

610 W. Root St., Chicago, IL

**\$1,750,000**



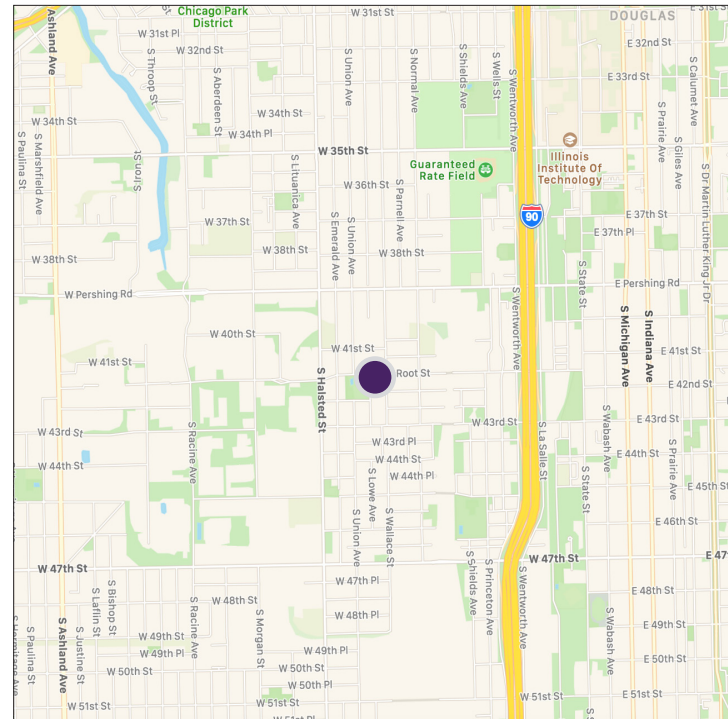
## Property Highlights

- 39,000 SF commercial building
  - Private offices, large cubicle areas, numerous kitchenettes and restrooms, conference and training rooms and elevator
  - 19,000 SF full basement with freight elevator access
  - Features open layouts, exposed brick walls and wooden beams
- Bow-truss roof and fully sprinklered
- Excellent access to expressways
- Great user/investor opportunity
- Nearby retailers include: Walgreen's, Mariano's, Dunkin', Culver's and more
- Land area: 21,549 SF
- Zoning: PMD-8
- Taxes (2021): \$72,534.72

## Property Overview

Located just off Halsted Street, a 39,000 square foot commercial building is available for sale. The subject property was originally built as industrial, this property was fully rehabbed and converted to office in 2013. The main floor consists of multiple private offices, a large and open cubicle area, multiple conference rooms and training rooms, plentiful bathrooms, two kitchenettes, as well as many other amenities. The property has a very open layout with exposed wood beams from the bow-truss roof, as well as exposed brick walls. There are two elevators (one freight and one passenger) and the building is fully sprinklered. Perfect for a corporate headquarters.

Back of the Yards is approximately 5 miles from Midway International Airport. Conveniently located within a half mile of I-94 Dan Ryan expressway. I-55 Stevenson expressway is located a just few miles to the north from the subject property.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	17,892	294,197	806,727
Households	6,886	107,133	297,600
Average Income	\$73,262	\$67,970	\$82,664

**Brad Thompson**

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

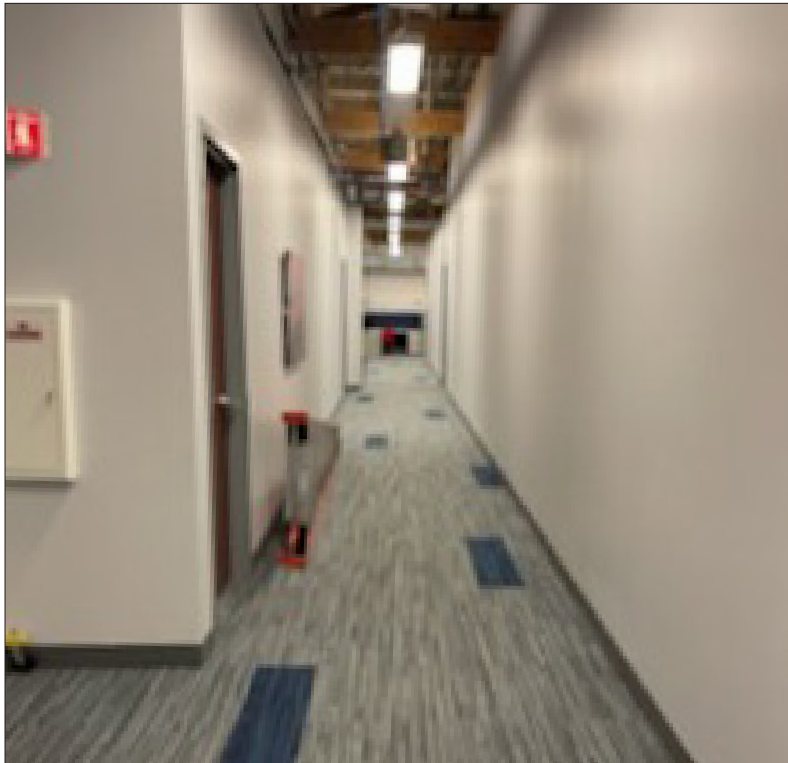


**MILLENNIUM**  
PROPERTIES R/E

**39,000 SF Commercial Property**  
**Perfect Headquarters Opportunity**

610 W. Root St., Chicago, IL

**\$1,750,000**



**Brad Thompson**  
Executive Director  
(312) 338 - 3012  
bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.



**MILLENNIUM**  
PROPERTIES R/E

**39,000 SF Commercial Property**  
**Perfect Headquarters Opportunity**

610 W. Root St., Chicago, IL

**\$1,750,000**



**Brad Thompson**  
Executive Director  
(312) 338 - 3012  
bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.