



# OFFERING MEMORANDUM

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165 N MAY

WEST LOOP



**BAIRD & WARNER**  
REAL ESTATE SERVICES

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# PROPERTY INFORMATION

## 165 N MAY

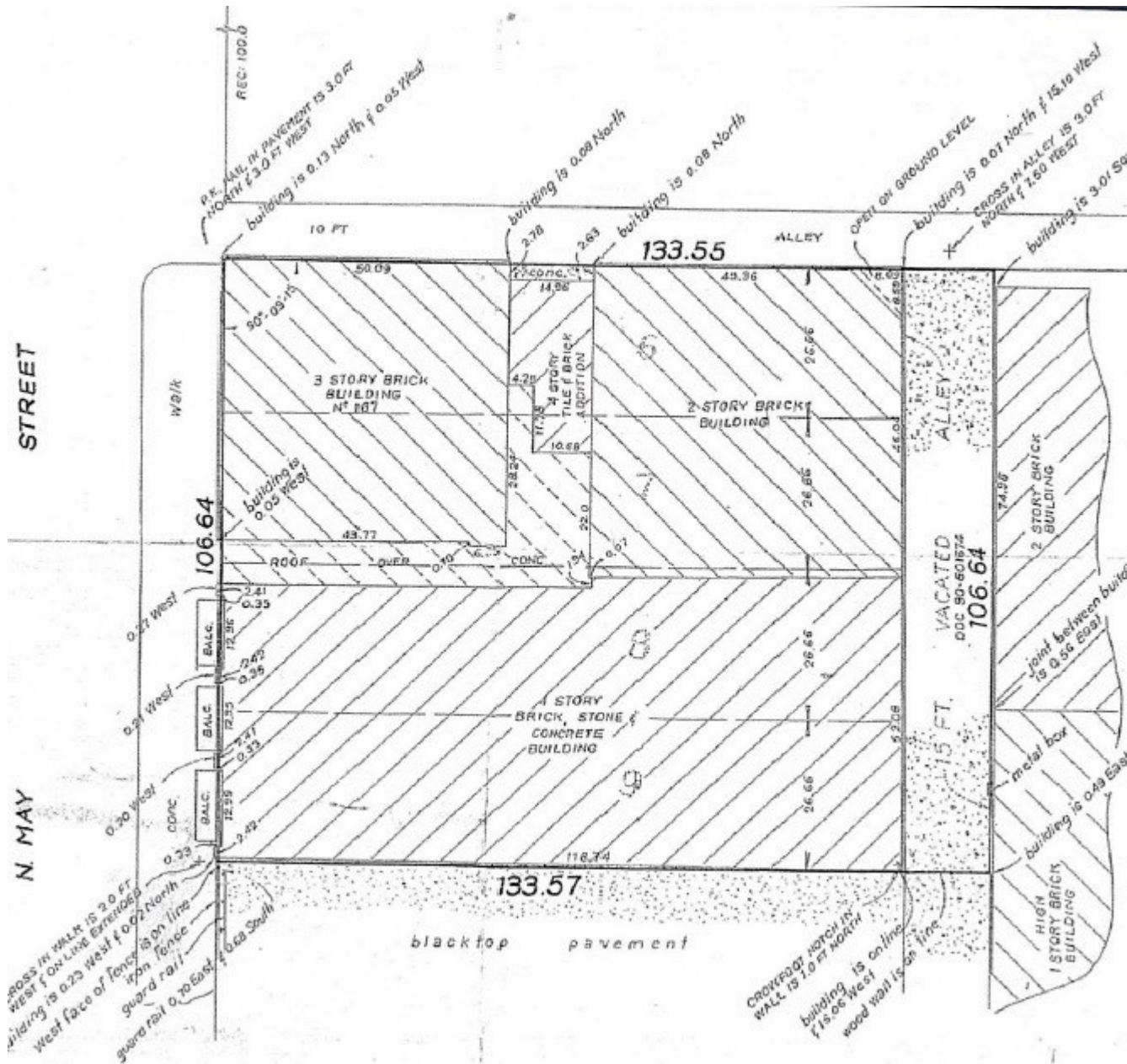
Once in a generation opportunity in prime Randolph Street/Fulton Market location. Situated on a 14,300 square foot lot, this four story brick structure awaits your dream concept. Approximately 32,000 square feet, the mixed-use zoning allows for retail and office space along with condo/apartment units above. Currently being sold as-is, the interior of the building has been completely gutted offering the new owner the opportunity to customize to their specific needs. Located steps to Google, McDonalds Corporate HQ, Restaurant Row, and surrounded by major multi-family developments, this location is truly unbeatable. Half block to CTA Green Line public transportation, a three-minute drive to I-90 and 10 minutes to Chicago's Financial District, walk to everything the West Loop and Fulton Market have to offer.



TOTAL SF:..... 32,000 SF  
TOTAL LAND:..... 14,300 SF  
PARCEL ID NUMBERS: ..... 17084280210000 , 17084280200000  
ZONING:..... C1-2 (MIX-USE HIGH RISE)

Zoning Changes Allowed

# 165 N MAY - PLAT OF SURVEY





165 N MAY — EXTERIOR





165 N MAY — EXTERIOR

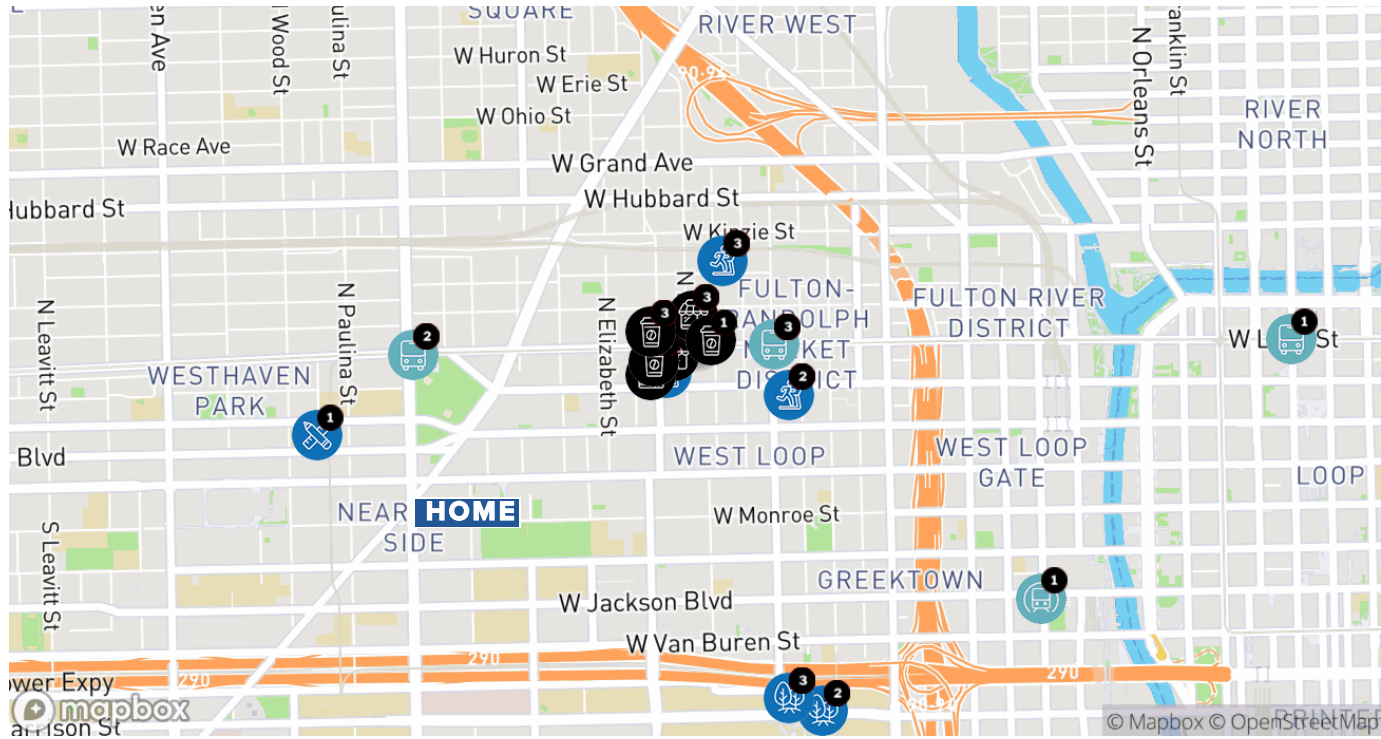


# LOCATION

## WEST LOOP

This ultra-urban, former warehouse district is undeniably the hottest neighborhood in Chicago. The West Loop shares corner space with fine galleries and some of the city's trendiest lofts and condominiums. The neighborhood is ideal for those who like being next to downtown, but enjoy a little breathing room. Even though it had its start as an industrial storage center, the West Loop is making up for lost time by infusing the area with as much active life and entertainment options as space will allow. Beginning with a couple public parks, the community is not for want of open expanses of green or recreation opportunities these days. In fact, West Loop's Union Park is more than a playground—it doubles as an annual outdoor festival venue for the popular Pitchfork Music Festival each year. West Loop is also gaining fame for its exceptional cuisine with more celebrity chefs opening up shop in the area at a faster rate than any other neighborhood. Along with world-class restaurants, the most exclusive and trendy hotels are also in the West Loop including Nobu, The Hoxton and Soho House.





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**Public High School:**

- 1 Wells Community Academy High School, 936 N Ashland Ave, 1.1mi



**Public Middle School:**

- 1 William H Brown Elementary School, 54 N Hermitage Ave, 0.8mi



**Major Health Clubs:**

- 1 Position Red, 159 N Racine Ave, 0.05mi
- 2 Sexy City Bootcamp, 939 W Randolph St, 0.20mi
- 3 The Gym Pod, 345 N Aberdeen St, 0.23mi



**Parks:**

- 1 Chicago Park District, 23rd & The Lk, 0.13mi
- 2 Chicago Park District, Fullertn & Lake, 0.13mi
- 3 Chicago Park District, Belmnt & The Lk, 0.13mi



**Major Grocery Stores:**

- 1 Sausages By Amy, 1143 W Lake St, 0.05mi
- 2 Robin Food Distribution, 1200 W Randolph St, 0.10mi
- 3 Aspen Foods, 1115 W Fulton Market, 0.12mi



**Metra:**

- 1 Metra, 547 W Jackson Blvd # 1, 0.8mi
- 2 Metra Metropolitan Rail, 1751 N Ashland Ave, 2.0mi



**CTA Station:**

- 1 Cta - Clark/Lake, 100 W Lake St, 1.25mi
- 2 Cta - Ashland, 2155-2157 West Lake St, 0.59mi
- 3 Cta - Morgan, 985 W Lake St, 0.17mi



**Coffee Shops:**

- 1 Tilly Bagel Shop, 204 N Aberdeen St, 0.07mi
- 2 Drip Collective, 172 N Racine Ave, 0.09mi
- 3 Latin Rhythms/Cafe Clave, 210 N Racine Ave, 0.11mi

## RESTAURANTS

1. Smyth
2. Monteverde Restaurant & Pastificio
3. Cabra
4. Black Dog Gelato
5. Kaiser Tiger
6. City Winery Chicago
7. Federales Chicago
8. Bar Takito
9. The Darling
10. Cruz Blanca Brewery
11. Leña Brava
12. Girl & The Goat
13. Green Street Smoked Meats
14. Stan's Donuts & Coffee
15. La Colombe Coffee Roasters
16. Heritage Bikes and Coffee
17. Eat Me Milk Me Coffee & Tea
18. Fairgrounds Coffee & Tea
19. The Goddess and the Grocer
20. Bar Siena
21. Little Goat Diner
22. Soho House
23. Hoxton
24. Cone Ice Cream
25. Lyra
26. Beatrix
27. Bandit
28. Rose Mary
29. Alla Vita
30. Au Cheval
31. Momotaro
32. Carnivale
33. Elske

34. Rooh
35. El Che
36. Trivoli Tavern
37. Proxi
38. Time Out Chicago Market
39. Greek Islands
40. Athena
41. Parlor Pizza
42. Aba
43. Swift and Sons

## PARKS

1. Union Park
2. Mary Bartleme Playground

## FITNESS

1. West Loop Athletic Club
2. Mode Gym | 24 Hour Access
3. CrossTown Fitness - West Loop
4. Brooklyn Boulders Chicago: West Loop
5. All in Motion
6. Orangetheory Fitness
7. TITLE Boxing Club Chicago West Loop
8. On Your Mark Coaching and Training
9. Pure Barre
10. CorePower Yoga
11. P.volve Chicago
12. 9Round Fitness

## GROCERY STORES

1. Whole Foods Market

2. Mariano's
3. Foxtrot

## SCHOOLS

1. Guidepost Montessori at West Loop
2. Mark T. Skinner West Elementary School
3. Whitney M. Young High School

## SHOPPING

1. Target
2. Uncommon James
3. Madewell
4. Anthropologie
5. Free People
6. Billy Reid
7. Tribeca Boutique

## HOTELS

1. Nobu Hotel Chicago
2. Soho House Chicago
3. The Hoxton, Chicago
4. Hyatt House Chicago



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**BAIRD & WARNER**

REAL ESTATE SERVICES

Lincoln Park: 1950 N. Sedgwick | Lincoln Square: 4553 N. Lincoln

West Loop: 849 W. Monroe | Edison Park: 7280 W. Devon | Evanston: 1567 Maple

