



# Germania Place

GOLD COAST, CHICAGO

**JONATHAN HYMAN**  
jhyman@metrocre.com  
📞 224.365.8144

**HANNAH PERL**  
hperl@metrocre.com  
📞 847.849.1026

**METRO**  
COMMERCIAL REAL ESTATE

# Germania Place

Astonishing 46,060 square foot German neoclassical building, also known as the Germania Club Building, was completed in 1889 by renowned architect, Addison & Fiedler and served as the focal point for Chicago's German-American community at the turn of the century.

Germania Place is located at the convergence of the Gold Coast, Old Town and Lincoln Park which are the most densely populated and highest income neighborhoods of Chicago with household income levels reaching \$197,000 within 1 mi of the site. The property is located within a short walking distance to the world renowned The Second City, Zanie's Comedy Club, Chicago History Museum and more.

The subject space includes four distinct areas within the building which combine to create a rare and unique opportunity in the city of Chicago. The former ballroom includes soaring 35' ceilings and a mezzanine overlook along with oversized windows allowing incredible natural light into the space. On the 2nd floor, there is a striking wrap around space which features 12' ceilings with a beautiful view overlooking Clark Street and the incredible architecture of the Gold Coast.

With stunning details both inside and out, this space is a true gem in the middle of it all.

1889



The Germania Club Building is completed, designed by architect August Fiedler

Early 20th century: Germania Club Building serves as the headquarters for the Germania Club social club

Building's Victorian-era architecture and ornamental details make it stand out from its surroundings



LATE 19<sup>TH</sup>  
CENTURY

1976



Germania Club Building becomes a focal point for Chicago's German-American community, the city's most populous ethnic group at the time

Current decorative metal elements and pressed-metal ornament at the pediments are replaced with new material sympathetic to the original design



1987

2011



Recognized as a landmark in Chicago

Significant funds were allocated to improve the building infrastructure



2019-2020

PRESENT  
DAY



Germania Club remains one of the strongest links to Chicago's German-American cultural history

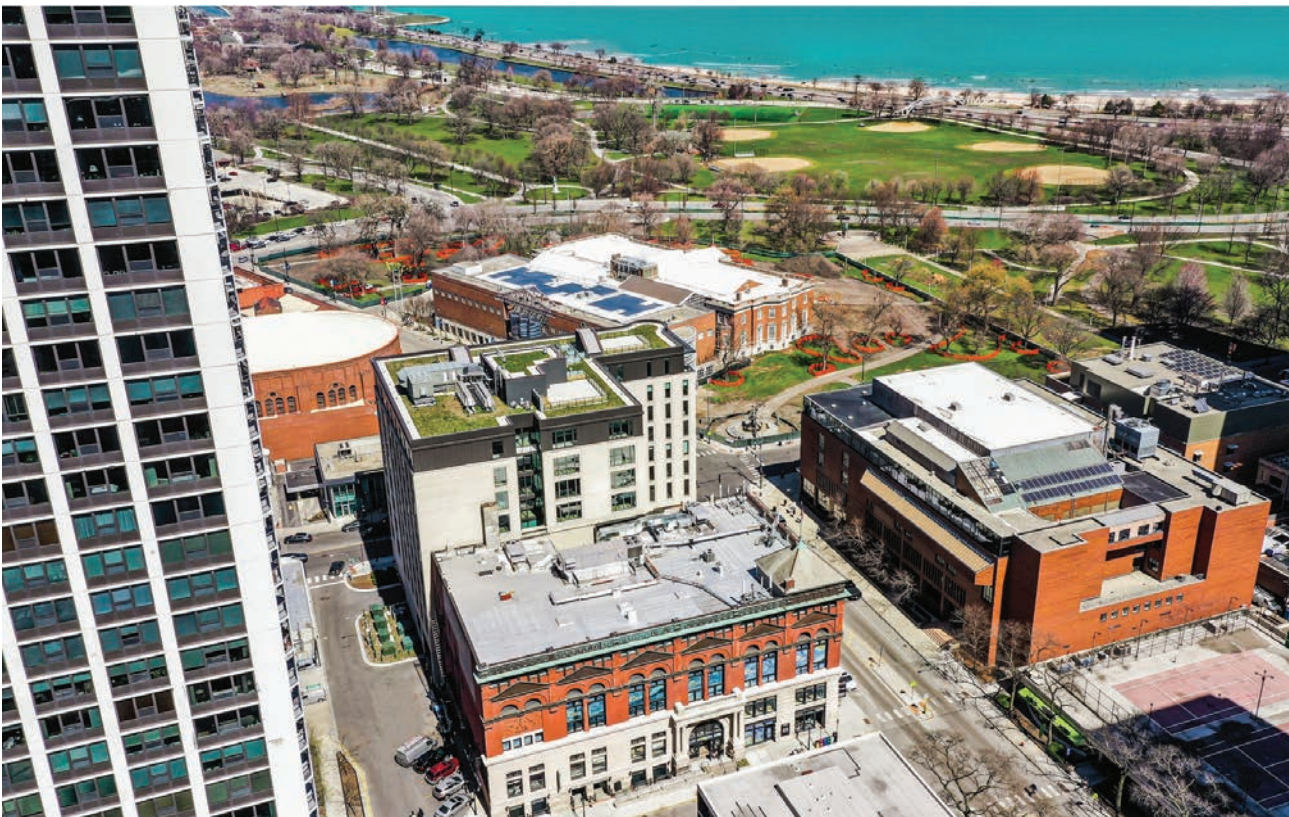




Available | 6,000 RSF









# Germania Place

■ 6,000 RSF



■ SUBJECT SPACE  
6,000 RSF

SPACE B  
GIFT SHOP & BAR  
6,000 RSF

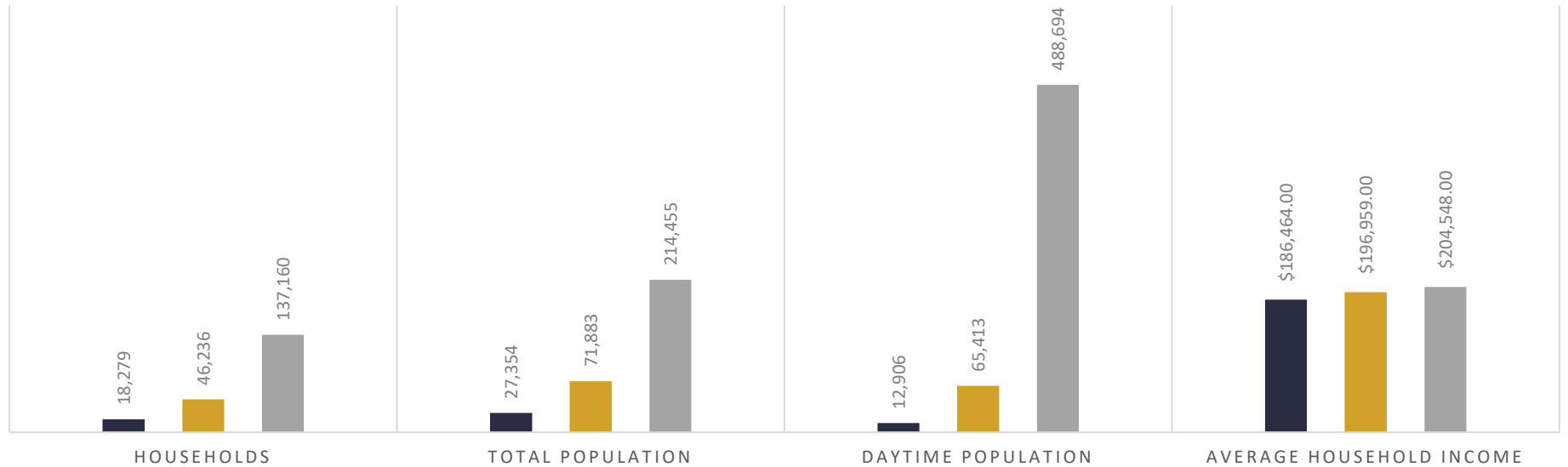
■ AT LEASE





## DEMOGRAPHICS

■ .05 Mile Radius ■ 1 Mile Radius ■ 2 Mile Radius



Greater Chicago is the 3rd largest middle market in the U.S.

Chicago is a renowned blend of diverse cultures



**\$10,400<sup>B</sup>**  
ANNUAL REVENUE



40 annual film festivals



70 music festivals



More than 200 theaters



More than 7,300 restaurants







FRONT ENTRANCE

6,000 RSF

# 2



CLICK **HERE**  
OR SCAN FOR  
VIRTUAL TOUR

**JONATHAN HYMAN**

jhyman@metrocre.com  
📞 224.365.8144

**HANNAH PERL**

hperl@metrocre.com  
📞 847.849.1026



