

BROADWAY & HOLLYWOOD

FOR SALE: 32,000 SF OFFICE BUILDING AT 5710 N BROADWAY, CHICAGO



PRESENTED BY

HSA
COMMERCIAL REAL ESTATE

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PROPERTY PROFILE

BUILDING HIGHLIGHTS

- Three-story, +/- 32,000 SF building with approximately 10,666 SF floor plates
- .55 acre lot with dedicated surface parking for approximately 24 vehicles
- Building constructed circa 1920 as a car dealership with existing 233-square-foot freight elevator still in operation
- Existing office build-out and operable passenger elevator

LOCATION HIGHLIGHTS

- Prominent location at the stoplight corner of Broadway and Hollywood Avenue
- Situated just west of the feeder ramp for Lake Shore Drive
- Walking distance to Whole Foods, Jewel-Osco, Hollywood Beach, and two red line CTA stations
- Hollywood / Sheridan TIF district

IDEAL FOR AN OWNER-USER, TO RENOVATE FOR MULTI-TENANT OFFICE, OR TO REDEVELOP AS MIXED-USE (ZONED B1-2)



AERIAL VIEW



SITE

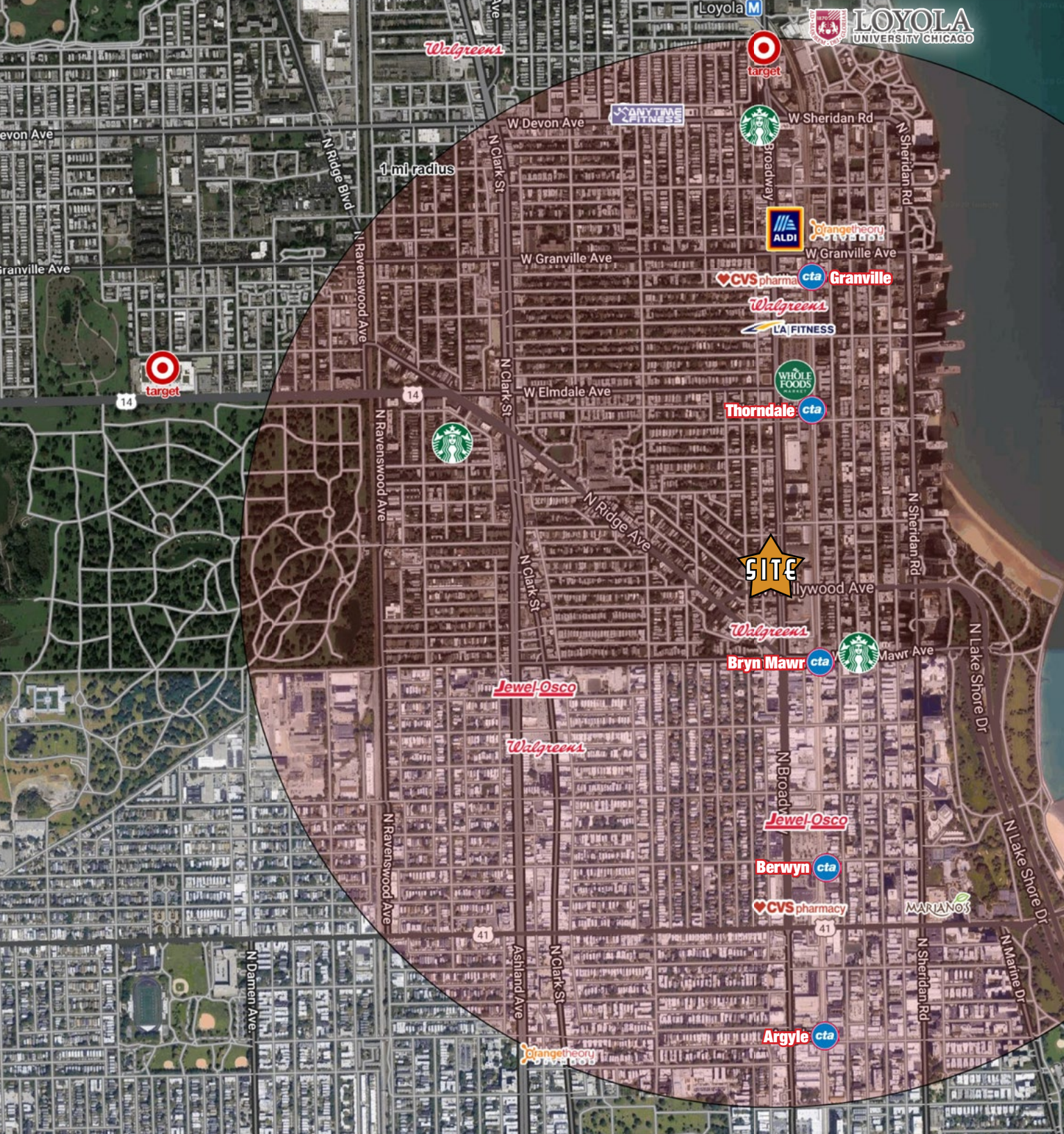
CELL TOWER

EARLY AVENUE

FORMER ROADWAY →

HOLLYWOOD AVE - 27,565 VPD

BROADWAY STREET - 18,267 VPD



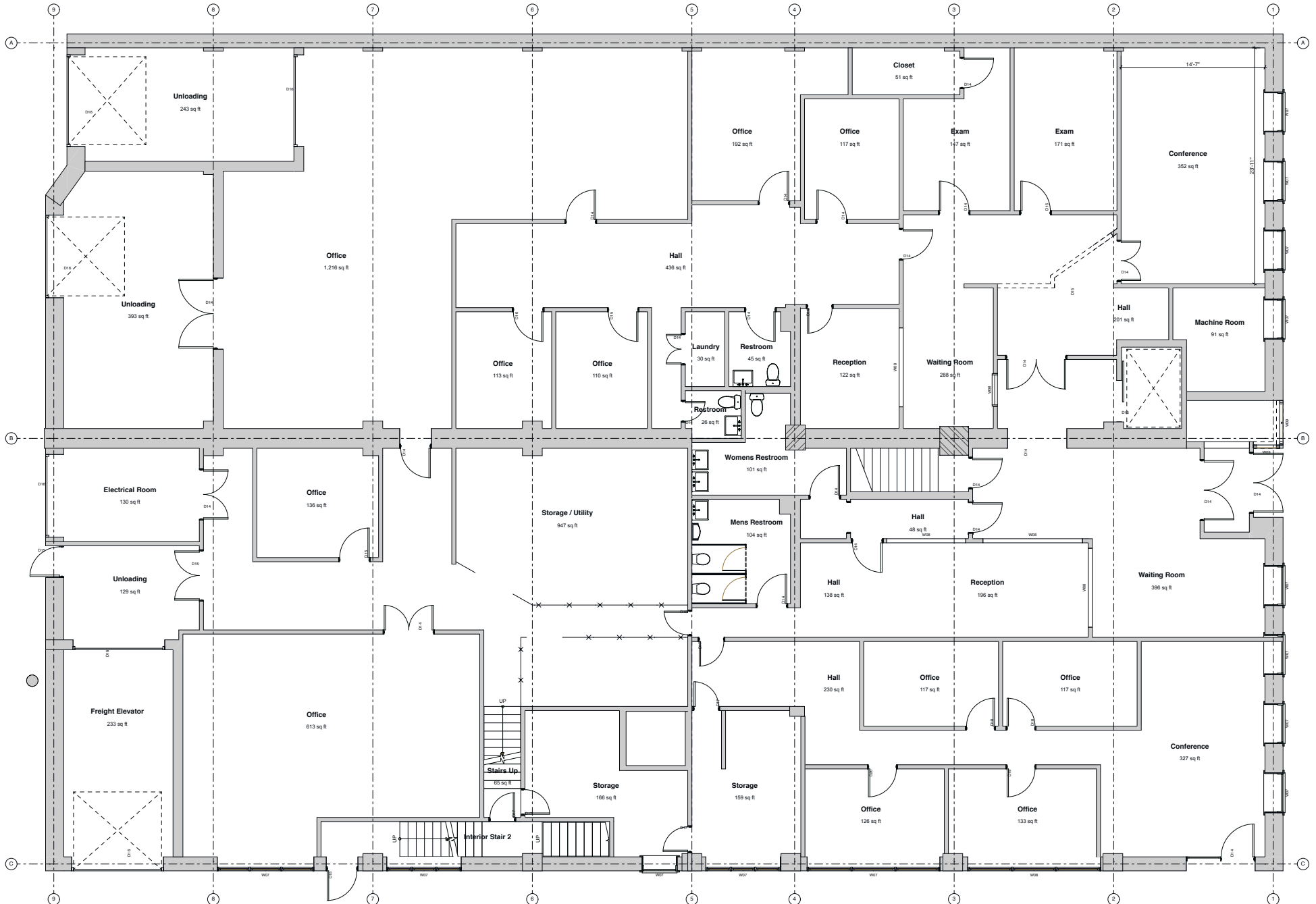
WITHIN 1-MILE RADIUS OF THE SITE ARE THE FOLLOWING:



PLUS, A TOTAL OF 5 RED LINE STATIONS WITH SERVICE TO DOWNTOWN CHICAGO

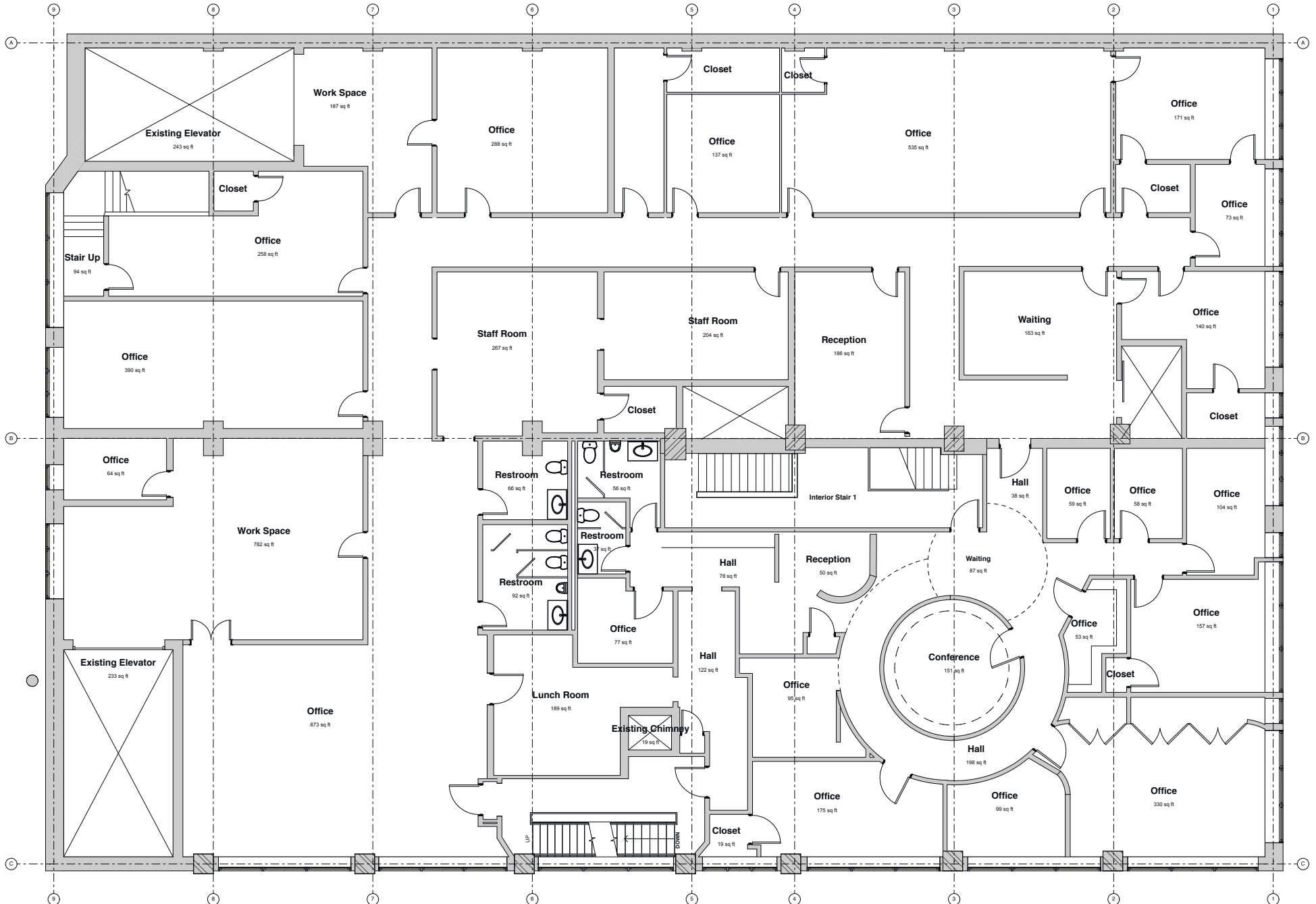
FLOOR PLAN - FIRST LEVEL

CREDIT: MANSKE DIECKMANN THOMPSON ARCHITECTURE INTERIORS



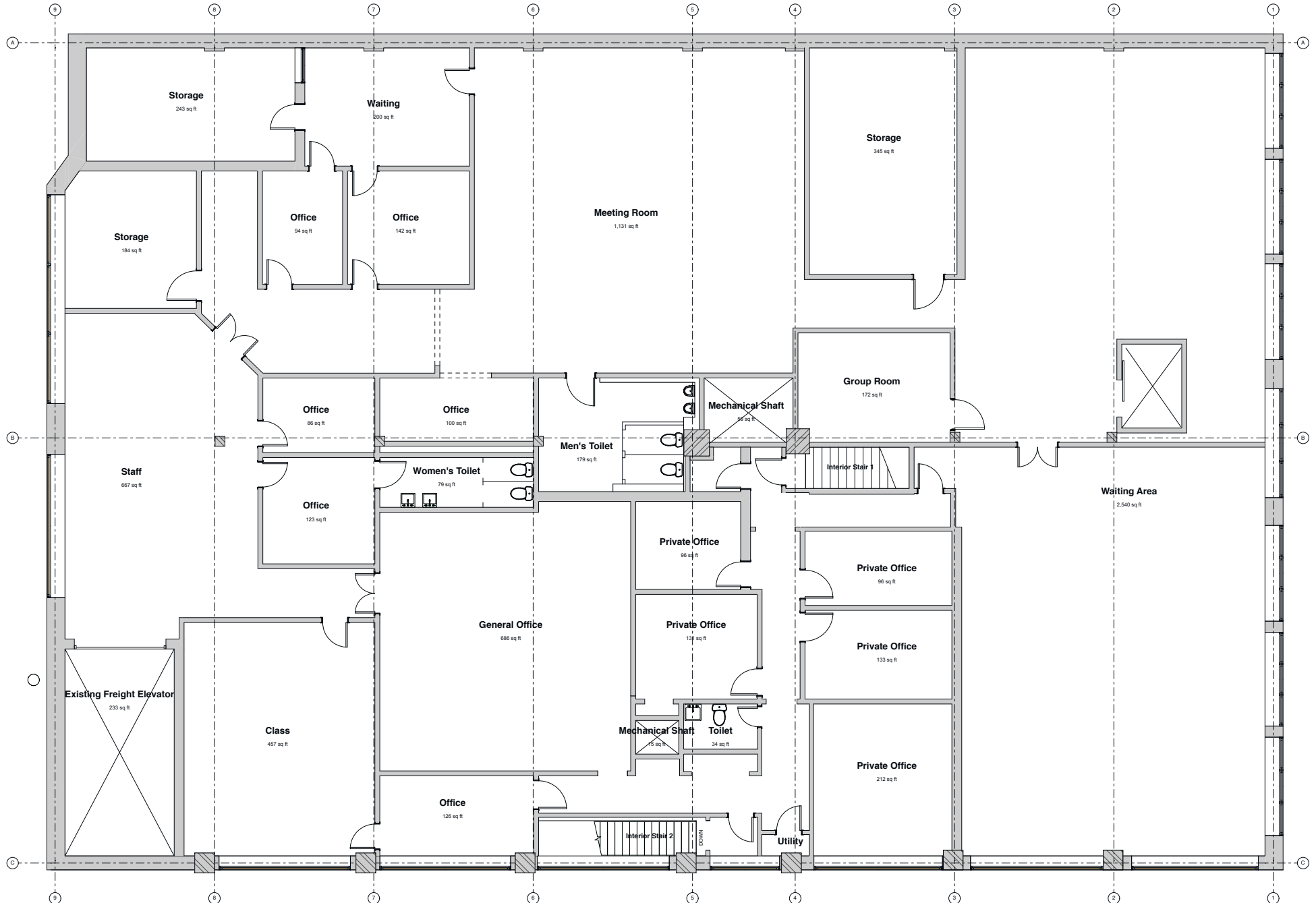
FLOOR PLAN - SECOND LEVEL

CREDIT: MANSKE DIECKMANN THOMPSON ARCHITECTURE INTERIORS



FLOOR PLAN - THIRD LEVEL

CREDIT: MANSKE DIECKMANN THOMPSON ARCHITECTURE INTERIORS



ABOUT EDGEWATER

Edgewater is a lakefront community area on the North Side of the city of Chicago, Illinois six miles north of the Loop. Edgewater contains several beaches that residents enjoy during the late spring, summer, and early autumn. Chicago's largest park, Lincoln Park, stretches south from Edgewater for seven miles along the waterfront, almost to downtown.

Historically, Edgewater was the northeastern corner of Lake View Township, an independent suburb annexed by the city of Chicago in 1889. Today, the Uptown community is to Edgewater's south, Lincoln Square to its west, West Ridge to its northwest and Rogers Park to its north.

Edgewater was first developed around the 1880s as a summer home for Chicago's elite. Today, it provides the northern terminus of both Lincoln Park and Lake Shore Drive. With the exception of pockets acknowledged as historic districts (like the Bryn Mawr Historic District), east-Edgewater (Edgewater Beach) boasts a skyline of high-rise apartment buildings, condominium complexes, and mid-rise homes. To the west, Edgewater is characterized by commercial businesses; single-family homes; and two-, three-, or four-story flats, including the historic neighborhood of Andersonville.

Source: Wikipedia



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