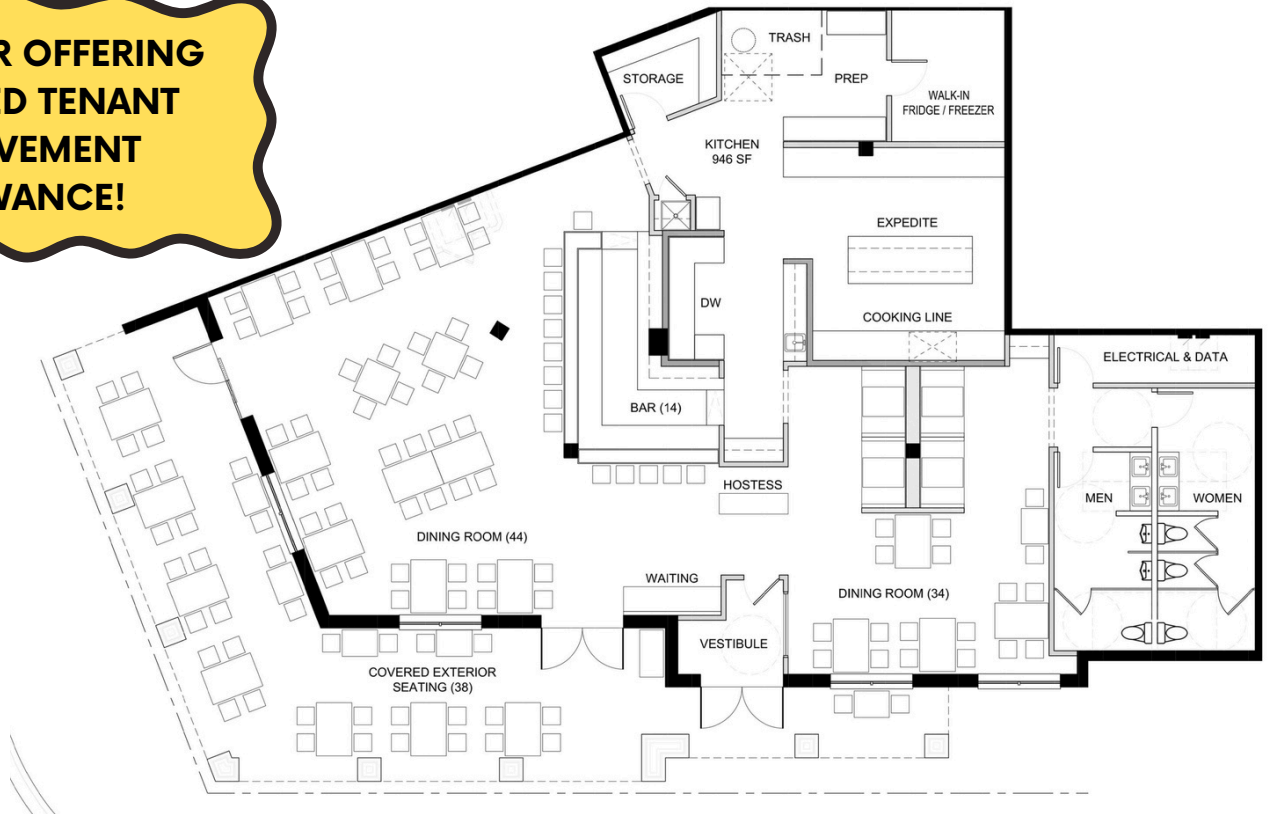


**DEVELOPER OFFERING
INCREASED TENANT
IMPROVEMENT
ALLOWANCE!**



PROPERTY FEATURES

- Become part of an exciting new 118-unit luxury residential property
- 3,596 SF includes an **additional 1,020 SF** of exterior covered patio seating
- Black iron duct for kitchen exhaust
- Developer offering increased Tenant Improvement Allowance
- Adjacent to busy metra commuter train station
- Convenient on-site parking available
- Liquor license per local application approval process



- Developer available to provide architecture/design, planning, & construction services
- Historic and iconic neon "EAT" sign replica included and displayed at busy intersection

