

LEASE

River North Professional Office Suites Available

401 W SUPERIOR ST

Chicago, IL 60654

PRESENTED BY:

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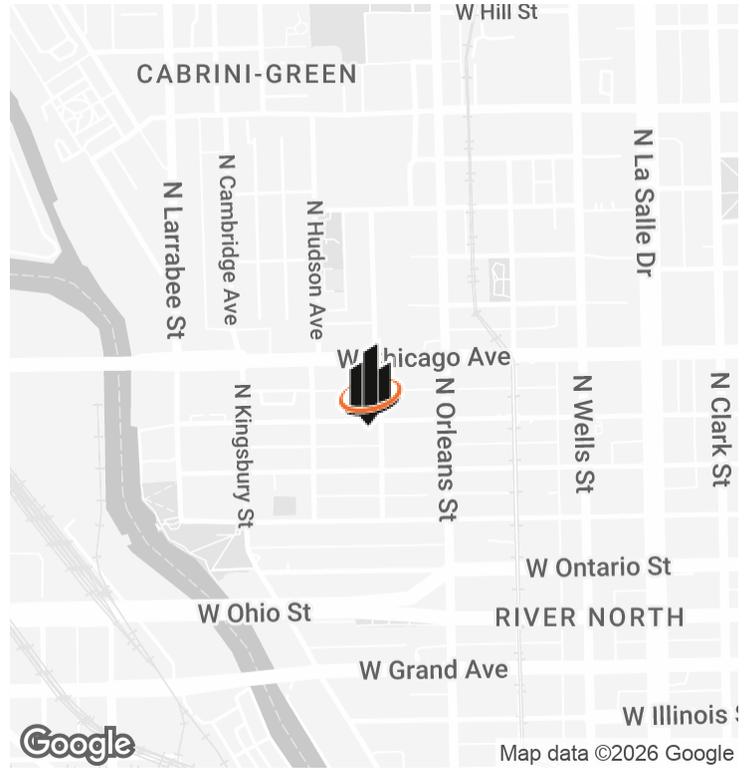
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PROPERTY SUMMARY



OFFERING SUMMARY

5TH FLOOR LEASE RATE:	\$30.00/SF MG
SHARED OFFICE LEASE RATE:	\$560.00 - \$2,255 per month based on unit size (MG)
NUMBER OF AVAILABLE UNITS:	8
AVAILABLE SF:	79 - 5,272 SF
BUILDING SIZE:	28,808 SF
RENOVATED:	2017

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 401 W. Superior Street, a 5-story multi-tenant executive office building located in River North at the signalized southwest corner of Superior and Sedgwick in Chicago, Illinois. Full floor and individual professional office opportunities. Join KAI Volatility Advisors, Three Zero Three Capital Partners, ARB Trading Group, WJW Architects, and Rival Systems. Street parking or parking structure steps away.

PROPERTY HIGHLIGHTS

- Full Floor Opportunity with Rooftop Deck
- Professional Loft Offices in Shared Office Suite | Luxury Finishes
- High Ceiling Heights | Elevator | Exposed Brick
- Nearby Parking Available | Property Manager on site
- Near Chicago Brown/Purple Line Stop & Kennedy Expressway

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5TH FLOOR



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	5,272 SF	LEASE RATE:	\$30.00/SF MG

AVAILABLE SPACES

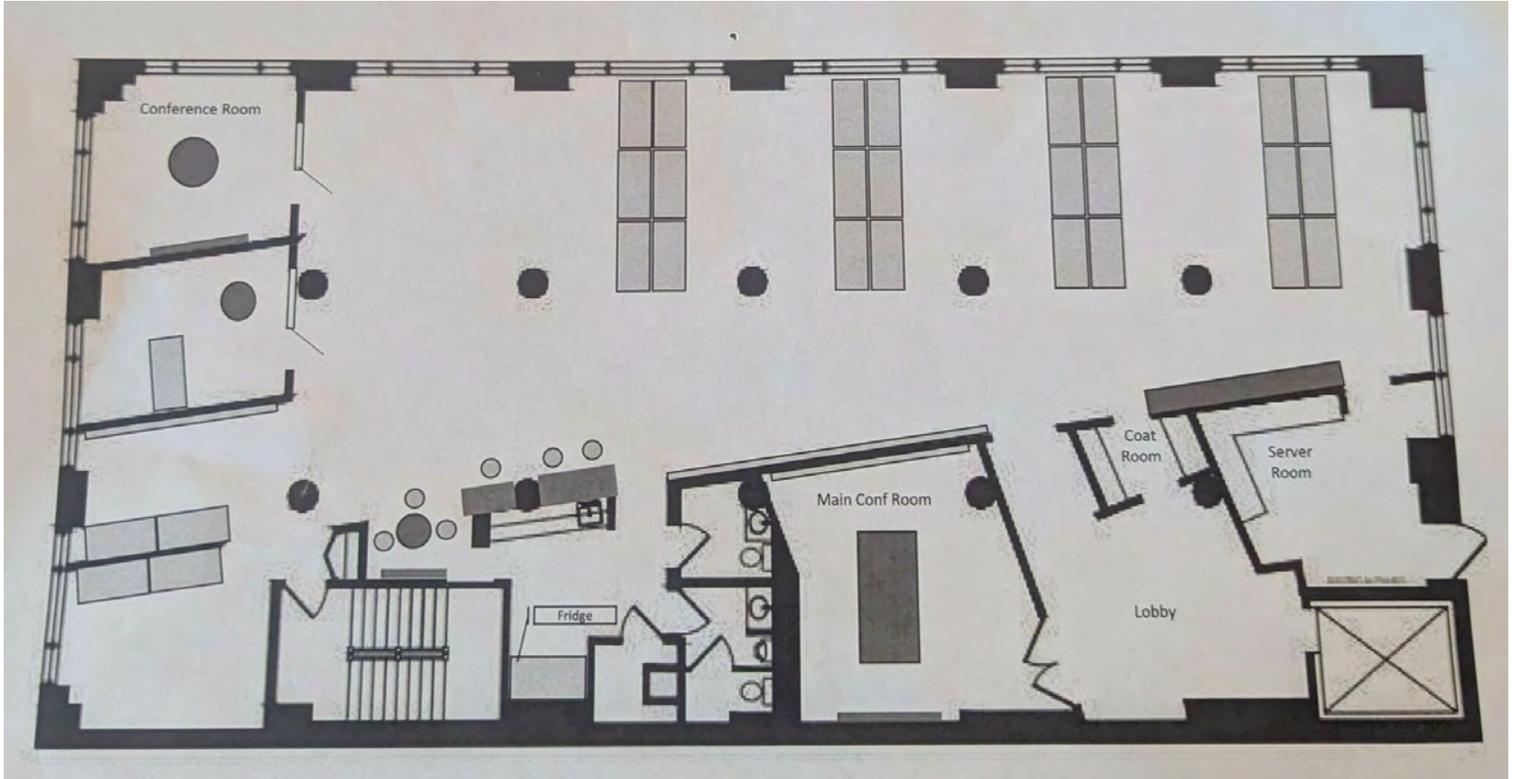
SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5th Floor	5,272 SF	Modified Gross	\$30.00 SF/yr	Full Floor Executive Loft Office Luxury Finishes 2 Private Offices 10-Person Conference Room Open Area with 28 Workstations Reception Area 2 Restrooms Safe Open Kitchen Area IT Closet Quick Access to Rooftop Deck Exposed Brick 16' Ceilings Available in 30-60 days

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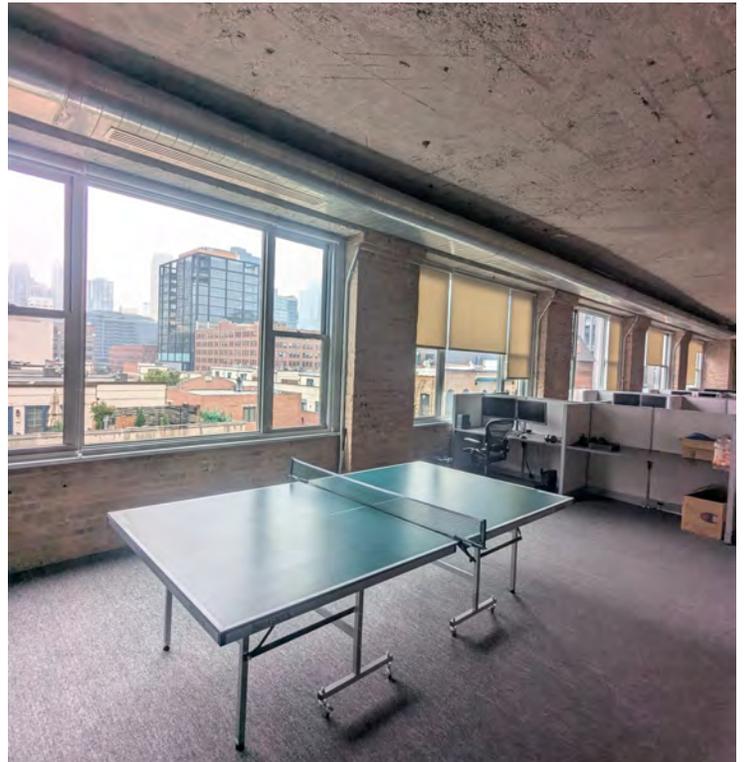
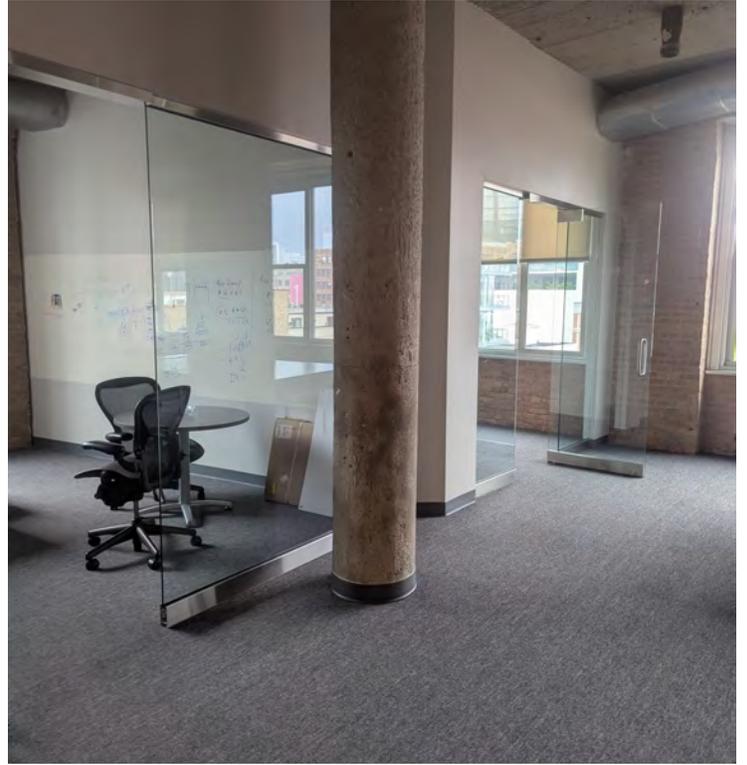
5TH FLOOR SPACE PLAN



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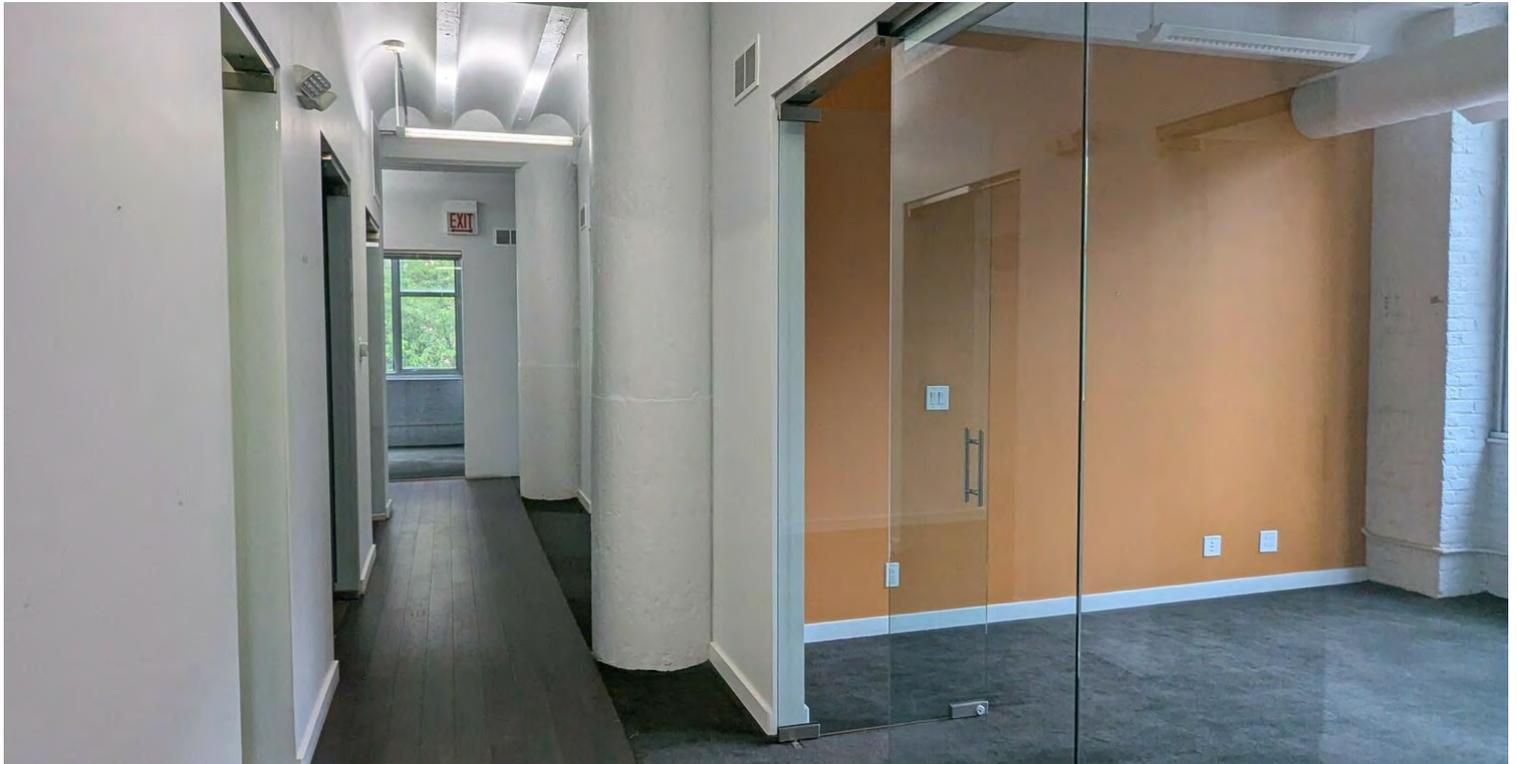
5TH FLOOR PHOTOS



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INDIVIDUAL OFFICES IN 2ND FLOOR SHARED OFFICE SUITE



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	79 - 5,272 SF	LEASE RATE:	\$560.00 - \$2,255 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor- A	103 SF	Modified Gross	\$730 per month
2nd Floor- B	318 SF	Modified Gross	\$2,255 per month
2nd Floor- C	230 SF	Modified Gross	\$1,630 per month
2nd Floor- D	230 SF	Modified Gross	\$1,630 per month
2nd Floor- L	79 SF	Modified Gross	\$560 per month
2nd Floor- M	79 SF	Modified Gross	\$560 per month

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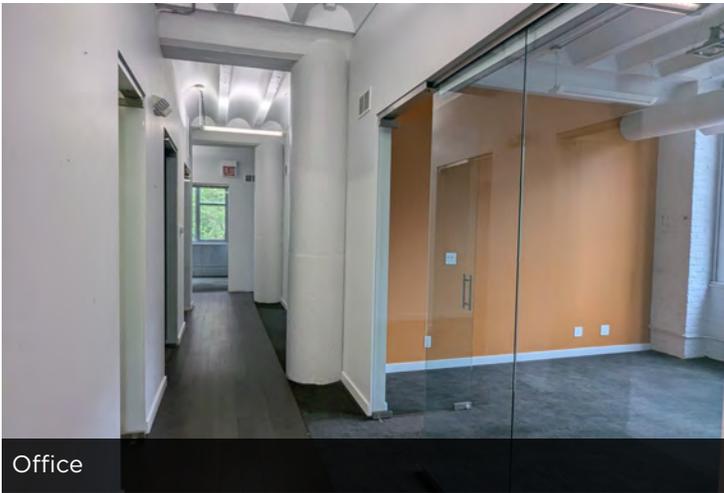
2ND FLOOR PHOTOS



Reception Area



Executive Office



Office



Corner Office



Office

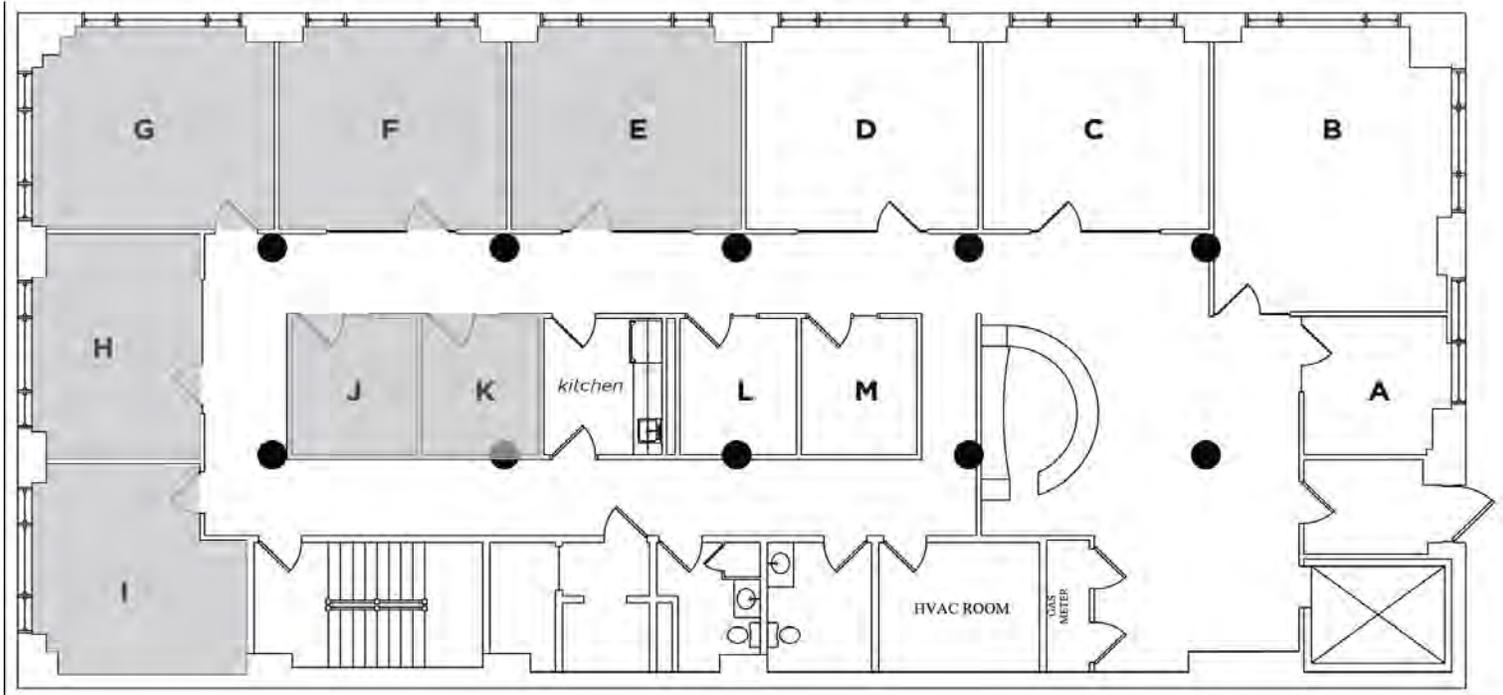


Office

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2ND FLOOR SPACE PLAN



	UNIT SF	ASKING		UNIT SF	ASKING
A	103 SF	\$730/Mo.	H	191 SF	LEASED
B	318 SF	\$2,255/Mo.	I	228 SF	LEASED
C	230 SF	\$1,630/Mo.	J	86 SF	LEASED
D	230 SF	\$1,630/Mo.	K	81 SF	LEASED
E	233 SF	LEASED	L	79 SF	\$560/Mo.
F	232 SF	LEASED	M	79 SF	\$560/Mo.
G	248 SF	LEASED			

Exterior

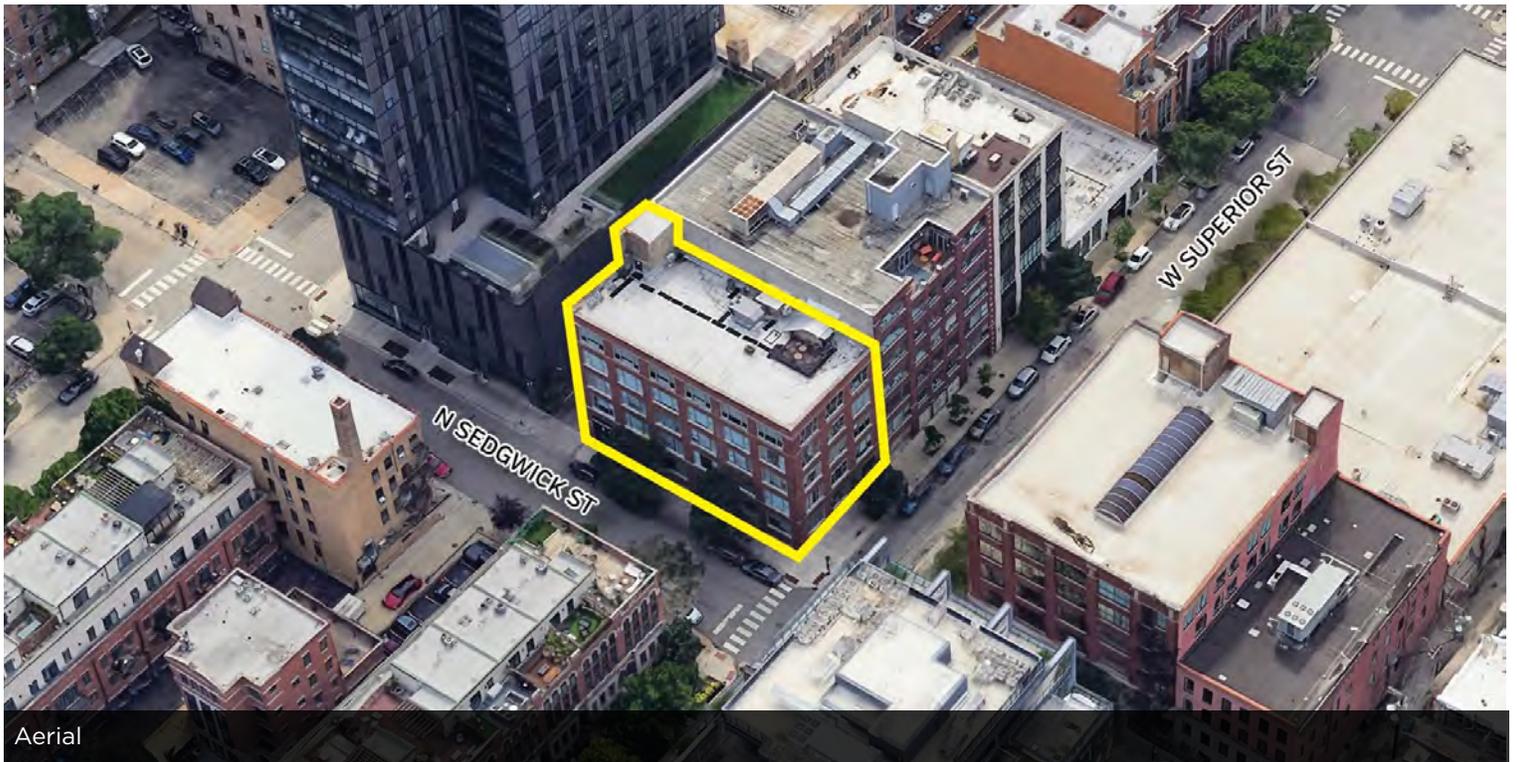
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EXTERIOR



Roof Top Deck

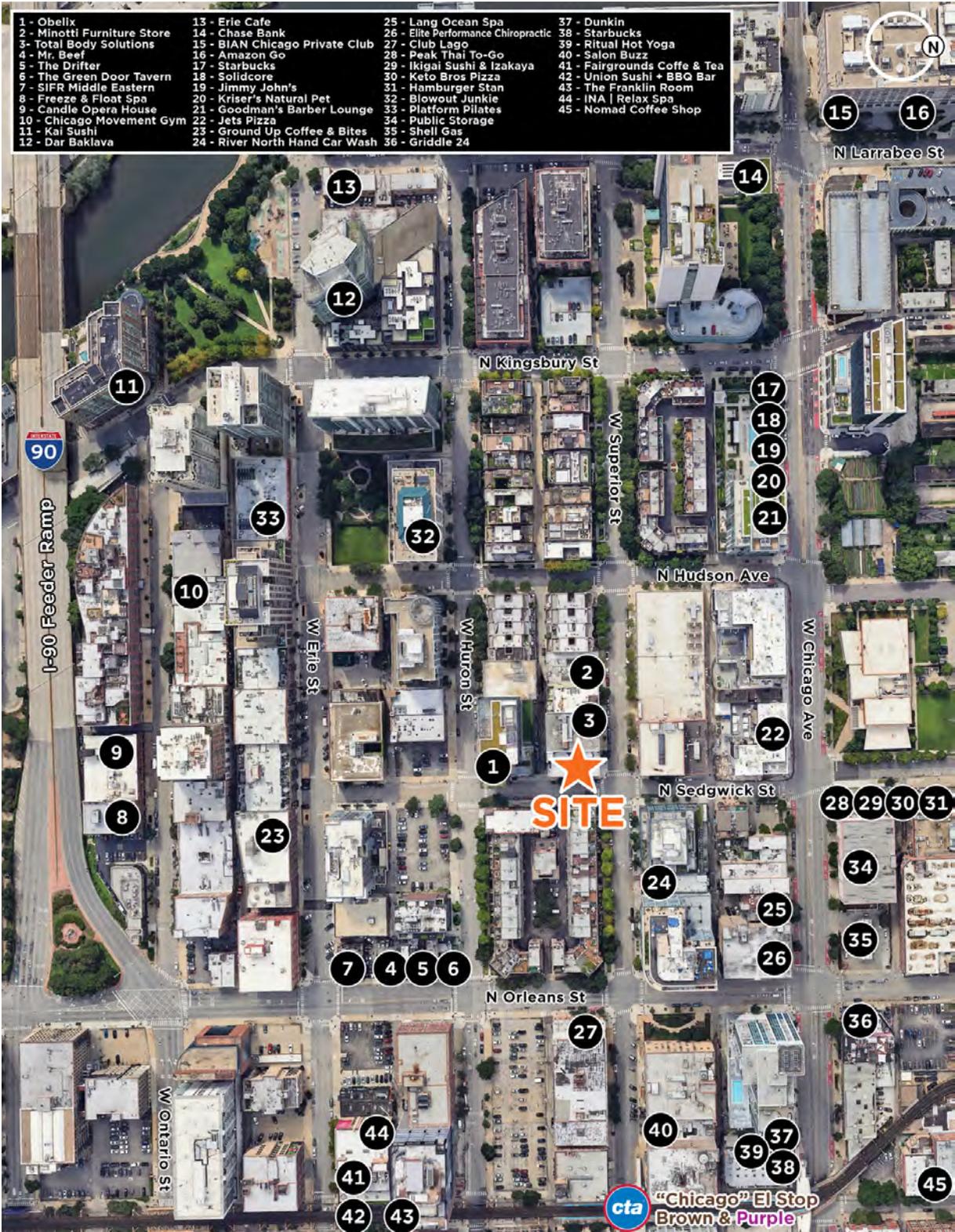


Aerial

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	26,161	106,717	431,128
AVERAGE AGE	37	40	38
AVERAGE AGE (MALE)	36	39	38
AVERAGE AGE (FEMALE)	37	40	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	15,938	67,458	235,216
# OF PERSONS PER HH	1.6	1.6	1.8
AVERAGE HH INCOME	\$192,761	\$182,231	\$172,664
AVERAGE HOUSE VALUE	\$712,710	\$732,607	\$726,440

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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