

# Chicago Real Estate Daily

**CRAIN'S** CHICAGO BUSINESS.

August 25, 2016

## Could apartments be coming to this Loop office building?

By Alby Gallun

**CRAIN'S**

Crain's Chicago Business | 150 N. Michigan Ave., 16th Floor |  
Chicago, IL 60601

Copyright © 2016 Crain Communication, Inc.



The Insurance Center Building, 330 S. Wells St.

PHOTO BY COSTAR GROUP

A residential conversion could be in the works for another vintage Loop office building after a developer's acquisition of the property this month.

An affiliate of Chicago-based Marc Realty Capital, which specializes in residential development, paid \$10.1 million for the 16-story Insurance Center Building at 330 S. Wells

St., according to Cook County property records.

David Ruttenberg, director of acquisitions and investments for Marc Realty Capital, declined to discuss the company's plans for the building, but the firm primarily buys and develops apartments. Given the building's age and the strong demand for apartments in the Loop, the Wells Street property would be a logical conversion candidate, but any redevelopment would first need a zoning change blessed by downtown Ald. Brendan Reilly (42nd) and the City Council.

Apartment conversions have become a popular strategy for old Loop office buildings. Chicago-based CA Ventures recently redeveloped the landmark **Old Colony Building** at 407 S. Dearborn St. into rental housing, and Chicago developer Cedar Street **wants to convert** the office building at 30 E. Adams St., best known as the home of Miller's Pub, into 176 apartments.

***Related:***

- ***Marc Realty Residential scores big in South Loop apartment sale***
- ***River City condo owners not sold on apartment conversion***
- ***Office conversions kick small firms to the curb***

Built in 1927, the 118,000-square-foot Insurance Center Building is 77 percent leased, mainly to small tenants including the Insurance School of Chicago, Northwest Insurance Network and, on the ground floor, Billy Goat Tavern.

It's possible the property could remain offices; Marc Realty Capital is a unit of Marc Realty, an office landlord that specializes in older, less-expensive buildings like 330 S. Wells. Marc Realty Capital's website describes it as the "apartment, condo and opportunistic investment arm of Marc Realty" that has bought more than 100 properties and loans totaling about \$1 billion since it was founded in 2009.

Marc Realty Capital bought the property from a limited partnership led by investor Andrew Jahelka, county records show.

---

## COMMENTS

Please read [Chicago Real Estate Daily's commenting policy](#)

**Comments**

**Community**

**Login** 1 

 **Recommend**

 **Share**

**Sort by Newest** 

Start the discussion...

Be the first to comment.

**ALSO ON CRAIN'S CHICAGO BUSINESS**

---