

INVESTMENT OPPORTUNITY

PRIME MULTI-USE COMMERCIAL CONDO PORTFOLIO AVAILABLE FOR SALE

JAMESON.

OFFERING
MEMORANDUM

655 W IRVING PARK ROAD, CHICAGO, IL

STEVEN GOLDSTEIN

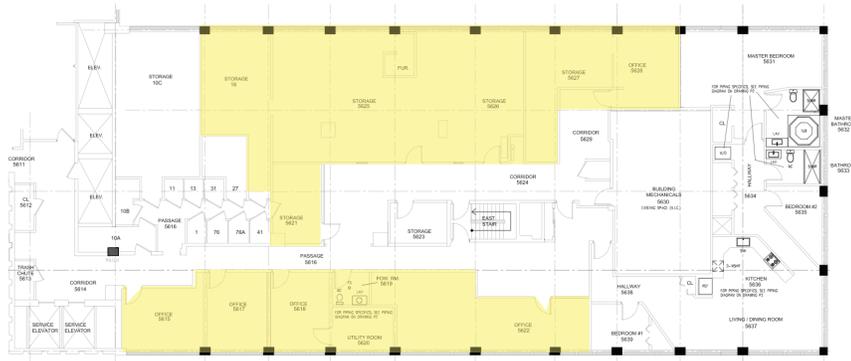
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OFFICE & STORAGE (56TH FLOOR)

FLEXIBLE 56TH FLOOR OFFICE AND STORAGE SPACE



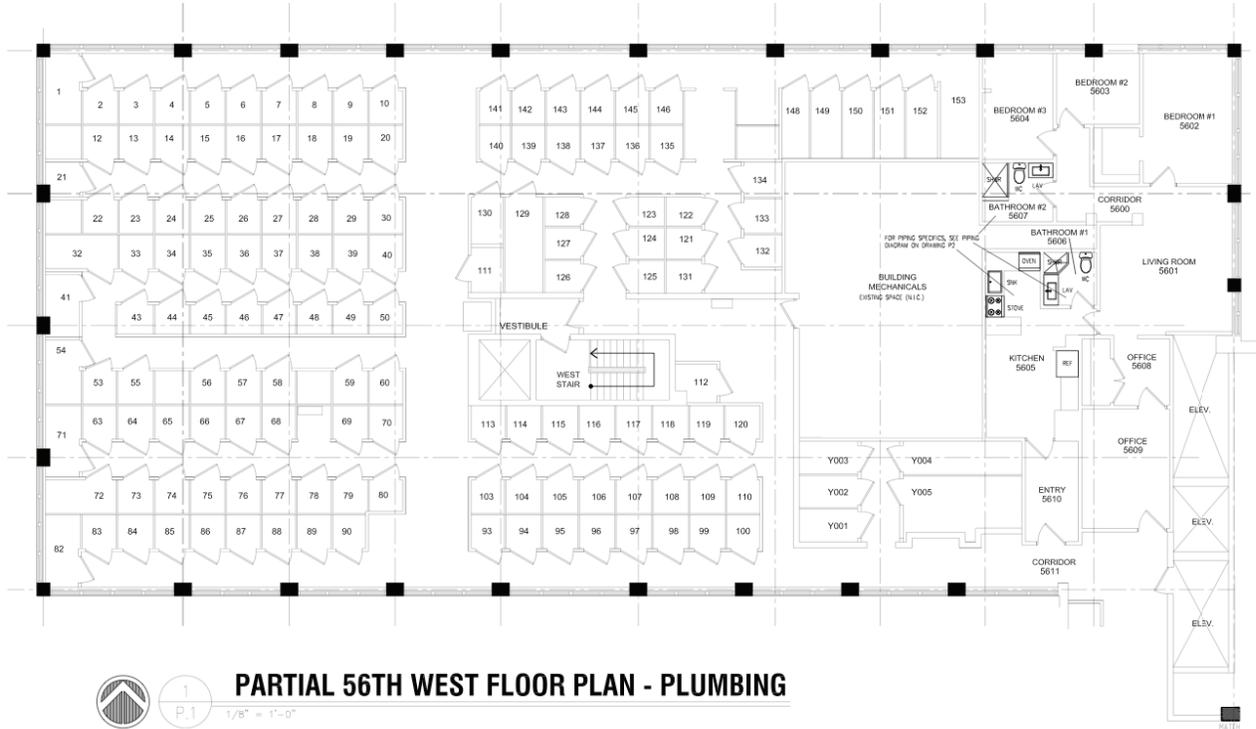
PARTIAL 56TH EAST FLOOR PLAN - PLUMBING

- Commercial office and storage space. Partially occupied.
- Generating \$2,500/month in income.
- Currently 50% occupied
- Offered at: \$450,000

Originally designed as commercial office suites, approximately 5,000 square feet on the 56th floor has been adaptively reused to accommodate a mix of self-storage units and professional office tenants. The layout allows for flexible use and configuration, with portions currently generating income through small office users and long-term storage renters. Whether repositioned for higher-yield office use or optimized for storage, this space presents a blank canvas for value-add strategies within an underutilized footprint.

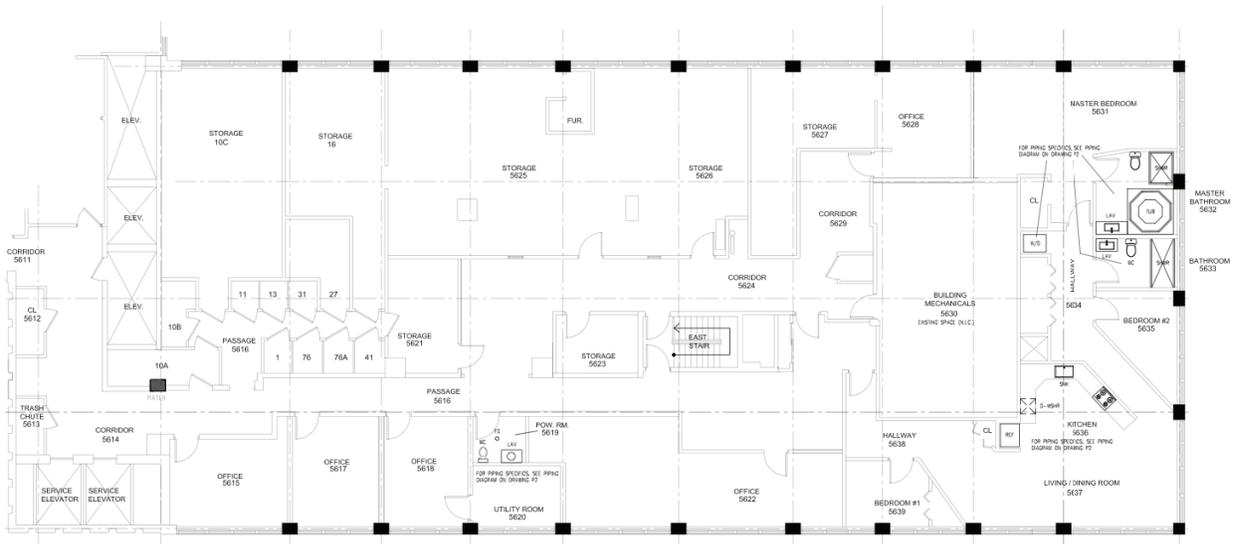
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56TH FLOOR PLAN



PARTIAL 56TH WEST FLOOR PLAN - PLUMBING

1/8" = 1'-0"



PARTIAL 56TH EAST FLOOR PLAN - PLUMBING

1/8" = 1'-0"

PROPERTY PHOTOS



ABOUT YOUR BROKERS



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STEVEN GOLDSTEIN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

Areas of Specialization

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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MARIA MCKINSEY

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

Areas of Expertise:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



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