

**UNIQUE SHOWROOM SPACE**

**FOR SALE / LEASE**

**2021 S. WABASH CHICAGO, IL 60616**



**MATANKY**  
REALTY GROUP

# PROPERTY HIGHLIGHTS

- PRIME LOCATION NEAR PUBLIC TRANSIT AND McCORMICK PLACE
  - 2 MIN WALK TO CERMAK GREENLINE STATION
  - 7 MIN WALK TO CERMAK CHINATOWN REDLINE STATION
  - 12 MIN WALK TO 18TH ST. METRA STATION
  - 3 MIN WALK TO McCORMICK PLACE CONVENTION CENTER
- 8,550 SF OF SPACE THAT INCLUDES: FOYER, HIGH CEILING SHOWROOM, FULL KITCHEN, STORAGE, 3 OFFICES & OVERHEAD DOOR
- FULLY REMODELED IN 2015
- TOP OF THE LINE CLIMATE CONTROL, LIGHTING AND SECURITY
- MINIMALIST DESIGN, EASILY ADAPTED TO ANY USE
- LESS THAN 1 MILE FROM I-55 AND I-90.
- PLENTIFUL FREE STREET PARKING

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## 2021 S. WABASH

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POP.	43,585 PEOPLE	132,084 PEOPLE	291,370 PEOPLE
DAYTIME POP.	41,689 PEOPLE	384,670 PEOPLE	853,516 PEOPLE
AVG HH INCOME	\$110,688	\$95,999	\$112,367

**29,600 VEHICLES**  
PER DAY ON CERMAK RD.

### WALK SCORE:

94 - WALKER'S PARADISE

### TRANSIT SCORE:

84 - EXCELLENT TRANSIT

### BIKE SCORE:

85 - VERY BIKEABLE





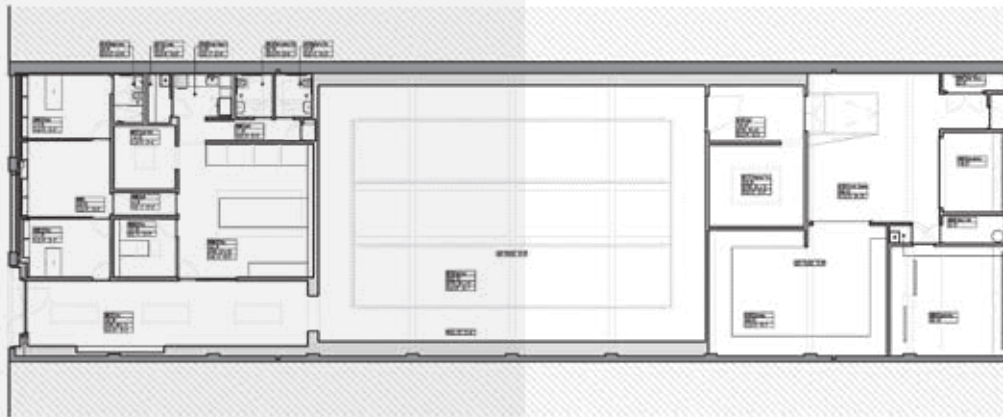
## BUILDING DETAILS

Shane Campbell Gallery is an 8,550 SF adaptive reuse renovation of a masonry and bowstring truss building in Chicago's South Loop. The building was formerly used as a parking garage. The program includes galleries, offices, conference rooms, a photo studio, and a storage and staging warehouse.



The primary design concept for each gallery is simplicity and minimal visual intrusion. Less detail allows for added emphasis on basic architectural elements, many of them beautiful "found objects" present within the existing building: the bowstring roof truss, building scale, proportion, and natural light introduced into various spaces with several new skylights.

Natural light is key to the building's sustainable design strategy. In the main gallery, a long line of new skylights is introduced to reduce the need for artificial lighting. And in most of the supporting areas throughout the building skylights provide daylight to work zones to reduce energy loads.



01 Floor Plan  
1/16" = 1'-0"



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## UNIQUE FEATURES

- DUAL OPENING GLASS FRONT DOORS
- SECURE ENTRY VIA BUZZER AND INTERCOM
- TONS OF NATURAL LIGHT FROM STRATEGICALLY PLACED SKYLIGHTS
- EXECUTIVE OFFICES WITH FULL-HEIGHT GLASS WALLS AND CUSTOM BUILT-IN BOOKSHELVES
- FULL KITCHEN WITH NEW STAINLESS STEEL APPLIANCES
- CUSTOM BUILT FLOOR TO CEILING BOOKSHELVES
- ULTRA HIGH EFFICIENCY HEATED FLOORS WITH ZONED CONTROLS
- TOP OF THE LINE LIGHTING
- BOW TRUSS BUILDING REINFORCED WITH STEEL
- TWO CAR GARAGE (WITH HEATED FLOOR)
- ALLEY ACCESS FROM TWO GARAGES WITH DUAL SIDED LOAD-IN BAY, AND ROLL-DOWN SECURITY GATE
- TWO PUBLIC RESTROOMS AND ONE PRIVATE EXECUTIVE RESTROOM WITH SHOWER
- SONITROL SECURITY SYSTEM WITH CAMERAS, MOTION SENSORS & GLASS BREAK SENSORS

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8,550 SF AVAILABLE



\$2,995,000.00



\$24/SF NNN



DX5 ZONING



2020 TAXES: \$49,830.00

### PRO FORMA PURCHASE:

PURCHASE PRICE: \$2,995,000.00

DOWN PAYMENT: 30% \$898,500.00

INTEREST RATE: 4.75%

AMORTIZATION: 25 YEARS

MONTHLY INVESTMENT: \$11,952.00



SOUTH LOOP

THE 78  
DEVELOPMENT  
SITE



SUBJECT PROPERTY  
2021 S. WABASH  
CHICAGO, IL



PILSEN

CHINATOWN



NEAR SOUTH SIDE

CERMAK RD.



SOUTHBRIDGE  
DEVELOPMENT SITE



MICHIGAN AVE.



MOTOR ROW DISTRICT

