

WEST LOOP / FULTON MARKET
LOFT OFFICE FOR SALE

\$4,875,000 (\$156/SF)



SOUTH SANGAMON

CHICAGO, IL



OFFERING SUMMARY & HIGHLIGHTS



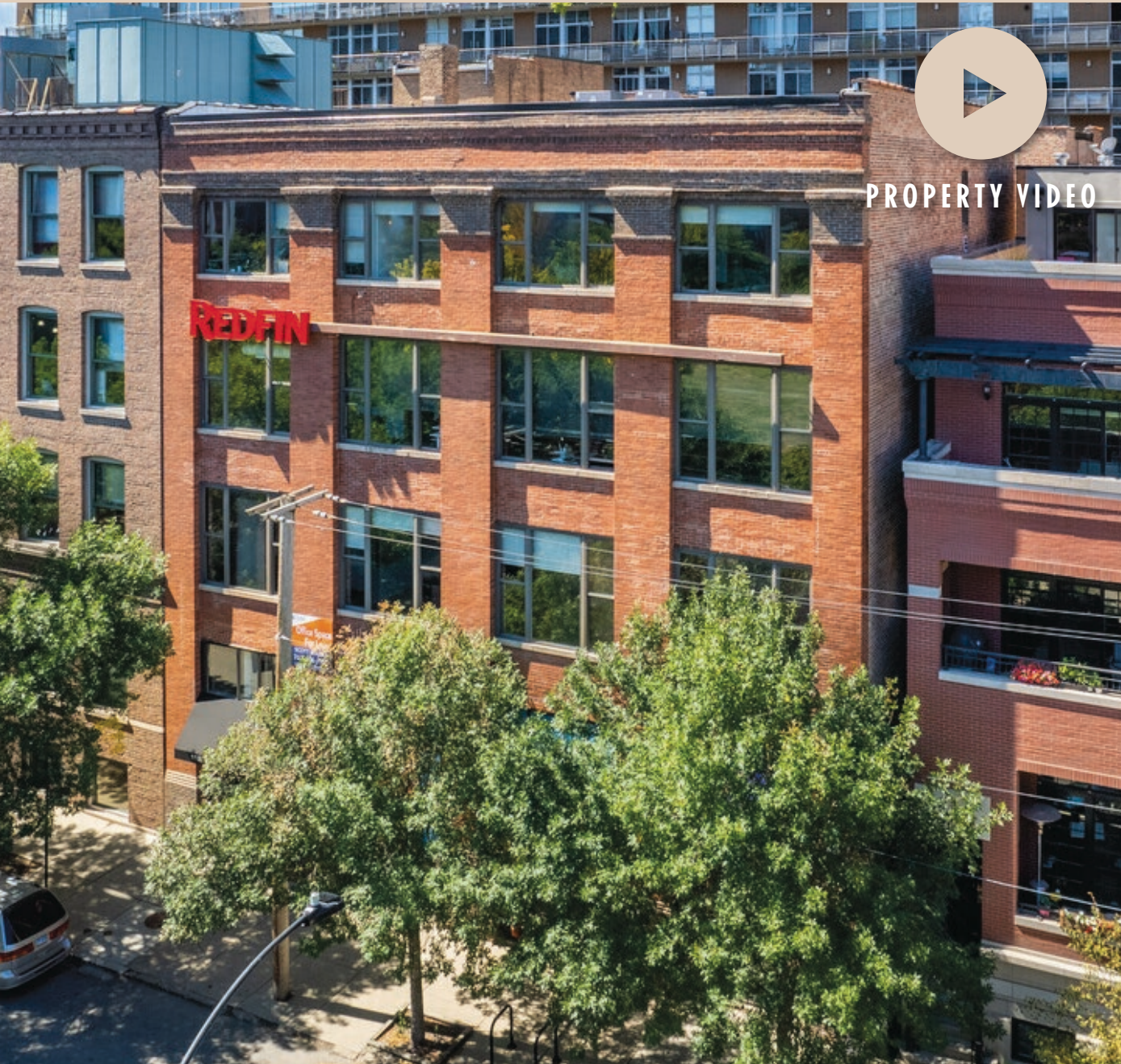
- Major price reduction
- Motivated Sellers
- Ideal Owner-User property
- Three existing tenants with leases in place
- Two tenants on the first floor and one tenant on the lower level
- Located on Mary Bartleme Park
- Value-Add - Type 1 zoning approval for 5th floor Residential 3 unit addition
- 2nd, 3rd and 4th floors to be delivered vacant (July 1, 2026)
- One (1) on-site parking spot and three (3) off-site parking spots
- Signage opportunity of building raceway overlooking Mary Bartleme Park
- Floor plates at 6,250 SF

The SVN Chicago Commercial Urban Team is exclusively presenting the sale of 112 S Sangamon Street, an ideal West Loop/ Fulton Market office building providing a rare opportunity to accommodate a company needing up to 6,250 SF of contiguous space at a price point well below other options in the area. The site benefits from its immediate vicinity to West Loop and Fulton Market.

The four-story property sits on a ~6,888 SF lot that fronts Mary Bartleme Park. Walking distance to restaurants, shops, hotels, CTA Blue, Pink and Green lines and a stone's throw from UIC, the Illinois Medical District and Central Business District. Ideal property for an owner / user or investor looking to join the most in-demand neighborhood in Chicago at an affordable price point. Property is owned by a licensed Illinois Real Estate broker.

PROPERTY OVERVIEW

 **112**
SOUTH SANGAMON



PROPERTY VIDEO

ASKING PRICE: \$4,875,000

PROPERTY TYPE:	Office
BUILDING SF:	~31,250 SF
LAND SF:	~6,888 SF
PIN:	17-17-212-022-0000
FLOORS:	Four (4) & full lower level
ZONING:	DX-5
PARKING:	One (1) on-site, three (3) off-site
MARKET:	West Loop/Fulton Market
WARD/ALDERMAN:	34 th /Conway

**Property is owned by a Licensed Illinois Real Estate Broker*

STACKING PLAN



4th Floor 6,350 RSF
Redfin
(vacating July 1, 2026)

3rd Floor 6,350 RSF | Vacant

2nd Floor 6,350 RSF | Vacant

1st Floor 6,350 RSF
Fortman, Peterson & Associates /
Sterling Law Office

Lower Level 6,350 RSF
All In Motion



INTERIOR PHOTOS



1st
FLOOR



Lobby



PROPERTY VIDEO

INTERIOR PHOTOS



3rd
FLOOR

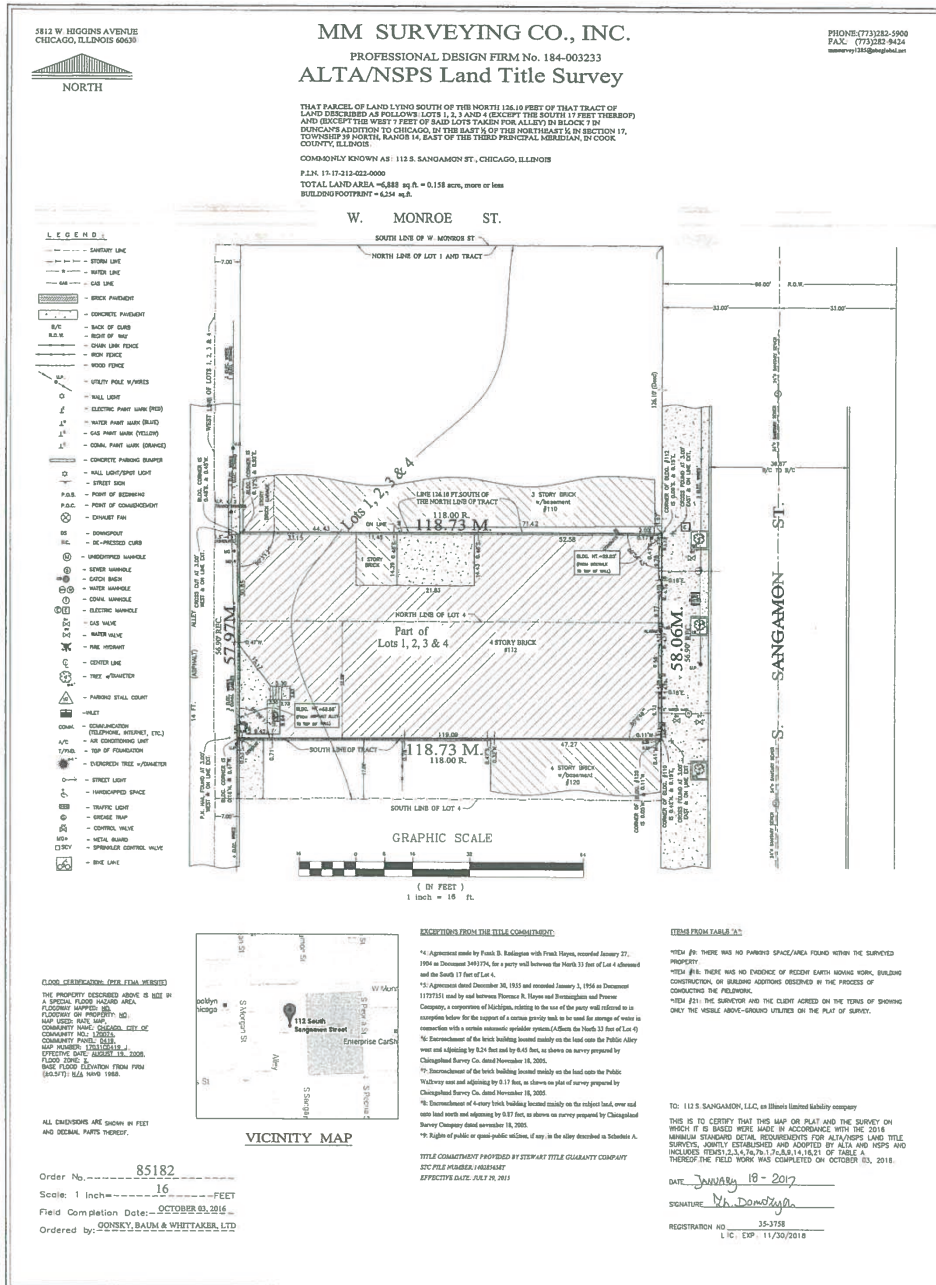


2nd
FLOOR



SURVEY & ZONING MAP

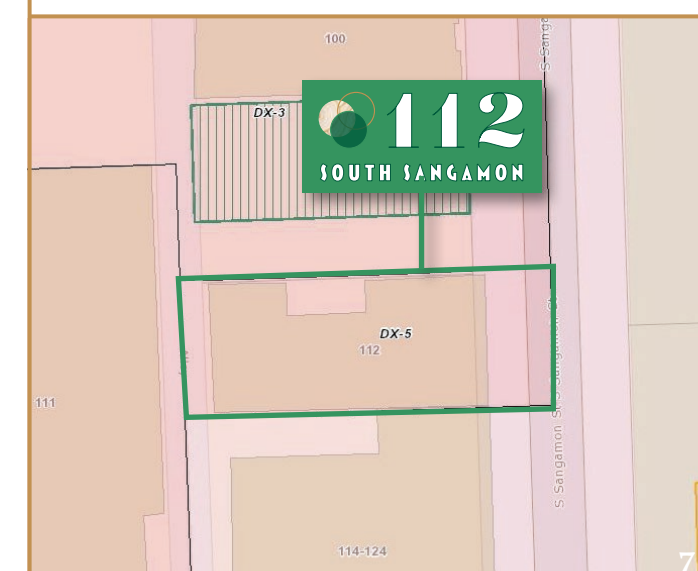
112 SOUTH SANGAMON



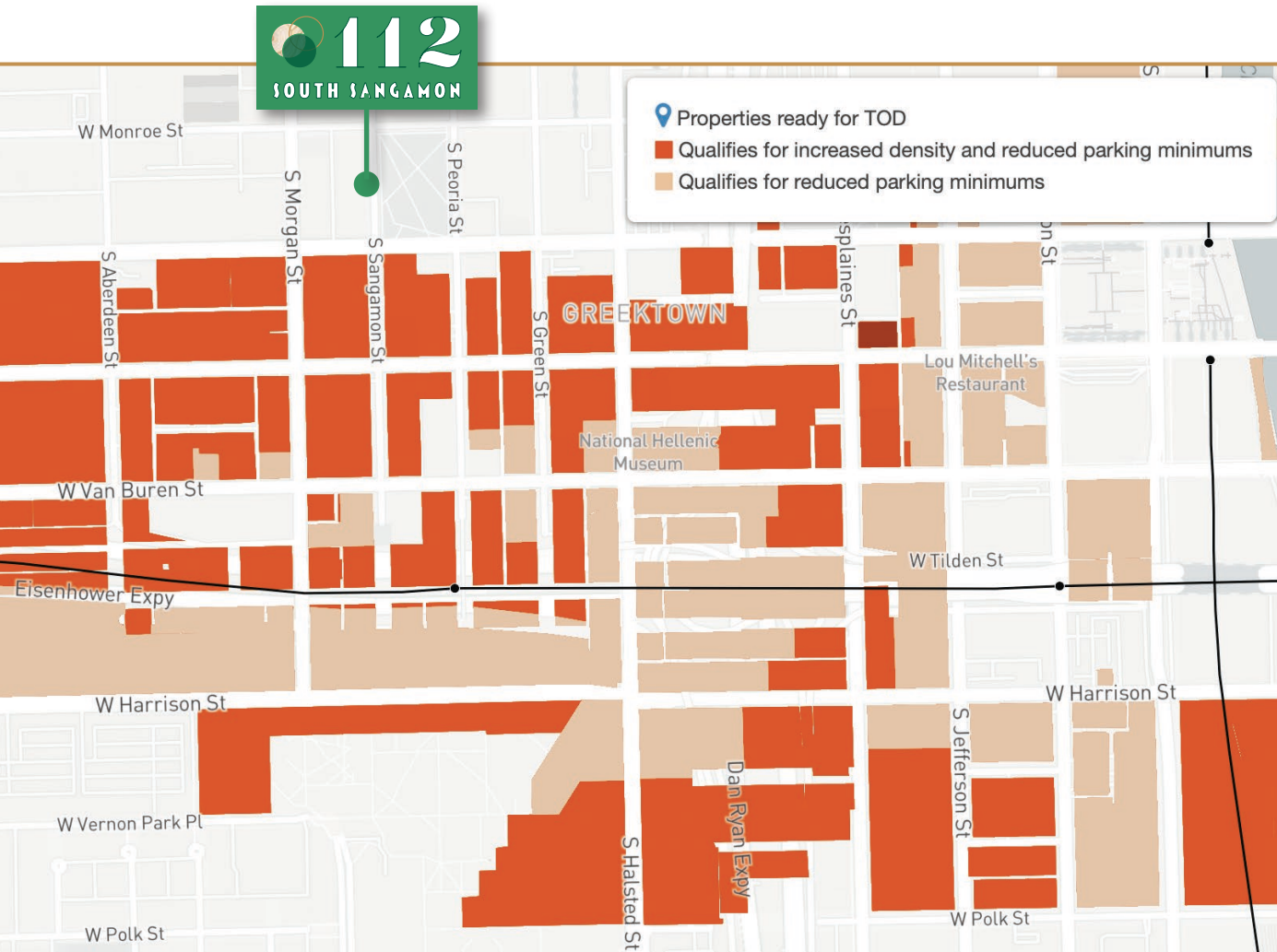
ZONING SUMMARY

According to the City of Chicago, 112 S Sangamon has a DX-5 zoning designation which indicates the following:

DX-5 Zoning District Title:
Downtown high-rises - offices or apartments - with ground-floor stores. Prevalent on the edges of Loop: east of Dearborn Ave, in River North, the South Loop, and the West Loop with a FAR of 5.0.



TOD MAP



TRANSIT ORIENTED DEVELOPMENT SUMMARY

According to the Metropolitan Planning Council, most of the subject properties are eligible for Transit Oriented Development (TOD) benefits due to its proximity to both the Racine Street and UIC/Halsted Street CTA Stations (servicing Blue Line trains).

TOD benefits include development with reduced parking requirements (parking required per dwelling unit) and increased density.

TOD developments require the development project to be reviewed and approved in accordance with Zoning Map amendment procedures or Planned Development procedures.

AREA MAP

112 SOUTH SANGAMON



AREA OVERVIEW



WEST LOOP - FULTON MARKET NEIGHBORHOOD DESCRIPTION

The West Loop/Fulton Market is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elseke, Roister, Oriole, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, Nando's and Roti. Other well-known dining options include Girl and the Goat, Little Goat, Monteverde, Beatrix, Swift and Sons, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.

The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and The Emily Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid, Aesop and Blue Mercury.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

NEIGHBORHOOD SNAPSHOT

MEDIAN AGE
32.4



AVERAGE HH
INCOME
\$186,079

ESTIMATED DAYTIME
POPULATION
275,664



ESTIMATED
POPULATION
65,955

NEIGHBORHOOD
HOTEL ROOMS
±1,500



2025 MICHELIN
RECOGNIZED
RESTAURANTS
5

MARKET ANALYSIS

17M

SF UNDER CONSTRUCTION
AND PROPOSED/APPROVED

9,000

MULTI-FAMILY UNITS
UNDER CONSTRUCTION
AND PROPOSED/APPROVED

1,490

HOTEL ROOMS
UNDER CONSTRUCTION AND
PROPOSED/APPROVED

*Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group

AREA OVERVIEW

112 SOUTH SANGAMON



RESTAURANTS

rose mary

932 W Fulton


SWIFT & SONS
STEAKHOUSE

1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

restaurant
BEATRIX

834 W Fulton



RETAIL



849 W Randolph



932 W Randolph



1000 W Randolph

BILLY REID

845 W Randolph

allbirds

833 W Randolph

*Free
People*

1101 W Randolph



HOTELS



844 W Lake



113 N Green

NOBU HOTEL
CHICAGO

854 W Randolph

the
emily
hotel

311 N Morgan



THE PUBLISHING HOUSE
BED & BREAKFAST

108 N May

HYATT
house™

113 N May



OFFICE

dyson Google

Dyson
40,000 SF

Google
466,000 SF



McDonalds
485,000 SF

WPP

WPP
250,000 SF

AspenDental

Aspen Dental
230,000 SF

Mondelez
International

Mondelez
200,000 SF

NOTABLE AREA OFFICE SALES

 **112**
SOUTH SANGAMON



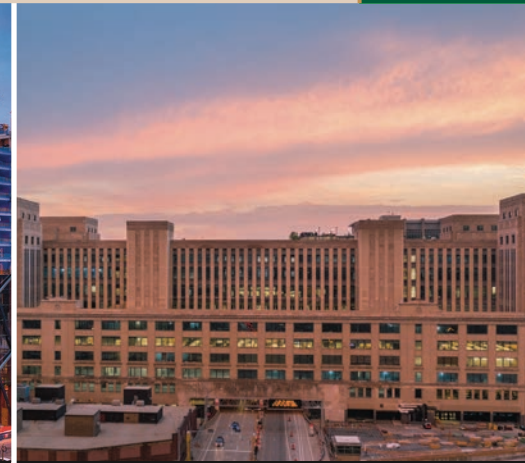
167 N Green

CCC, MoLo Solutions, Foxtrot, Hologram, JSSI, Duff & Phelps
327,991 SF



333 N Green

Tik Tok, Chime
57,000 SF



433 W Van Buren

Walgreen's, Milwaukee Tool, CoinFlip
252,280 SF



1155 W Fulton

Kimberly-Clark
92,704 SF



800 W Fulton

John Deere, Teknion, R1 RCM, Aspen Dental
281,309 SF



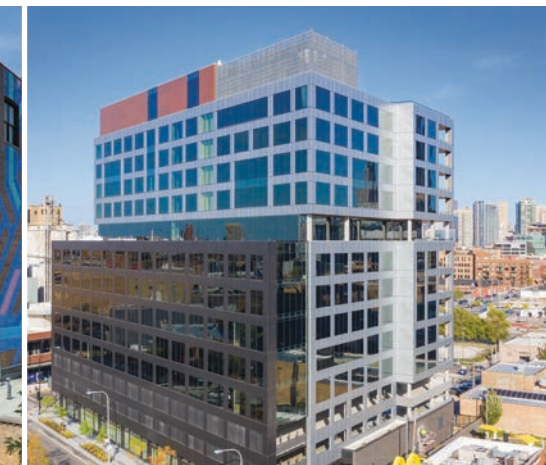
320 N Sangamon

Tock, Hazel Technologies, Syntellis
116,400 SF



320 N Elizabeth

Farmer's Business Network
43,000 SF



1375 W Fulton

Talis Biomedical
26,307 SF

NOTABLE AREA
RETAIL LEASES

112
SOUTH SANGAMON



932 W Randolph

Puttery Chicago, Lululemon, Mejuri
+30,000 SF



833 W Randolph

Allbirds
3,665 SF



375 N Morgan

Guinness
15,000 SF



159 N Sangamon

Specialized Bikes
10,463 SF



911 W Randolph

The Goddess Grocer
2,542 SF



333 N Green

Sunda, Studio Three
23,998 SF



905 W Fulton

Lyra
7,999 SF



109 N Aberdeen

One Medical
4,889 SF

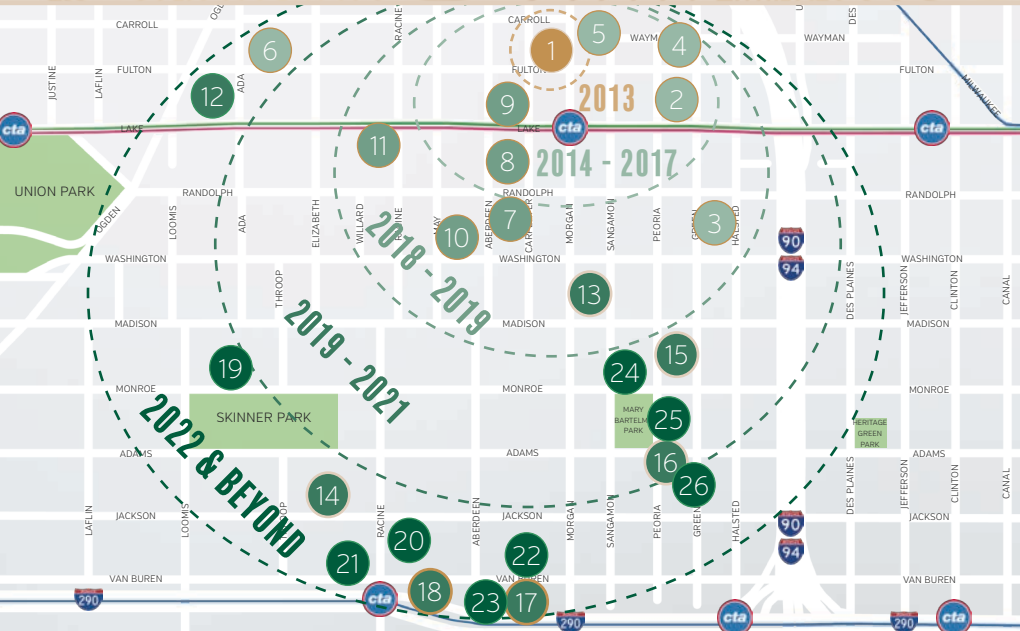
WEST LOOP / FULTON MARKET SUBMARKET TRENDS

2013



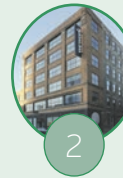
Google HQ
1000 W Fulton Market

Google chooses Fulton Market for their Midwest Headquarters in a former cold storage building in West Loop / Fulton Market. This created the initial interest in the submarket.

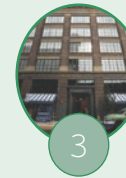


2014 - 2017

Initial developments near Google as neighborhood establishes itself as a live/work/play hub of Chicago. Many creative businesses begin to locate in the area.



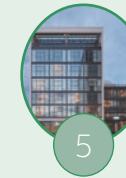
220 N Green WeWork



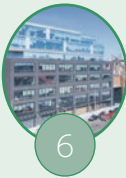
113-125 N Green Soho House



832-856 W Fulton Punch Bowl Social



311 N Morgan Ace Hotel



1330 W Fulton Fulton West

2018 - 2019

Submarket continues to expand and mature. McDonald's relocation of its World Headquarters Chicago suburbs to the central West Loop cements the submarket as a location for corporate tenants.



110 N Carpenter McDonald's HQ



171 N Aberdeen Industrious



210 Carpenter Google



105 N May Hyatt House



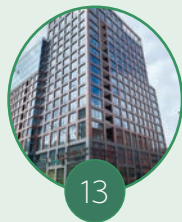
1201 W Lake Coca Cola

2019 - 2021

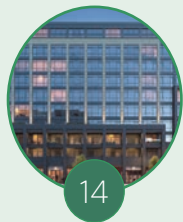
Development and density continue to expand south and west with a number of notable projects completed during this time. Developers aggressively pursue sites in the south portion of the submarket where larger projects can be higher density and more affordable than just a few blocks to the north.



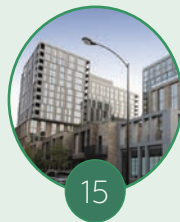
1375 W Fulton West End



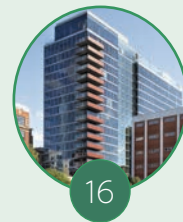
939 W Washington Union West



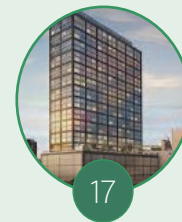
1220 W Jackson The Jax



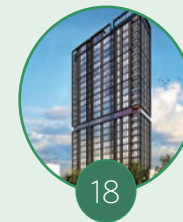
855 W Madison Porte



205 S Peoria Milieu



1035 W Van Buren Landmark



1125 W Van Buren Avra

2022 & BEYOND

Multiple large projects planned across the submarket, with a concentration of large developments to the west.



1400 W Monroe
42 Units



311 S Racine
72 Units



1220 W Van Buren
115,000 SF Office



1050 W Van Buren
201 Units



1061 W Van Buren
351 Units



23 S Sangamon
80 Units



123 S Peoria
20 Units



240 S Green
40 Units

AREA
AERIAL

112
SOUTH SANGAMON



112
SOUTH SANGAMON



Fulton Market



West Loop

Loop CBD



196-Units



300-Units



UIC Blue Line



UIC Campus



300-Units



351-Units

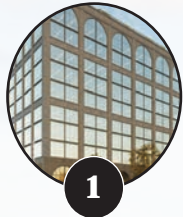


Illinois Medical District
(0.25 Miles)



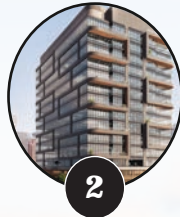
NOTABLE AREA DEVELOPMENTS

1 OF 2



1

Address: 345 N Morgan
Status: Construction
Developer: Sterling Bay
Project: Office
Size: 200,000 SF



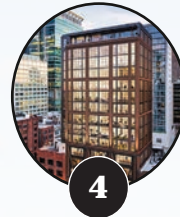
2

Address: 400 N Aberdeen
Status: Construction
Developer: Trammel Crow
Project: Office | Lab Space
Size: 420,000 SF



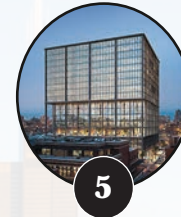
3

Address: 360 N Green
Status: Proposed
Developer: Sterling Bay
Project: Office
Size: 458,000 SF



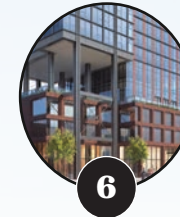
4

Address: 609 W Randolph
Status: Construction
Developer: Vista Property Group
Project: Office
Size: 100,000 SF



5

Address: 330 N Green
Status: Approved
Developer: Sterling Bay
Project: Office
Size: 671,000 SF



6

Address: 160 N Morgan
Status: Approved
Developer: Sterling Bay
Project: Apartments
Size: 320 Units



7

Address: 601 W Monroe
Status: Approved
Developer: Pacific Reach
Project: Apartments
Size: 1,053 Units



8

Address: 1000 W Carroll
Status: Proposed
Developer: Sterling Bay
Project: Office
Size: 500,000 SF



9

Address: 725 W Randolph
Status: Proposed
Developer: Related Midwest
Project: Equinox Mixed-Use
 Equinox Gym | 20 Units | 145 Rooms



10

Address: 1200 W Carroll
Status: Construction
Developer: Sterling Bay
Project: Office | Retail
Size: 450,000 SF



11

Address: 210 N Aberdeen
Status: Approved
Developer: LG Development
Project: Apartments
Size: 414 Units



12

Address: 1050 W Van Buren
Status: Construction
Developer: Tandem Development
Project: Apartments
Size: 222 Units



13

Address: 640 W Washington
Status: Proposed
Developer: Crescent Heights
Project: Apartments
Size: 413 Units



14

Address: 1201 W Fulton
Status: Proposed
Developer: Fulton St. Companies
Project: Apartments
Size: 433 Units



15

Address: 1230 W Washington
Status: Approved
Developer: RCG Longview
Project: Office
Size: 160,000 SF



16

Address: 170 N Peoria
Status: Construction
Developer: Related
Project: Apartments
Unit Count: 370 Units



17

Address: 845 W Lake
Status: Approved
Developer: Clayco
Project: Apartments
Size: 322 Units



18

Address: 1112 W Carroll
Status: Approved
Developer: Trammell Crow
Project: Apartments
Size: 378 Units



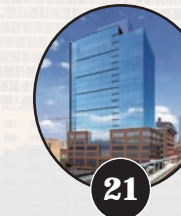
19

Address: 375 N Morgan
Status: Proposed
Developer: Fred Latsko Co.
Project: Office
Size: 185,000 SF



20

Address: 166 N Aberdeen
Status: Construction
Developer: Geystar
Project: Apartments
Size: 223 Units

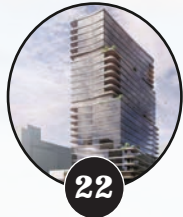


21

Address: 920 W Lake
Status: Proposed
Developer: Fulton St. Companies
Project: Office
Size: 390,000 SF

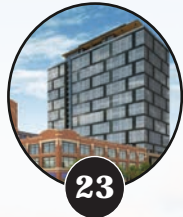
NOTABLE AREA DEVELOPMENTS

2 OF 2



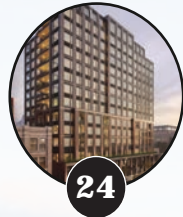
22

Address: 315 N May
Status: Approved
Developer: Trammel Crow
Project: Office
Size: 650,000 SF



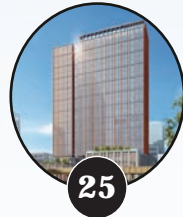
23

Address: 1217 W Washington
Status: Approved
Developer: DAC Developments
Project: Apartments
Size: 288 Units



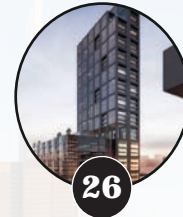
24

Address: 19 N May
Status: Construction
Developer: Sulo Development
Project: Condominiums
Size: 58 Units



25

Address: 800 W Lake
Status: Approved
Developer: North Park Ventures
Project: Hotel
Size: 476 Rooms



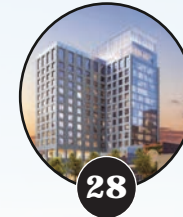
26

Address: 1300 W Carroll
Status: Proposed
Developer: Sterling Bay
Project: Apartments | Office
Size: 971 Units | 670,000 SF



27

Address: 932 W Randolph
Status: Construction
Developer: L3 Capital
Project: Retail
Size: 34,000 SF



28

Address: 1234 W Randolph
Status: Proposed
Developer: Marc Realty
Project: Standard Hotel
Size: 289 Rooms



29

Address: 1020 W Randolph
Status: Construction
Developer: L3 Capital
Project: Retail | Office
Size: 37,000 SF



30

Address: 320 S Canal
Status: Construction
Developer: Riverside Development
Project: BMO Office
Size: 1,500,000 SF



31

Address: 1025 W Fulton
Status: Construction
Developer: Fulton St. Companies
Project: Office
Size: 150,000 SF



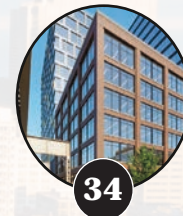
32

Address: 1147 W Jackson
Status: Construction
Developer: Belgravia
Project: Condominiums
Size: 72 Units



33

Address: 1200 W Fulton
Status: Proposed
Developer: IBT
Project: Office | Hotel | Retail
Size: 198 Units



34

Address: 817 W Lake
Status: Approved
Developer: Crescent Heights
Project: Office
Size: 7-Story



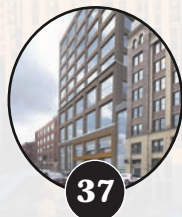
35

Address: 210 N Morgan
Status: Proposed
Developer: Newcastle Limited
Project: Apartments
Size: 204 Units



36

Address: 1150/1143 W Lake
Status: Approved
Developer: LG Development
Project: Apartments
Unit Count: 665 Units



37

Address: 310 S Green
Status: Proposed
Developer: Crayton Advisors
Project: Office
Size: 12-Story



38

Address: 37 S Sangamon
Status: Approved
Developer: Fern Hill
Project: Condominiums
Size: 80 Units



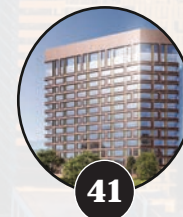
39

Address: 1061 W Van Buren
Status: Approved
Developer: Pazzuti
Project: Apartments
Size: 411 Units



40

Address: 1400-1440 W Randolph
Status: Construction
Developer: Marquette Companies
Project: Apartments
Size: 500 Units



41

Address: 400 N Elizabeth
Status: Approved
Developer: Mark Goodman & Associates
Project: Life Science
Size: 16-Story



42

Address: 1245 W Fulton
Status: Proposed
Developer: Sterling Bay
Project: Apartments
Size: 350 Units

*Data provided by CoStar, Curbed, Bisnow, Crain's & YIMBY

OFFERING DISCLAIMER



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN® Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN® Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN® Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



112

SOUTH SANGAMON

SVN[®] CHICAGO COMMERCIAL
940 West Adams Street, 2nd Floor
Chicago, Illinois 60607

All SVN[®] Offices Independently Owned & Operated.

The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.

