



JAMESON.

MARKETING
PACKAGE

216 S. JEFFERSON ST. 4TH FL

LOOP COMMERCIAL OFFICE CONDO FOR SALE

MARK KISHTOW

SENIOR VICE PRESIDENT
mkishtow@jameson.com
312.867.2265

MARK JONES, CCIM

SENIOR VICE PRESIDENT, INVESTMENT SALES
mjones@jameson.com
312.335.3229

MARK RAFFAELLI

REAL ESTATE PROFESSIONAL
mraffaelli@jamesonsir.com
312.371.4812

EXECUTIVE SUMMARY

216 S. JEFFERSON ST.

Jameson Commercial Real Estate is pleased to present this exceptional West Loop office condo for sale. It's the 4th floor over-looking Jefferson Street. The building has been fully remodeled to create flexible loft-like spaces with large windows, high ceilings, and an abundance of natural light located steps. The location offers unmatched convenience—it's steps from Ogilvie and Union Station, multiple CTA train and bus lines, expressways, and a range of nearby parking options.

PROPERTY HIGHLIGHTS

- Fully remodeled classic loft styled office space
- 24-hour access. a state-of-the-art entry system
- Private floor elevator service
- Excellent natural light, flexible layout, move-in ready
- On-site building management and fully sprinkled for fire safety
- Endless transportation options
- Within minutes to Ogilvie & Union Station, Kennedy Expressway, and all the Loop has to offer
- Abundant parking options



PROPERTY DETAIL



OFFICE
4TH FLOOR

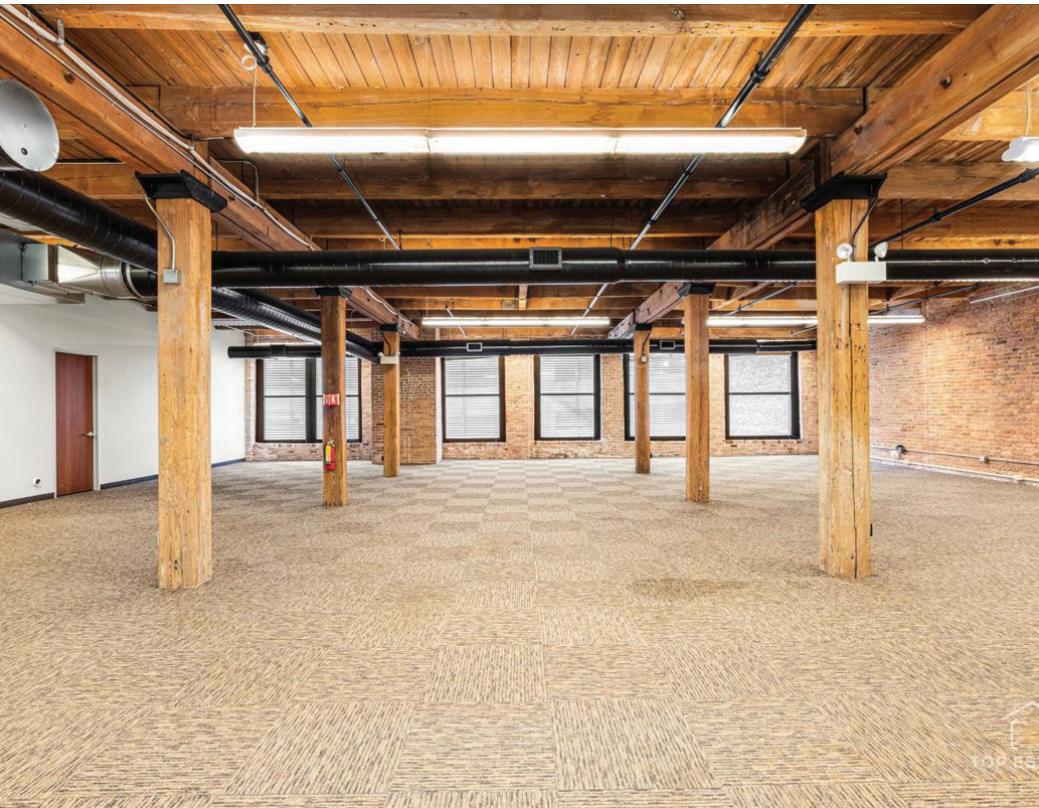
SIZE
8,729 SF

BUILDING
5 FLOORS + BASEMENT
LEVEL 51,000 SF

CONDO ASSESSMENT
\$4,634/ MO.

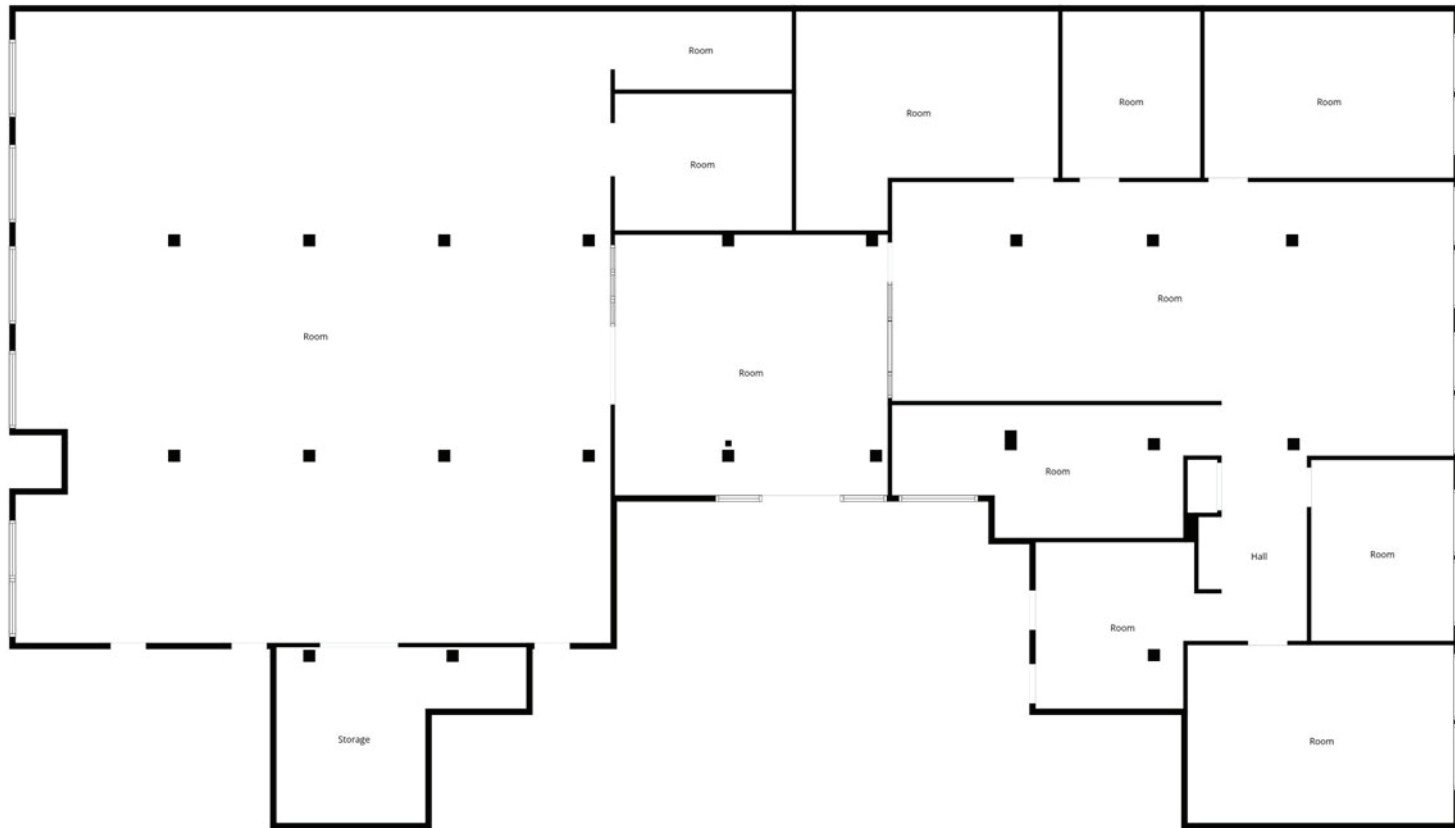
REAL ESTATE TAXES
PIN: 17-16-111-028-1019 &
1020
2024 TAXES PAID IN
2025: \$69,705.74





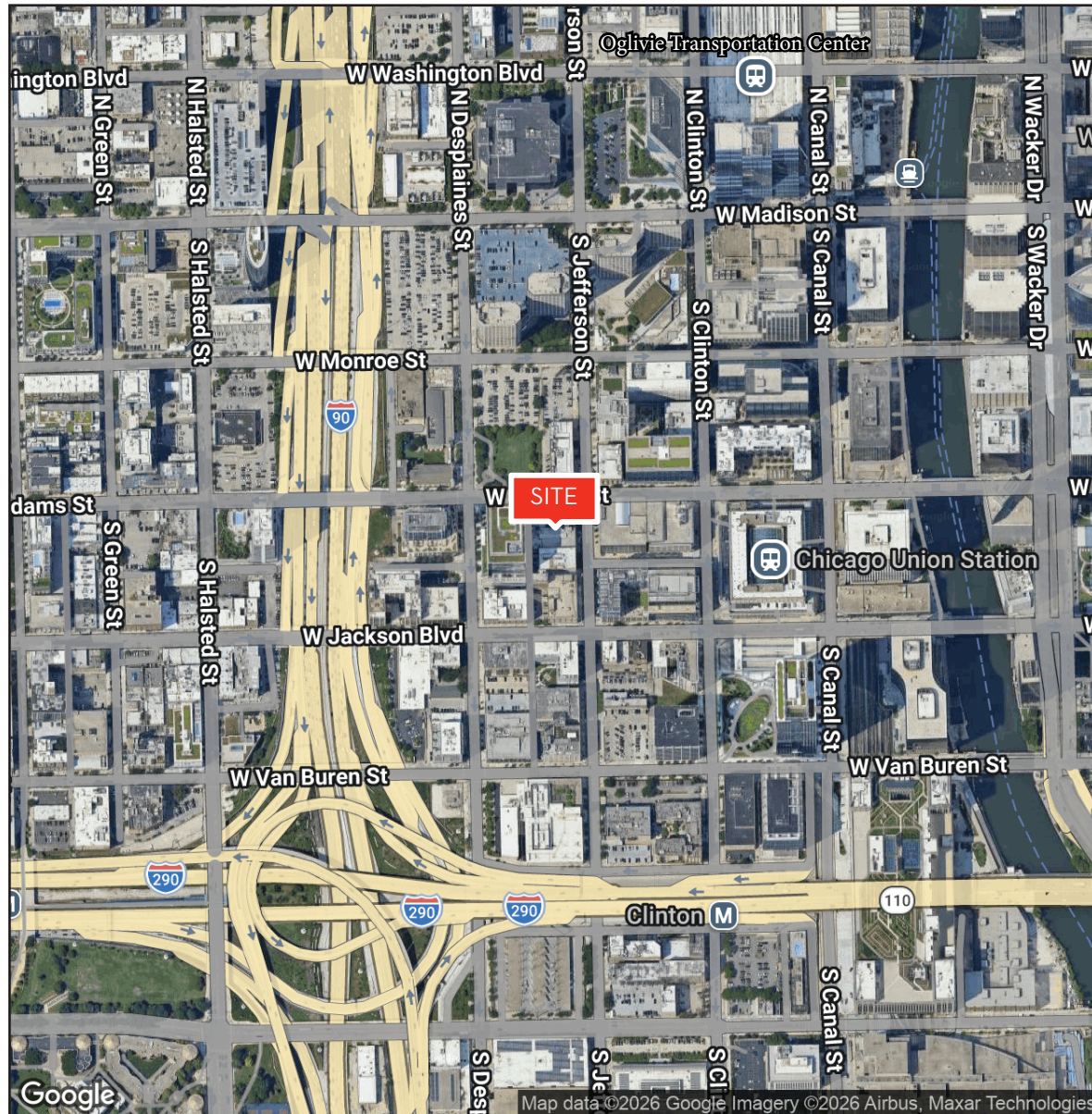


FLOOR PLAN



Sizes And Dimensions Are Approximate, Actual May Vary.

AERIAL MAP



BUSINESS SUMMARY REPORT

Business Summary Report (NAICS)

216 S Jefferson St, Chicago, Illinois, 60661



Rings: 0.5, 1, 1.5 mile radii

Data for all businesses in area	0.5 miles	1 mile	1.5 miles
Total Businesses	5,263	17,703	25,630
Total Employees	151,158	406,495	550,251
Total Population	16,779	76,233	164,673
Employee/Population Ratio (per 100)	900.9	533.2	334.1

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	5	0.1%	48	0.0%	15	0.1%	169	0.0%	27	0.1%	621	0.1%
Mining (21)	1	0.0%	44	0.0%	7	0.0%	205	0.1%	11	0.0%	424	0.1%
Utilities (22)	6	0.1%	1,174	0.8%	17	0.1%	6,394	1.6%	25	0.1%	7,497	1.4%
Construction (23)	131	2.5%	3,787	2.5%	393	2.2%	11,799	2.9%	615	2.4%	15,580	2.8%
Building Construction	56	1.1%	2,070	1.4%	168	0.9%	5,045	1.2%	264	1.0%	6,989	1.3%
Heavy/Civil Eng Construction	27	0.5%	1,075	0.7%	72	0.4%	4,586	1.1%	107	0.4%	5,395	1.0%
Specialty Trade Contractor	47	0.9%	642	0.4%	153	0.9%	2,167	0.5%	244	0.9%	3,196	0.6%
Manufacturing (31-33)	125	2.4%	8,561	5.7%	470	2.6%	18,538	4.6%	646	2.5%	21,247	3.9%
Wholesale Trade (42)	70	1.3%	1,680	1.1%	284	1.6%	4,815	1.2%	422	1.6%	6,236	1.1%
Durable Goods	48	0.9%	1,235	0.8%	212	1.2%	3,070	0.8%	308	1.2%	4,198	0.8%
Nondurable Goods	19	0.4%	304	0.2%	61	0.3%	1,073	0.3%	98	0.4%	1,349	0.3%
Trade Broker	3	0.1%	140	0.1%	11	0.1%	672	0.2%	16	0.1%	690	0.1%

ABOUT YOUR TEAM



MKISHTOW@JAMESON.COM
312.867.2265

■ MARK KISHTOW

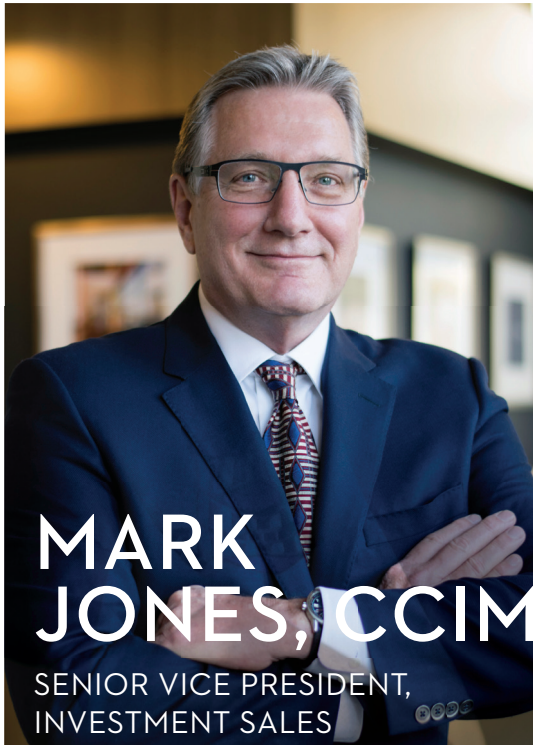
Mark Kishtow specializes in the sale of multifamily and retail investment properties in his position as a Senior Vice President of investment sales with Jameson Commercial Real Estate.

Prior to joining Jameson, Mark followed his entrepreneurial instincts after college owning and operating multiple businesses in the City of Chicago and was the Operating Managing Partner for a portfolio of Investment Properties in the Chicago land area. Mark has found the experience he gained as an owner provides him with a unique insight and expertise that only he can deliver to his clients.

Over the past ten years in the commercial real estate industry, Mark has personally transacted or advised on aggregate sales exceeding \$250 Million, this includes over 500 multifamily units and a variety of retail properties anchored by national tenants including Bank of America, Chase Bank, Starbucks, AutoZone and 7/11. His area of concentration has been Urban Chicago and the near surrounding suburbs.

Mark studied Architecture and Interior Design at Chicago's Illinois Institute of Art and he is currently enrolled to earn the Certified Commercial Investment Member (CCIM) designation. Mark is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.

Mark was awarded Jameson's Top Commercial Producer honor for the years of 2008, 2010, 2012, 2013, 2014, 2015, 2017, 2020, and 2021. Recognized by the Chicago Commercial Forum as one of its Top Producing Agents in Chicago and nominated by Crain's Chicago Business in 2017 as one of its Most Influential Commercial Real Estate Brokers in Chicago.



MJONES@JAMESON.COM
312.335.3229

■ MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



■ MARK RAFFAELLI

As a lifetime resident of Chicago with two decades of experience in residential real estate, Mark's industry expertise and insider knowledge of the various neighborhoods of the city and surrounding suburbs has far surpassed the conventional boundaries of many brokers today. Mark has an extensive background in condos, single-family homes, and multi-unit investments! Mark is more than happy to assist clients in all price ranges, from first-time buyers to sellers of luxury properties. Mark offers unmatched concierge service and round the-clock guidance to help you navigate what is often the most important financial decision of your life. Mark has amassed over \$61 million in significant home sales within the past 3 years using his proven, in-depth knowledge.

MRAFFAELLI@JAMESONSIR.COM
312.371.4812



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

JAMESONCOMMERCIAL.COM