CLARK BELMONT HALSTED



HSG

24.MARCH.2021

Hirsch|MPG
ARCHITECTURE + PLANNING



NW VIEW

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
CURRENT AERIAL VIEW

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NE VIEW

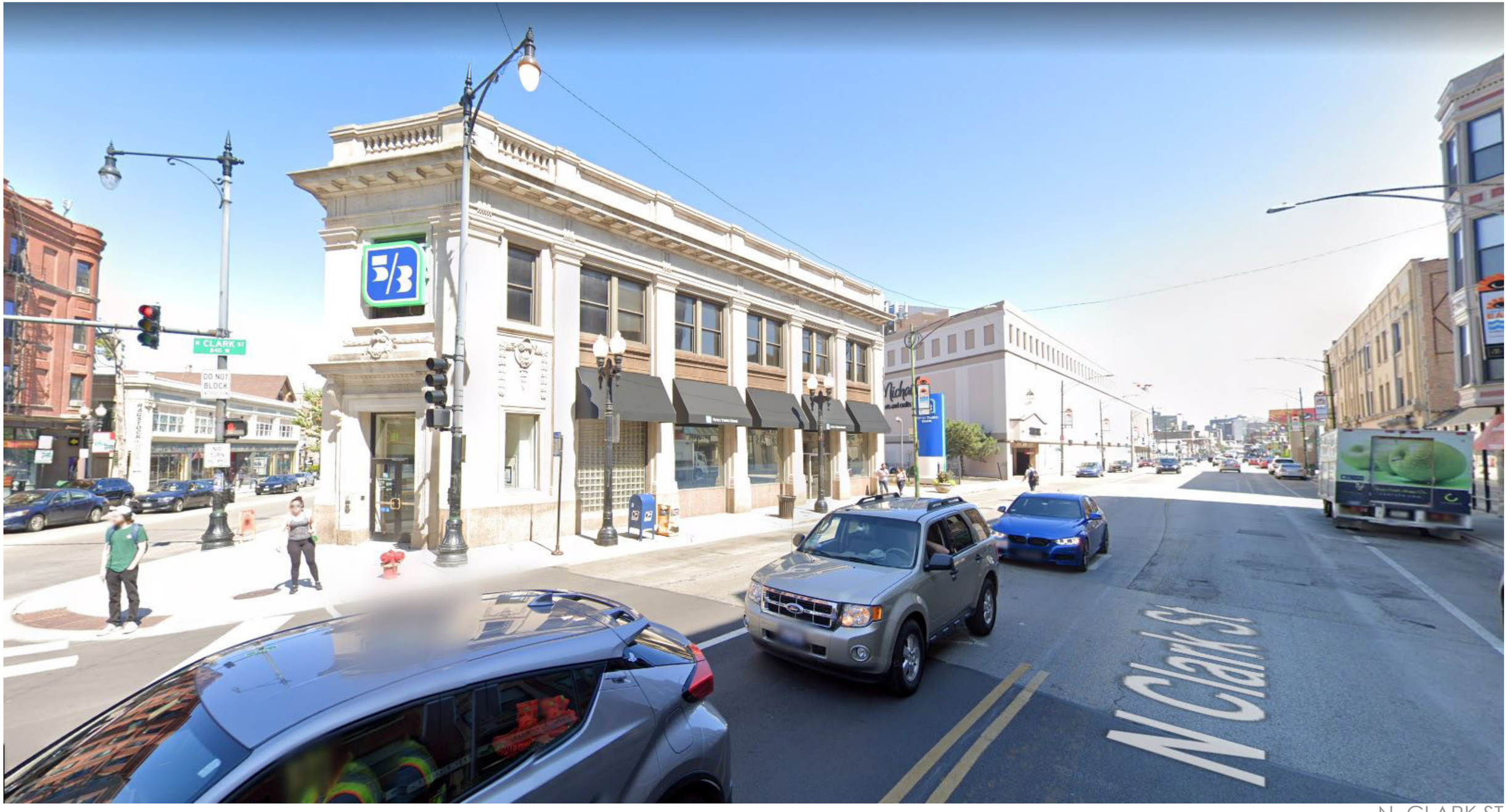
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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
CURRENT AERIAL VIEW

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TARGET
BELMONT
N CLARK ST
W BELMONT AVE
SITE
N HALSTED ST
STARBUCKS
MARSHALLS
MICHAELS
DSW
CVS
WALGREENS
PETCO
MARIANO'S
STARBUCKS
5 MINS WALK



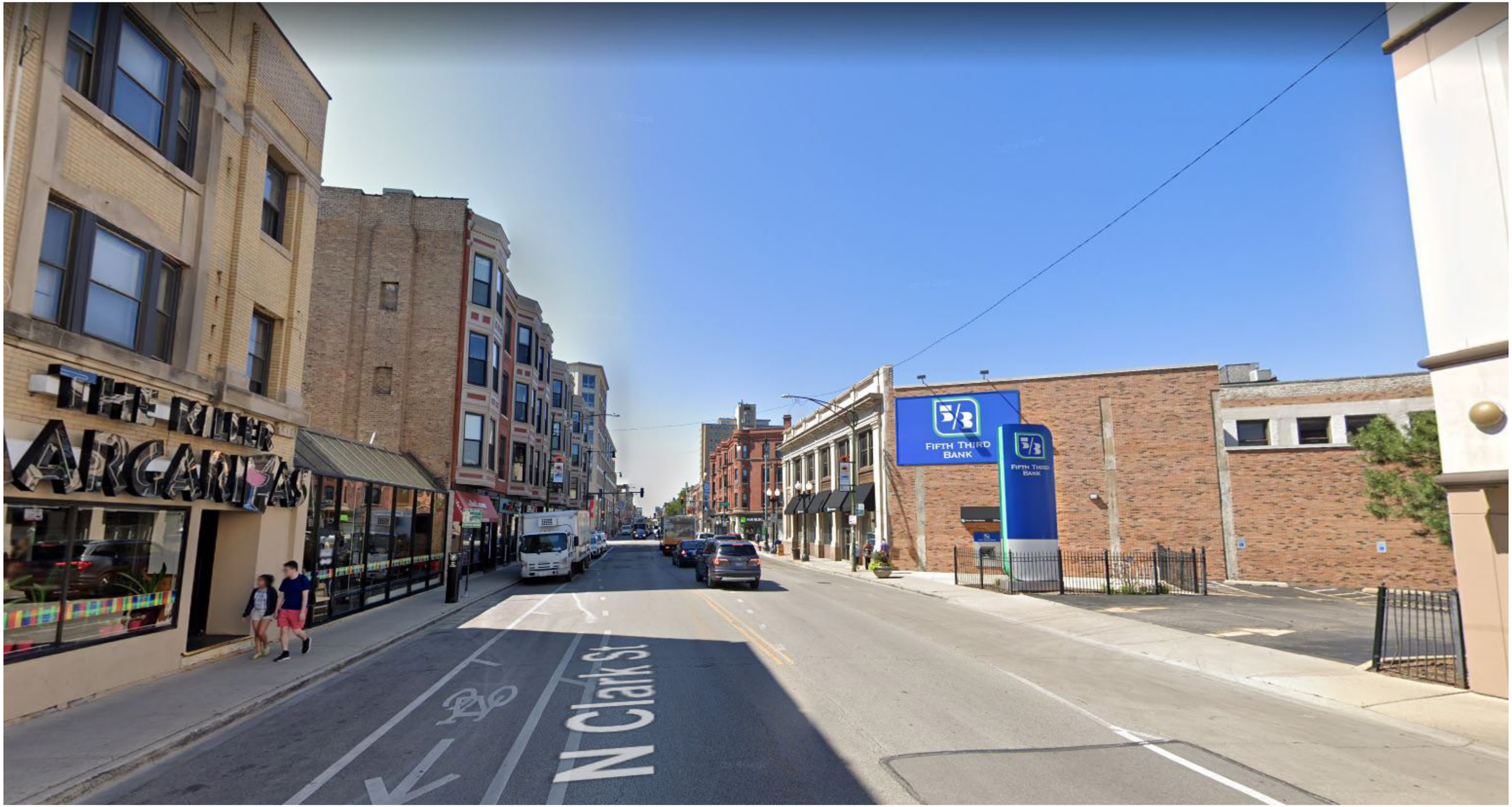
N CLARK ST

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
CURRENT STREET VIEW

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N CLARK ST

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
CURRENT STREET VIEW

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W BELMONT AVE

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
CURRENT STREET VIEW

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
NW VIEW

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
NW VIEW

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
BELMONT STREET VIEW

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
NE VIEW

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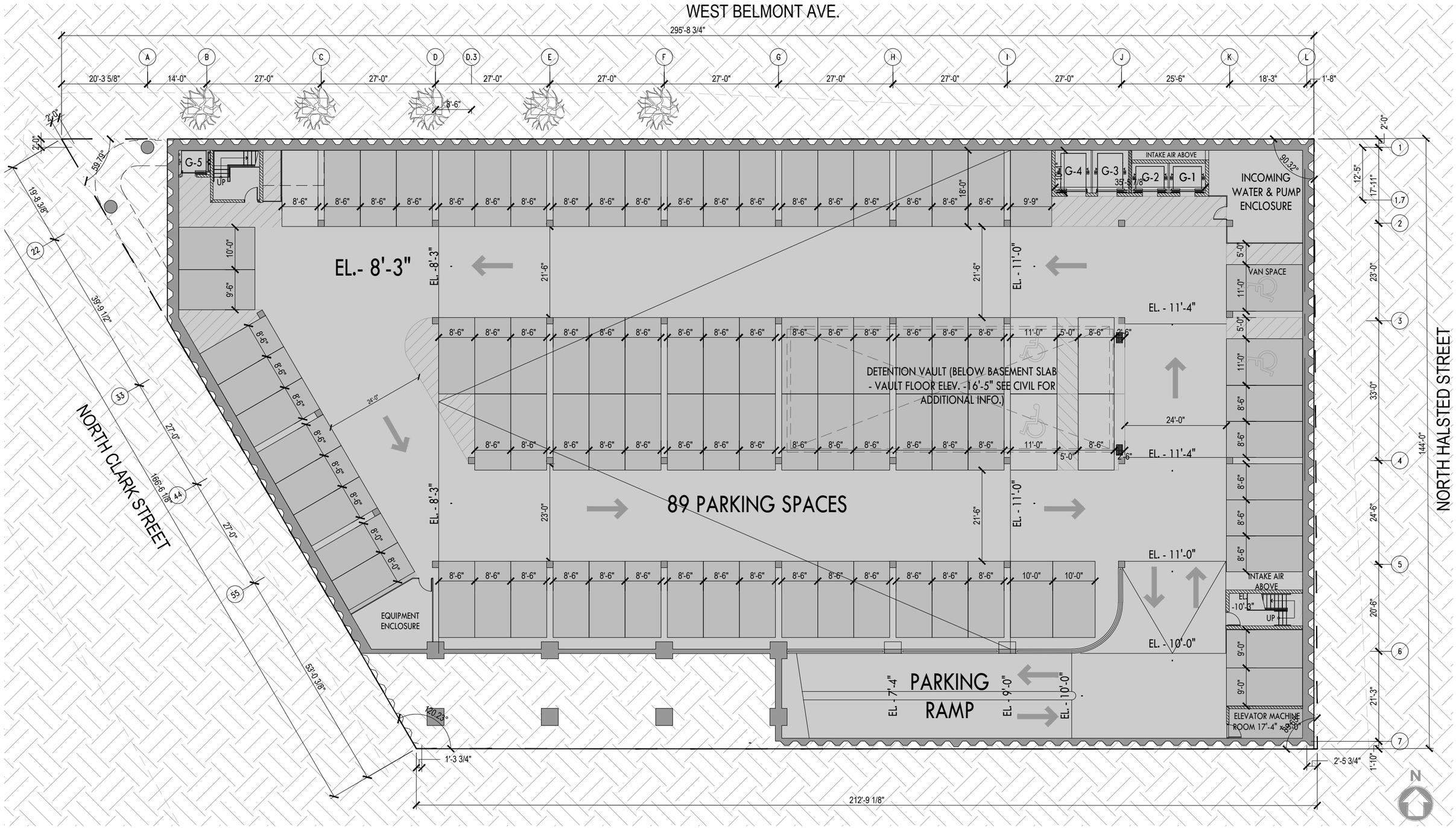


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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
NW CORNER VIEW

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
BASEMENT FLOOR PLAN

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WEST BELMONT AVE.

NORTH CLARK STREET

NORTH HALSTED STREET

FIFTH THIRD BANK
3,500 GSF

TENANT E
6,205 GSF

TENANT D
1,859 GSF

TENANT C
1,859 GSF

TENANT B
2,859 GSF

ANCHOR TENANT
5,040 GSF

969 SF

DOCK
9,538 GSF
2 % SLOPE UP

LOADING BAY

LOADING BAY

RAMP

PARKING RAMP

GARAGE AND DOCK EXHAUST FAN ROOM

PARKING ACCESS

COMED VAULT
EL.+ 4'-6"

ELEC. SWITCH GEAR
EL.+ 5'-1"

DOCK ACCESS

S-1

S-2

34 YD COMPACTOR

8 YD DUMPSTER

DOCK LEVELER

3.2 % SLOPE UP

4.0 % SLOPE UP

295'-8 3/4"

212'-9 1/8"

144'-0"

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
LEVEL 1 FLOOR PLAN

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WEST BELMONT AVE.

NORTH CLARK STREET

NORTH HALSTED STREET

DOCK ACCESS

ANCHOR TENANT

35,811 GSF

EL.+ 22'-6"

G-4 G-3 G-2 G-1

S-1

S-2

DN

UP

N

CLARK BELMONT HALSTED

CHICAGO, ILLINOIS

LEVEL 2 FLOOR PLAN

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CLARK BELMONT HALSTED

CHICAGO, ILLINOIS
MURAL OPPORTUNITY

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Project Fact Sheet

- **Development Timeline (estimated)**
  - Pre-Development / Permitting: Fall 2020 to Summer 2021
  - Demolition / Construction Start: Summer 2021
  - Core and Shell Construction: 12 months
  - Tenant Buildout: 9 months
  - Tenants Open for Business: Spring / Summer 2023

- **Total Project Cost:** $35 million

- **Economic Impact (estimated)**
  - 200 Construction Jobs
  - 175 Permanent Jobs
  - Annual Retailer Payroll: $5.5 million
  - Annual Sales Tax Revenue (City of Chicago): $550k
  - Permit Fees (City of Chicago): $165k
  - Annual Real Estate Tax Revenue: $625k

3179 North Clark – Project Overview

General Information

Gross Site Square Feet	36,653 sf
Zoning	B3-3 (north half of site) / B3-2 (south)
Street Boundaries	Clark (W), Belmont (N), Halsted (E)

Development Plan

Gross Square Feet	107,883 sf
Rentable Square Feet	57,133 sf
Building Height	48 feet
Total Stories	2 above-ground; 1 below-ground
Parking Stalls (Ratio)	89 stalls
Loading Docks	2 docks (interior)