



NEAR WEST SIDE: OFFICE/WAREHOUSE: FOR LEASE



JAMESON.

UP TO 80,000 SF OFFICE/FLEX ON SAME FLOOR- PARKING, CTA ACCESS >



OFFICE FOR LEASE

JAMESON.

100 N. WESTERN AVENUE

LEASE OVERVIEW

LEASE PRICE: \$17.00-\$24.00 SF/MG

LOT SIZE: 5.62 Acres

BUILDING SIZE: 457,266 SF

TAXES & OPEX: \$1.58/SF & \$3.18/SF

ZONING: PD 621

MARKET: Chicago- Near West Side

CROSS STREETS: Washington & Western



AREA HIGHLIGHTS

- Just west of Fulton Market
- Near United Center
- Hot west loop market
- Walk Score-81 (very walkable)
- Transit Score-77 (excellent transit)

AREA TENANTS

| | |
|--------------|-----------------------|
| • Chase Bank | • Pete's Fresh Market |
| • Subway | |
| • Shell | |

TRANSPORTATION HIGHLIGHTS

- CTA- Green Line (California)
- CTA- Blue Line (Forest Park)
- Metra (Western Avenue Station)
- Eisenhower Expressway

PROPERTY DESCRIPTION

30,000-80,000 SF available/ divisible for Office/Flex or Warehouse.

Existing conditions.

Mix of training rooms, private offices, conf. rooms, kitchen. Up to 31,315 SF of warehouse/storage space with dock access

PROPERTY HIGHLIGHTS

- 1st Floor- 31,315 SF available for office/warehouse
- 3rd floor- 85,000 SF available for office/flex
- Ideal building for NFP, manufacturing, or educational Tenants.
- Access to Green Line, Blue line, and Metra rail stations.
- 300+ Parking spaces.

ADDITIONAL PHOTOS

100 N. WESTERN AVENUE
NORTH CHICAGO, CHICAGO, IL 60612

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425 West North Avenue | Chicago, IL 60610

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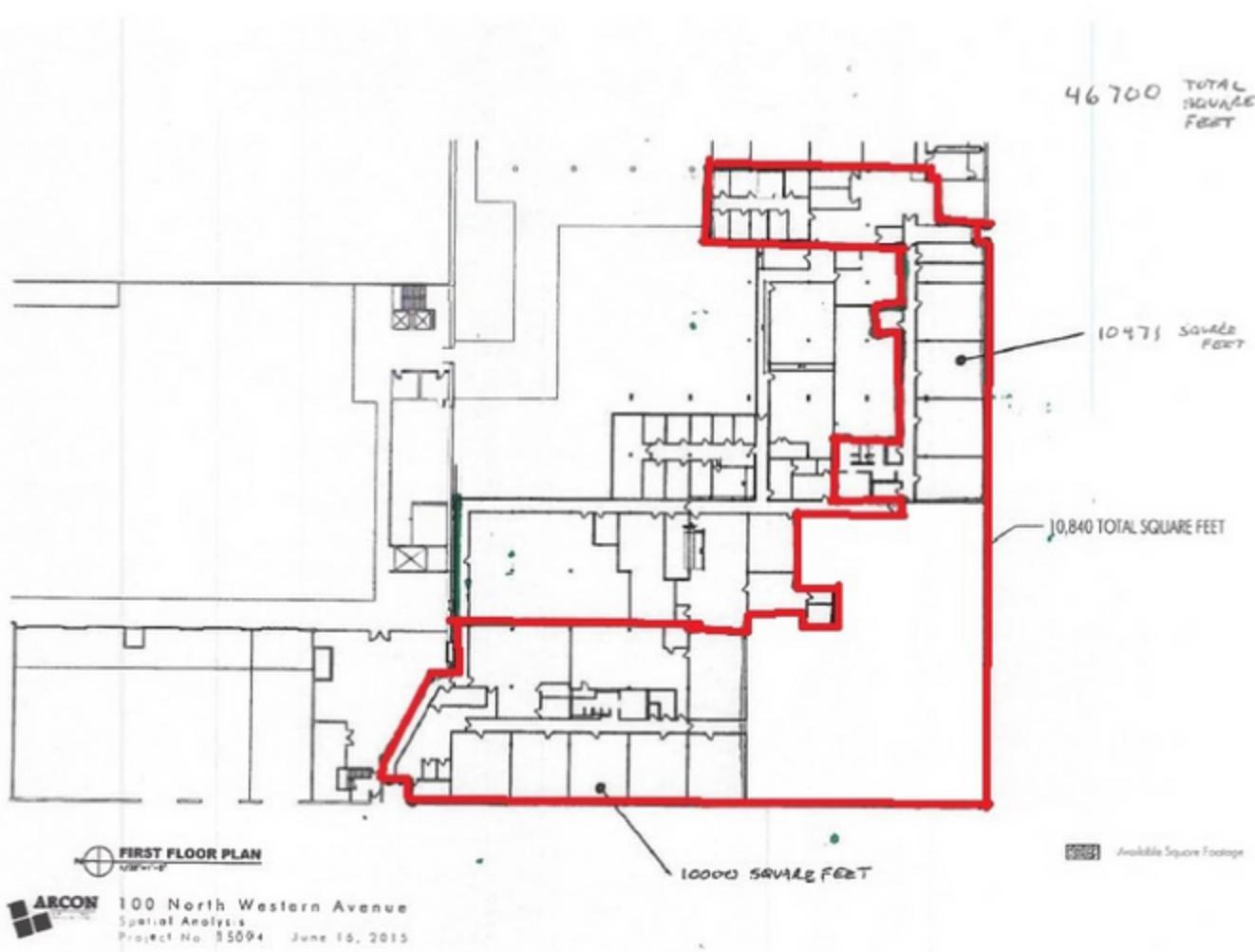
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FLOOR PLANS: 1ST FLOOR: +/-31,000SF

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FLOOR PLAN



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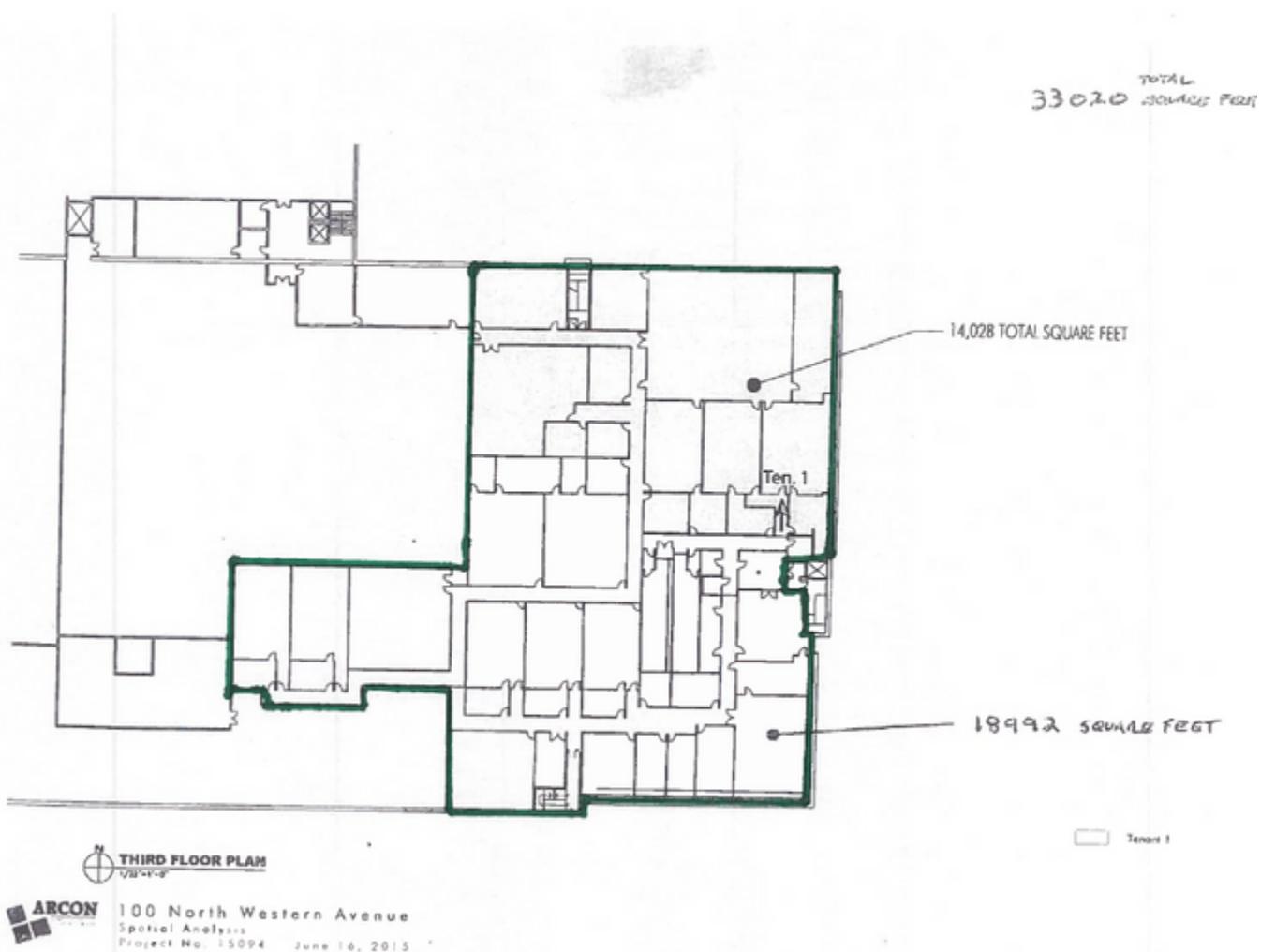
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FLOOR PLANS: 3RD FLOOR: +/- 33,000SF EXISTING, 85,000 AVAILABLE

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FLOOR PLAN



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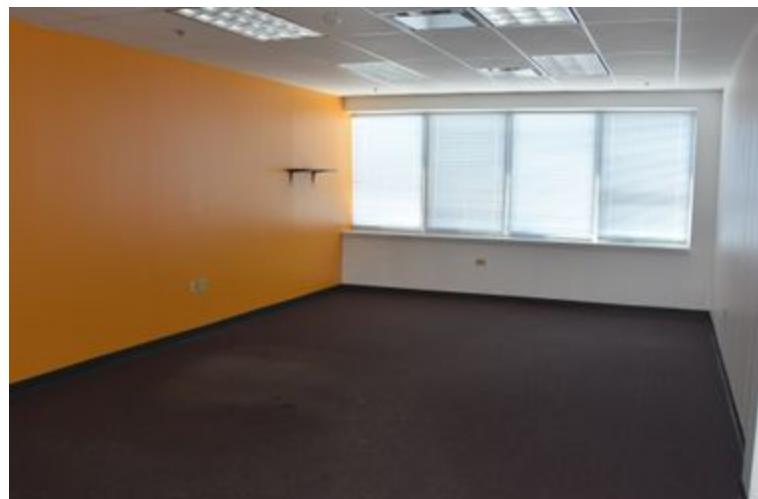
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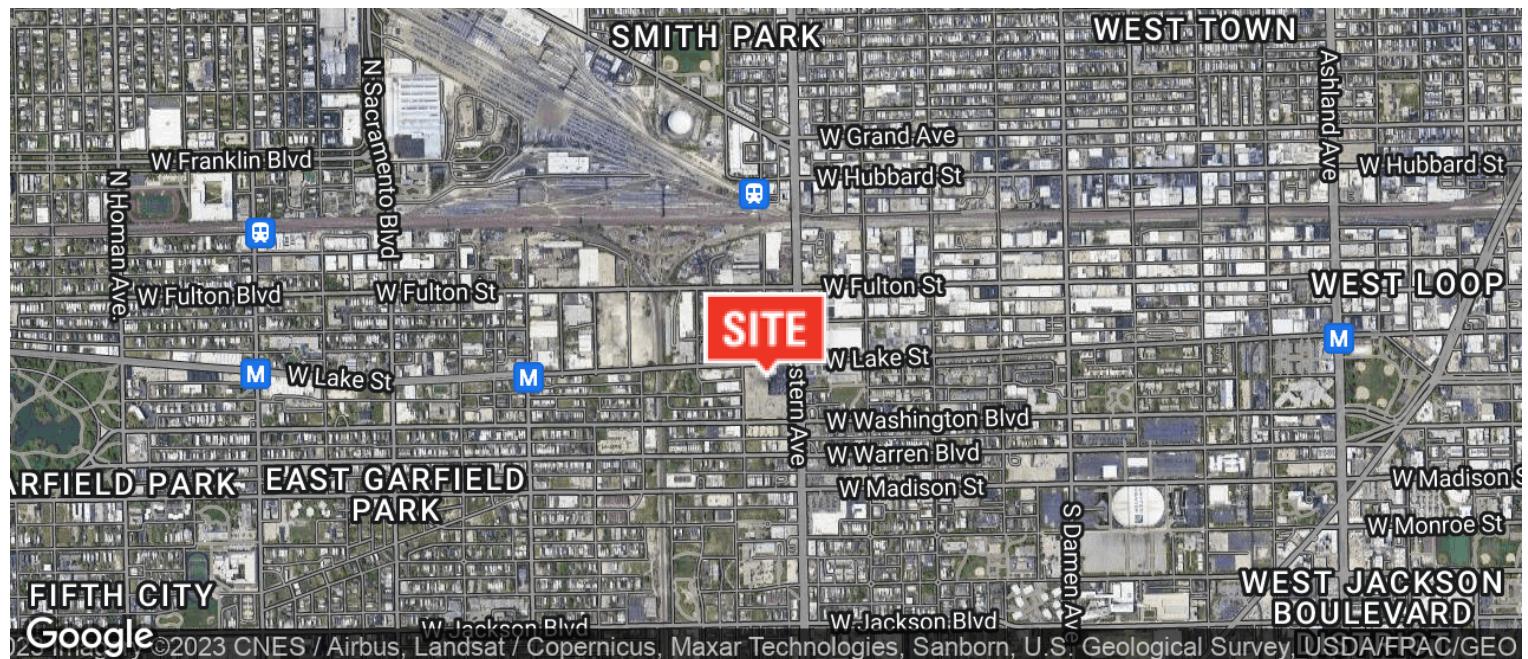
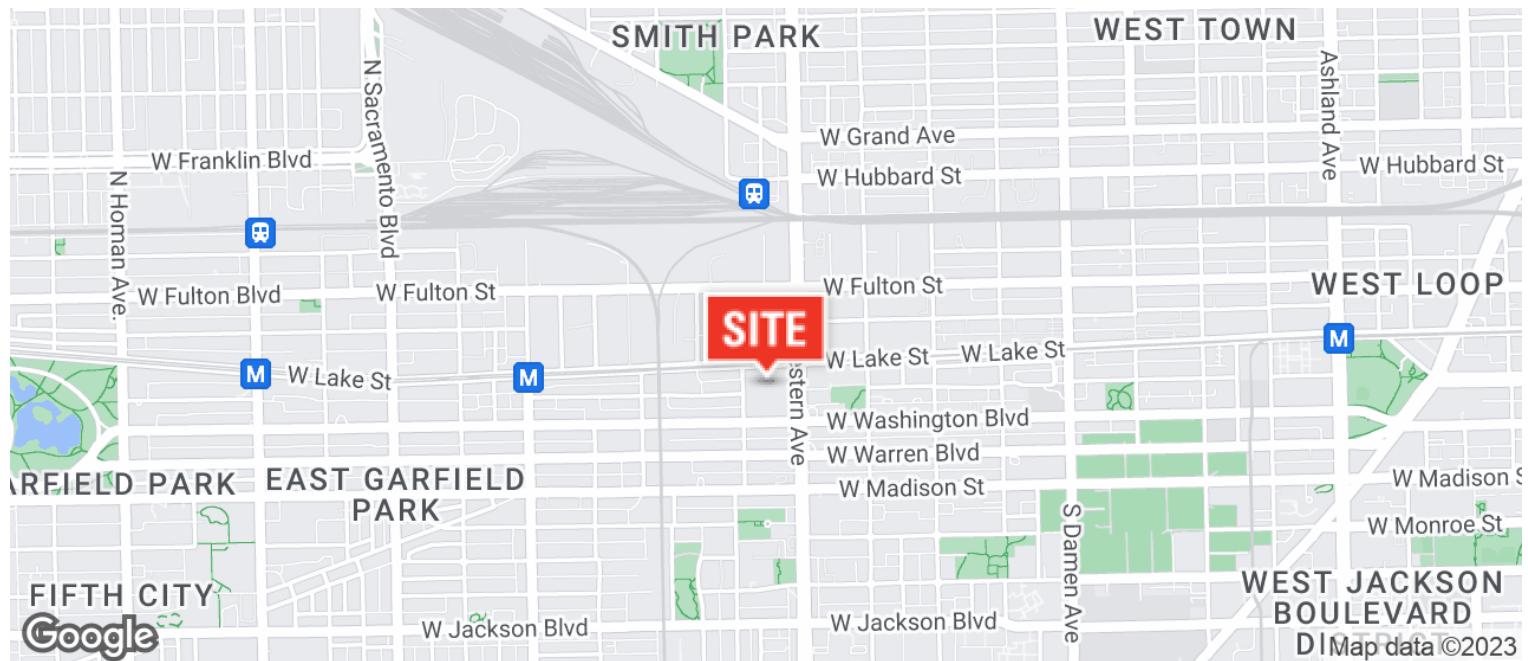
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AERIAL & STREET DETAIL

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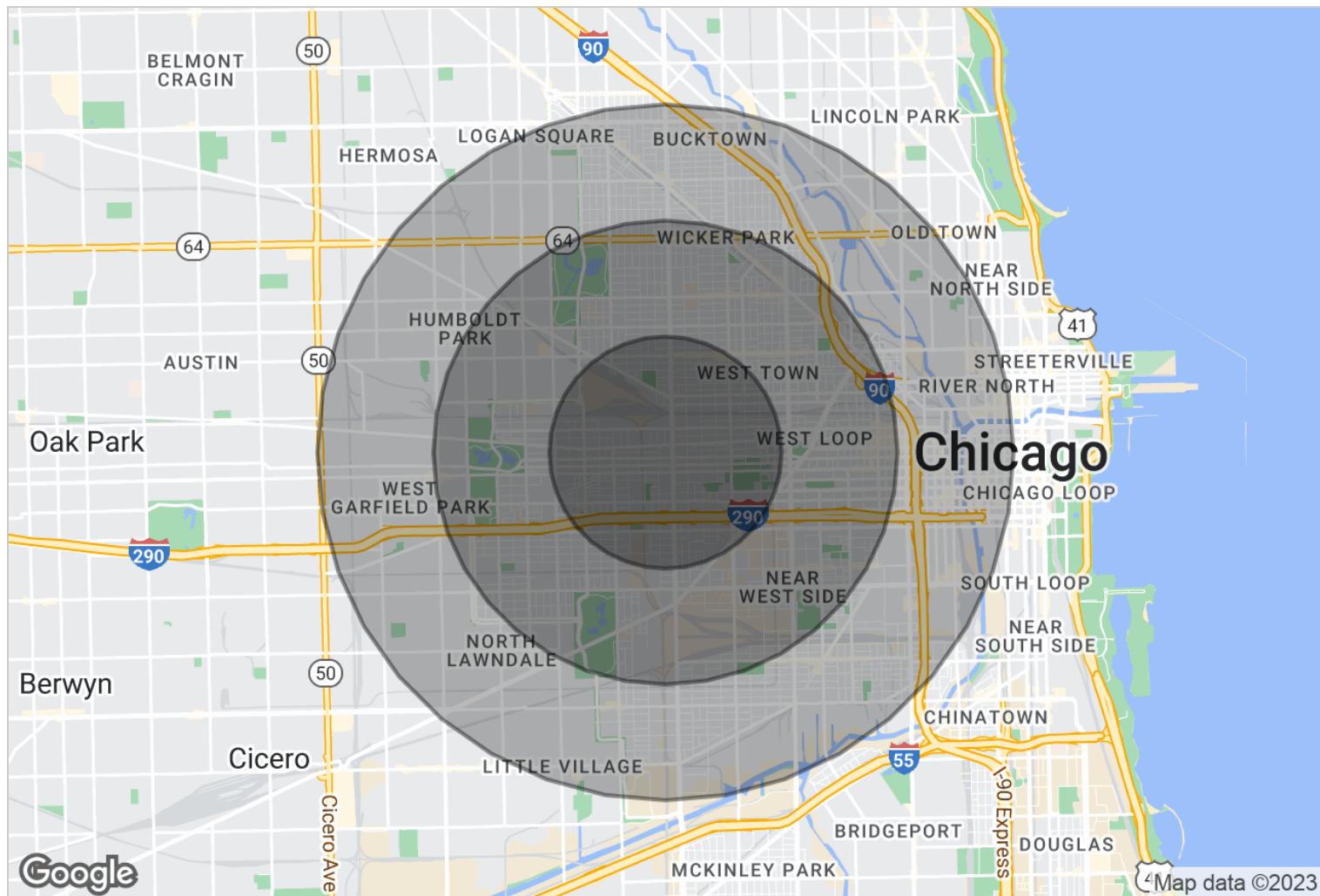
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DEMOGRAPHICS MAP

100 N. WESTERN AVENUE
NORTH CHICAGO, CHICAGO, IL 60612

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2010 STATISTICS

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------------|----------|----------|----------|
| Total Population | 34,393 | 161,677 | 410,189 |
| Total Number of Households | 13,559 | 64,946 | 157,243 |
| Average Household Income | \$56,834 | \$67,867 | \$66,943 |
| Median Age | 30.0 | 29.8 | 29.9 |

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DEMOGRAPHICS REPORT

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| DEMOGRAPHICS | 1 Mile | 2 Miles | 3 Miles |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 34,393 | 161,677 | 410,189 |
| MEDIAN AGE | 30.0 | 29.8 | 29.9 |
| MEDIAN AGE (MALE) | 29.1 | 29.3 | 29.4 |
| MEDIAN AGE (FEMALE) | 31.0 | 30.8 | 30.8 |
| TOTAL HOUSEHOLDS | 1 Mile | 2 Miles | 3 Miles |
| TOTAL HOUSEHOLDS | 13,559 | 64,946 | 157,243 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$56,834 | \$67,867 | \$66,943 |
| AVERAGE HOUSE VALUE | \$408,571 | \$421,262 | \$427,589 |
| POPULATION | 1 Mile | 2 Miles | 3 Miles |
| TOTAL POPULATION - White | 12,585 | 72,825 | 181,444 |
| TOTAL POPULATION - Black | 16,644 | 58,882 | 130,273 |
| TOTAL POPULATION - Hispanic | 6,440 | 38,491 | 144,150 |
| TOTAL POPULATION - Asian | 1,191 | 6,304 | 13,709 |
| TOTAL POPULATION - Hawaiian | 14 | 94 | 159 |
| TOTAL POPULATION - Indian | 18 | 389 | 846 |
| TOTAL POPULATION - Other | 3,156 | 20,961 | 77,445 |

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