

965 W CHICAGO AVE. CHICAGO, IL



THE ORIGINAL INNOVATION HUB

965 
CHICAGO

63,000 SF
FOR SALE OR LEASE

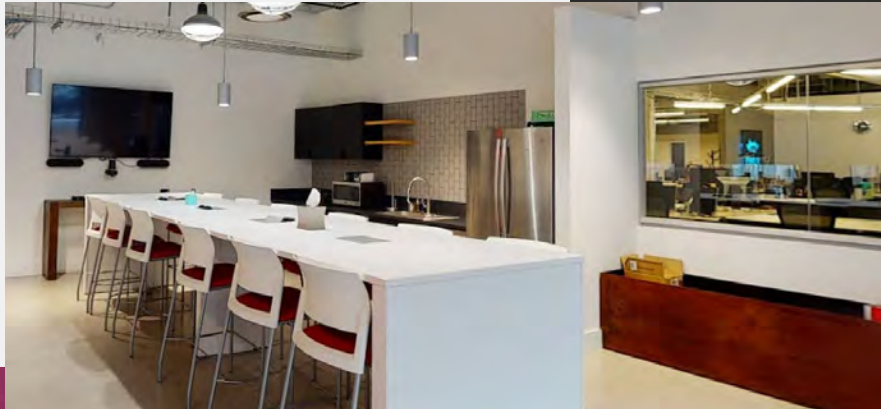
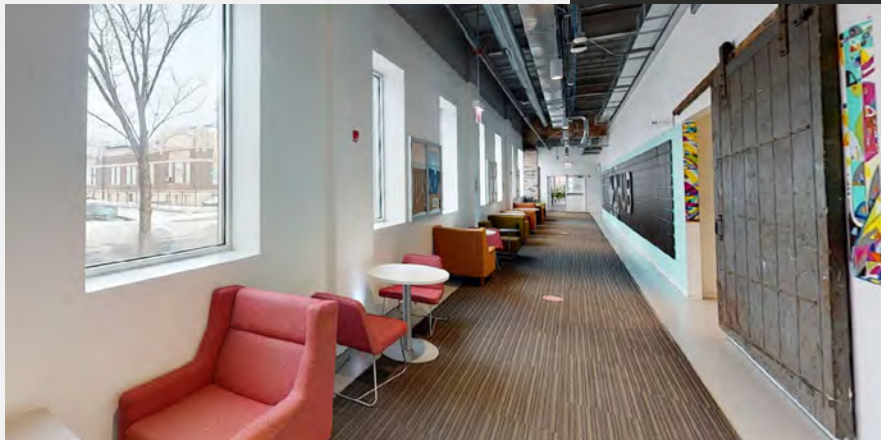
Keith Puritz | Vice Chair
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Marc Samuels | Senior Director
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Roush Kahn | Associate
roush.kahn@cushwake.com



THE PULSE OF PROGRESS



Built in the midcentury and reimagined for today's tech frontier, **965 W Chicago in River West** is where bold ideas take shape.

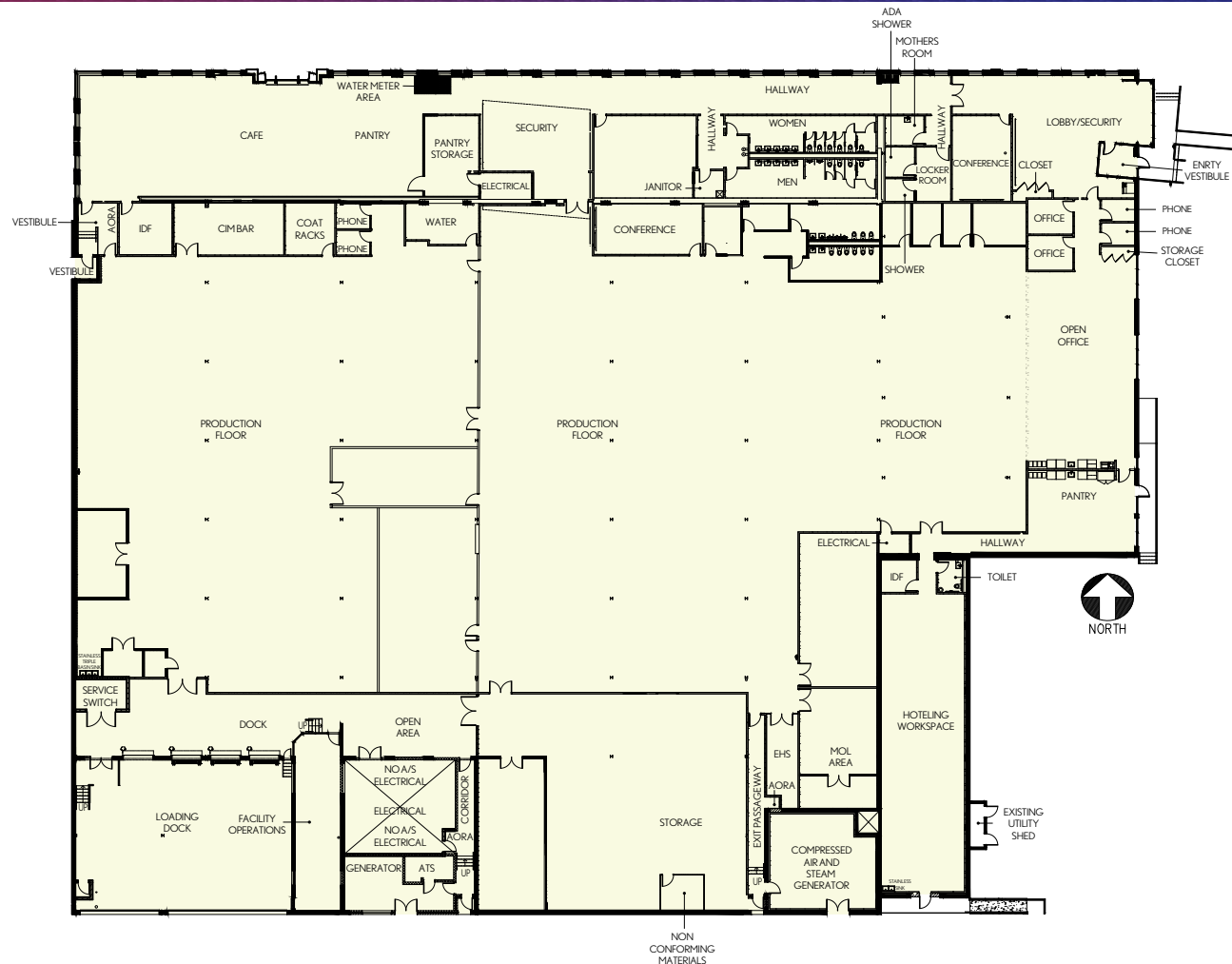
From Google's prototype lab to mHub's first startups, its walls have fostered decades of creative progress.

PROPERTY HIGHLIGHTS

Total Building Size:	63,000 SF
Office Size:	+/- 6,000 SF
Loading:	4 Interior Docks (expandable to 5)
Power:	Main Service: * 4000 Amps @ 277/480v Main Transformers: * Two 500 KVA 480v 208/120v * One 225 KVA 480v 208/120v
Parking:	30 On-site (fenced), Plus Street Parking
Site Size:	1.81 Acres
HVAC:	* Two 191 Ton (403 GPM each), air-cooled chilled water system with three 550 GPM pumps feeding 8 air handlers * Four 200lb/hour @ 35,000 CFM, natural gas fired steam humidifiers
Ideal Uses Include:	Innovation Center, Prototype Production, Office, Assembly, R&D, Lab

FLOOR PLAN

Spanning 63,000 square feet, **965 W Chicago** features upgraded mechanical systems, significant power capacity and open layouts designed for dynamic operations.



W. CHICAGO AVENUE

N. MORGAN STREET

N. SANGAMON STREET

W. SUPERIOR STREET

PARCEL 1

1 STORY BRICK BUILDING #726

PARCEL 2

16 FT VACATED ALLEY

BLACKTOP

PAVEMENT

CONCRETE CURB

CONCRETE WALK

BRICK 0.64' EAST & 0.35' WEST

NO PARKING SIGN

CROSS NOTCH (CUT) 5.0' NORTH & 5.0' WEST

OVERHEAD WIRES

UTILITY POLES

339.20' (REC.) 338.74'

89°12'49"

232.17'

18 FT EASEMENT FOR COMMONWEALTH EDISON CO. AN ILLINOIS CORPORATION REC. JUNE 7, 1954, DOC # 15925818 (AND RELEASED PER DOC. NO. 19030788)

18 FT EASEMENT FOR COMMONWEALTH EDISON CO. AN ILLINOIS CORPORATION REC. JUNE 7, 1954, DOC # 15925818 (AND RELEASED PER DOC. NO. 19030788)

89°47'11"

HEIGHT OF THE BUILDING AT THE SW CORNER IS 19.3' ABOVE T.C.F.

222.08'

339.03' 339.20' (REC.)

24.08' CONC. LOADING DOCK

7 SPACES

5 SPACES

90°8'32"

NO PARKING SIGN

CURB 3.84' EAST & 0.85' NORTH

SOUTH FACE OF FENCE 1.95' SOUTH & EAST FACE 2.85' EAST

CROSS NOTCH (CUT) 5.0' SOUTH & 5.0' EAST

OVERHEAD WIRES

CONCRETE CURB

CONCRETE WALK

BRICK 0.49' EAST & 0.64' SOUTH

CROSS NOTCH (CUT) 5.0' NORTH & 5.0' WEST

OVERHEAD WIRES

UTILITY POLES

33.00'

12.80'

89°12'49"

232.17'

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89°51'28"

232.17'

25.00'

NO PARKING SIGN

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SOUTH FACE OF FENCE 1.95' SOUTH &



CHICAGO ALL AROUND

Nestled in River West, the property borders Chicago's key neighborhoods, from Fulton Market to West Loop.



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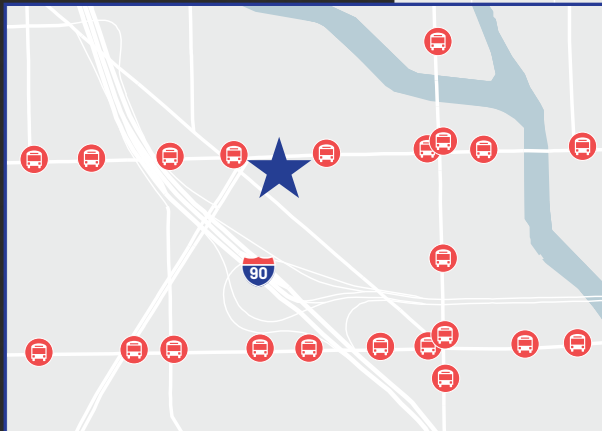
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CUSHMAN & WAKEFIELD

A DIRECT LINE TO EVERYTHING

Minutes from the Blue Line, major bus routes and I-90/94, 965 W Chicago offers effortless access to downtown and every corner of the city.

BIKE
SCORE
95
TRANSIT
SCORE
76

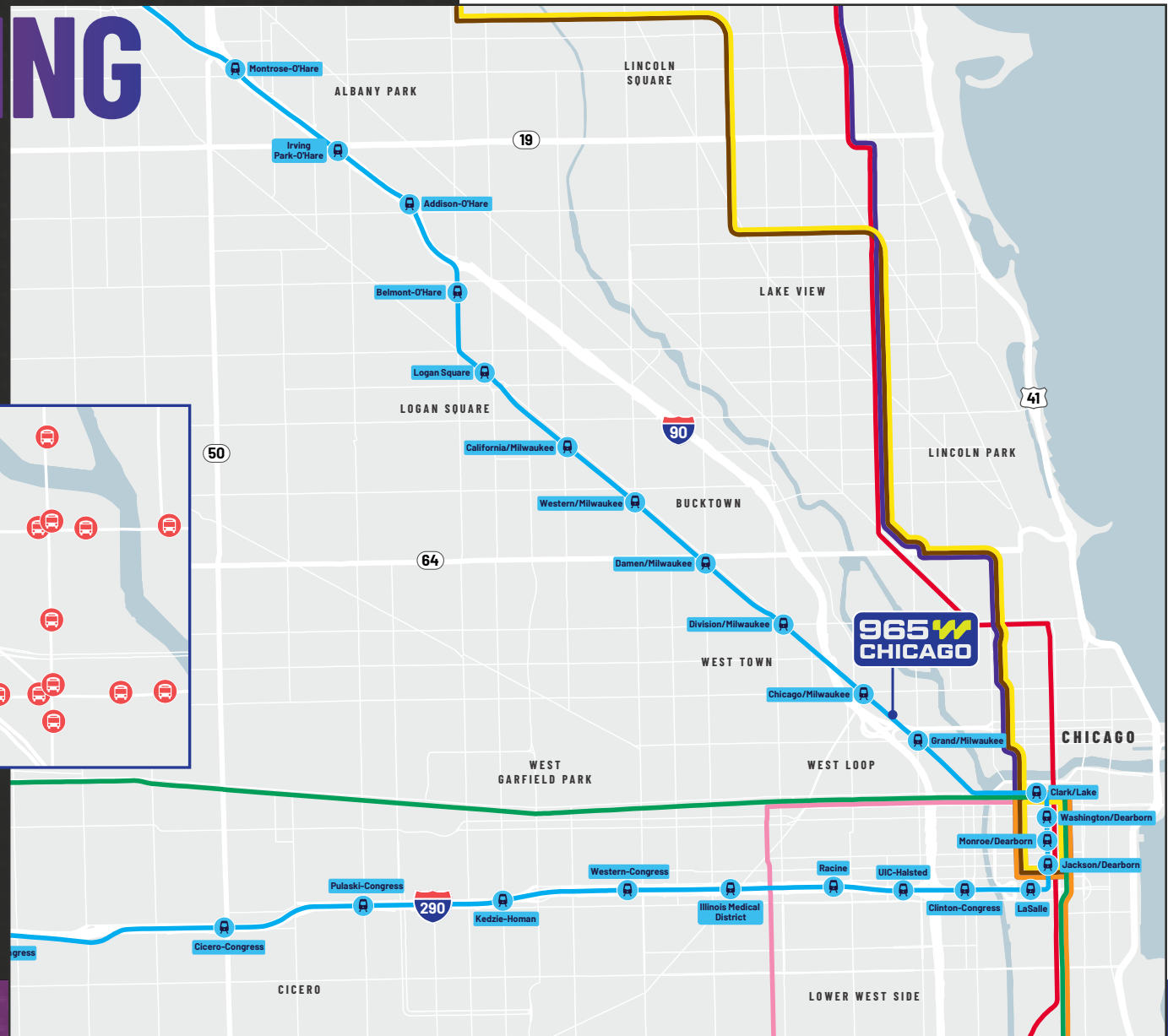


TRAIN STOP



BUS STOP

Blue Brown Green Pink
Red Purple Orange Yellow



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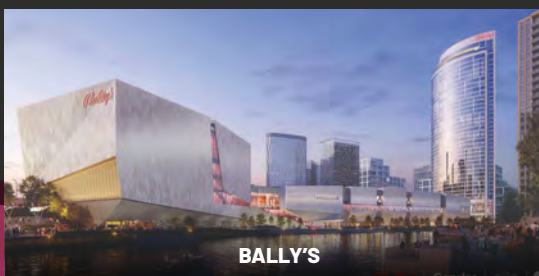
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CUSHMAN & WAKEFIELD

LIFE HAPPENS HERE

Experience the perfect fusion of work and vibrant city living at **965 W Chicago**, where coffee, lunch and fitness studios are just steps from your desk.

WALK
SCORE **96**



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CUSHMAN & WAKEFIELD

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