

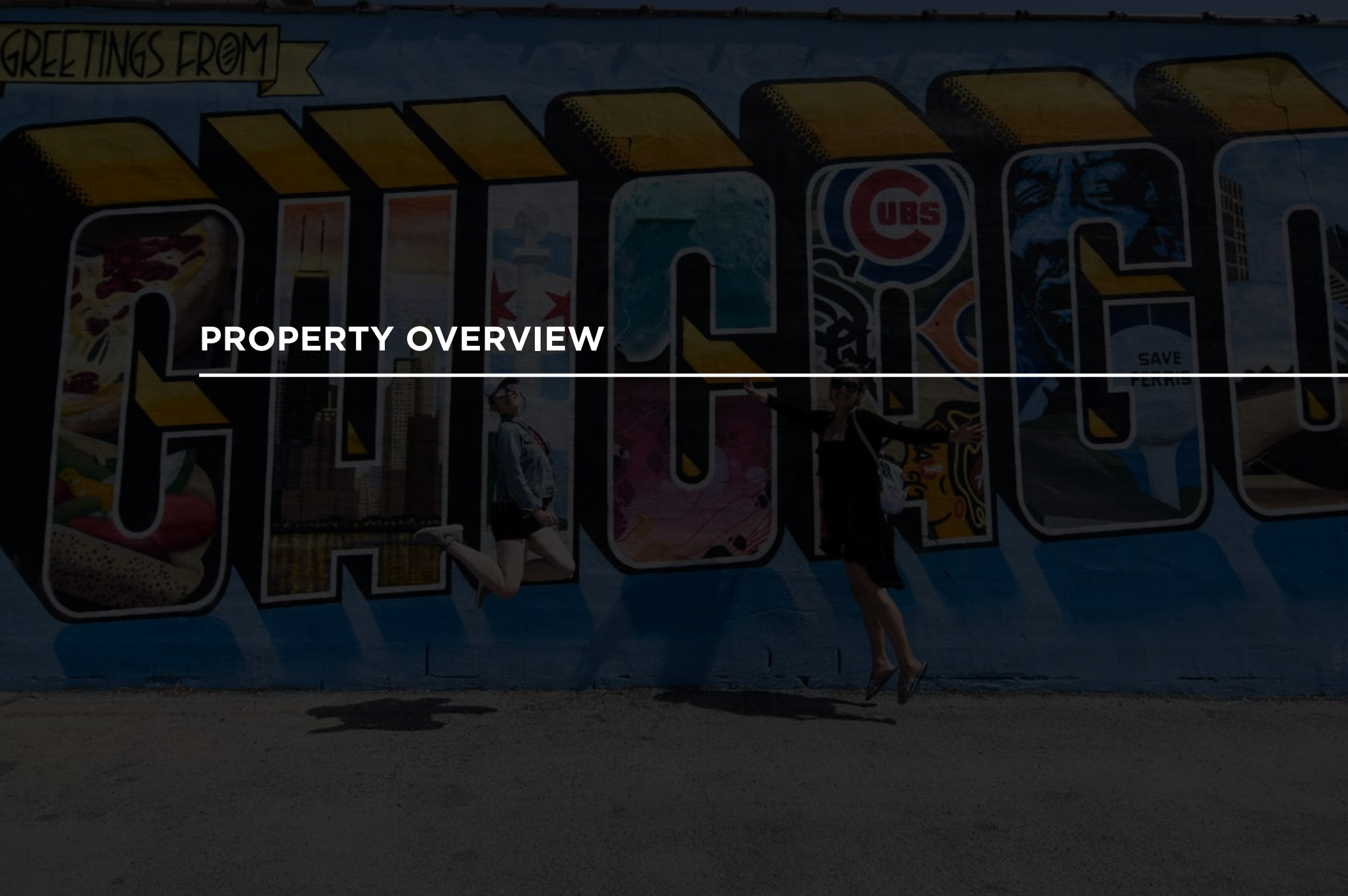


THE LANDMARK VENUE: A HISTORIC EVENT DESTINATION IN THE HEART OF CHICAGO

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GREETINGS FROM

PROPERTY OVERVIEW



Executive Summary

This landmarked, historic venue has been masterfully reimagined into a premier, full-service event destination in the heart of Chicago. With six unique event spaces—ranging from intimate rooms to a state-of-the-art concert hall—the property accommodates gatherings from 20 to 500 guests. From weddings and corporate events to art showcases and concerts, this venue offers a rare combination of architectural elegance and modern infrastructure.

Located within the highly sought-after United Center 1901 Project Zone

Property Overview

- Location: Prime central Chicago
- Building Status: Historic & landmarked
- Renovations: Full structural, mechanical, and cosmetic updates
- Event Capacity: 20–500 guests
- Indoor & Outdoor Event Spaces
- Two full-service bar areas
- State-of-the-art concert hall
- Zoning: PD (Planned Development) - Landmarked/Historic
- Lot Size / Building SF: 100.2' x 148.9' / 41,128 sq/ft Building / 14,919 sq/ft Lot
- Square Footage: 41,128
- Cost Per Square Foot: \$243/ft
- Lot Size: 100.2' x 148.9'
- Address: 201 S Ashland Ave, Chicago, Cook County, IL 60607
- Asking Price: \$9,995,000



Event Space Details

The venue includes six thoughtfully designed event areas, each adaptable for a range of functions:

- A large main event hall (formerly a church)
- Two fully built-out bar areas (main level and upper level)
- Outdoor space for receptions or ceremonies
- Intimate rooms for private or VIP events
- A professional-grade concert hall with advanced acoustics

Use cases include weddings, corporate galas, fundraisers, concerts, and more.

Investment Highlights

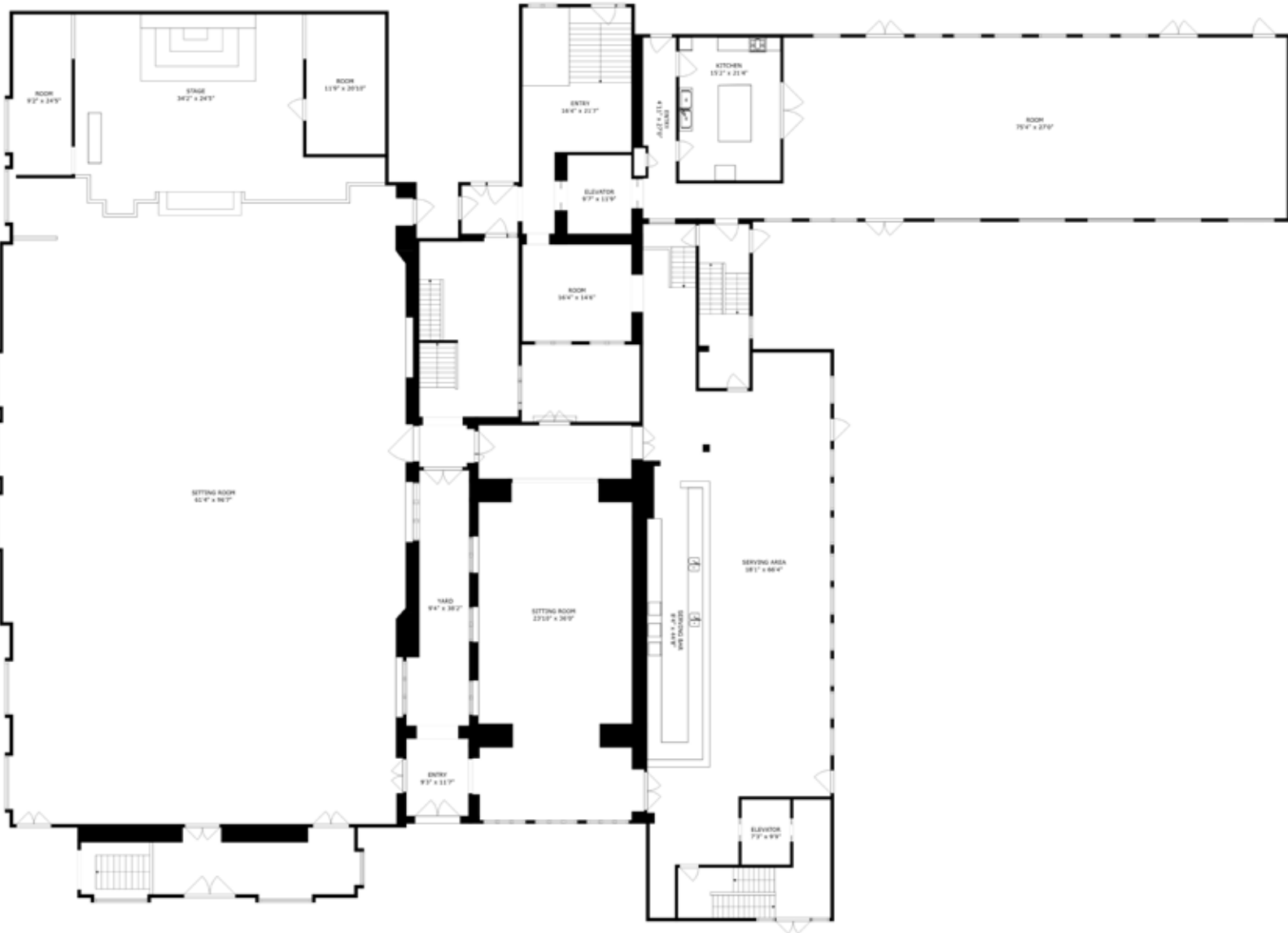
- Landmark building with modern renovations
- Turnkey event operation with multiple revenue streams
- Flexible configurations for varied event types
- Prime urban location with strong demographic demand
- High-end finishes and infrastructure upgrades throughout

Location Highlights

Located in the vibrant core of Chicago, the venue is surrounded by hotels, dining, entertainment, and transit hubs—making it ideal for local and destination events alike.



Floorplan



Photos



Photos



Photos



Photos



Photos



Photos



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Photos



Retail & Traffic Map





Demographics

	1 mile	3 mile	5 mile
2025 Est. Population	50,784	526,715	1,092,129
2025 Est. Households	25,621	269,374	501,885
2025 Est. Household Income	\$174,515	\$178,561	\$158,443



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Area Description

West Loop

Few neighborhoods have undergone a transformation quite like the West Loop. What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago – and it's shown no sign of slowing down. The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market. In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center – home of the Chicago Bulls and Blackhawks. With easy access to CTA stops and Metra stations, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.



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With over two decades of experience in real estate, Jeff Proctor is a seasoned expert whose passion for delivering exceptional results has earned him a reputation as one of Chicago's top real estate professionals. As the founder and team leader of the JProctor Group at @properties Christie's International Real Estate, Jeff works with buyers, sellers, investors, and developers throughout Chicago, the Western Suburbs, including Elmhurst, Hinsdale, and the surrounding areas, and the North Shore. His extensive experience, including work on large-scale condominium developments, and comprehensive market knowledge have made him a trusted advisor for clients navigating the ever-evolving real estate landscape.

Since starting his career in 2003, Jeff has surpassed \$1 billion in career sales and has been consistently ranked in the top 1% of the Chicago Association of REALTORS® for over 14 years. His deep expertise in the Chicago market stems from his 13 years of living and working downtown, where he built lasting relationships with clients and investors alike.

Though Jeff's main focus remains the Chicago market, his relocation to Elmhurst with his family has expanded his reach into the Western Suburbs. Over the past four years, Jeff's business has grown by 30%, thanks in part to the addition of these new markets, as well as the support of his expanding team, which now also serves the North Shore, including Evanston, Wilmette, and the surrounding areas.

Jeff's success is rooted in his personalized approach, commitment to client satisfaction, and unparalleled negotiation skills. "My clients' success is my success," says Jeff. Whether helping clients buy their first home, selling a luxury estate, or guiding developers through complex transactions, Jeff brings unmatched expertise and dedication to every deal.

When he's not focused on his clients, Jeff enjoys golfing, giving back to his community by volunteering with the Elmhurst Children's Aid Society, and spending time with his family, further strengthening his connection to the communities he serves. His relentless drive for excellence and client-first mentality have solidified his standing as a leader in the competitive Chicago real estate market. Contact Jeff today for all your real estate needs.



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