

RIVER NORTH HISTORIC BUILDING FOR LEASE

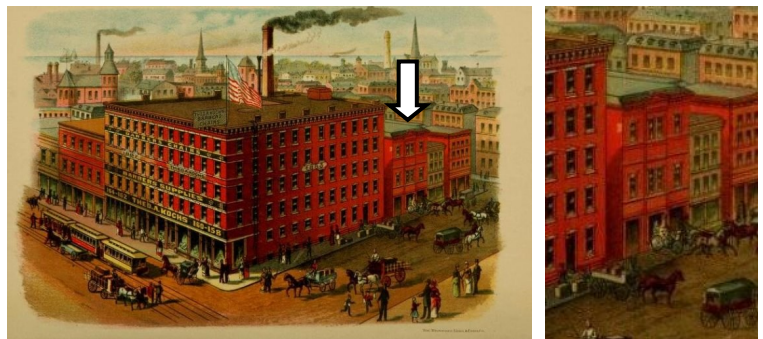
7,100 SF 3-STORY COMMERCIAL BUILDING
IDEAL FOR OFFICE, MEDICAL, OR ENTERTAINMENT USE



Historic three-story building available for lease in desirable River North. Originally a 3-bay horse-drawn fire engine station, the prominent building offers excellent retail visibility with signage and is ideal for office, medical or entertainment use. Each floor is approx. 2,367 sq ft. The space can be delivered in shell or vanilla box condition for a single-user. The building includes a full basement, elevator access and abundant power. With its incredible location, high visibility, and close proximity to public transportation and highways, the property is an excellent choice for your business growth or expansion.

Rent Price:	\$28.50 PSF
Rental Rate:	Modified Gross
Size:	7,100 SF Building Approx. 2,367 SF per Floor
Zoning:	DX-7
Neighborhood:	River North
Basement:	Yes, full basement.

The Historic Engine Co. No. 3 Building at 158 W. Erie

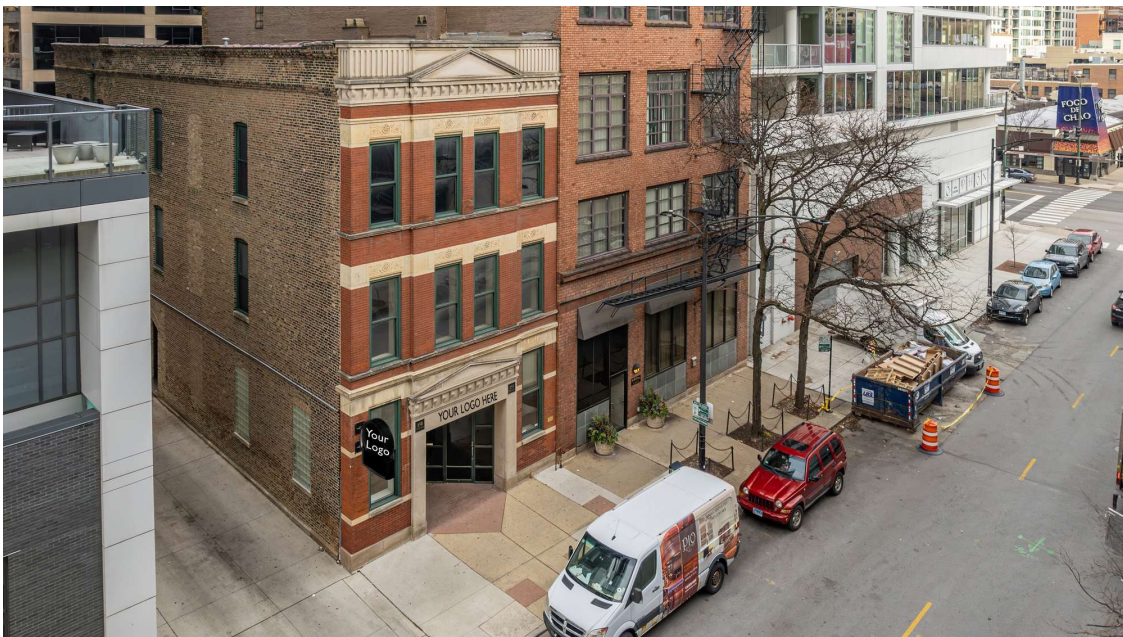


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RIVER NORTH HISTORIC BUILDING FOR LEASE

7,100 SF 3-STORY COMMERCIAL BUILDING
IDEAL FOR OFFICE, MEDICAL, OR ENTERTAINMENT USE



- Ideal for office, medical or entertainment use
- Vanilla box delivery for full user
- Signage opportunity on building



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LOCATION



- Strategic location in densely populated River North with high incomes (Average HH income \$185K within half a mile)
- Surrounded by hotels, trendy restaurants, art galleries, shops, gyms and salons.
- Walking distance to public transportation (CTA Brown Line ridership is 2 million annually).
- Only minutes from downtown, Magnificent Mile, Navy Pier and other attractions.

158 West Erie Street
Walker's Paradise

Walk Score
98

Transit Score
100

Bike Score
86

DEMOGRAPHICS

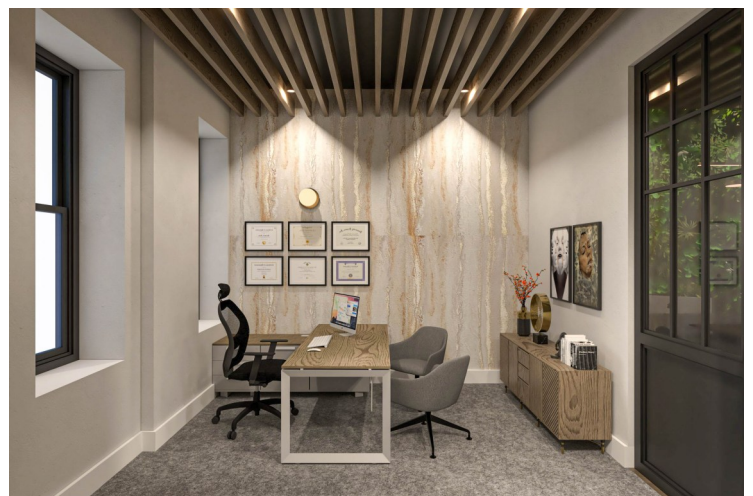
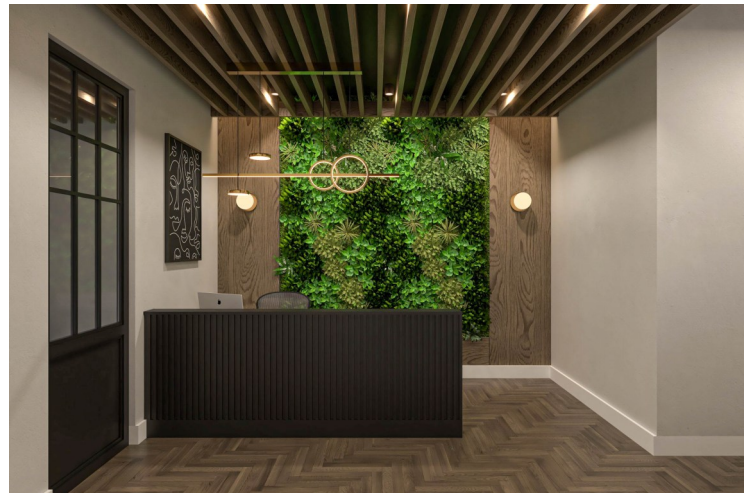
	0.5 Mile	1 Mile	2 Miles
Population	38,688	120,465	244,699
Daytime Population	85,980	432,004	694,420
Households	24,016	74,464	138,353
Average Household Income	\$185,484	\$181,264	\$181,830



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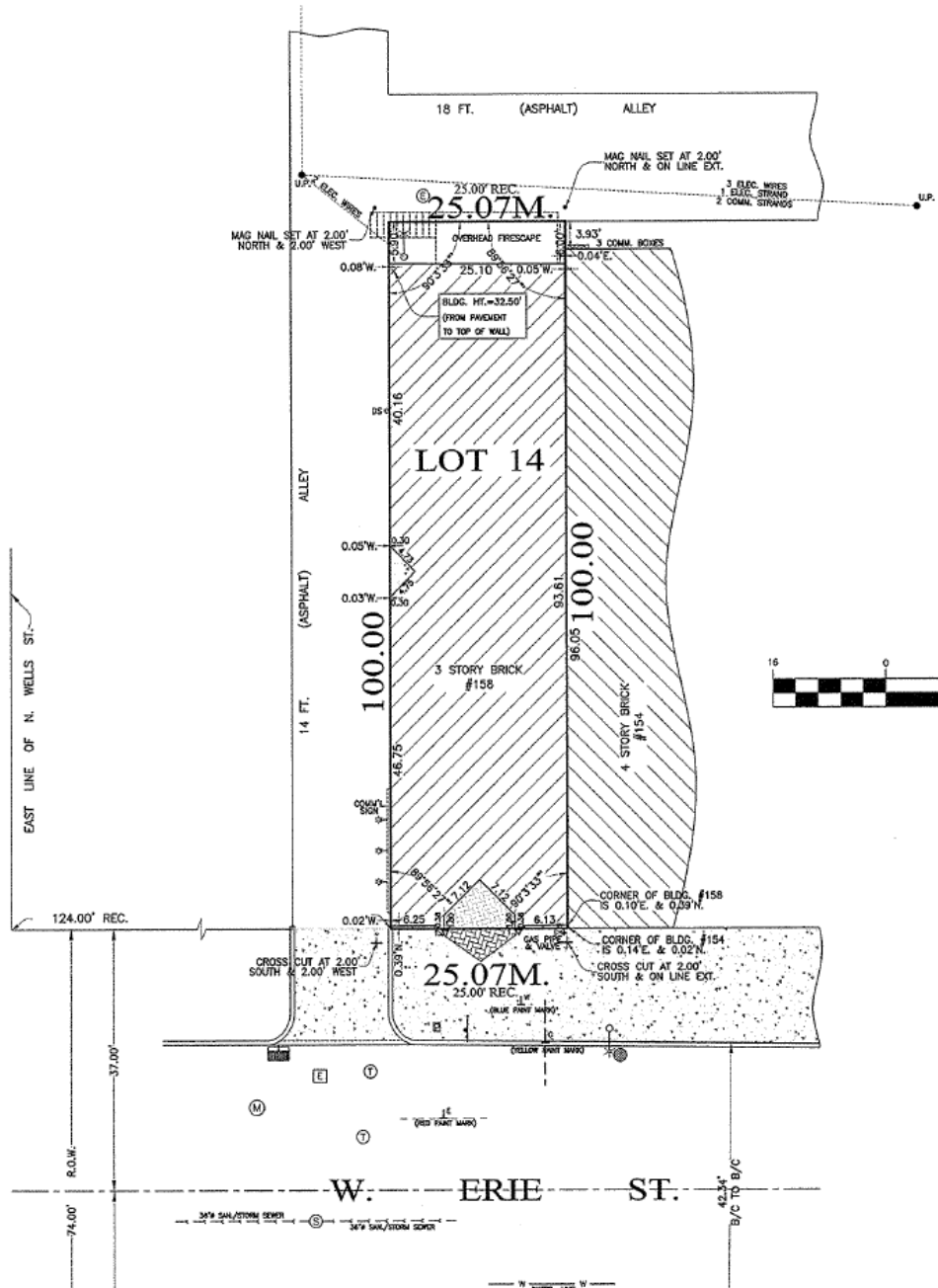
PROPOSED INTERIOR RENDERINGS



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SURVEY



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