

5050 S. STATE ST. CHICAGO IL 60609



Offering Memorandum



MoHall Commercial
• Urban Development

TABLE OF CONTENTS

1. Executive Summary
2. Floor Plan
3. Property Overview
4. Market Positioning
5. Neighborhood Map
6. Lease Terms
7. Location Strength
8. Traffic Count Report



EXECUTIVE SUMMARY



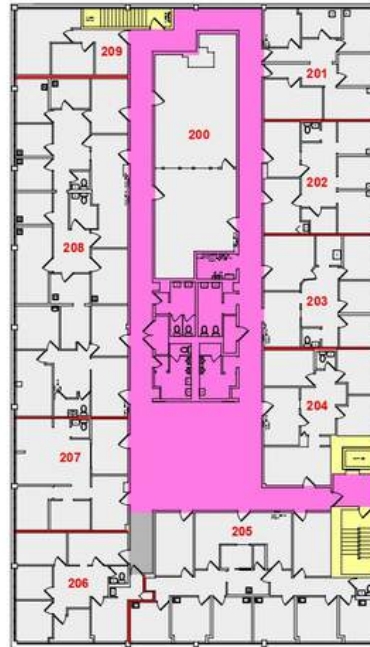
Looking for affordable office space for lease in Chicago? 5050 S State St presents an exceptional opportunity with 11,185 square feet of modern commercial office space located on the second floor of a well-maintained, strategically positioned office building. This premier leasing opportunity comes at a competitive rate of \$12 per square foot NNN, making it an ideal choice for businesses seeking cost-effective yet high-quality office space. The Bronzeville business district, known for its vibrant commercial activity and strong economic growth, provides the perfect environment for businesses to thrive. This location is particularly well-suited for growing businesses, corporate offices, professional services firms, and tech startups that value convenience, accessibility, and a professional working environment.

This Chicago office rental offers unparalleled access to public transportation options, including the CTA Red and Green Lines, as well as major highways like I-94, ensuring easy commutes for employees and clients alike. Additionally, the property features ample parking, a rare and valuable amenity in urban office buildings. The proximity to downtown Chicago enhances the attractiveness of this space, offering access to a vast network of professional services, dining, and entertainment options, making it an excellent choice for companies looking to establish a strong presence in Chicago's competitive business landscape.



2nd FLOOR PLAN

Tenant Area
 Tenant Ancillary Area
 Rentable Exclusions
 Floor Service Area
 Building Amenity Area
 Building Service Area



Client: Ware Malcomb

Ware Malcomb

Version FP1A	Created: 09/28/2021 Measured: N/A
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5050 South State Street
Chicago, Illinois, United States

Floor 02

Please refer to corresponding
BOMA Office 2017 Method A Area
Chart:

5050southstate-b17a-2a.pdf



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extreme measures 1.877.963.2787
mail@xmeasures.com
www.xmeasures.com



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PROPERTY OVERVIEW

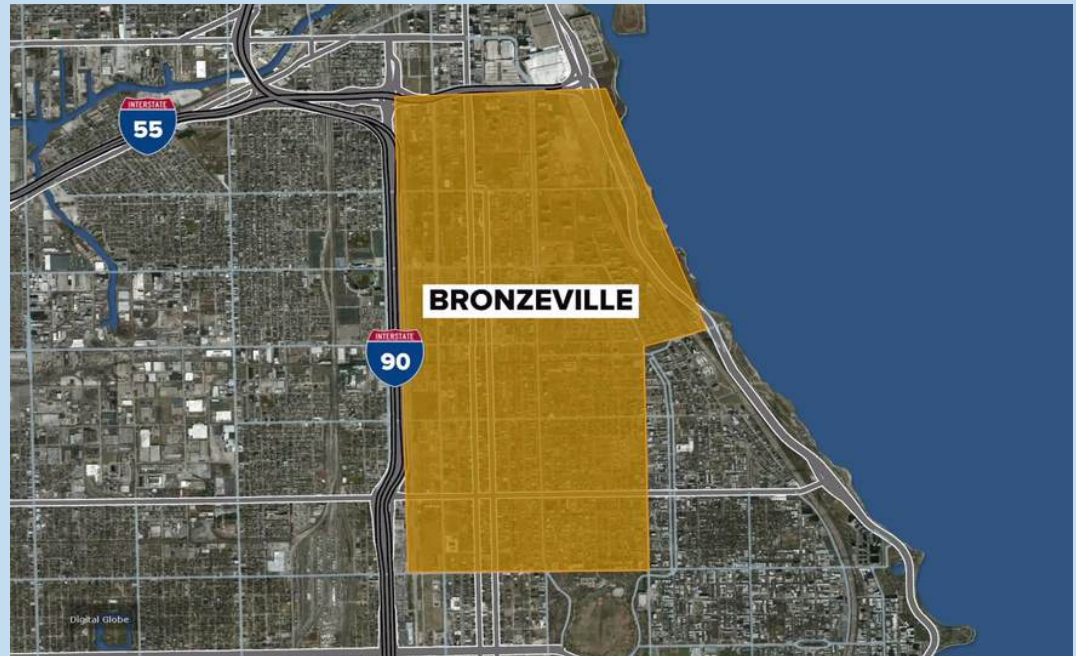
- **Address:** 5050 S State St, Chicago, IL 60609
- **Total Building Size:** Approximately 34,000 square feet
- **Available Space:** 11,185 square feet located on the second floor
- **Building Features:**
 - A modern commercial office building with contemporary finishes and updated infrastructure
 - Ample on-site parking to accommodate both tenants and visitors
 - Convenient access to public transportation hubs, including the CTA Red and Green Lines, providing seamless connectivity across the city
 - Easy access to Interstate 94 (I-94), making travel to and from downtown Chicago and surrounding suburbs efficient and hassle-free
 - Secure and well-maintained building with 24/7 accessibility
 - Nearby restaurants, retail shops, and service providers, ensuring convenience for employees and clients





MARKET POSITIONING

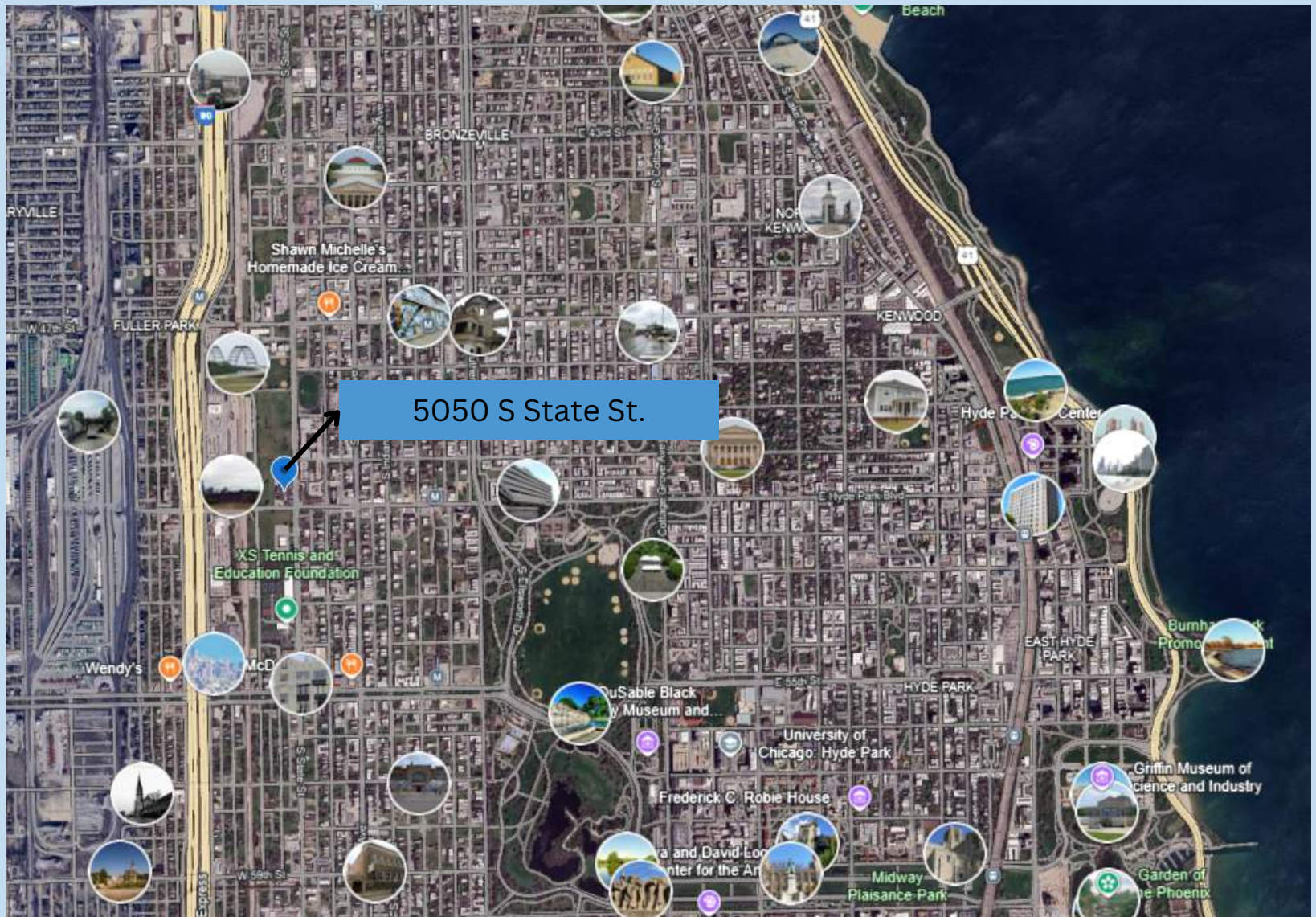
The Chicago office space market is evolving, with increasing demand for high-quality, well-located office spaces that offer both affordability and accessibility. The city boasts an impressive 102 million square feet of office inventory, making it one of the largest and most dynamic office markets in the United States. With an increasing focus on flexibility, businesses are actively seeking office spaces that balance affordable leasing rates, modern amenities, and strategic positioning within the city.



The Bronzeville neighborhood, historically known for its cultural significance, is emerging as a key player in Chicago's commercial real estate market. The area has witnessed substantial economic revitalization, attracting both local and national businesses seeking a strategic location with affordable lease terms. The strong connectivity to downtown Chicago and ongoing urban development initiatives make this area an attractive option for businesses looking to establish or expand their presence in a thriving commercial hub.



NEIGHBORHOOD MAP



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LEASE TERMS

- **Lease Rate:** \$12 per square foot NNN, offering exceptional value for a modern office space
- **Available Space:** 11,185 square feet (second floor)
- **Lease Type:** Triple Net (NNN), ensuring transparent operating expenses and maintenance responsibilities
- **Tenant Improvements:** Flexible tenant improvement allowances to help businesses customize the space to their requirements
- **Move-In Availability:** Immediate occupancy available, subject to lease agreement finalization

LOCATION STRENGTH

- **Strategic Location:** Situated in the up-and-coming Bronzeville business district, offering a blend of affordability and accessibility
- **Modern Facilities:** Recently updated office interiors, providing a professional and productive work environment
- **Excellent Connectivity:** Close proximity to CTA public transportation, major highways, and key business hubs ensures seamless commuting options for employees and clients
- **Competitive Lease Rate:** Offering a cost-effective office space solution in a rapidly developing commercial district
- **Parking Availability:** Unlike many urban office spaces, this property provides ample on-site parking, adding convenience for tenants and visitors
- **Business-Friendly Environment:** Surrounded by a diverse range of businesses, including retail, dining, professional services, and co-working spaces, fostering a collaborative and dynamic professional community



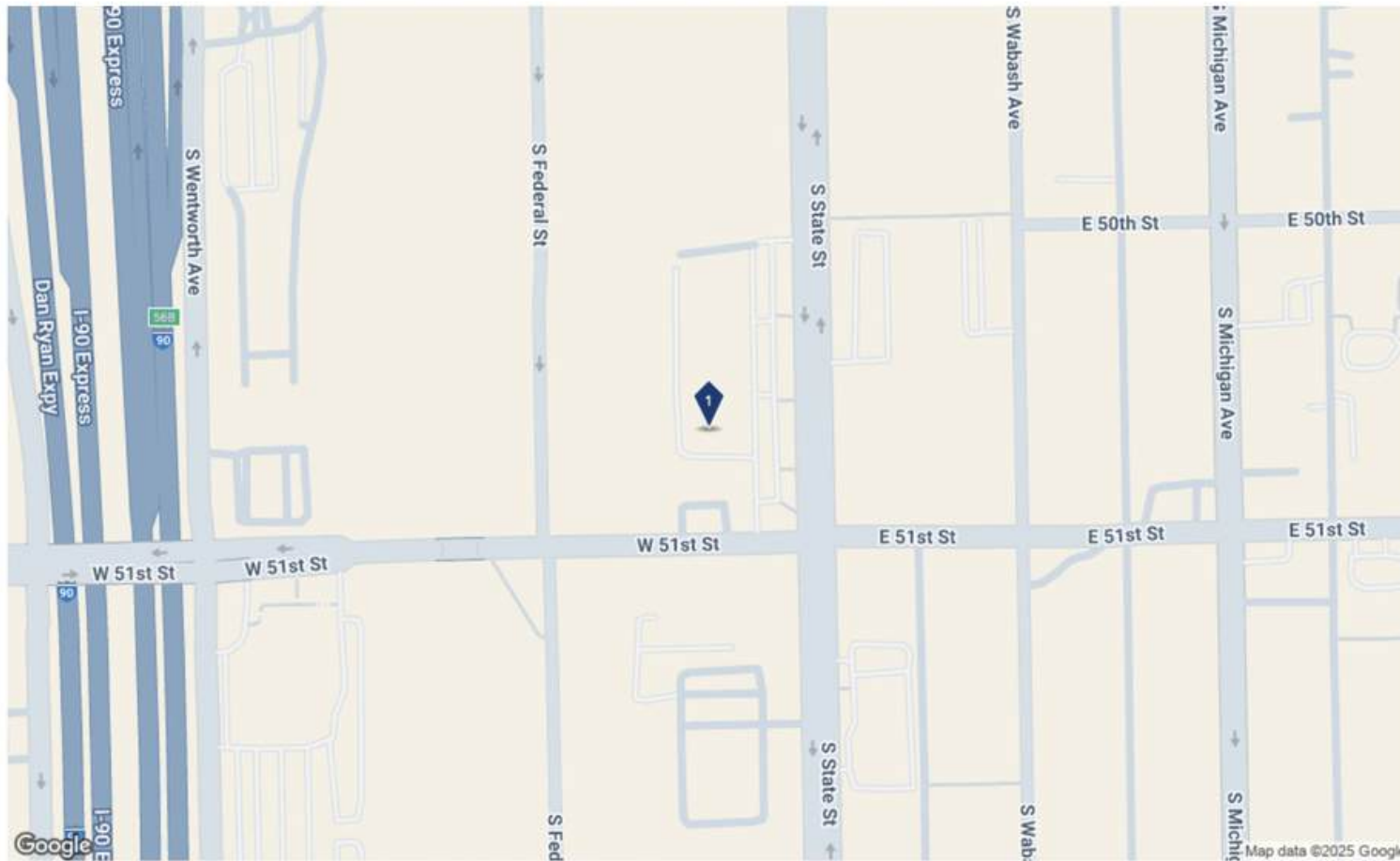


5050 S State St

Chicago, IL 60609 (Cook County) - South Chicago Submarket



Office



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Page 1



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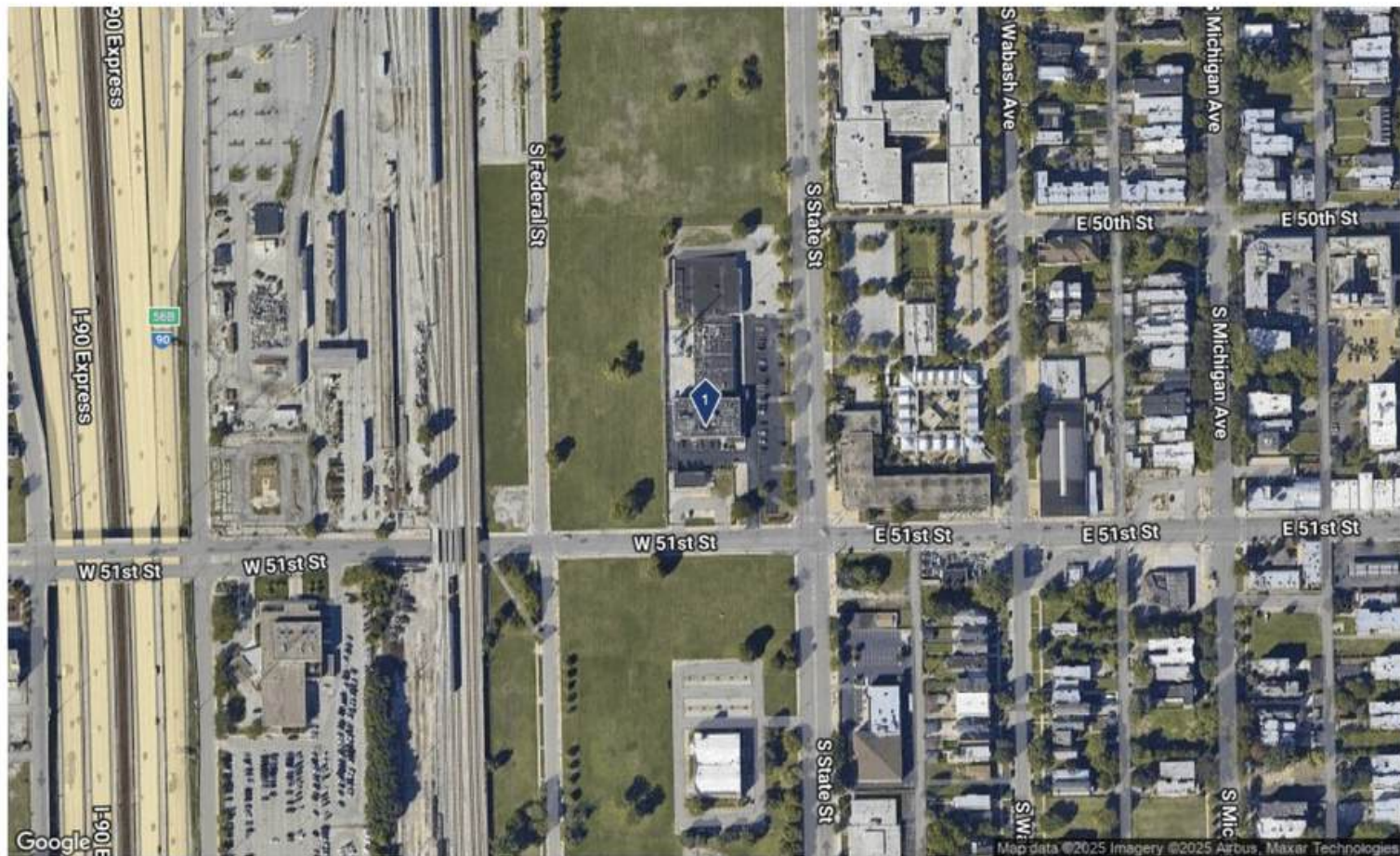


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Page 2



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Page 3

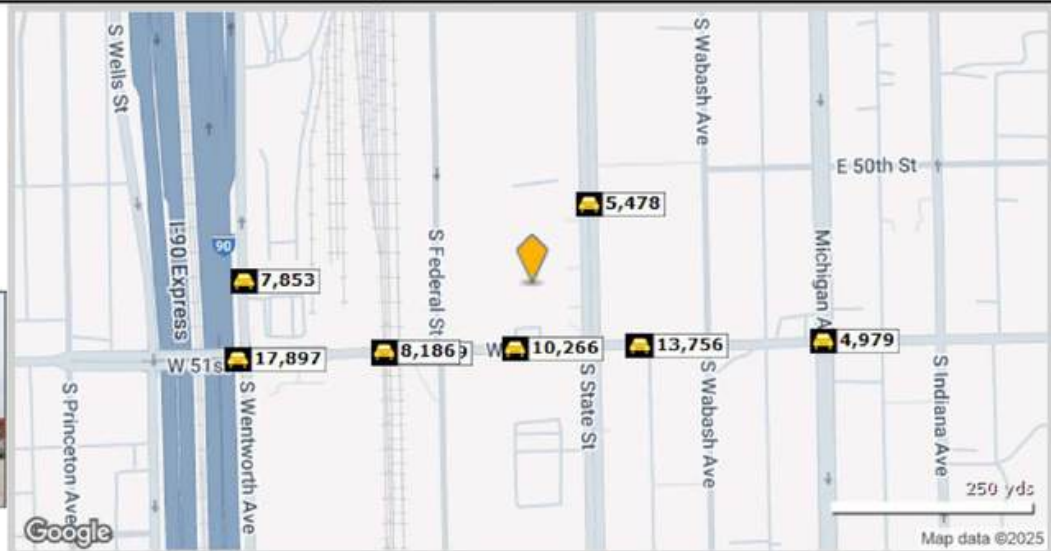


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Traffic Count Report

5050 S State St, Chicago, IL 60609

Building Type: **Class C Office**
 Class: **C**
 RBA: **33,903 SF**
 Typical Floor: **16,952 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 51st St	S Federal St	0.05 W	2015	10,266	MPSI	.05
2	S State St	W 51st St	0.10 S	2022	5,478	MPSI	.07
3	E 51st St	Alley	0.01 E	2022	12,300	MPSI	.09
4	E 51st St	Alley	0.01 E	2020	13,756	MPSI	.09
5	West 51st Street	S Federal St	0.04 E	2020	8,564	MPSI	.11
6	W 51st St	S Federal St	0.04 E	2015	17,959	MPSI	.11
7	West 51st Street	S Federal St	0.04 E	2022	8,186	MPSI	.11
8	S Wentworth Ave	W 51st St	0.06 S	2022	7,853	MPSI	.21
9	East 51st Street	S Michigan Ave	0.00 SE	2022	4,979	MPSI	.21
10	W 51st St	S Wentworth Ave	0.01 E	2015	17,897	MPSI	.22



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 Page 4

Exterior Photos



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Interior Photos



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Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.