



SALE

West Loop Office Condos For Sale

216 S JEFFERSON ST | LL2 LL3 LL4

Chicago, IL 60661

PRESENTED BY:

CHRISTIAN PEPLER

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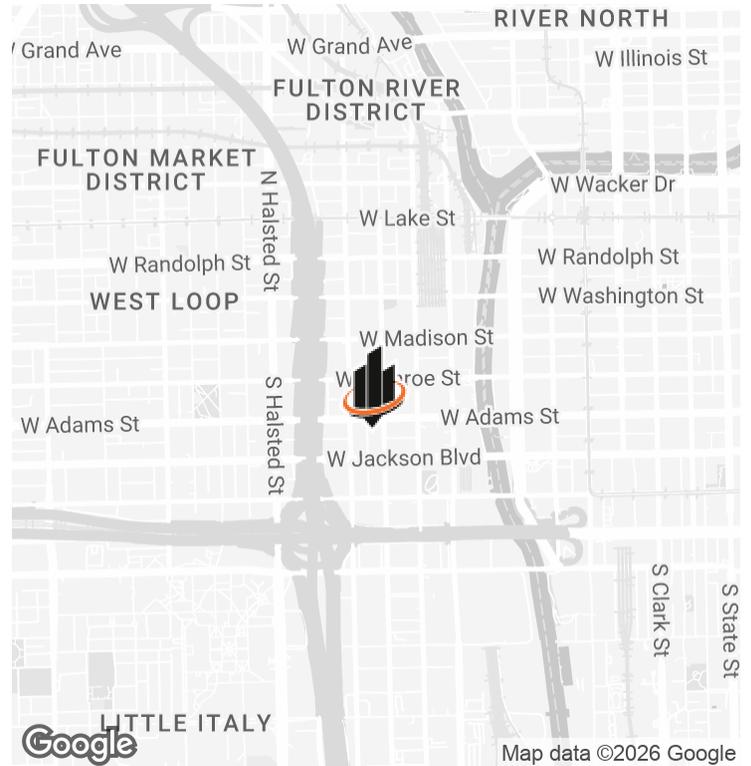
JOHN JOYCE, CCIM SIOR

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$695,000
NUMBER OF UNITS:	3
LOT SIZE:	0.25 Acres
TOTAL SIZE:	5,900 SF

PROPERTY DESCRIPTION

Three rarely available office condos for sale in Chicago's West Loop neighborhood. The units provide an opportunity for both investors and owner-users looking to secure a long-term asset in a premier location.

The three office condos comprise a total of 5900 SF with individual unit sizes ranging from 1,100 SF to 2,600 SF. The offering provides investors an affordable entry point into the West Loop's historically strong office market while presenting owner/users the opportunity to bypass rising lease costs and build equity in an excellent location.

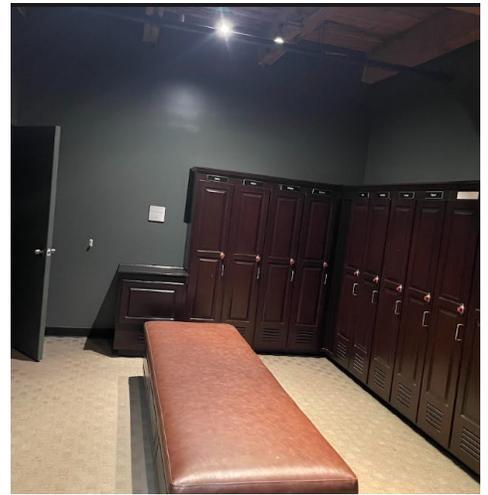
Existing layouts are roughly 75% open with a good mix of private offices and conference rooms. Spaces are move-in ready but can be easily reconfigured to accommodate a wide variety of uses.

Secure and accessible environment with 24-hour access, a state-of-the-art intercom and buzzed entry system, and on-site building management. Abundant paid and metered parking options.

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ADDITIONAL PHOTOS



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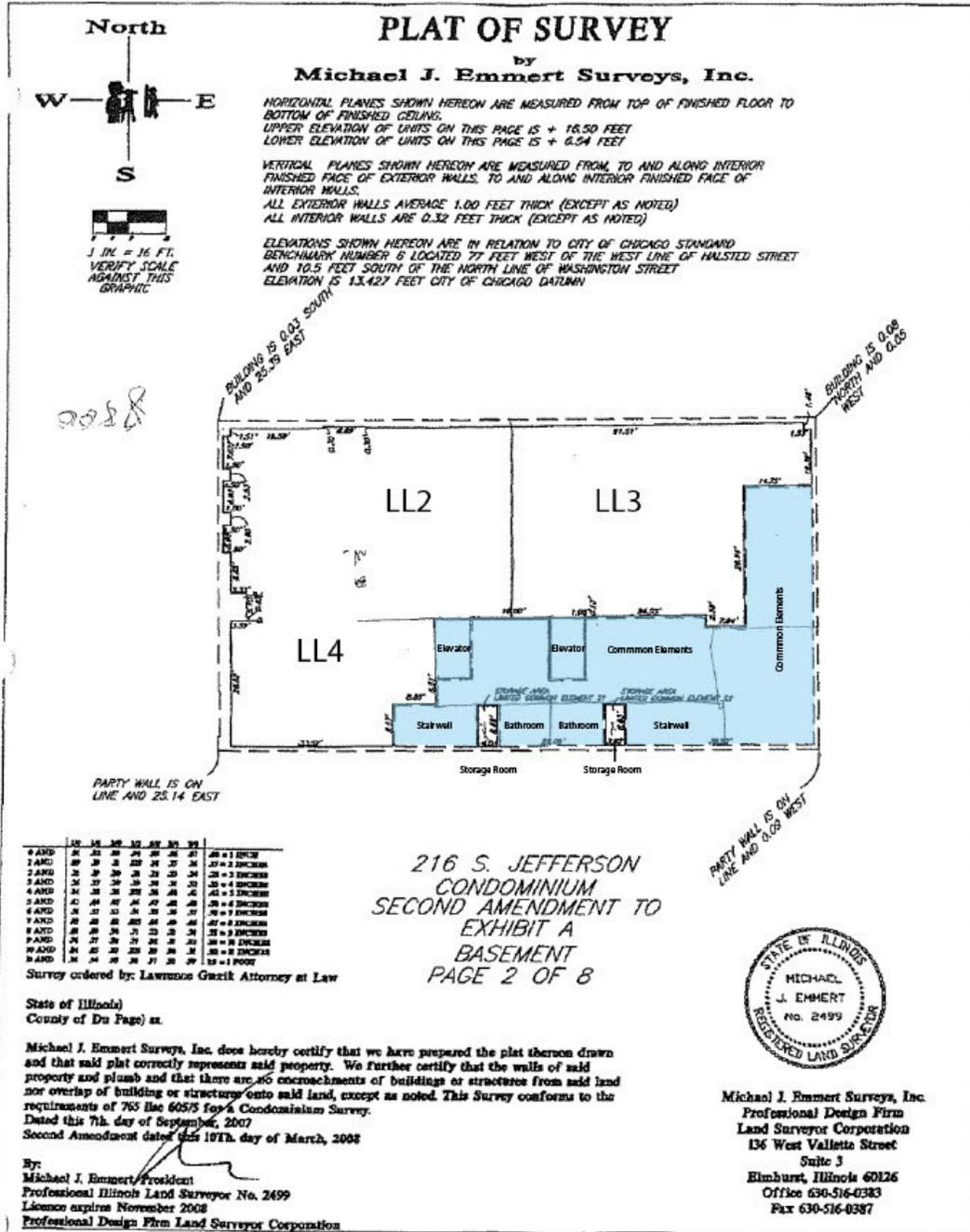
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SURVEY

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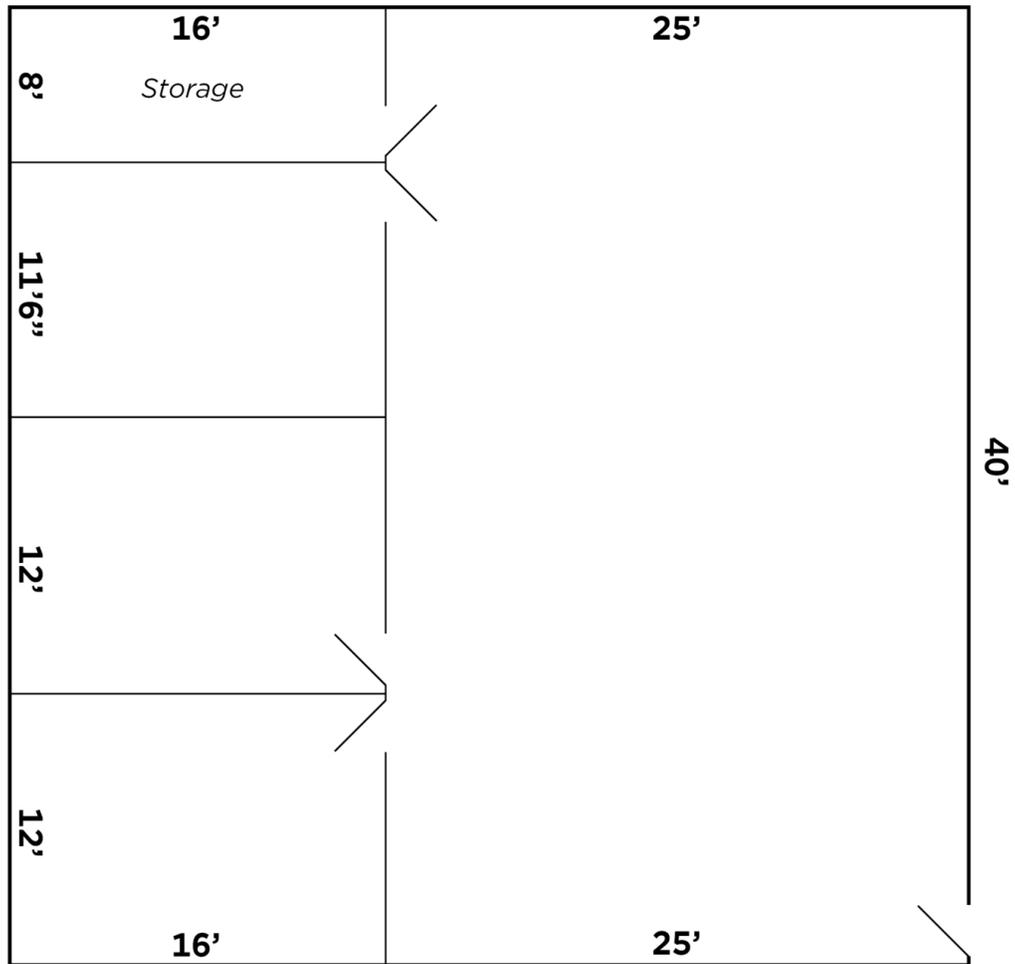


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FLOOR PLANS

216 S. Jefferson | Suite LL3

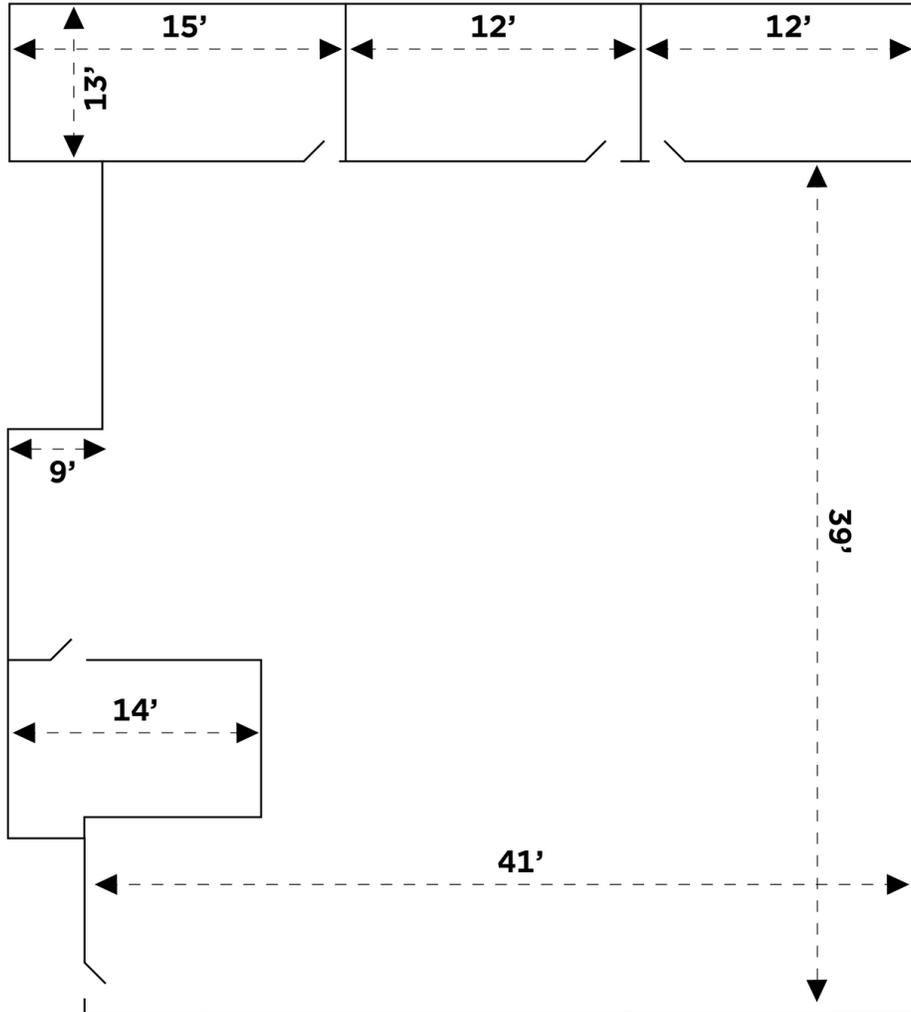


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FLOOR PLANS

216 S. Jefferson | LL2

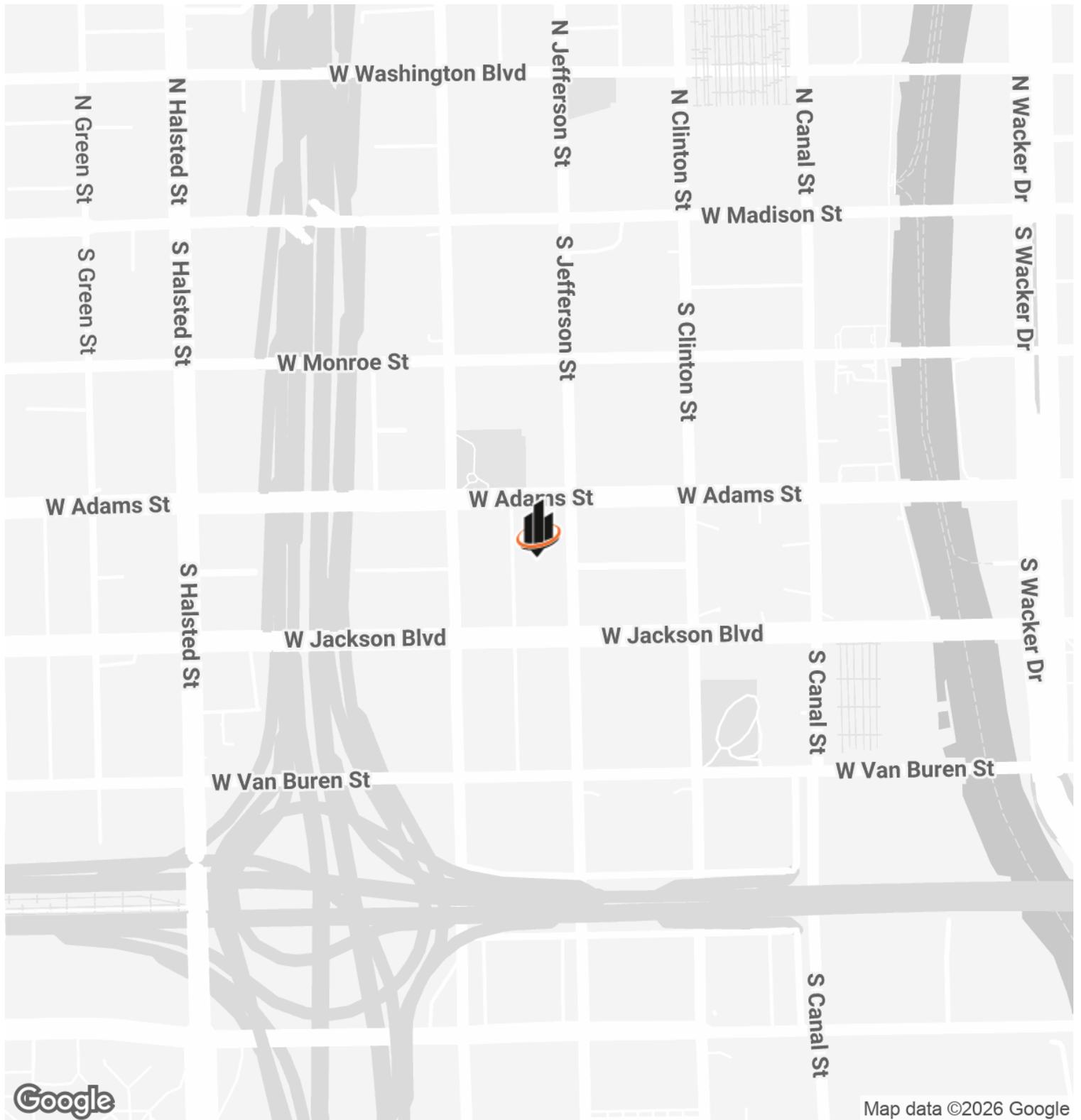


* Floor Plan Measurements are Approximate

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LOCATION MAP



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