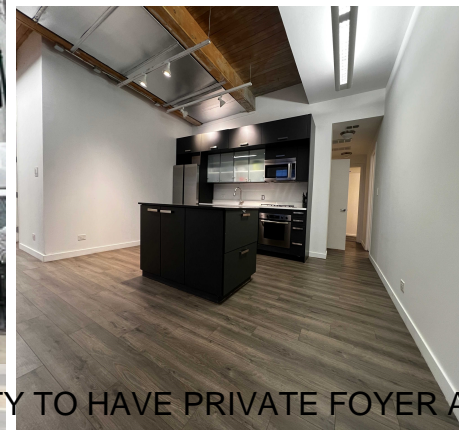


201 E Ohio ST - up to 15,000 sqft Flex Office



FOR LEASE | STEPS FROM MICHIGAN AVE AND NORTHWESTERN. MULTI-LEVEL BUILDING WITH ABILITY TO HAVE PRIVATE FOYER A

201 E Ohio ST
Chicago, IL 60611

Simon Enwia
SEnw
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HIGHLIGHTS

- SENW Commercial is excited to offer a unique leasing opportunity for medical, office, or retail tenants at the distinguished address of 201 E Ohio Street, Chicago, IL 60611. Nestled on the top floor of a 4-story boutique loft building, this exclusive space ranges from 5,000 to 15,000 square feet, having undergone a comprehensive renovation to meet the highest standards of modern business needs. The redesign introduces new glass-enclosed offices, two private washrooms (one equipped with a shower), and an expansive, open-plan collaborative kitchen, all designed to foster productivity and creativity within your team. Illuminated by abundant natural light through large windows on three sides, this corner office space not only offers an energizing work environment but also provides panoramic views that enhance its appeal. Its prestigious location at the southeast corner of Ohio Street and St. Clair Avenue places it in the heart of Chicago's vibrant Streeterville neighborhood, surrounded by prominent neighbors in the building and in close proximity, adding to the prestige and connectivity of your business. Steps away from the bustling Michigan Avenue and Northwestern Memorial Hospital, this location
- Includes an expansive, open-plan collaborative kitchen.



SENW offers unparalleled access to a rich tapestry of shopping, business, and cultural venues positioned for business growth and visibility in the heart of Chicago's vibrant Streeterville neighborhood.

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SENW is a proud member of the CCIM (Chicago Commercial Institute of Management) and is a proud member of the CCIM (Chicago Commercial Institute of Management) and is a proud member of the CCIM (Chicago Commercial Institute of Management).

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Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
		5,000	\$19.00	NNN	5000 per floor, expandable to 15000 on 3 floors, if 3 floors taken can take common entry also.
4th Floor	4	5,000	\$17.00	NNN	
3rd Floor	3	5,000	\$17.00	NNN	
2nd Floor - Occupied	2	5,000	\$0.00	NNN	



PROPERTY FEATURES

CURRENT OCCUPANCY	50.00%
TOTAL TENANTS	4
BUILDING SF	20,000
GLA (SF)	17
LAND SF	5,450
LAND ACRES	0.1235
YEAR BUILT	1932
YEAR RENOVATED	2022
ZONING TYPE	B
BUILDING CLASS	B
THIRD-FLOOR CEILING HEIGHT	9 ft
FOURTH-FLOOR CEILING HEIGHT	12 ft
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	0
PARKING RATIO	0
CORNER LOCATION	yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	High-rise residential and mixed-use buildings, reflecting the area's urban density.
SOUTH	Retail and commercial establishments, with proximity to Michigan Avenue's shopping and dining options.
EAST	Residential and hospitality properties, including luxury apartments and hotels.
WEST	A mix of office buildings, retail spaces, and cultural institutions within walking distance.

MECHANICAL

HVAC	Central Air
FIRE SPRINKLERS	YES
ELECTRICAL / POWER	Circuit Breakers, 101-200 Amps
HEAT	Central Heat/Indiv Controls

CONSTRUCTION

FOUNDATION	CONCRETE
EXTERIOR	BRICK
ROOF	FLAT
LANDSCAPING	NONE

TENANT INFORMATION

MAJOR TENANT/S	7/11 Corporate
SHADOW ANCHOR	Serbian Consulate
LEASE TYPE	NNN



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Property Features | 201 E Ohio ST - up to 15,000 sqft Flex Office

Prime Space

- 5,000–15,000 SF on the top floor of a 4-story boutique building.

Modern Renovation

- Features glass-enclosed offices, two private washrooms (one with a shower), and an open-plan collaborative kitchen.

Natural Lighting

- Abundant light with large windows on three sides and stunning panoramic views.

Location

- Situated in Chicago's vibrant Streeterville neighborhood near Michigan Avenue and Northwestern Memorial Hospital.

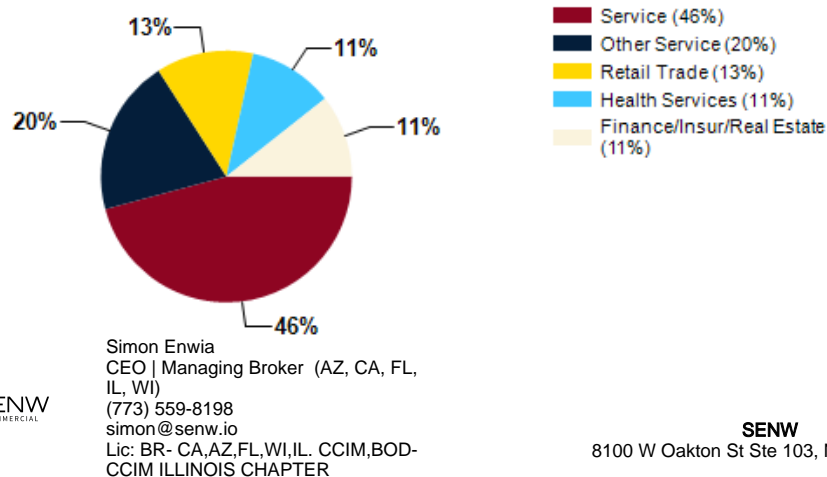
Accessibility

- Close to Lake Shore Drive, the Kennedy Expressway, and public transit.

Customization

- Tenant Improvement (T.I.) allowances available.

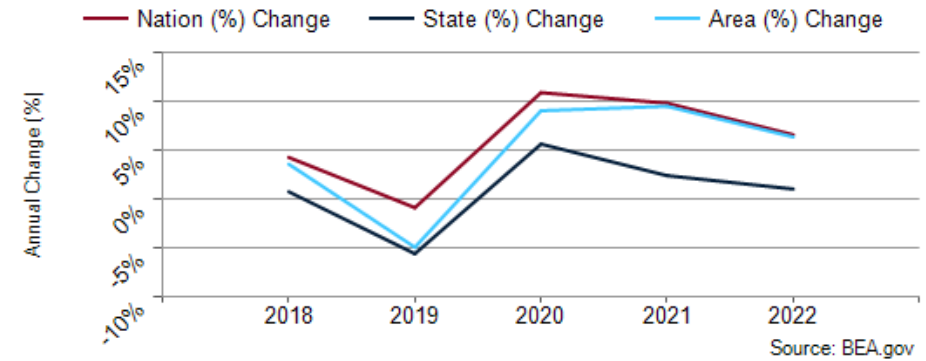
Major Industries by Employee Count



Largest Employers

U.S. Government	49,400
Chicago Public Schools	39,094
City of Chicago	30,340
Cook County, Illinois	21,482
Advocate Health System	18,512
JPMorgan Chase	16,045
University of Chicago	15,452
State of Illinois	14,731

Cook County GDP Trend





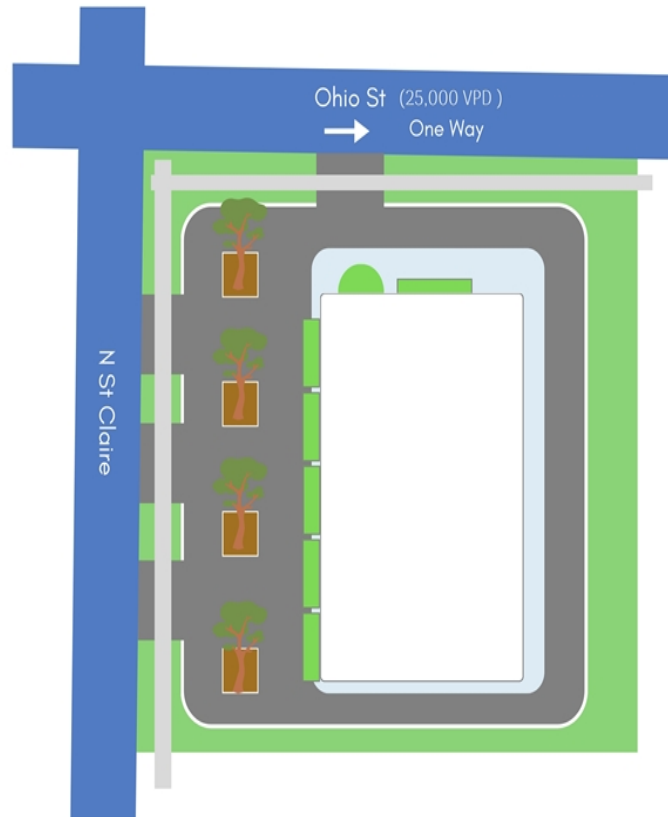
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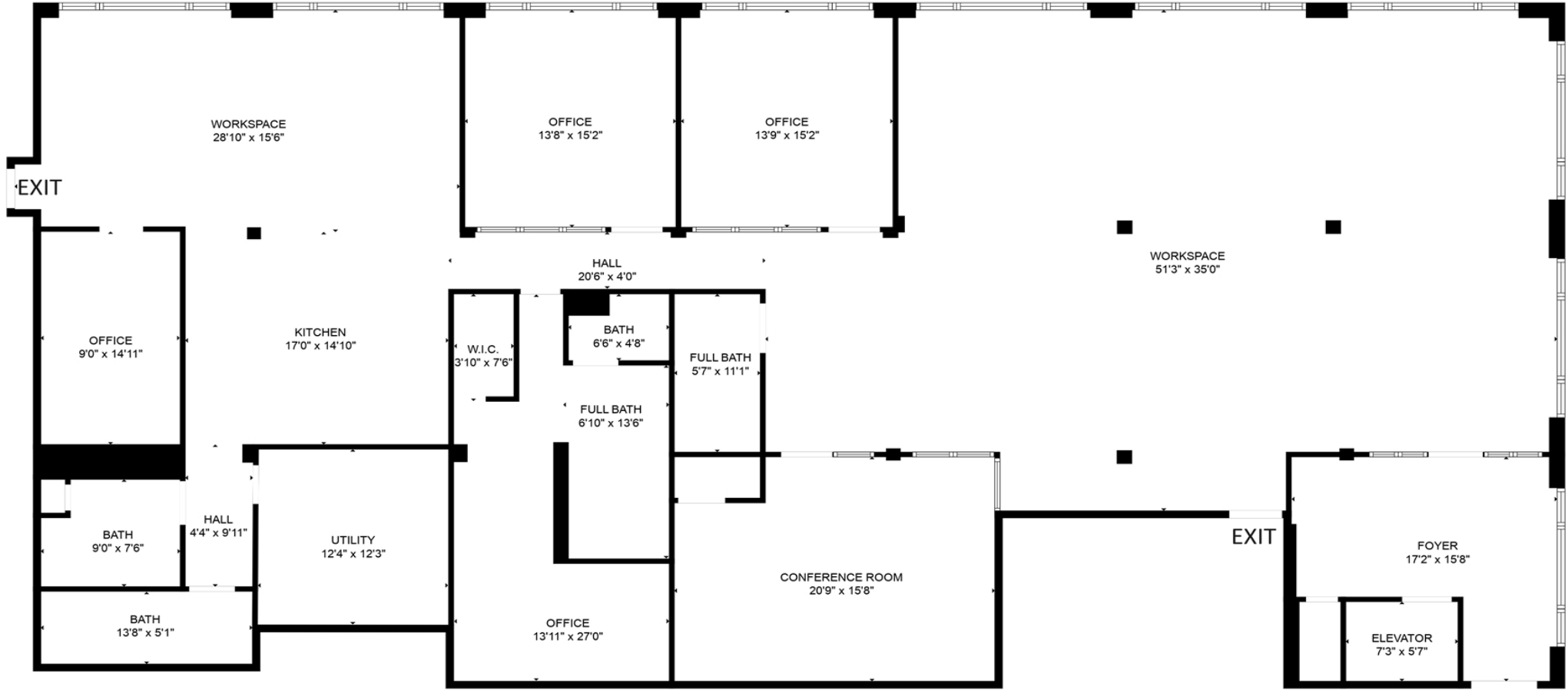


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Aerial Map | 201 E Ohio ST - up to 15,000 sqft Flex Office





FLOOR 4

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Floor Plan | 201 E Ohio ST - up to 15,000 sqft Flex Office

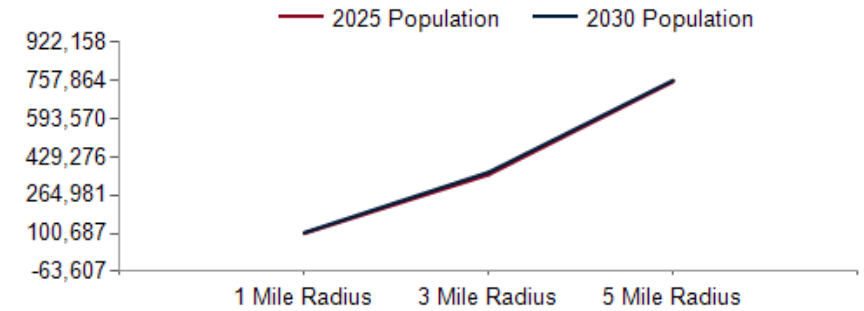




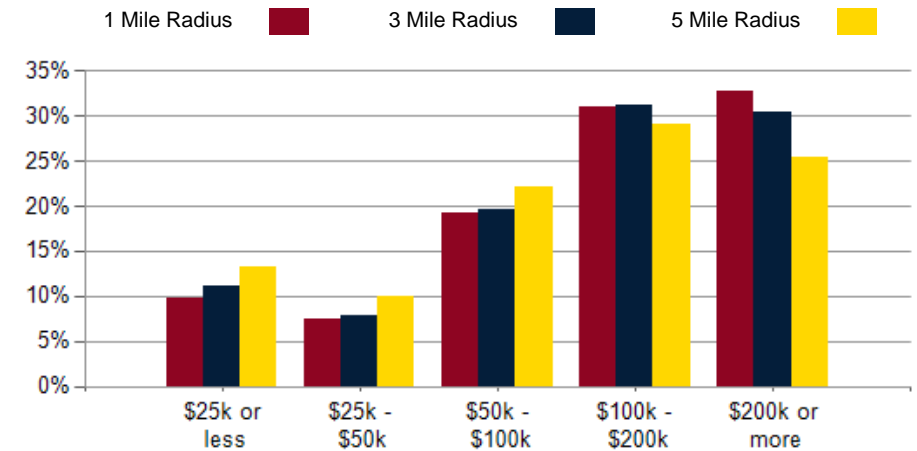
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	53,453	237,302	672,896
2010 Population	70,973	278,988	675,066
2025 Population	100,687	353,194	752,783
2030 Population	104,000	363,622	757,864
2025-2030: Population: Growth Rate	3.25%	2.90%	0.65%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,965	16,963	38,209
\$15,000-\$24,999	1,517	5,652	14,581
\$25,000-\$34,999	1,923	5,984	15,310
\$35,000-\$49,999	2,990	10,071	24,524
\$50,000-\$74,999	5,977	18,896	45,332
\$75,000-\$99,999	6,779	21,084	42,913
\$100,000-\$149,999	12,874	37,838	70,949
\$150,000-\$199,999	7,708	25,890	44,737
\$200,000 or greater	21,728	62,306	101,263
Median HH Income	\$129,237	\$126,224	\$109,344
Average HH Income	\$192,428	\$182,512	\$161,183

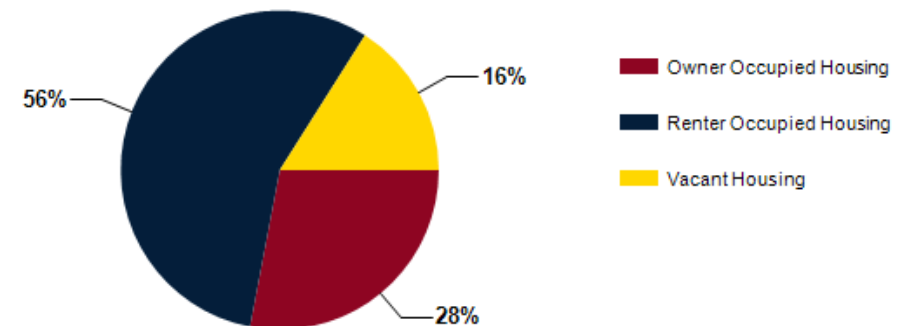
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	40,085	139,734	336,687
2010 Total Households	45,373	153,068	328,625
2025 Total Households	66,460	204,686	397,820
2030 Total Households	69,684	214,717	409,323
2025 Average Household Size	1.48	1.67	1.85
2025-2030: Households: Growth Rate	4.75%	4.80%	2.85%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

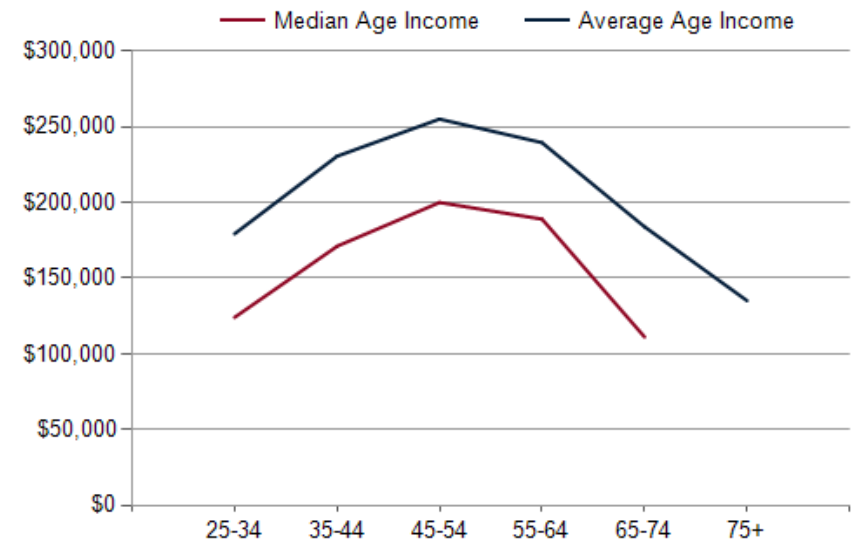
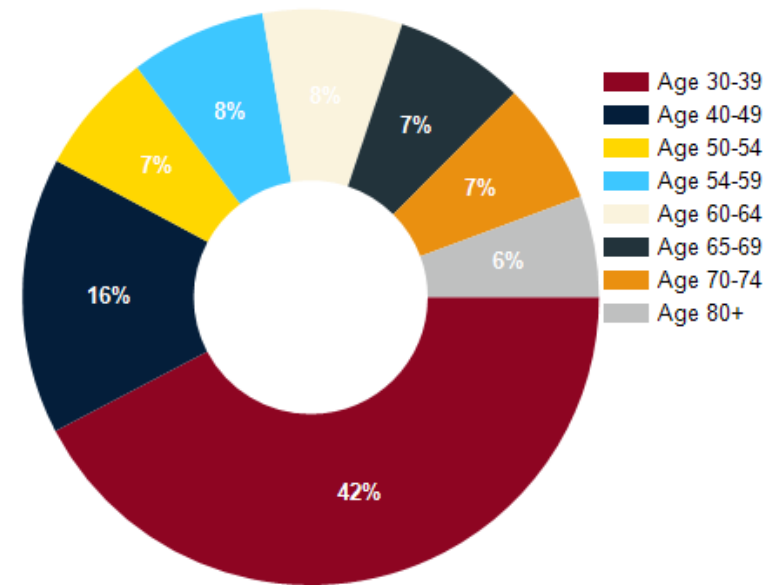


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	16,718	57,587	110,959
2025 Population Age 35-39	9,250	35,580	74,569
2025 Population Age 40-44	5,479	23,104	52,367
2025 Population Age 45-49	4,063	16,350	38,845
2025 Population Age 50-54	4,210	14,980	35,004
2025 Population Age 55-59	4,674	14,200	31,662
2025 Population Age 60-64	4,804	14,068	30,153
2025 Population Age 65-69	4,491	12,634	26,633
2025 Population Age 70-74	4,208	11,177	23,420
2025 Population Age 75-79	3,488	9,089	17,838
2025 Population Age 80-84	2,254	5,415	10,622
2025 Population Age 85+	1,791	4,217	8,738
2025 Population Age 18+	94,771	318,277	652,212
2025 Median Age	35	34	34
2030 Median Age	35	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,115	\$122,518	\$112,114
Average Household Income 25-34	\$179,276	\$172,872	\$158,495
Median Household Income 35-44	\$171,087	\$163,871	\$140,056
Average Household Income 35-44	\$230,552	\$217,948	\$194,004
Median Household Income 45-54	\$200,001	\$188,247	\$147,240
Average Household Income 45-54	\$255,126	\$239,553	\$201,419
Median Household Income 55-64	\$189,026	\$164,402	\$121,773
Average Household Income 55-64	\$239,519	\$217,121	\$178,643
Median Household Income 65-74	\$111,161	\$92,308	\$68,694
Average Household Income 65-74	\$183,970	\$159,556	\$127,794
Average Household Income 75+	\$135,126	\$114,969	\$93,680





Simon Enwia
CEO | Managing Broker (AZ, CA, FL, IL, WI)

In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.

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CONFIDENTIALITY and DISCLAIMER

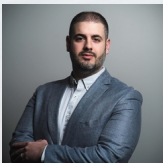
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SENW and it should not be made available to any other person or entity without the written consent of SENW.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SENW has not verified, and will not verify, any of the information contained herein, nor has SENW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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