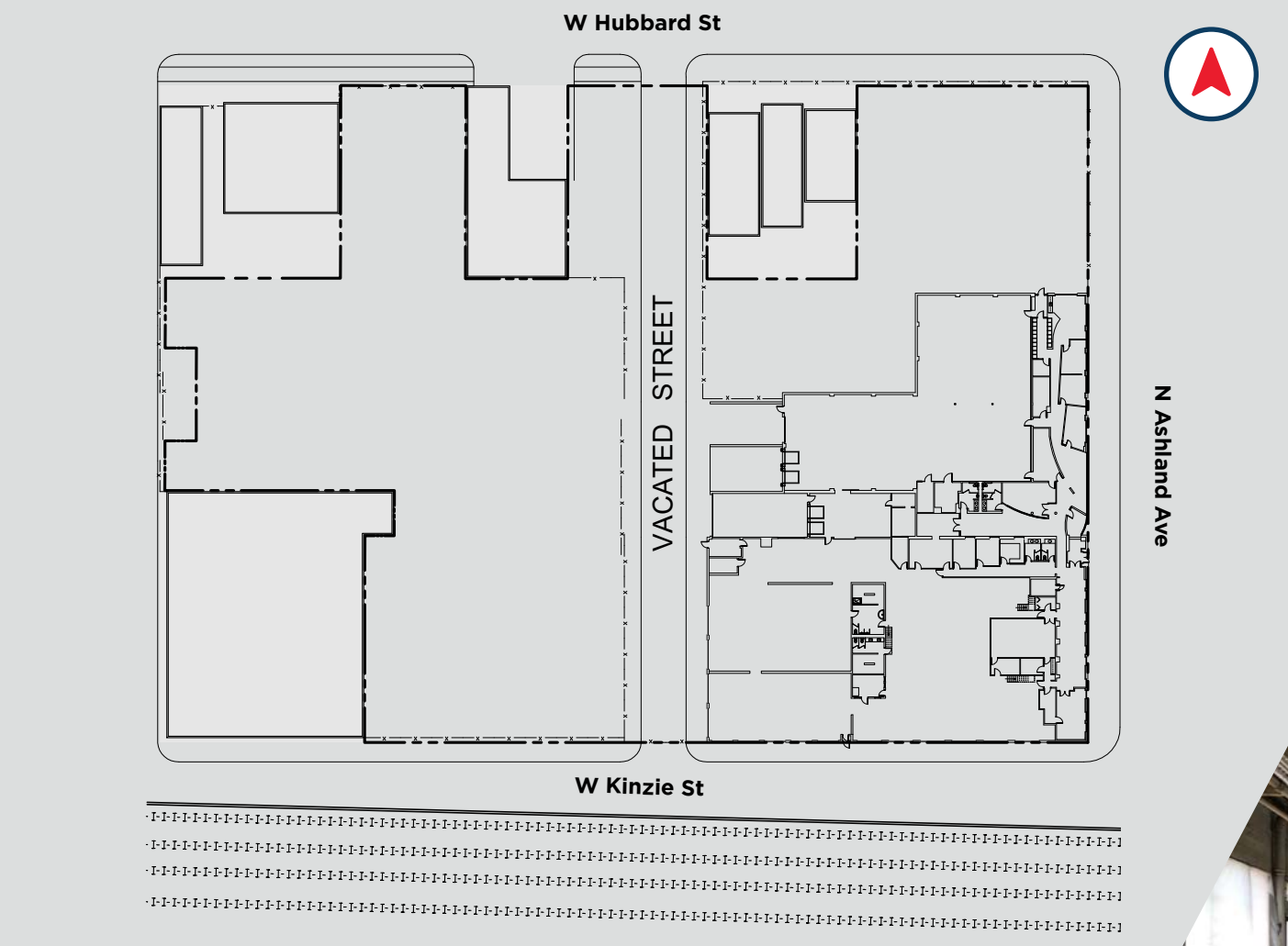
**COLIN GREEN**  
Senior Director  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
Associate  
+1 312 229 1016  
john.marks1@cushwake.com

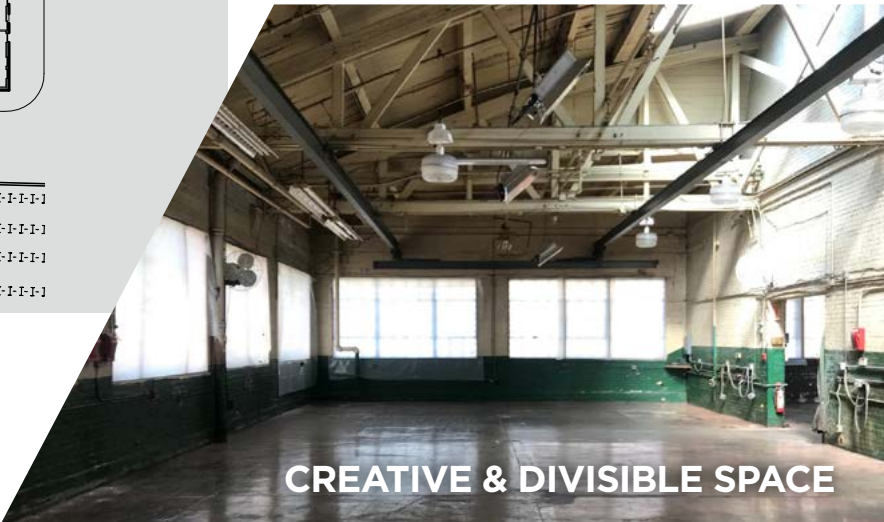


**CUSHMAN &  
WAKEFIELD**

# FLOOR PLAN



**FLEXIBLE ±2.41-ACRE  
SITE WITH AMPLE  
PARKING AND/OR  
STORAGE SPACE**



**400 N ASHLAND AVE  
CHICAGO, IL**

**CREATIVE & DIVISIBLE SPACE**

**LARRY GOLDWASSER, SIOR**  
*Executive Director*  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
*Director*  
+1 312 470 1872  
matt.cowie@cushwake.com

**COLIN GREEN**  
*Senior Director*  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
*Associate*  
+1 312 229 1016  
john.marks1@cushwake.com

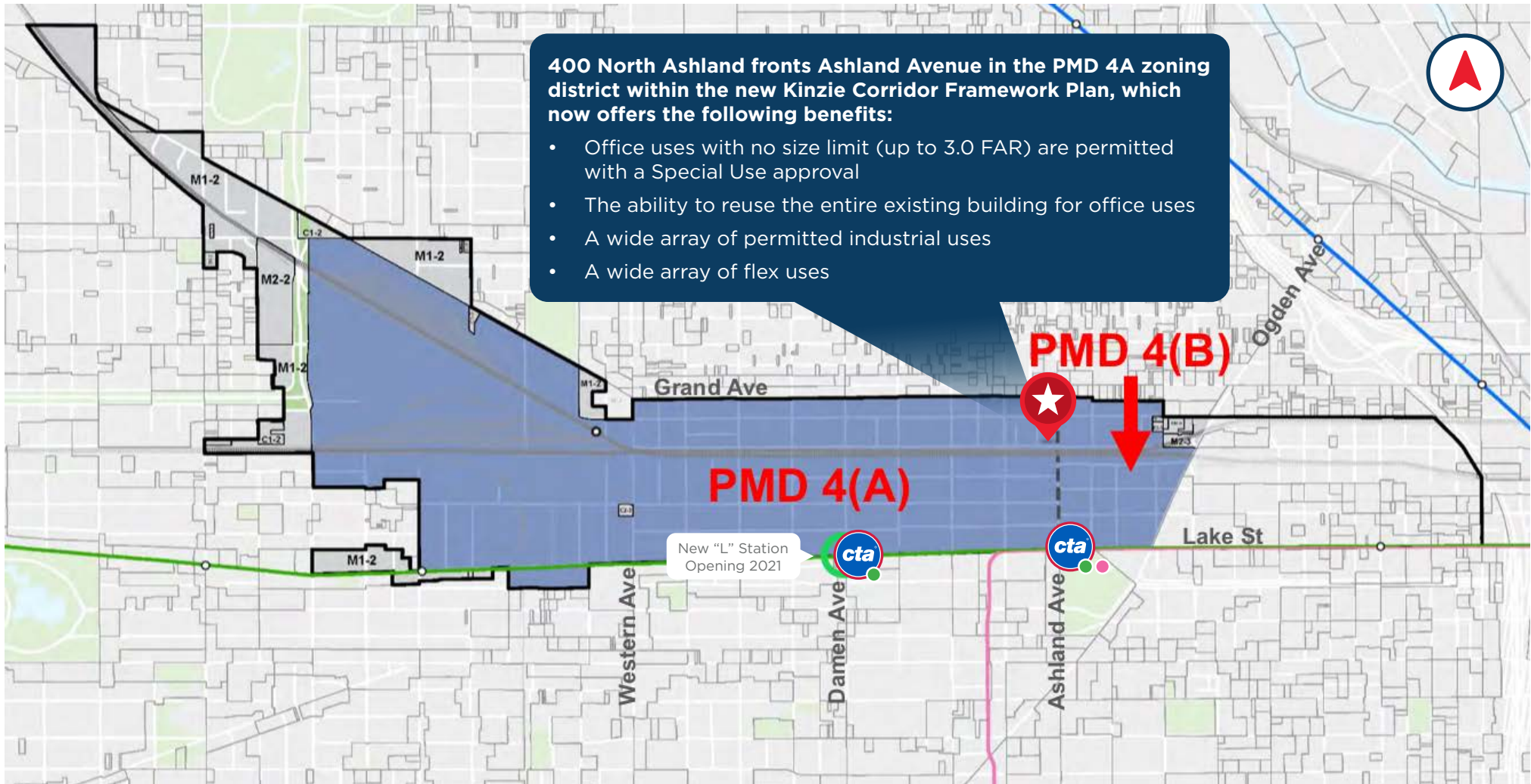




# ZONING



IN AUGUST 2019, THE CITY OF CHICAGO APPROVED AN ORDINANCE THAT GREATLY EXPANDS THE USES AND ALLOWABLE BUILDING SQUARE FOOTAGES IN THE KINZIE CORRIDOR, WHILE PROTECTING ITS UNIQUE CHARACTERISTICS.



**400 N ASHLAND AVE  
CHICAGO, IL**

**i** Click here for more information about the Kinzie Framework Plan & Implementation

**NEW KINZIE CORRIDOR  
FRAMEWORK PLAN SPURS  
ENHANCED POTENTIAL**

**LARRY GOLDWASSER, SIOR**  
Executive Director  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
Director  
+1 312 470 1872  
matt.cowie@cushwake.com

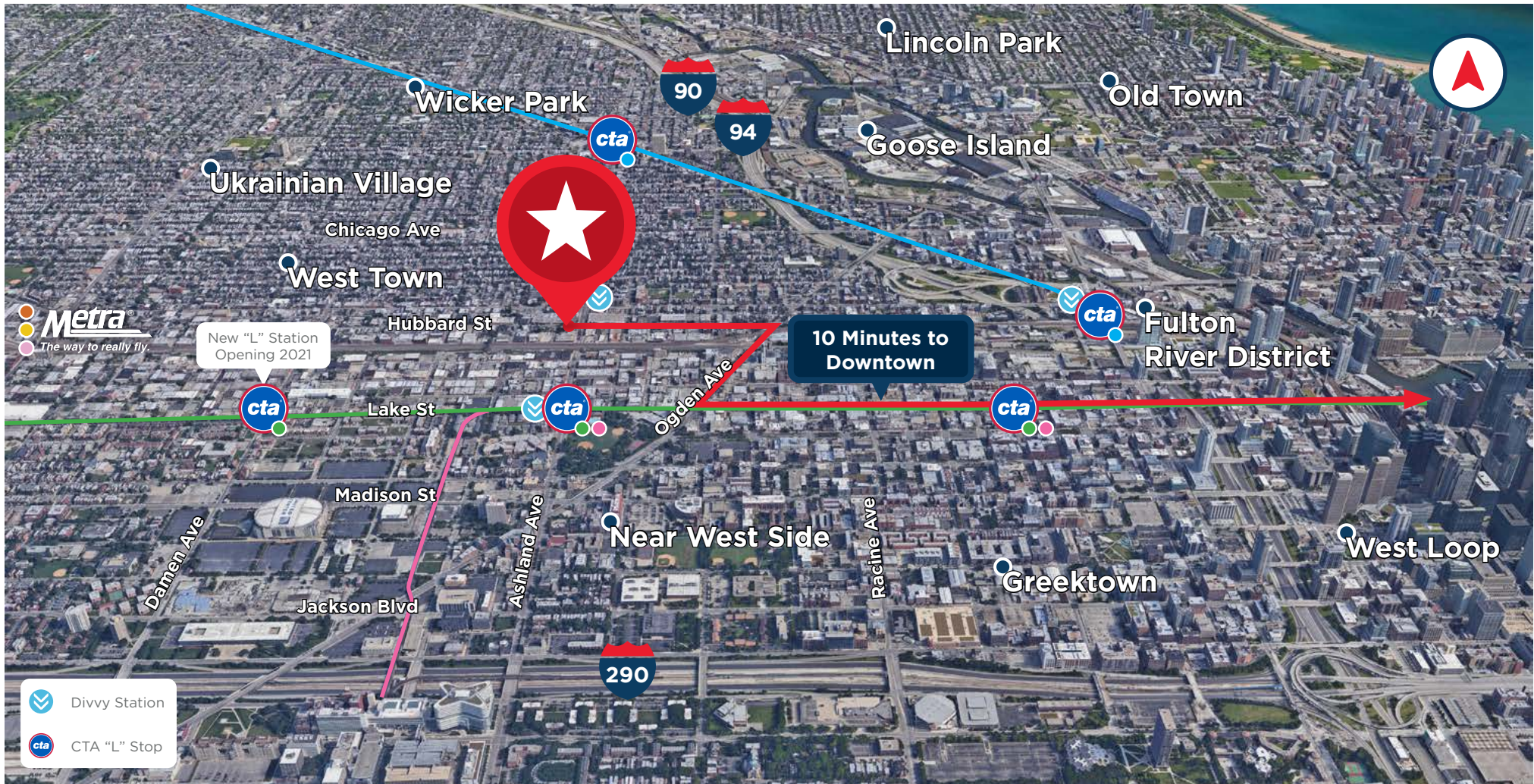
**COLIN GREEN**  
Senior Director  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
Associate  
+1 312 229 1016  
john.marks1@cushwake.com





# AERIAL MAP



**400 N ASHLAND AVE  
CHICAGO, IL**

**OFFERING EXCEPTIONAL ACCESS TO  
PUBLIC TRANSPORTATION, EXPRESSWAYS  
AND DOWNTOWN CHICAGO**

**LARRY GOLDWASSER, SIOR**  
Executive Director  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
Director  
+1 312 470 1872  
matt.cowie@cushwake.com

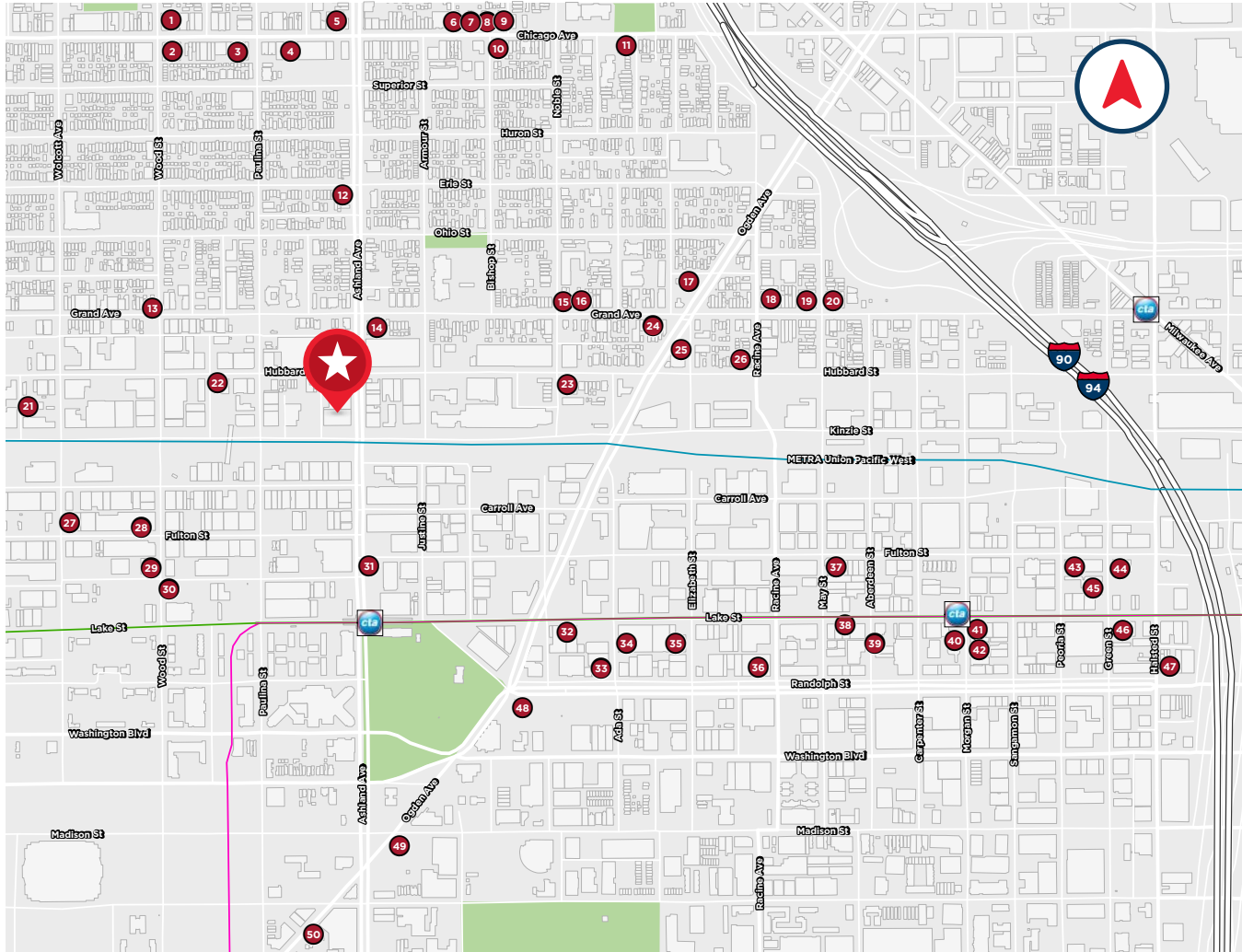
**COLIN GREEN**  
Senior Director  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
Associate  
+1 312 229 1016  
john.marks1@cushwake.com





# LOCAL AMENITIES



## Food & Entertainment

- |                              |                              |
|------------------------------|------------------------------|
| 1 Kokos Mediterranean Grille | 26 Mart Anthony's            |
| 2 Yuzu                       | 27 Intelligentsia Coffee     |
| 3 Fukenhausen                | 28 Goose Island Brewery      |
| 4 Six06                      | 29 Finch Beer                |
| 5 Beatnick                   | 30 Great Central Brewing Co. |
| 6 Jeong                      | 31 All Rise Brewing Company  |
| 7 Bar Biscay                 | 32 Bottom Lounge             |
| 8 La Calavera                | 33 Elske                     |
| 9 Flo                        | 34 The Loyalist              |
| 10 Cafe Central              | 35 Stans Donuts              |
| 11 Vajra                     | 36 City Winery               |
| 12 Sabroso Mexican Grill     | 37 Fulton Galley             |
| 13 Breakfast House           | 38 Eleven Eleven             |
| 14 Dunkin Donuts             | 39 Capriotti's Sandwich Shop |
| 15 Bella Notte Ristorante    | 40 Federales                 |
| 16 Tempesta Market           | 41 Shake Shack               |
| 17 Starbucks                 | 42 Do-Rite Chicken & Donuts  |
| 18 Crazy Bird                | 43 Duck Duck Goat            |
| 19 Two Restaurant            | 44 Ramen Takeya              |
| 20 Bari                      | 45 Ballast Point Brewing Co  |
| 21 Big Delicious Planet      | 46 BLVD                      |
| 22 On Tour Brewing Company   | 47 ROOH                      |
| 23 Breakfast Club & Grill    | 48 Kaiser Tiger              |
| 24 Coalfire Pizza            | 49 Billy Goat Tavern         |
| 25 G&O Gastropub             | 50 The Ogden Chicago         |

**400 N ASHLAND AVE  
CHICAGO, IL**

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

**LARRY GOLDWASSER, SIOR**  
Executive Director  
+1 312 470 2323  
larry.goldwasser@cushwake.com

**MATT COWIE**  
Director  
+1 312 470 1872  
matt.cowie@cushwake.com

**COLIN GREEN**  
Senior Director  
+1 312 470 2322  
colin.green@cushwake.com

**JOHN MARKS**  
Associate  
+1 312 229 1016  
john.marks1@cushwake.com

