

FOR SALE OR LEASE

JAMESON.

1110 W. 35TH ST., CHICAGO, IL 60609

LEASE OVERVIEW

SALE PRICE & LEASE PRICE Call For Pricing

BUILDING SIZE: 39,000 SF

YEAR BUILT: 1912

AREA HIGHLIGHTS

- The Byline Bank Building (Formerly the Central Manufacturing District Bank & Club Building) is located in Bridgeport on Chicago's South Side, one of the city's most diverse hubs. Bridgeport is home to the Chicago White Sox, a wide variety of great restaurants, and boasts a prominent art scene.

AREA TENANTS

- Guaranteed Rate Field
- Bridgeport Art Center
- Antique Taco
- Zhou B Art Center
- Maria's Packaged Goods
- Kimski
- The Polo Inn

TRANSPORTATION HIGHLIGHTS

- Buses run along 35th Street
- Easy access to Red Line
- Near 1-94 Expressway



PROPERTY DESCRIPTION

This historic revival architecture building is listed on the national register. It was originally constructed in 1912 as the CMDBB & Club that was part of the nation's first planned industrial district that emerged at the beginning of the 20th Century from 1902-1965 including 65 buildings.

PROPERTY HIGHLIGHTS

- Onsite parking adjacent to building
- Rental rates negotiable
- Close proximity to Bridgeport's best restaurants and attractions.
- 10.65 additional city lots for sale. Call for Pricing.

ROBERT JAY FRIEDMAN

Vice President, Sales & Leasing

(P) 312.810.7203

rjfsite@jameson.com

ADDITIONAL PHOTOS

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609

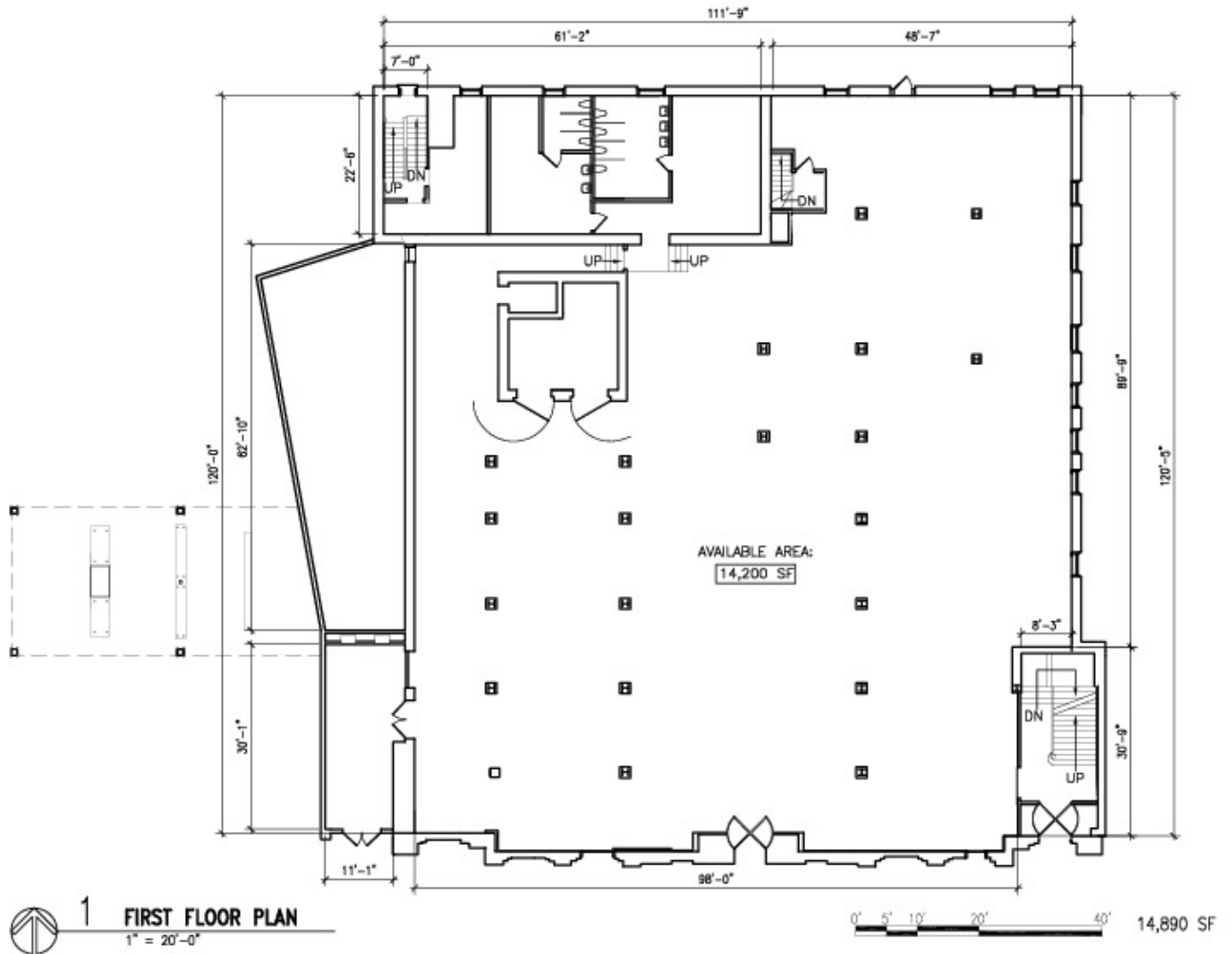


JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

FIRST FLOOR

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609



1 FIRST FLOOR PLAN

1" = 20'-0"

JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

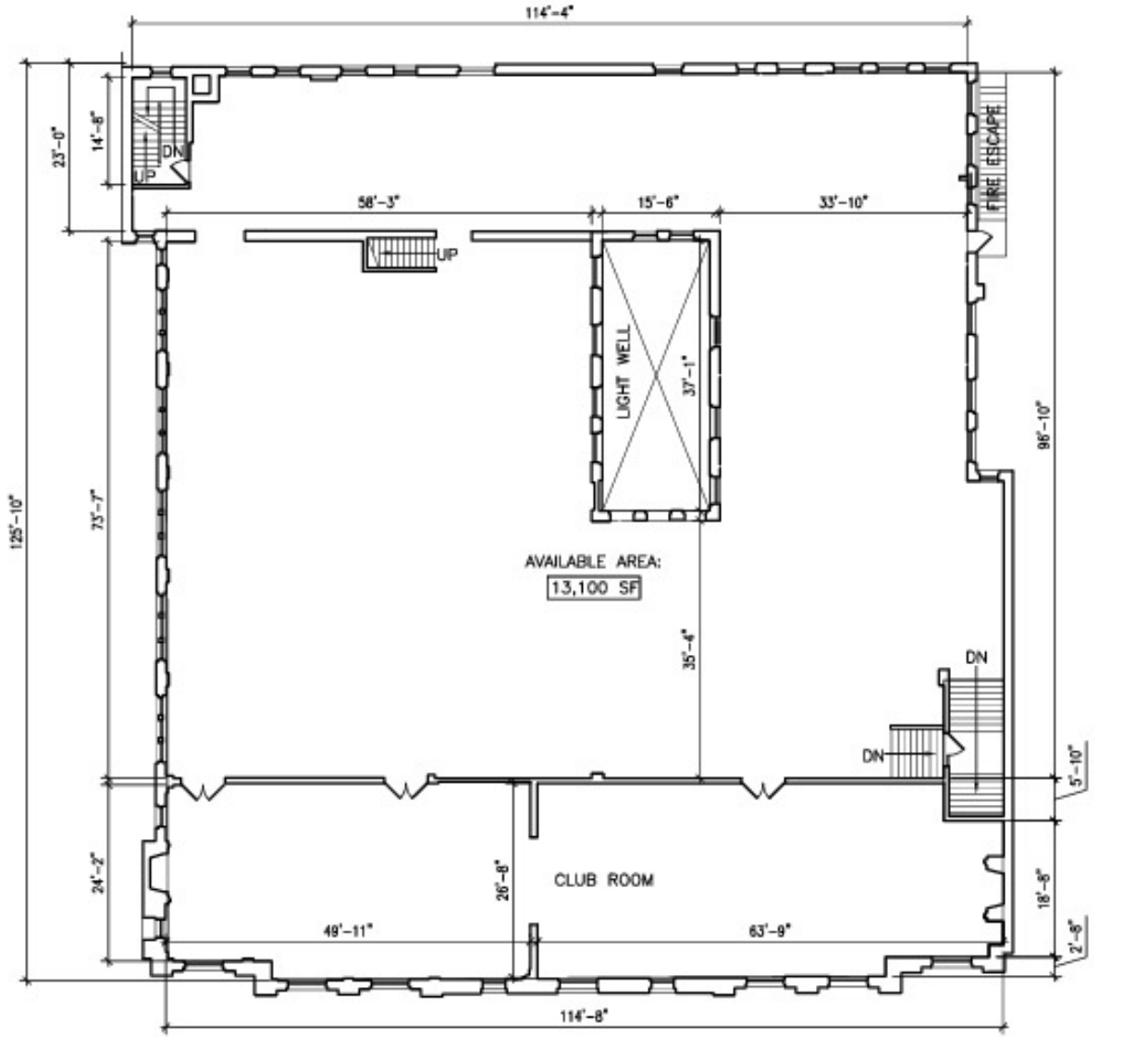
ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

SECOND FLOOR

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609

JAMESON.



1 SECOND FLOOR PLAN
1" = 20'-0"

0' 5' 10' 20' 40' 13,665 SF

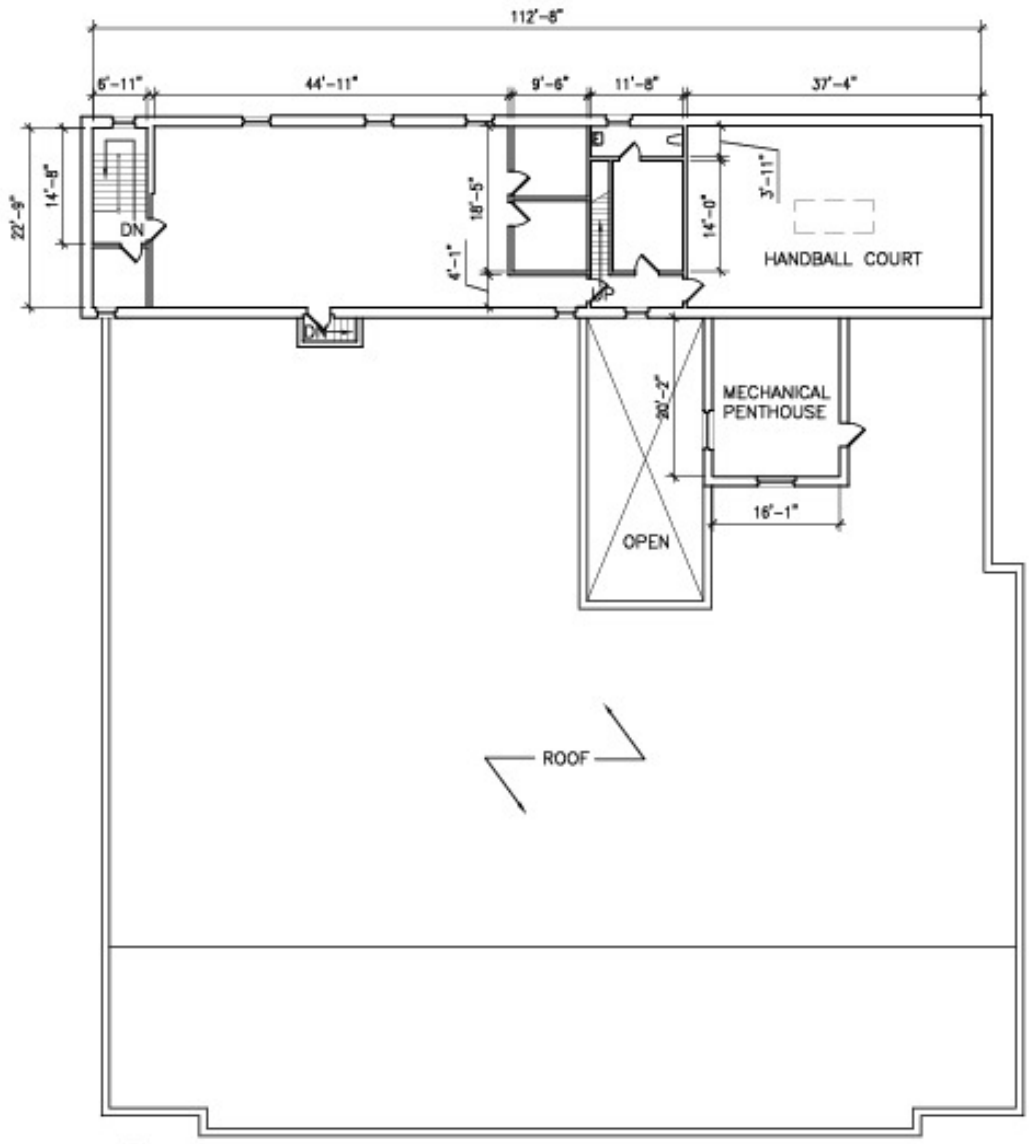
JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

ADDITIONAL PHOTOS

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609



1 THIRD FLOOR PLAN
1" = 20'-0"

0' 5' 10' 20' 40' 2,930 SF

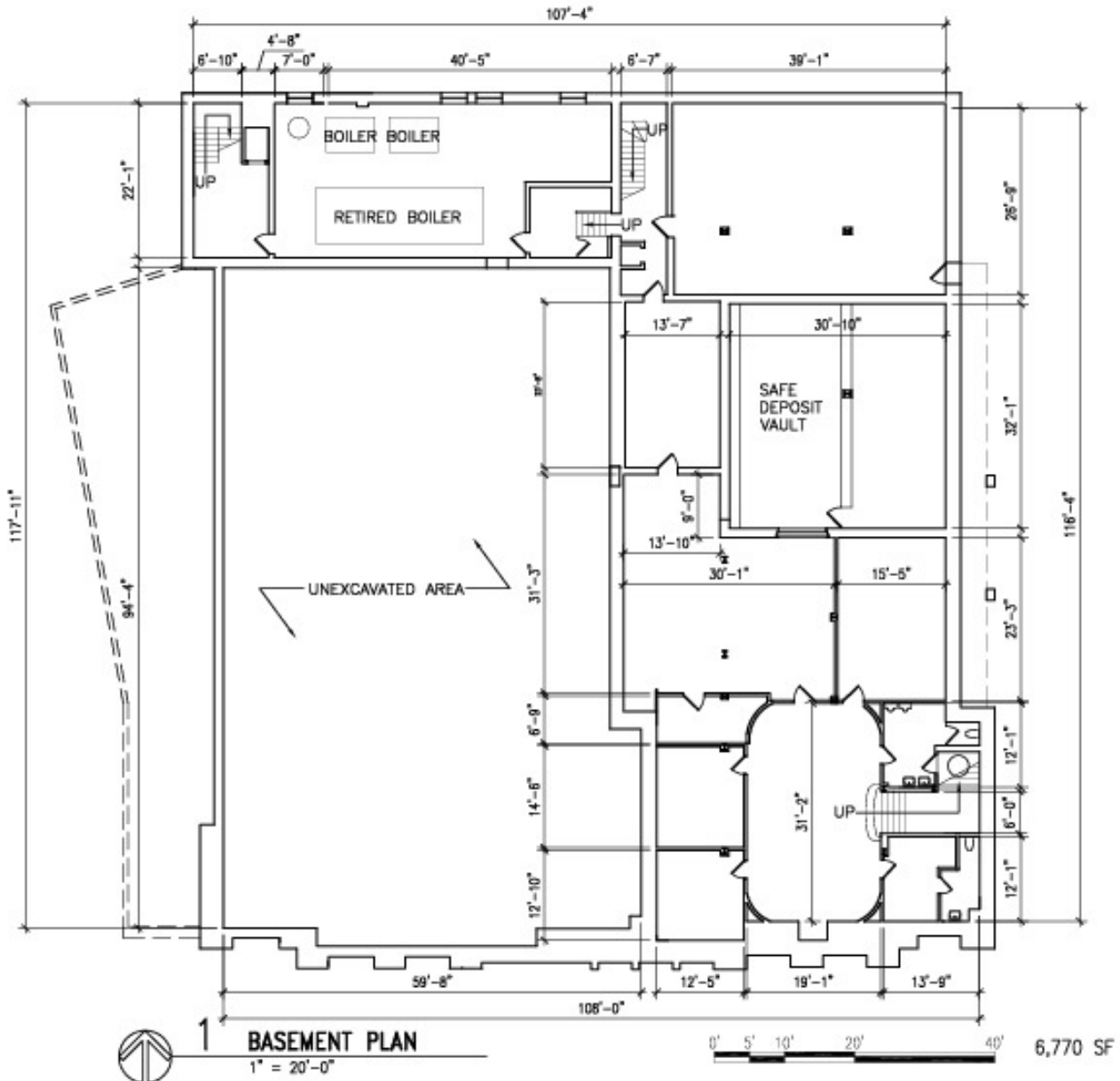
JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

LOWER LEVEL

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609



JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

BRIDGEPORT NEIGHBORHOOD

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609

5 PLACES

Five Places to Go in Chicago

Bridgeport, on Chicago's South Side, once had an outsiders-unwelcome reputation. Now the Daley family's storied neighborhood ranks among the city's most diverse hubs.

By Lynn Freehill-Maye Dec. 7, 2017

On Chicago's South Side, quintessentially blue-collar Bridgeport is the city's prime spot for catching a White Sox game, savoring a great taco or taking in the art scene. The Daley family's storied neighborhood once had an Irish-only, outsiders-unwelcome reputation. Yet the enclave now ranks among the city's most diverse, with a Buddhist temple alongside a Benedictine monastery, and Mandarin, Spanish and Korean often overheard. Turn-of-the-century buildings are now galleries and art studios, and a zinc-skinned boathouse by the notable architect Jeanne Gang added a buzzy spot for rowing or practicing yoga along the Chicago River in late 2016. These new additions seem only to enhance the area's workaday character.

Antique Taco

The chef Rick Ortiz made his name in hip Wicker Park with the original Antique Taco before returning in July 2016 to his local neighborhood to open this must-stop outpost in a former service station. The garage-style interior features a classic Farrah Fawcett poster and an old Marlboro sign. The patio seats 100-plus at picnic tables serving adult slushies and cocktails like horchata and rum.

1000 W. 35th Street; (773) 823-9410; antiquetaco.com

Kimski

After refashioning their mother's longtime tavern into sleek Maria's Packaged Goods & Community Bar in Bridgeport a few years ago, brothers Mike and Ed Marszewski opened this fusion counter next door last year, slamming Polish and Korean elements from the chef Won Kim together in takeout boats. Foodies stream in for tasty items like krautchi, a kimchi-meets-sauerkraut pickling.

960 W. 31st Street; (773) 823-7336; kimskichicago.com

Bridgeport Art Center

Many one-of-a-kind works of art, such as glass beads by the Croatian artist Dobrila Pintar, can be found in this hulking former Spiegel warehouse. It now hosts 40 creative studios and a gallery, all framed by a dramatic sculpture garden. Last year, the complex added the fascinating Chicago Maritime Museum (\$10 admission) abutting a bubbly creek, which flows into the Chicago River.

1200 W. 35th Street; (773) 247-3000; bridgeportart.com

Zhou B Art Center

This warehouse has served as an early neighborhood arts hub. The Chinese contemporary painter brothers ShanZuo and DaHuang Zhou claimed the space for artists in 2004. It features an expansive ground-floor gallery of the brothers' bold, abstract canvases and studios on upper floors.

1029 W. 35th Street; (773) 523-0200; zhouartcenter.com

The Polo Inn

This venerable kelly-green-and-white restaurant retains the Victorian molding of the candy shop it once was. Dine on "the Stockyarder" Angus steak under the chalkboard mural of the five Chicago mayors who've hailed from Bridgeport. The space also includes a bed-and-breakfast.

3322 S. Morgan Street; (773) 927-7656; thepoloinn.com

JAMESON COMMERCIAL REAL ESTATE

425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

BRIDGEPORT NEIGHBORHOOD

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609



Antique Taco is housed in a former service station in Bridgeport on Chicago's South Side.
Michelle Litvin for The New York Times



Korean Polish fusion at Kimski.
Michelle Litvin for The New York Times



Bridgeport Art Center Michelle Litvin for The New York Times



Zhou B Art Center Michelle Litvin for The New York Times



The Polo Inn in Chicago's Bridgeport.
Michelle Litvin for The New York Times

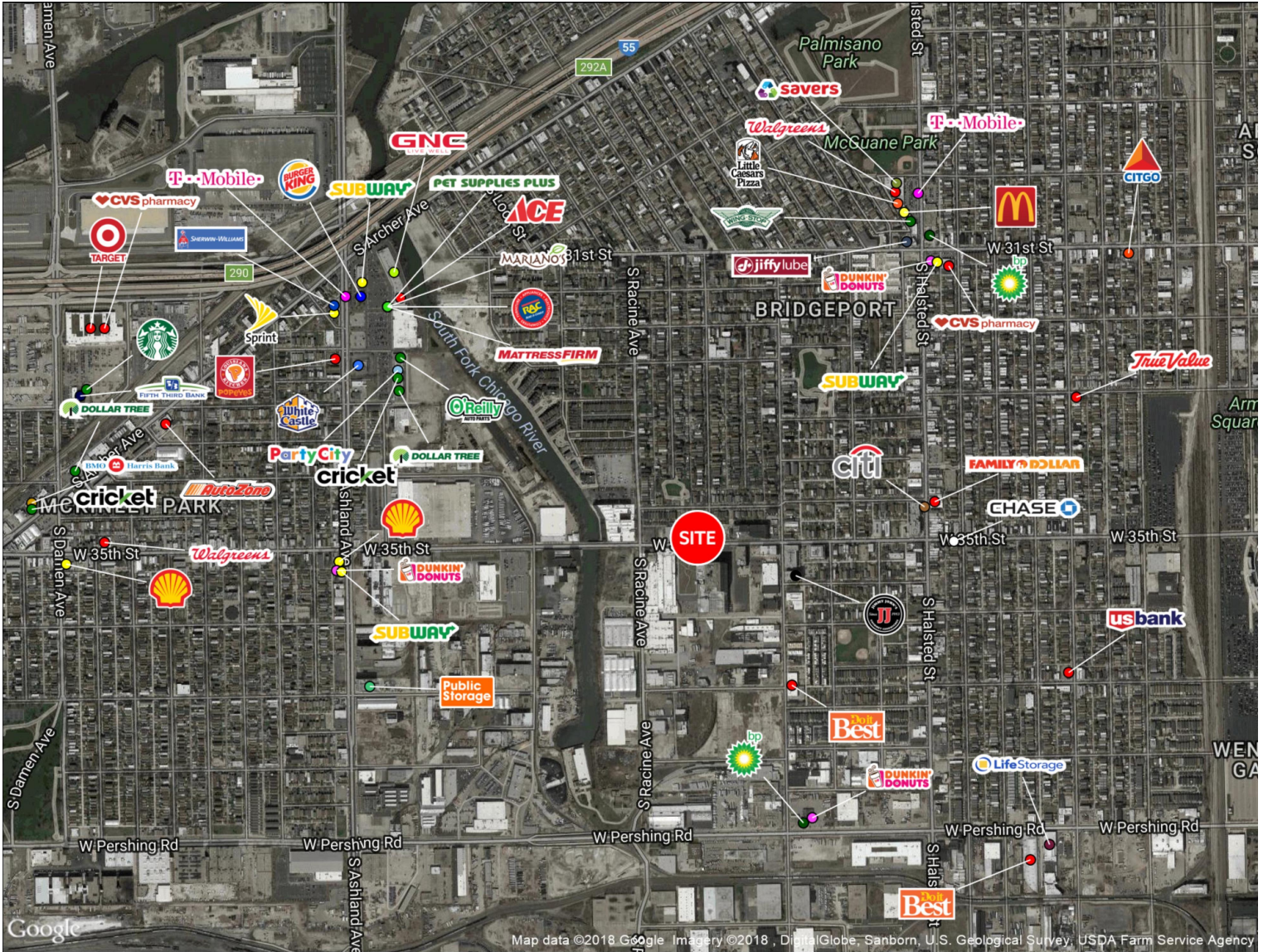
JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

RETAIL MAP

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

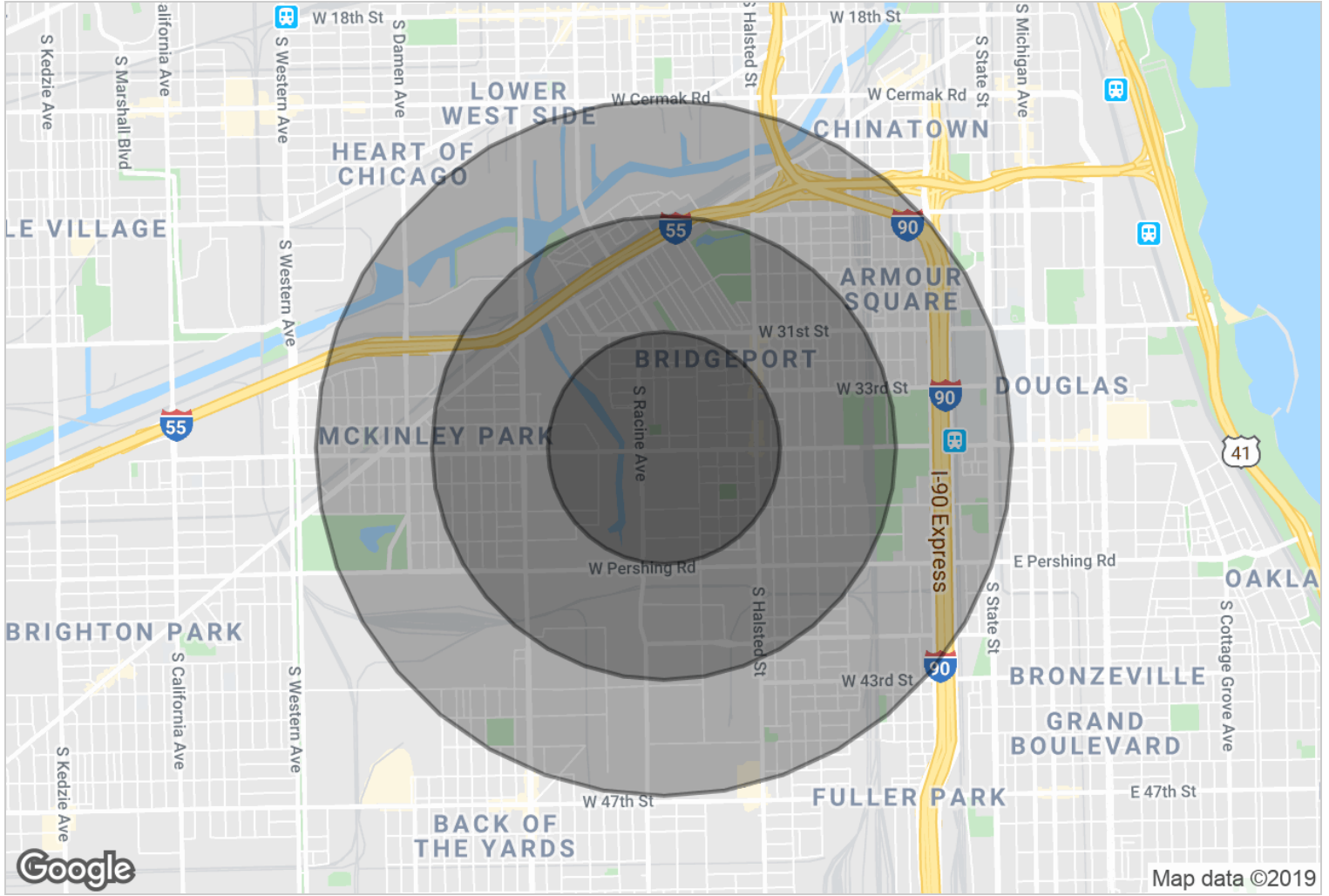
JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

DEMOGRAPHICS MAP

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609



2010 STATISTICS	0.5 Miles	1 Mile	1.5 Miles
Total Population	11,200	36,356	67,695
Total Number of Households	4,191	13,621	24,670
Average Household Income	\$62,185	\$58,853	\$55,732
Median Age	34.8	35.4	35.7

JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, options, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

DEMOGRAPHICS REPORT

1110 W. 35TH ST.
BRIDGEPORT, CHICAGO, IL 60609

JAMESON.

DEMOGRAPHICS	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	11,200	36,356	67,695
MEDIAN AGE	34.8	35.4	35.7
MEDIAN AGE (MALE)	34.8	35.0	35.1
MEDIAN AGE (FEMALE)	34.8	36.5	37.1
TOTAL HOUSEHOLDS	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	4,191	13,621	24,670
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$62,185	\$58,853	\$55,732
AVERAGE HOUSE VALUE	\$333,330	\$312,402	\$310,991
POPULATION	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION - White	5,914	18,362	31,436
TOTAL POPULATION - Black	251	641	2,008
TOTAL POPULATION - Hispanic	3,805	12,300	22,269
TOTAL POPULATION - Asian	2,527	9,619	19,856
TOTAL POPULATION - Hawaiian	11	28	44
TOTAL POPULATION - Indian	47	190	340
TOTAL POPULATION - Other	2,310	6,837	12,403

JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
jamesoncommercial.com

ROBERT JAY FRIEDMAN
Vice President, Sales & Leasing
(P) 312.810.7203
rjfsite@jameson.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.