

FOR LEASE:
17 S. WABASH AVENUE
CHICAGO, IL

JAMESON.

MIKE COSTANZO

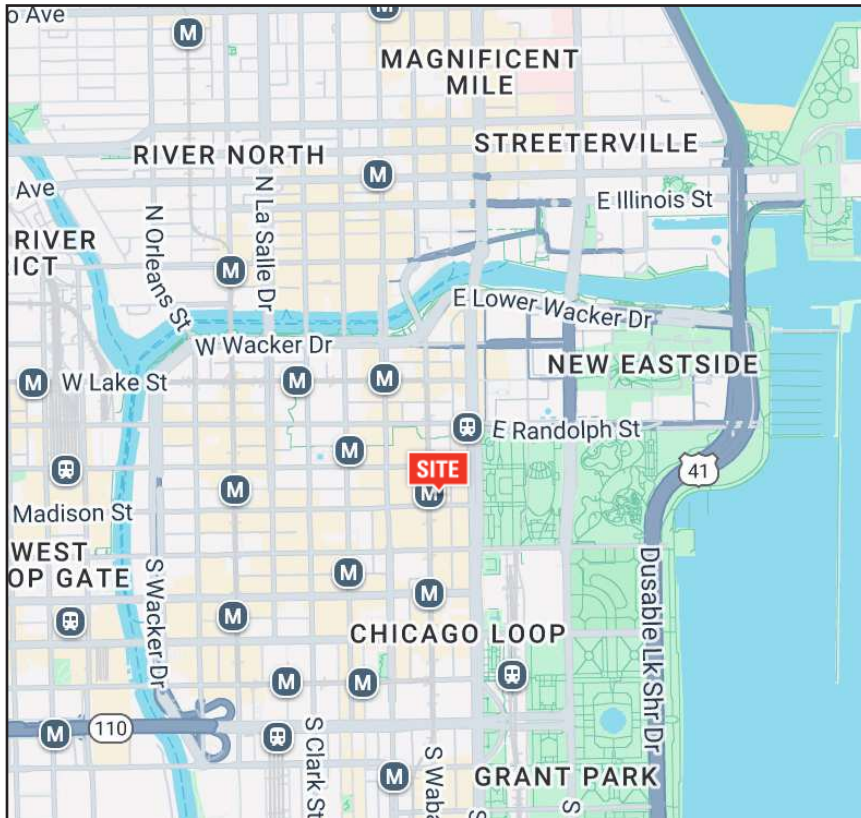
BUSINESS BROKER // SENIOR ASSOCIATE

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EXECUTIVE SUMMARY



SPACE AVAILABLE
FIRST FLOOR RETAIL

FLOOR PLAN
6,021 RSF + 4,000+ RSF BASEMENT

FRONTAGE
50' ON WABASH

OCCUPANCY
IMMEDIATELY AVAILABLE

ZONING
DX-16

FOR LEASE
\$40.00/SF MODIFIED GROSS

PROPERTY DESCRIPTION

Jeweler's Row District of Chicago's Loop. 6,021 SF first floor retail lease space with a 4,000 SF+ basement which can be used for storage, a prep-kitchen, a vault, etc. within a 5-story 40,000, square foot, Chicago landmark structure built in 1882. Possibility of uses: bar/restaurant, bank, art gallery, high-tech retailers, etc. First floor: 50 feet of frontage on Wabash, 166 feet deep, 17 feet of ceiling height, 20 feet of column spacing, 15 inches of column width. Basement: 46 feet wide, 134 feet deep, 9 feet of ceiling height with 7 feet of ceiling height to the horizontal support beams. Zoning: DX-16. Landlord prefers to offer a 10-year lease with two 5-year options. Asking \$40.00 per square foot modified gross rental rate for the first floor; the basement space is included at no charge. A tenant improvement allowance (TI) is available. There is ducting from the first floor to the roof which will allow for the installation of a black iron exhaust hood with fire suppression system for a restaurant operation. Proof of Funds Required Prior to Showing. 2% tenant representative broker compensation for the initial 10-year lease term.

AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

MADISON/WABASH STATION (DOWNTOWN LOOP LINES - CTA) - 1 MIN WALK
MONROE STATION (RED LINE - CTA) - 3 MIN WALK
ADAMS/WABASH STATION (DOWNTOWN LOOP LINES - CTA) - 3 MIN WALK
RANDOLPH/WABASH STATION (DOWNTOWN LOOP LINES - CTA) - 4 MIN WALK
MONROE STATION (BLUE LINE - CTA) - 5 MIN WALK

CHICAGO MILLENNIUM STATION - 5 MIN WALK
VAN BUREN STATION STATION - 8 MIN WALK

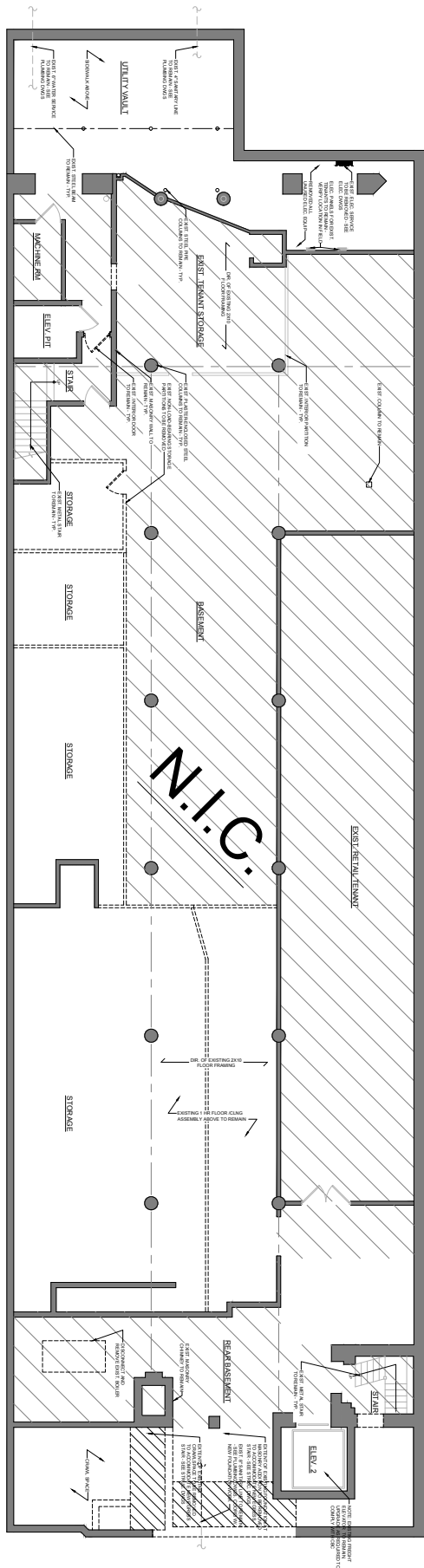




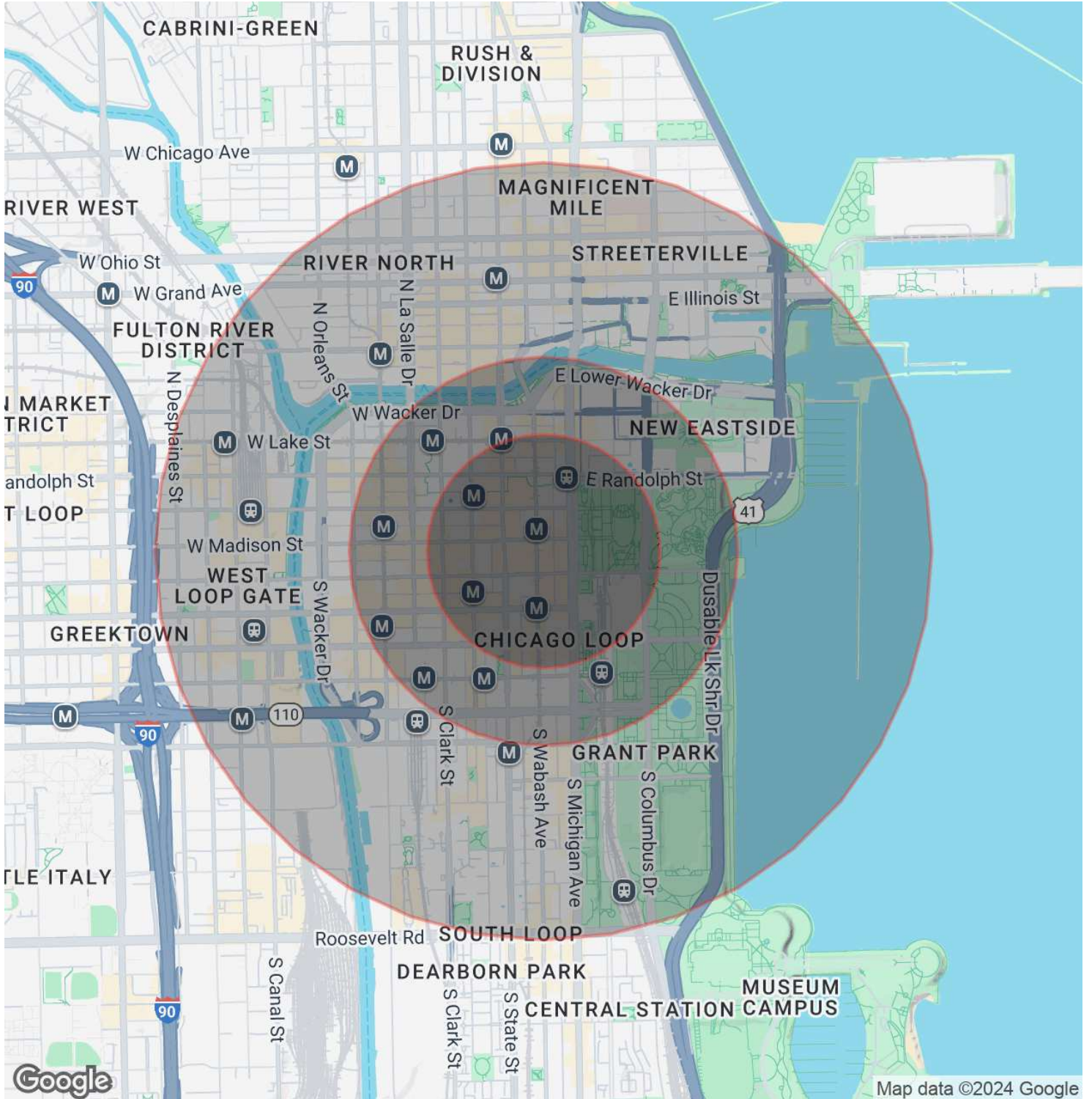
BASEMENT FLOOR PLAN

17 S. WABASH AVENUE
CHICAGO, IL

1 BASEMENT DEMO PLAN
SCALE: 3/8" = 1'-0"



AREA DEMOGRAPHICS
17 S. WABASH AVENUE
CHICAGO, IL



AREA DEMOGRAPHICS

17 S. WABASH AVENUE

CHICAGO, IL

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,785	18,859	94,786
Average Age	37	37	38
Average Age (Male)	37	38	38
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,697	10,699	58,140
# of Persons per HH	1.8	1.8	1.6
Average HH Income	\$214,442	\$201,751	\$181,170
Average House Value	\$766,803	\$754,530	\$652,864

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	9.4%	9.6%	8.2%

RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	2,821	11,245	59,936
% White	59.0%	59.6%	63.2%
Total Population - Black	264	1,247	5,719
% Black	5.5%	6.6%	6.0%
Total Population - Asian	1,093	4,143	19,027
% Asian	22.8%	22.0%	20.1%
Total Population - Hawaiian	5	14	40
% Hawaiian	0.1%	0.1%	0.0%
Total Population - American Indian	7	31	196
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	140	475	2,227
% Other	2.9%	2.5%	2.3%

Demographics data derived from AlphaMap



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