

Walgreens - Six Corners | Chicago, IL

Office Price: Offered to Market on an Unpriced Basis

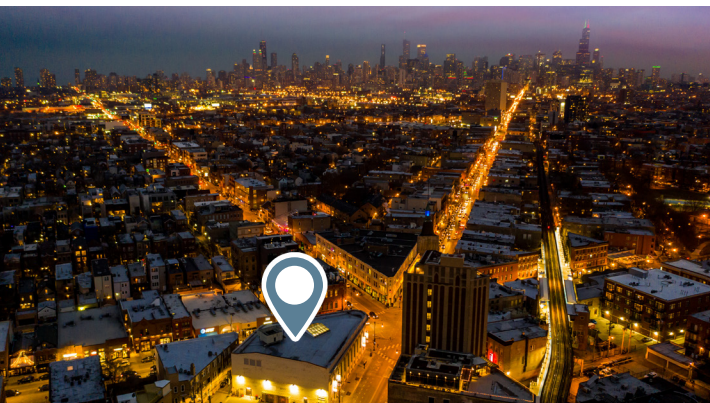
Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase the Walgreens historic commercial property located in Chicago, IL at the northwest intersection of Damen, North and Milwaukee Avenues in the epicenter of Wicker Park-Bucktown. Also, more commonly known as the Six Corners Intersection of Bucktown and the Six Corners Walgreens, this Flagship asset sits at an unrivaled location that is impossible to replicate, the Property itself is a living piece of Chicago history and a landmark for the city: the Noel State Bank Building. Qualified investors have the opportunity to purchase a generational asset rarely available to the market; the historic Noel State Bank Building is not only a trophy asset and Chicago landmark, but a Property that carries with it outstanding residual values with an investment-grade tenant paying an at or below market rent. In 2012, Walgreens completed a 2-year, \$6+ Million renovation project to restore and update the building, while maintaining its architectural integrity.

Location Synopsis

Wicker Park is one of Chicago's premier neighborhoods with roughly 26,000 residents within the West Town community. Situated just west of the Kennedy Expressway, Wicker Park is known for its local culture, art community, nightlife, and food scene. The 4-acre Chicago Park District, Wicker Park, is an outdoor gathering place in the neighborhood known as one of Chicago's creative epicenters and is synonymous with Bucktown. These two neighborhoods are famous for live music and nightlife, chef-driven restaurants, and countless art galleries — many housed within the Flat Iron Arts Building.

Investment Highlights

- Quintessential Chicago Landmark with High Residual Value
- Historic Flagship Location
- In-Demand Chicago Neighborhood Location
- Unmatched Visibility and Outstanding Commuter Location
- CTA Blue Line Station
- Proximity to Lincoln Yards Megadevelopment
- Premier Demographics
- Investment Grade Guaranty by Walgreen Co.



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

BJ Feller
Managing Director
bfeller@stanjohnsonco.com
+1 312.240.0194
Illinois Broker #471007951

Isaiah Harf
Regional Director
iharf@stanjohnsonco.com
+1 312.777.2437

Pat Weibel
Director
pw@stanjohnsonco.com

Andy Gatchell
Associate Director
agatchell@stanjohnsonco.com

Blaise Bennett
Associate Director
bbennett@stanjohnsonco.com

Mark Lovering
Associate
mlovering@stanjohnsonco.com

Rachel Walz
Associate
rwalz@stanjohnsonco.com

Stan Johnson Company

303 East Wacker Drive | Suite 1111
Chicago, Illinois 60601
P: +1 312.240.0127 | F: +1 312.240.0158

stanjohnsonco.com

 **Stan Johnson Co.**