

222

south morgan



Offering
Memorandum



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Upon submission of your acceptance as indicated below, the property information for 222 S. Morgan Street will be forwarded for your review. By your acceptance, you agree the contents and all subsequent related property information (the "Confidential Information") are of a permanent confidential nature (public record notwithstanding). Furthermore, you agree you are accepting the Confidential Information solely for the purpose of evaluating the subject property for possible acquisition and that use of said Confidential Information by you (for other purposes) or release to unauthorized parties could damage the Owner's business. The Confidential Information supplied under the terms of the agreement do not imply or represent all the due diligence information that may be required by a prospective purchaser. Upon entering into a fully executed Purchase and Sale Agreement, you shall be given full access to Owner's evaluation materials as required under the Purchase and Sale Agreement. The Confidential Information supplied by Owner or ANN ANOVITZ ASSOCIATES ("AAA") is not to be photocopied, duplicated, or made available to persons not receiving copies directly from Owner or AAA. Furthermore, the information described herein is not to be shared, made known, divulged or otherwise discussed with any other party or prospect without prior written permission of AAA. Provided, however, that Confidential Information supplied by Owner or AAA may be delivered to persons or entities for the purpose of giving you advice with respect to the property or a proposed purchase. Such advising parties shall be informed (by you) of the confidential nature of the information.

AAA has compiled the information contained within the Offering Memorandum for 222 S. Morgan Street from sources deemed to be reliable, including the information from the Owner, public sources, consultants and other parties. However, such information has not been verified independently. In addition to the foregoing, you acknowledge and agree that Owner and AAA does not warrant or represent the accuracy or completeness of the information contained within the Offering Memorandum or subsequent materials that may be requested by you and supplied by Owner or AAA. Furthermore, the Offering Memorandum is subject to modification, updates, errors and omissions and may or may not represent changes in condition of the property or its operation. If, after review of the information contained herein, you have no further interest in the property, please notify AAA of such and return the property information and related materials to AAA.

If the Offering Memorandum contains financial projections pertaining to future performance, such projections are made for reference purposes only and should not be construed as a representation or warranty of future performance. All financial projections and assumptions were made and based on information available at the time of publication and should not be considered a recommendation, endorsement or advice as to the profitability or value of the property. Each potential purchaser is directed to rely solely upon its due diligence, property evaluations, third party investigations and investment criteria.



Confidentiality Agreement





Asking Price: Subject to Offer

Property Stats

Property Type:	Timber Loft
Rentable Building Area:	36,729 sq. ft.
Stories:	5
Site Area:	9,375 sq. ft.
Occupancy:	96.78%
Submarket:	West Loop
Age:	1893
Zoning:	DX-5
2023 Projected NOI:	\$812,343



222 S Morgan Stats

222 S Morgan Street Overview

PIN #: Parcel ID 17-17-218-020-1001 thru 17-17-218-020-1014

Land: 9,375 sq. ft.

Gross Building Area: 39,339 sq. ft.

Net Rentable Building Area: 36,729 sq. ft.

Year Built: 1893

CONSTRUCTION

Structure: Timber Loft

Exterior: Masonry

Foundation: Poured Concrete

Roof: Modified Bitumen

HVAC: 19 Forced air furnaces, gas heat, electric cooling
New Heil furnaces; 2014-2016

Electric: 800 Amps 120/240 3 phase

Water/Sewer: 6" water main, 10" sanitary sewer

Elevators: 1 passenger (1,000 lb capacity)

1 freight (4,000 lb capacity)

Loading Dock: Exterior loading dock access

Telecommunications: AT&T (Fiber), Comcast, Silver IP

Ceiling Heights: Ground Level: 14'

First Floor: 12'

Second Floor: 12'

Third Floor: 12.34'

Fourth Floor: 13.5'

Sprinkler: Fully sprinkled wet system, 24 hour monitoring,
Aurora Pump: 500 GPM, 65 PSI

Zoning: DX-5

2022 Paid Taxes: \$120,209.47



For Sales Inquiries:

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The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without warranty as to accuracy by Ann Anovitz Associates.

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