

OFFERING MEMORANDUM

RIVER NORTH BUILDING + PARKING LOT

625 NORTH KINGSBURY CHICAGO, IL



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EXECUTIVE SUMMARY

Transwestern, as the exclusive listing agent, is pleased to announce the opportunity to purchase the single-story, timber truss loft building at 625 North Kingsbury Street in Chicago's vibrant River North neighborhood. The approximately 5,370-square-foot building can be purchased alone or with the adjacent 24-stall striped parking lot (430 West Ohio Street). Combined, the building and parking lot total approximately 10,971 square feet of land.

Located in the River North Gallery District, 625 N. Kingsbury St. was designed and developed in 1997 by renowned Chicago architect Stanley Tigerman (Tigerman McCurry Architects) for Archeworks, a design lab that Tigerman founded with designer Eva Maddox in 1994.

625 N. Kingsbury St. is a column-free building with a timber-truss ceiling over 21 feet high at its center, flanked by skylights running the length of the building. The open layout can accommodate a multitude of future uses.

430 W. Ohio St. features 24 striped parking spaces on approximately 5,362 square feet of land and is located directly below the I-90/94 Kennedy/Dan Ryan Expressway Feeder Ramp, for which the Illinois Department of Transportation holds an easement. The parking lot has the same owner as 625 N. Kingsbury St., but under a different entity, and can be purchased together with 625 N. Kingsbury St. However, 430 W. Ohio St. will not be sold on its own.

Together, 625 N. Kingsbury St. and 430 W. Ohio St. provide a rare opportunity for an owner-user to acquire a small building in a prime location with abundant parking (4.47 ratio). There is an extremely limited supply of such buildings near downtown Chicago, and almost none with this much parking.



INVESTMENT HIGHLIGHTS



EXCELLENT OWNER-USER OPPORTUNITY

Office, Retail, Showroom, or Flex space for an interior design or architecture firm, church/synagogue/Chabad, medical office/dentist/veterinarian, school/daycare, construction/ contractors, family office, retail showroom, wine & cheese deli market, fine dining, traditional retailer, experiential retail, law firm, union offices, nonprofit, foreign consulate, etc.



ABUNDANT PARKING

In addition to the 24 onsite parking spaces, there are six additional 20+ car parking lots on either side of the property under the expressway, offering both daily and monthly parking options.



24/7 AMENITY RICH NEIGHBORHOOD

Densely populated neighborhood near some of Chicago's best restaurants and hotels. The property is across the street from the 3.10-acre Ward (A. Montgomery) Park, about 300 feet from the 0.50-acre Ohio Place Off-Leash Dog Park, one block from The East Bank Club, and just across the Chicago River from the new \$1.7 billion, 30-acre Bally's Casino Chicago, which is currently under construction.



PUBLIC TRANSPORTATION AND ACCESSIBILITY

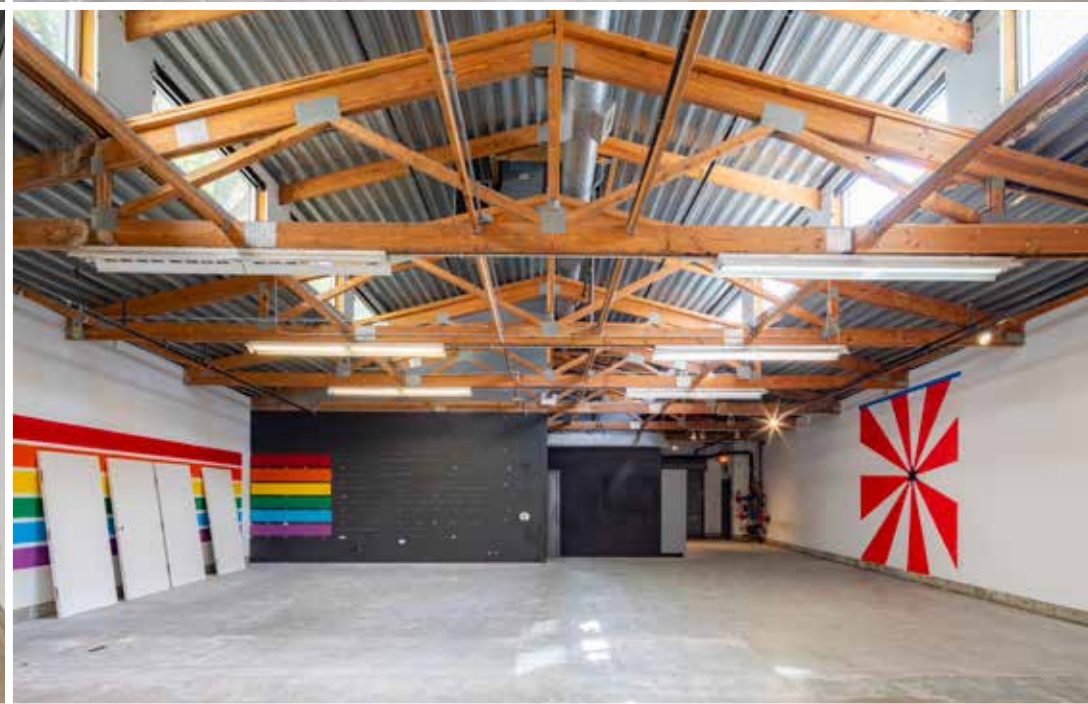
Immediate access to I-90/94 feeder and short walks to CTA Brown/Purple, Blue, and Red Line stations, CTA Buses, and a Divvy Bike station.



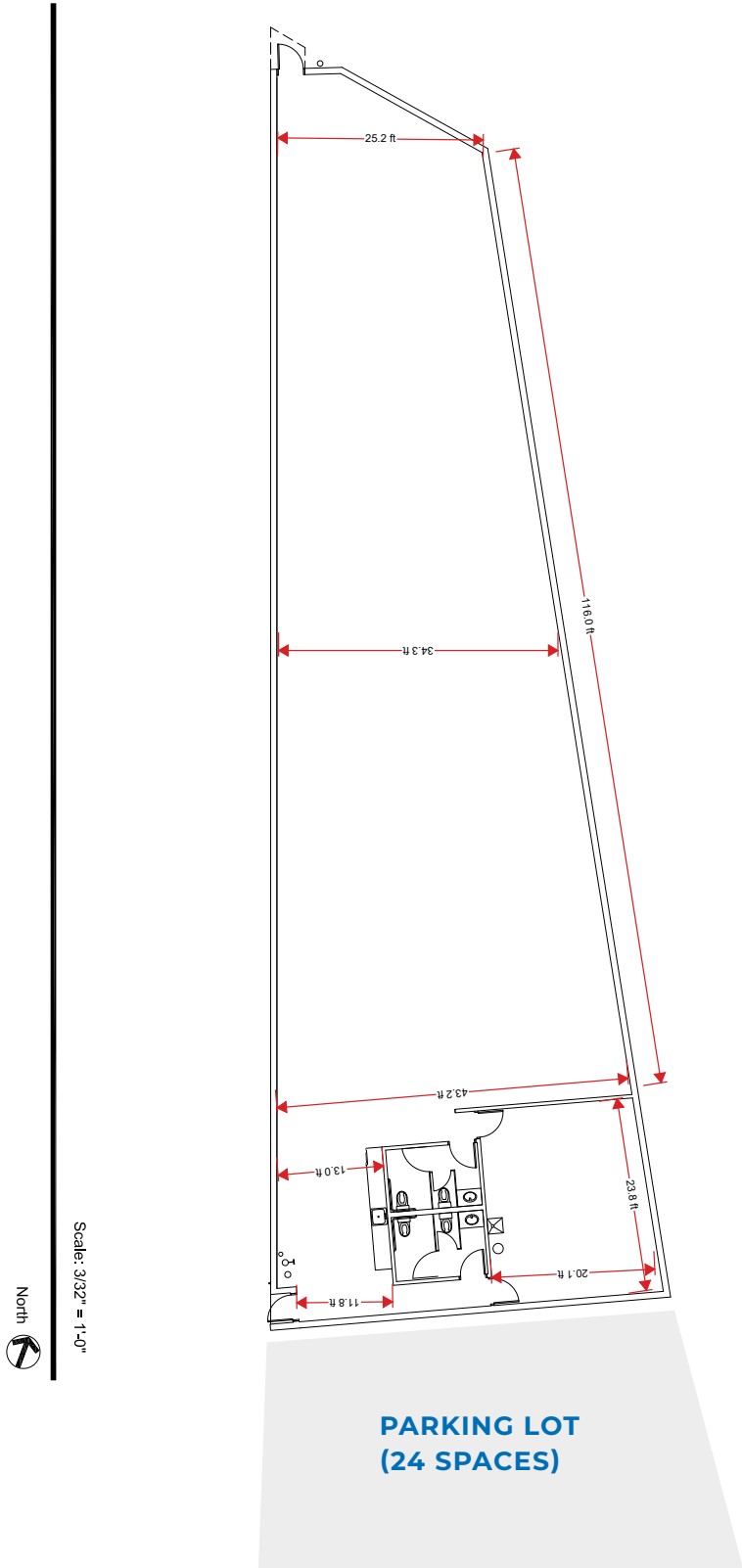
PROPERTY OVERVIEW

ADDRESS:	625 N KINGSBURY ST, CHICAGO, IL 60654	430 W OHIO ST, CHICAGO, IL 60654		
PROPERTY TYPE:	Single-Story Clear-Span Timber-Truss Building	Surface Parking Lot		
ASKING PRICE:	Subject to Offer	Subject to Offer		
BUILDING SIZE:	5,370 SF			
LAND AREA	5,609 SF	5,362 SF		
TOTAL COMBINED BLDG. SIZE:	5,370			
TOTAL COMBINED LAND AREA:	10,971			
TOTAL COMBINED PARKING SPACES:	24 striped spaces (4.47 parking ratio) Click Here for Parking Rates			
ROOF:	Gabled/tiered, with modified bitumen covering over rigid insulation (10 +/- years old)			
CEILINGS:	Exposed timber trusses/aluminum paneling with recessed / suspended incandescent lights			
CEILING HEIGHTS:	21'6" to top, 10'6" to 13'6" clear heights			
FOUNDATION/FLOORING::	Reinforced concrete / Sealed concrete			
STRUCTURAL COMPONENTS:	Brick/block with stucco exterior			
COLUMN SPACING:	NA - Column Free			
DRIVE-IN-DOORS:	1 (6'0" wide x 7'6" high)			
HVAC:	Centrally heated and cooled via 2 roof-mounted condenser units (~7 years old)			
POWER:	200-amp, 120/208V, 3-phase, 4-wire system			
SPRINKLERED:	Fully sprinklered via wet type system			
TELECOMMUNICATIONS:	AT&T			
YEAR BUILT:	1997			
ARCHITECT/DEVELOPER:	Stanley Tigerman (Tigerman McCurry Architects) designed and developed the property for the nonprofit design lab, Archeworks.			
ZONING/WARD:	DX-7 (42nd Ward - Alderman Brendan Reilly)			
TAXES:	YEAR	17-09-128-018 (625 KINGSBURY)	17-09-128-019 (430 W OHIO)	TOTAL
	2024	\$62,216	\$14,525	\$76,741
	2023	\$56,560	\$13,205	\$69,765
	2022	\$55,137	\$12,873	\$68,010
DISTANCE TO CTA STOP:	~1,628' feet to CTA Brown Line - Chicago Stop			
	~1,925' feet to CTA Blue Line - Grand Stop			
	~3,304' feet to CTA Red Line - Grand Stop			
	~2,000' feet to CTA Brown Line - Merchandise Mart Stop			
EXPRWY UNDERPASS HEIGHT:	23'9" clear / 27'2" to slab			

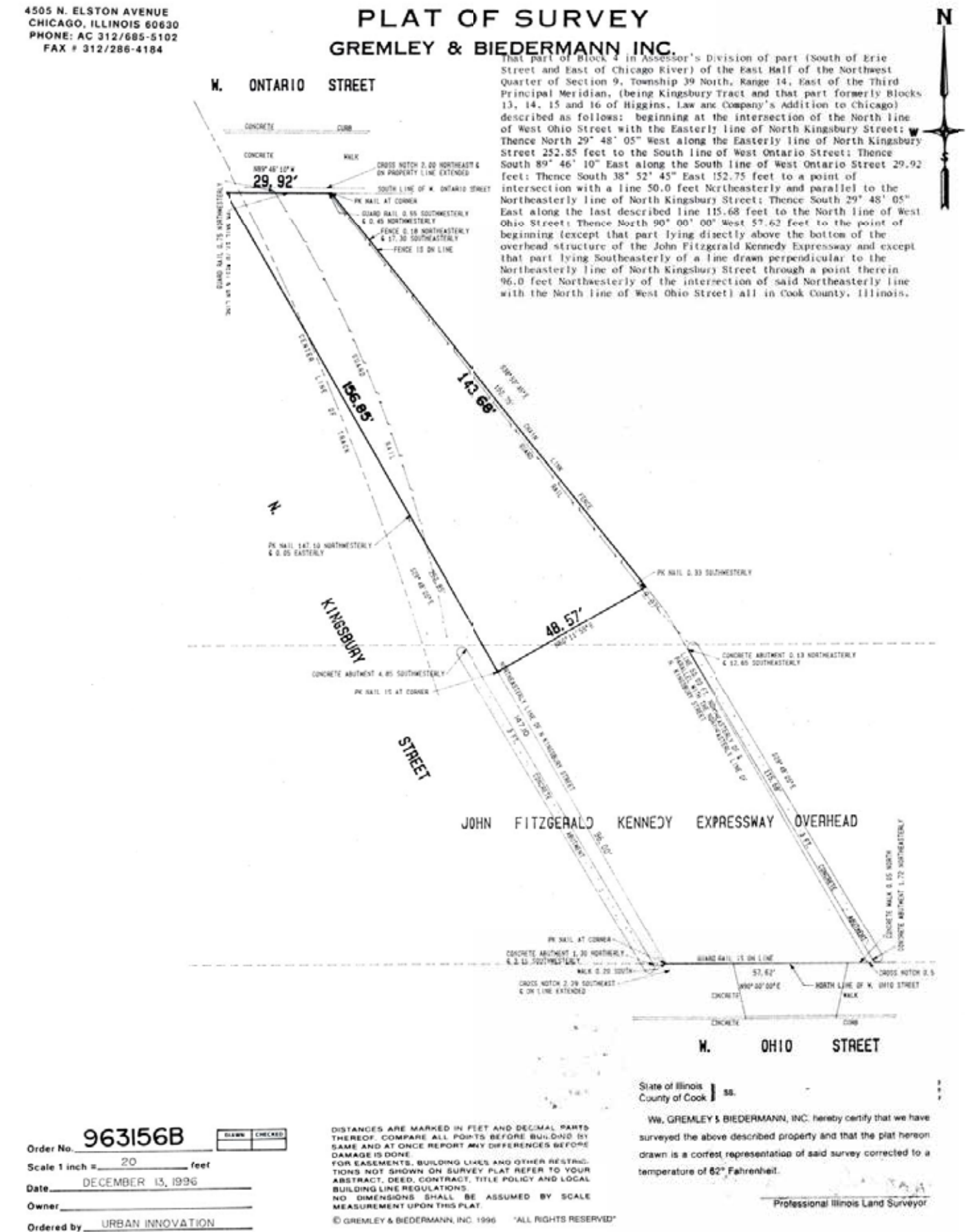
INTERIOR PHOTOS



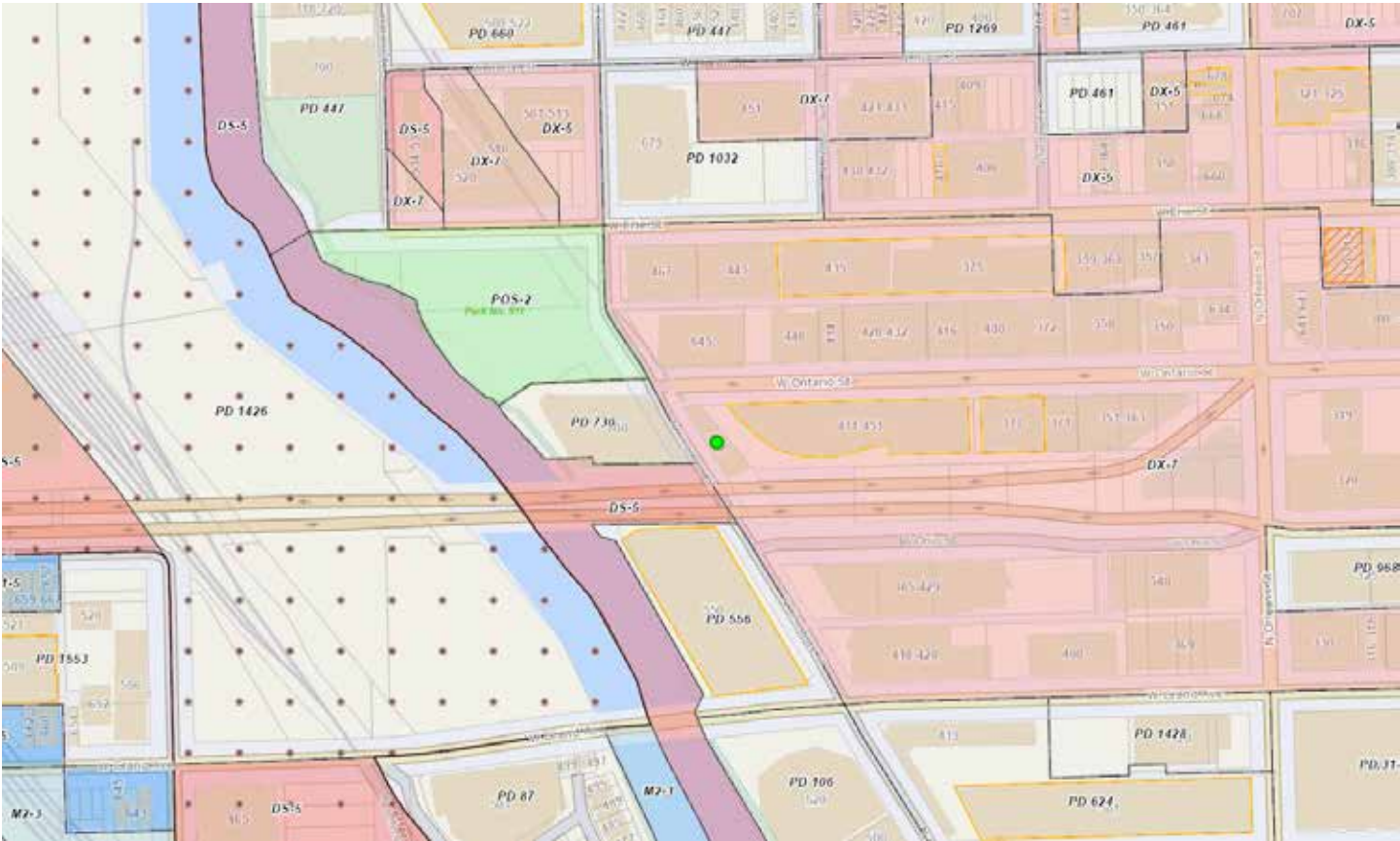
FLOOR PLANS



PROPERTY SURVEY



ZONING MAP



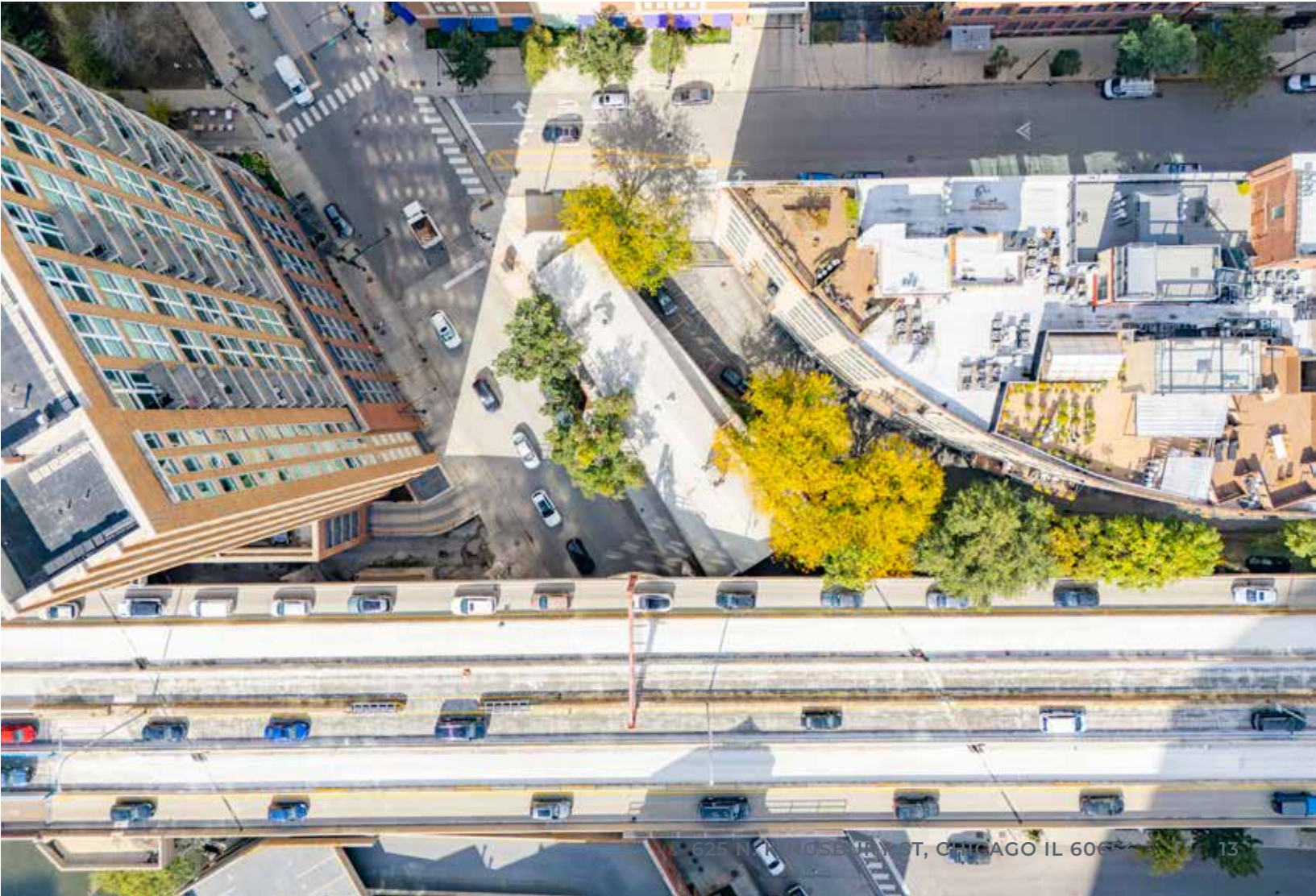
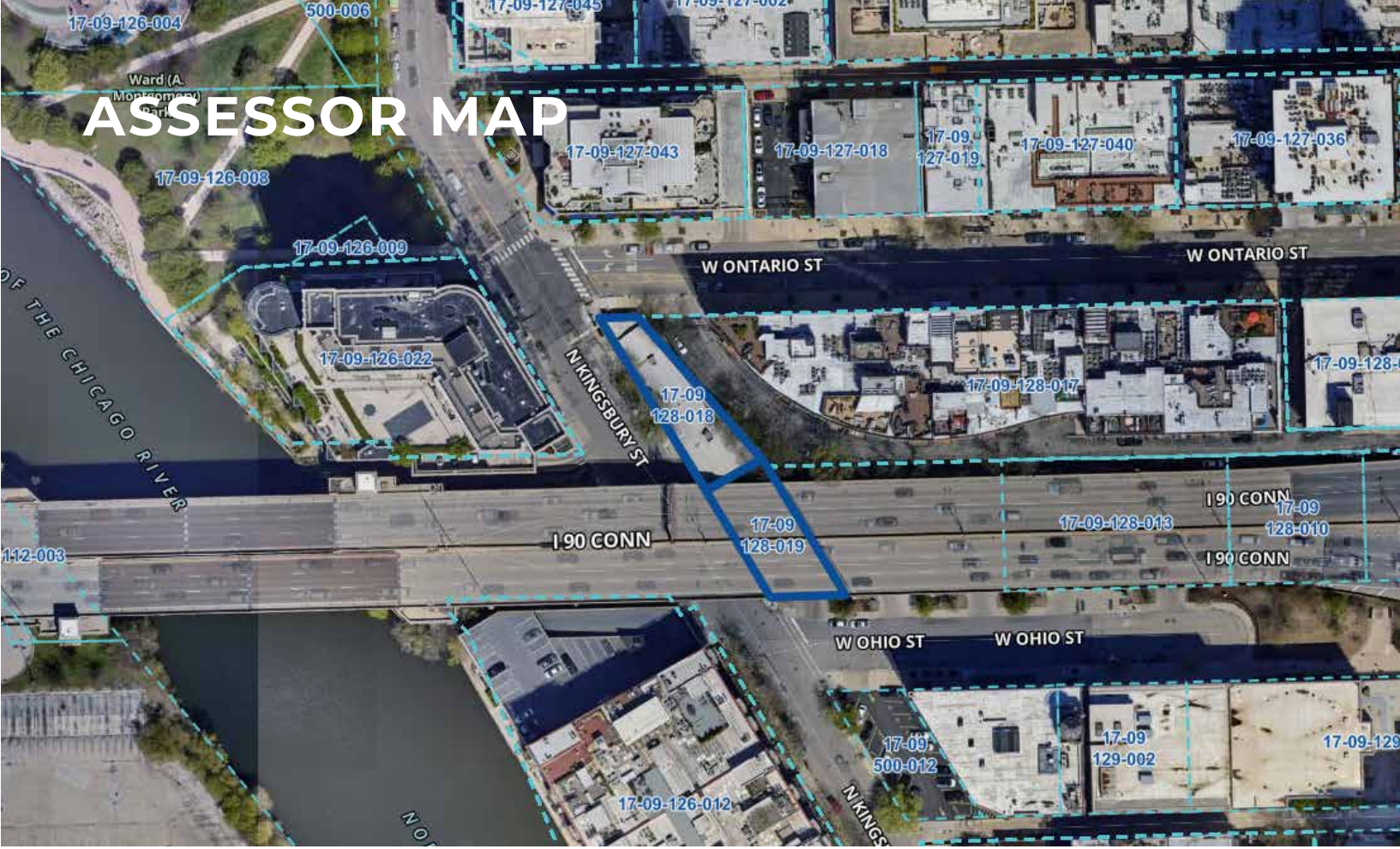
TSL Station
More Info
TSL Bus Route
More Info
Downtown Zoning Area
Downtown Area per Sec 17-1-1500 effective June 1, 2016
Zoning Districts
DX-7
Planning Region
CENTRAL
Affordable Requirements (ARO)
Downtown
Zoning Map Index
Grid Index: 1-F
Zoning Map Page Number : 95B
80 Acre Page
Open 80 Acre Page (enw093914r)
Building Address
463 W ONTARIO ST (345157)
Parcels
PIN #: 1709128018
Parcel Address : 430-430 W OHIO ST
Ward
42
Community Area
NEAR NORTH SIDE

DX-7, DOWNTOWN MIXED-USE DISTRICT:

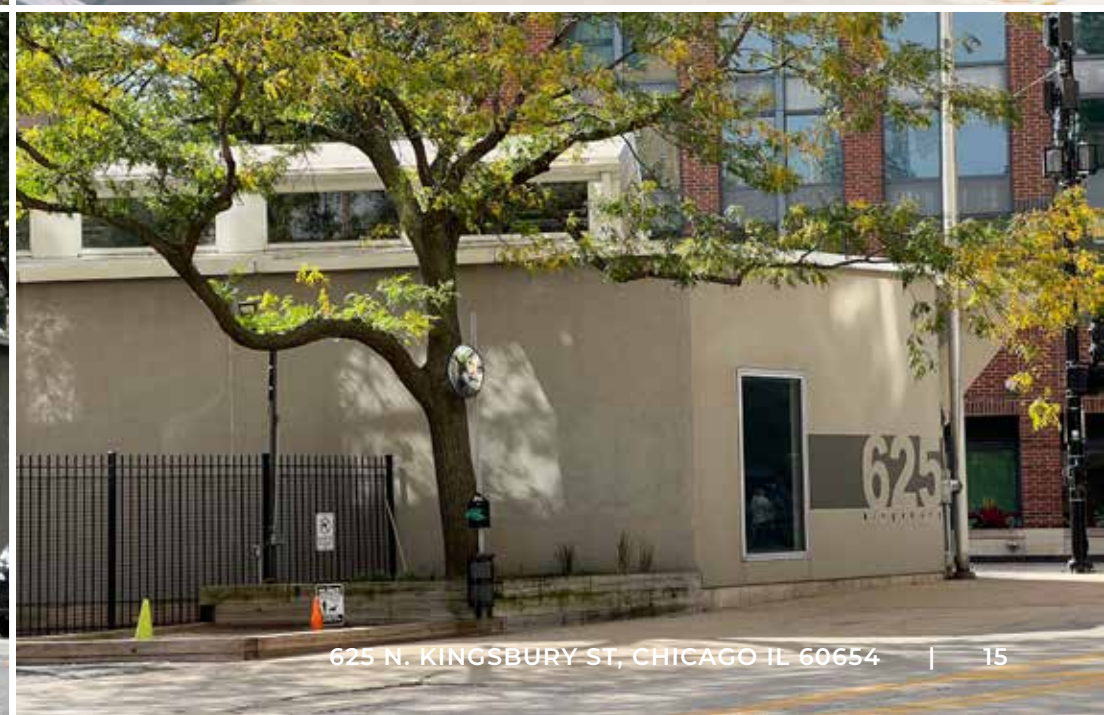
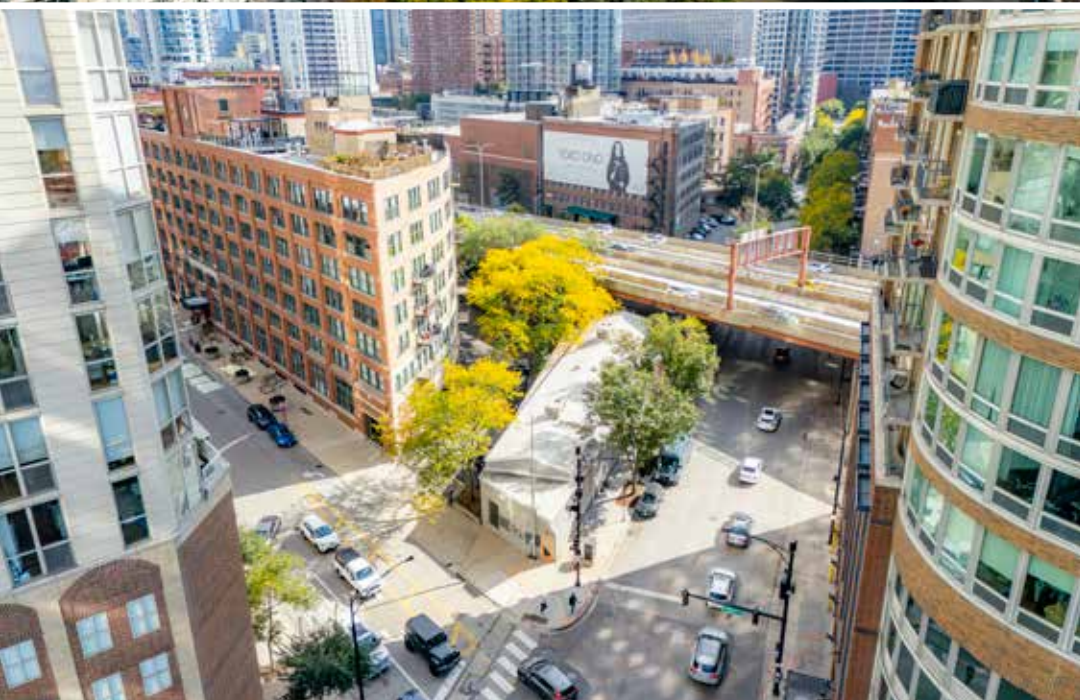
- » The DX, Downtown Mixed-Use district is primarily intended to accommodate office, commercial, public, institutional, and residential development.
- » The district promotes vertical mixed-use (residential/nonresidential) projects that contain active ground-floor uses.
- » The current DX-7 zoning allows for a maximum floor area ratio ("FAR") of 11.5 (7.0 base FAR + 4.5 FAR bonus w/ payment into the Neighborhood Opportunity Fund).
- » The current DX-7 zoning allows for a minimum lot area ("MLA") of 145 sq. ft. per dwelling unit and 90 square feet per efficiency unit (max 30%). The MLA can be reduced by 30% when FAR bonuses are utilized via the Neighborhood Opportunity Bonus.

[CLICK HERE FOR PERMITTED USES](#)

ASSESSOR MAP



EXTERIOR PHOTOS





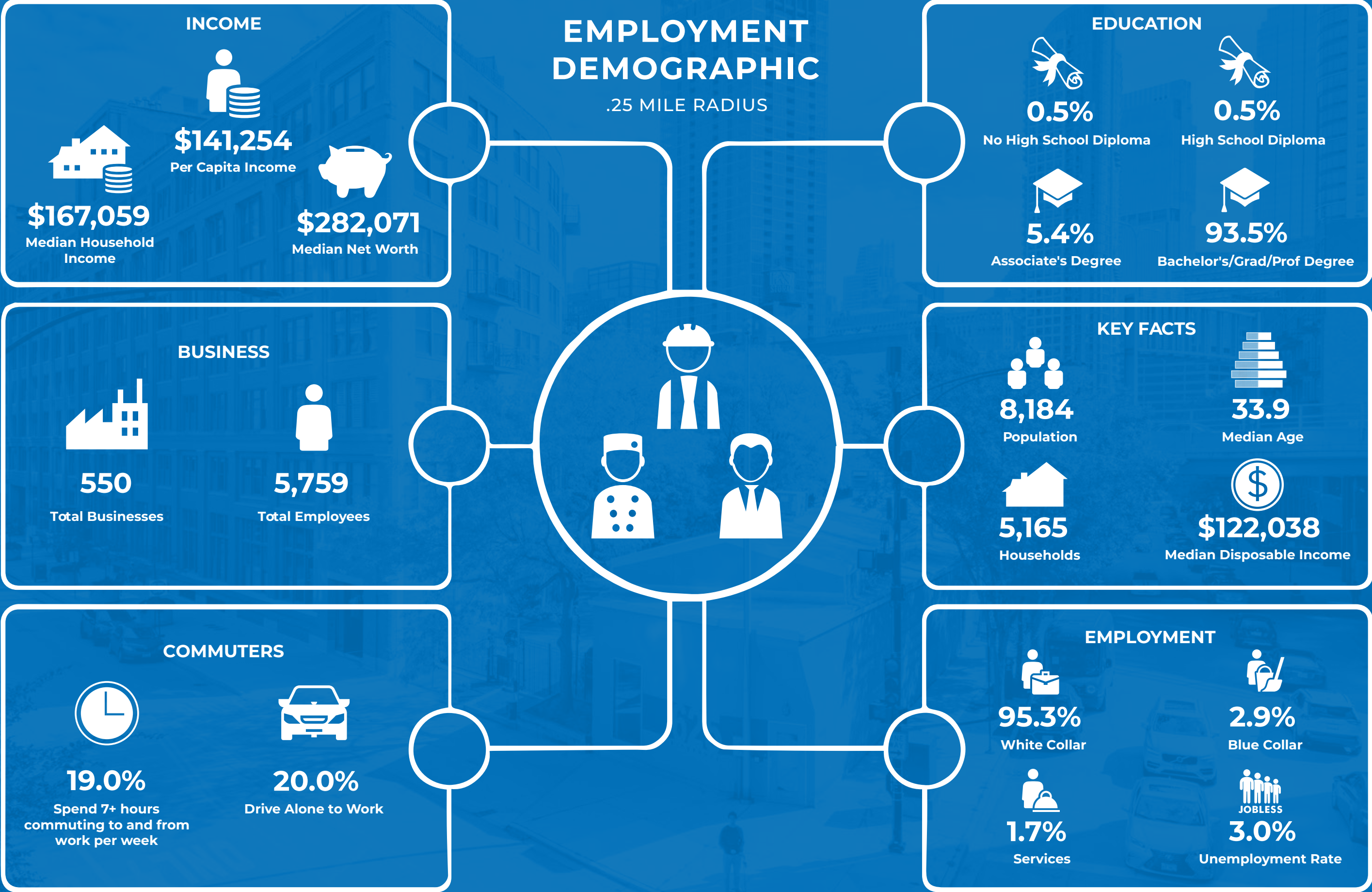
625 N Kingsbury is located in River North, an area just north of the Loop and the Chicago River, known for its world-class dining and art. The neighborhood offers the convenience of downtown combined with a rich cultural scene.

River North is home to the Gallery District, a thriving art scene that showcases a wide variety of art from emerging artists to renowned names. It also features the Merchandise Mart's Art on theMart, the world's largest video projection art installation, displayed nightly on theMart's large façade. Notable local art galleries include Richard Gray Gallery, Catherine Edelman Gallery, Addington Gallery, Carl Hammer Gallery, Andrew Bae Gallery, and Jean Albano Gallery.

Chicago's hottest nightlife scene is River North, known for its trendy bars, clubs, and upscale dining options. It is also directly adjacent to the Magnificent Mile, which offers premier shopping and retail.

In addition to its vibrant nightlife, River North boasts beautiful community green spaces, including Ward (A. Montgomery) Park, situated right on the Chicago River. It's a popular spot for both residents and visitors, with a large playground and an adjacent dog park.





WORK & RESIDENTIAL

Chicago residents can enjoy an area that offers a smooth blend of work and living spaces. Most residents are young professionals or empty nesters who value the close proximity to Chicago's Loop. It's a popular area for ease of transportation and elevated amenities. The neighborhood provides quick access to I-90/94, most major L lines, and CTA buses.

River North also features a diverse mix of property types in both residential and office spaces. Residents can choose from luxury high-rises or unique lofts. For businesses, River North offers a mix of coworking spaces, loft offices, boutique setups, and traditional work environments, making it a perfect spot for any company.

RESIDENTIAL DEMOGRAPHICS

.25 MILE RADIUS

INCOME



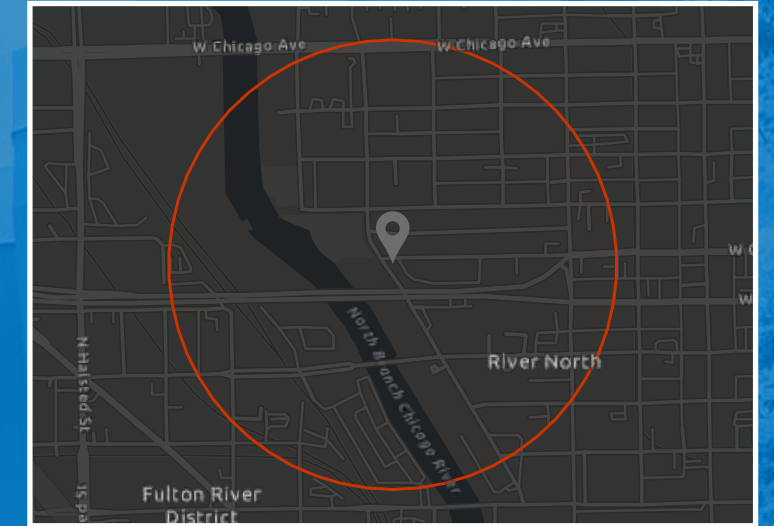
\$167,059
Median Household Income



\$141,254
Per Capita Income



\$282,071
Median Net Worth



KEY FACTS

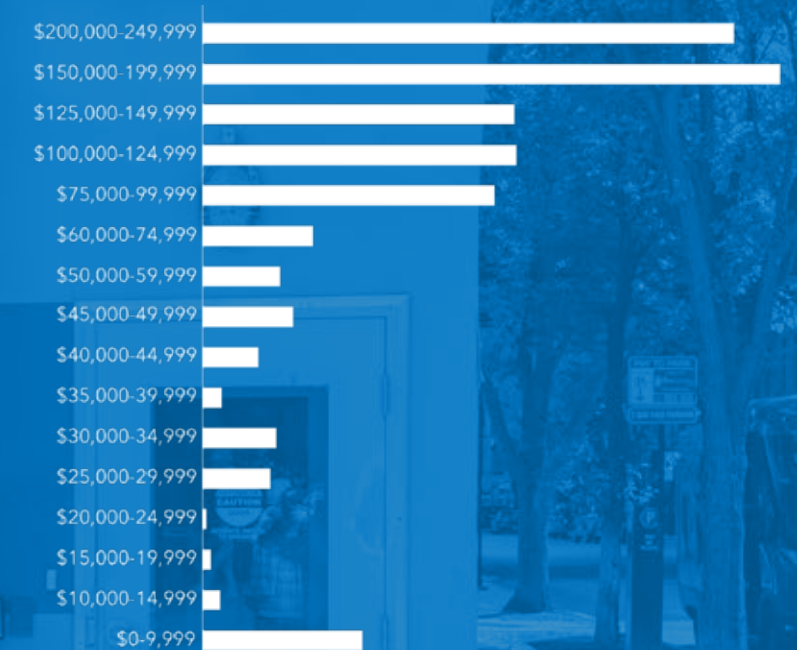
33.9
Median Age

8,184
Population

5,165
Households

\$122,038
Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



95.8% White Collar



2.9% Blue Collar



1.7% Services



3.0% Unemployment Rate

EDUCATION



0.5%
No High School Diploma



0.6%
High School Graduate



5.4%
Some College



93.5%
Bachelor's/Grad/Prof Degree



Demographic Report

625 N Kingsbury St, Chicago, Illinois, 60654

	0.25 miles	0.5 miles	1 mile
Population			
2025 Total Population	8,184	24,902	96,458
2030 Projected Total Population	8,750	27,184	102,444
2010 Total Population	5,576	14,500	64,022
2000 Total Population	2,636	7,107	49,119
2025-2030 Projected Annual Growth Rate	1.4%	1.8%	1.2%
2010-2020 Annual Growth Rate	3.53%	4.74%	3.47%
2000-2020 Annual Growth Rate	5.63%	6.06%	3.08%
2025 Total Daytime Population	8,244	49,746	393,087
2025 Daytime Population: Workers	83.2%	92.5%	94.8%
2025 Daytime Population: Residents	16.8%	7.5%	5.3%
2025 Male Population	4,162	12,929	48,374
2025 Male Population (%)	50.9%	51.9%	50.1%
2025 Female Population	4,022	11,973	48,084
2025 Female Population (%)	49.1%	48.1%	49.9%
2025 Generation Alpha Population (Born 2017 or Later)	448	1,117	4,201
2025 Generation Z Population (Born 1999 to 2016)	1,096	3,885	18,509
2025 Millennial Population (Born 1981 to 1998)	4,687	14,911	49,083
2025 Generation X Population (Born 1965 to 1980)	1,219	3,064	11,952
2025 Baby Boomer Population (Born 1946 to 1964)	661	1,731	10,347
2025 Silent Generation Population (Born 1945 or Earlier)	72	194	2,366
2025 Child Population: Age <18	617	1,538	6,360
2025 Child Population (%)	7.5%	6.2%	6.6%
2025 Working-Age Population: Age 18-64	7,062	22,040	80,137
2025 Working-Age Population (%)	86.3%	88.5%	83.1%
2025 Senior Population: Age 65+	505	1,324	9,961
2025 Senior Population (%)	6.2%	5.3%	10.3%
2025 Median Age	33.9	32.8	33.1
2025 Median Female Age	33.7	32.6	32.9
2025 Median Male Age	34.1	33.0	33.3

Source: Esri, Esri-Data Axle, U.S. Census



Demographic Report

625 N Kingsbury St, Chicago, Illinois, 60654

	0.25 miles	0.5 miles	1 mile
Income			
2025 Median Household Income	\$167,059	\$161,243	\$133,514
2030 Projected Median Household Income	\$177,784	\$171,009	\$144,398
2025 Average Household Income	\$220,794	\$213,511	\$188,202
2030 Projected Average Household Income	\$229,904	\$220,917	\$196,555
2025 Per Capita Income	\$141,254	\$140,930	\$122,517
2030 Projected Per Capita Income	\$149,420	\$148,214	\$129,610
2025 Households by Income			
2025 Household Income Less Than \$25,000	5.1%	4.4%	9.8%
2025 Household Income \$25,000-\$49,999	8.4%	7.2%	6.9%
2025 Household Income \$50,000-\$74,999	5.1%	5.8%	8.4%
2025 Household Income \$75,000-\$99,999	7.9%	9.0%	10.4%
2025 Household Income \$100,000-\$149,999	17.0%	20.0%	19.1%
2025 Household Income \$150,000-\$199,999	15.7%	13.4%	13.8%
2025 Household Income \$200,000 or greater	40.8%	40.3%	31.5%
2025 Median Disposable Income	\$122,038	\$119,153	\$103,908
2025 Median Net Worth	\$282,071	\$223,180	\$163,120
2025 Average Net Worth	\$1,041,533	\$858,801	\$804,480
Employment			
2025 Civilian Population Age 16+ in Labor Force	7,070	21,748	78,615
2025 White Collar Employment	95.3%	95.1%	92.6%
2025 Blue Collar Employment	3.0%	2.7%	3.3%
2025 Service Industry Employment	1.8%	2.3%	4.0%
2025 Employed Population	6,861	21,387	76,733
2025 Unemployment Rate	3.0%	1.7%	2.4%

Source: Esri, Esri-Data Axle, U.S. Census



Demographic Report

625 N Kingsbury St, Chicago, Illinois, 60654

	0.25 miles	0.5 miles	1 mile
Education			
2025 Population Age 25+	7,191	21,928	81,390
2025 Educational Attainment of Population Age 25+			
Less than 9th Grade	0.1%	0.1%	0.4%
Some High School/No Diploma	0.5%	0.7%	0.8%
High School Diploma	0.5%	1.0%	2.8%
GED/Alternative Credential	0.1%	0.1%	0.6%
Some College/No Degree	3.7%	3.4%	4.9%
Associate's Degree	1.6%	2.3%	2.7%
Bachelor's Degree	53.5%	48.8%	48.1%
Graduate/Professional Degree	40.0%	43.6%	39.8%
Race and Origin			
2025 Population by Race			
African American/Black	4.8%	5.1%	7.6%
American Indian/Alaska Native	0.1%	0.1%	0.2%
Asian	10.7%	11.8%	14.9%
Pacific Islander	0.0%	0.0%	0.0%
White	76.2%	73.9%	67.5%
Other Race	1.5%	1.8%	2.3%
Two or More Races	6.7%	7.3%	7.4%
2025 Hispanic Population (Any Race)			
2025 Hispanic Population (Any Race)	6.1%	6.8%	7.7%
2030 Projected Hispanic Population (Any Race)	7.0%	7.7%	8.6%
2025 Minority Population			
2025 Minority Population	20.7%	22.7%	29.1%
2030 Projected Minority Population	22.5%	24.6%	31.2%

Source: Esri, Esri-Data Axle, U.S. Census



Demographic Report

625 N Kingsbury St, Chicago, Illinois, 60654

	0.25 miles	0.5 miles	1 mile
Households			
2025 Total Households	5,165	16,445	62,548
2030 Projected Total Households	5,588	18,259	67,202
2010 Total Households	3,439	9,008	39,561
2000 Total Households	1,430	3,957	29,291
2025-2030 Households: Projected Annual Growth Rate			
2025-2030 Households: Projected Annual Growth Rate	1.6%	2.1%	1.4%
2010-2020 Households: Annual Growth Rate			
2010-2020 Households: Annual Growth Rate	3.58%	4.82%	3.74%
2000-2020 Households: Annual Growth Rate			
2000-2020 Households: Annual Growth Rate	5.63%	6.10%	3.23%
2025 Average Household Size			
2025 Average Household Size	1.6	1.5	1.5
2025 Total Family Households			
2025 Total Family Households	1,512	4,200	15,783
2025 Average Family Size			
2025 Average Family Size	2.4	2.3	2.4
Housing			
2025 Total Housing Units			
2025 Total Housing Units	5,640	18,607	72,407
2025 Occupied Housing Units: Owner			
2025 Occupied Housing Units: Owner	45.6%	32.9%	28.6%
2025 Occupied Housing Units: Renter			
2025 Occupied Housing Units: Renter	54.4%	67.1%	71.5%
2025 Vacant Housing Units			
2025 Vacant Housing Units	8.4%	11.6%	13.6%
2030 Projected Total Housing Units			
2030 Projected Total Housing Units	5,872	19,877	76,112
2010 Total Housing Units			
2010 Total Housing Units	3,973	10,619	47,814
2025 Homes by Value			
Less than \$100,000	0.1%	0.2%	0.6%
\$100,000-\$249,999	0.6%	0.4%	4.1%
\$250,000-\$499,999	51.9%	48.2%	41.3%
\$500,000-\$1,000,000	36.6%	41.2%	38.6%
\$1,000,000+	10.9%	9.9%	15.3%
2025 Median Home Value			
2025 Median Home Value	\$492,701	\$508,657	\$535,357
2025 Average Home Value			
2025 Average Home Value	\$627,000	\$624,105	\$685,172

Source: Esri, Esri-Data Axle, U.S. Census



625 N Kingsbury St

Ward (A. Montgomery) Park



Kinzie St

East Bank Club

Kingsbury St

Ohio St. Dog Park

Ontario St

Grand Ave

The Merchandise Mart

CHICAGO CUT STEAKHOUSE



Portillo's

HAWKSMOOR

San Marzano

Gene & George's

BAVETTES

CVS pharmacy

CVS pharmacy



Chicago Ave

Chicago Ave

Orleans St

Wells St

LaSalle St

Clark St

Grand Ave

Milwaukee Ave

Halsted St

Fulton St

94

90

oriole

kumiko

GIBSONS

ITALIA



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