

**GDP GROUP**

Business and Real Estate Brokering

1555 N. Astor St. Suite 17NE Chicago, Illinois 60610

daniel@gdpgroup.com G. Daniel Pedemonte 312-890-1054 c.

INFO SHEET

Agent(s) Responsible	G. Daniel Pedemonte / Broker
Is this Confidential?	No
Transaction Type:	New Lease
Type of Property	2 nd generation Restaurant/Bar on 1 st Floor with lower-level Storage
Business Data	
Business "DBA"	
Address	10 W Hubbard St, 1st Fl. in the Heart of River North's restaurant district.
Type of Business	2 nd Generation Restaurant / Bar in good condition w/complete kitchen, 14' exhaust hood, two large walk-in coolers, 30 ft bar, bi-fold opening windows in front and sidewalk café with custom barriers
Total SF 1 st floor	5,295 SF for Bar, Dining room, washrooms and kitchen
Total SF Lower Level (LL)	602 SF of storage including 6'x6' walk in cooler; additional basement large storage available
Licenses / Zoning DX-7	Incidental Liquor & Food License allowed. Existing license Liquor, Food & PPA may be available for transfer with existing LLC purchase.
Occupancy	1 st Fl. Occupancy 175 (former restaurant)
Ward / Alderman	Brendan Reilly 42 nd Ward / Cook County
Nearby Businesses; On the very popular busy Hubbard St between State St. and Dearborn in dense heart of River North	Umo, Howl at the Moon, RPM Italian, KyuRamen, Bar Stool Sports, Hub 51, La Grande Boucherie, Olio E Piu, "Ghost Monkey" a new Mexican restaurant within 1/2 city block to open 2025, "Farm" a new Country & Western Bar/ live entertainment 1.5 blocks away, and many others nearby
Lease / Real Estate Info	
Lease Base Rate	\$46 PSF x 5,295 SF = \$243,570 yr. \$20,297.50 Monthly
Property Taxes / Insurance	\$11.01 SF x 5,295 SF = \$58,297.25 yr. \$4,858.16 monthly (Taxes \$6.38 SF + CAM \$4.63 SF = \$11.01 PSF calculated on 1st Floor SF only)
% Percentage rent	5.5% over Natural Break Point \$4,500,000
Lease Type	NNN
Lease Term	10 Years plus Two 5 Year Options
Annual rent escalations	3%
Security Deposit	3 Months Gross rent
Guarantee	TBD based on tenant's financial strength
TI (Tenant Improvement dollars)	No TI at this base rent rate
Miscellaneous Info	LL will deliver, broom swept with clean sewer pipe, hood cleaned with documents, HVAC system inspected and cleaned. <ul style="list-style-type: none"> • <u>Large grease trap</u>



	<ul style="list-style-type: none">• <u>Water service</u>: 2" tee of the main domestic cold water service line• <u>Electric service</u>: 600-amp + 400-amp, 208/120 volt, 3-phase, 4-wire electrical service via a CT cabinet• <u>Gas service</u>: 2.5" main line off gas meter, branching off to 2" to 2 ½" line for various equipment (e.g., furnace, hot water heater, kitchen equipment, etc.).• <u>HVAC</u>: Two (2) heating units to be replaced with further conversation between landlord and future tenant, and One (1) 20-ton CU (condensing unit) on the roof installed new in 2021.• <u>Black Iron Exhaust</u>: Weld liquid-tight kitchen exhaust duct, which runs up the rear of the building up to the roof; 14' long kitchen type 1 hood
--	--