

— **RETAIL & PROFESSIONAL OFFICE**  
**2400 W Michigan Avenue**

**UNIT 10**  
**Available ±1,000 SF**

\$18.00 / SF NNN  
CAM \$3.50 / SF

**UNIT 11**  
**Available ±1,300 SF**

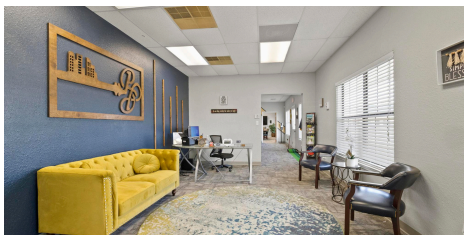
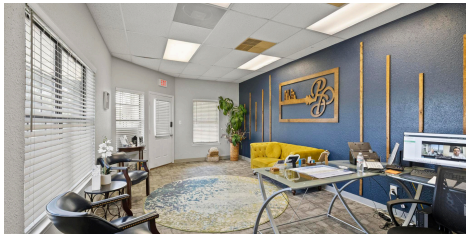
\$15.00 / SF NNN  
CAM \$3.50 / SF

**BUILDING DESCRIPTION**

This is a thriving retail and office center located on Michigan Avenue. The property has recently undergone major updates, including a complete exterior remodel, new paint, landscaping, plumbing, HVAC systems, lighting, parking lot resurfacing, and a new pylon sign.

**BUILDING HIGHLIGHTS**

- Over 33,000 vehicles per day
- Professionally managed
- Complete remodel
- Great mix of tenants, including retail and professional office users
- Plenty of parking for employees and customers



**UNIT 10**

AVAILABLE SF	±1,000 SF
ASKING RATE	\$18.00 / SF NNN
CAM	\$3.50 / SF
LEASE TYPE	NNN

**UNIT 11**

AVAILABLE SF	±1,300 SF
ASKING RATE	\$15.00 / SF NNN
CAM	\$3.50 / SF
LEASE TYPE	NNN

**BUILDING**

- 33,000+ vehicles per day on Michigan Ave
- Complete exterior remodel — new HVAC, plumbing, lighting
- New pylon sign & parking lot resurfacing
- Professionally managed