

INVESTMENT OPPORTUNITY

PRIME MULTI-USE COMMERCIAL CONDO PORTFOLIO AVAILABLE FOR SALE

JAMESON.

OFFERING
MEMORANDUM

655 W IRVING PARK ROAD, CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

MARIA MCKINSEY

COMMERCIAL BROKER
maria@chicagobroker.com
773.799.0007

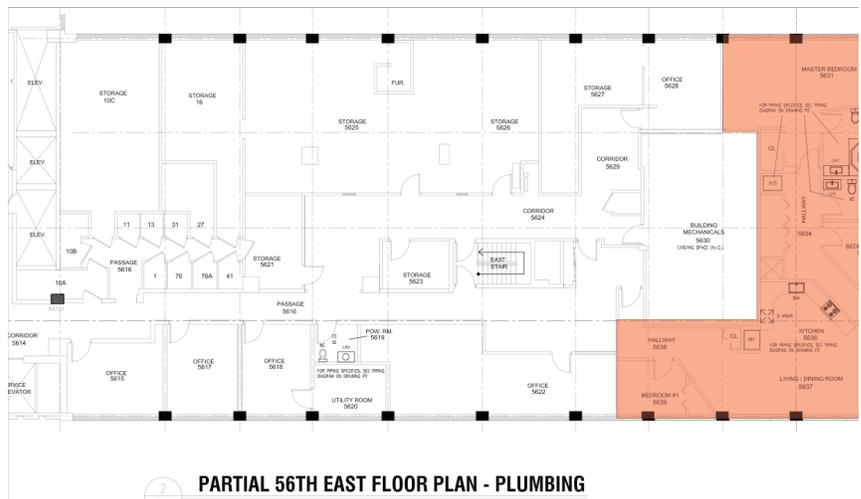
SMALL & LARGE PENTHOUSE (56TH FLOOR)

TWO DEVELOPER-READY PENTHOUSES WITH EXPANSIVE POTENTIAL

Two unfinished penthouse units, measuring approximately 1,500 and 3,500 square feet respectively, offer a rare opportunity to create stunning top-floor residences with sweeping views. These raw spaces present a blank slate for developers or investor-owners seeking to craft one-of-a-kind luxury homes in the sky. Whether used as private residences, income-producing rentals, or hybrid live/work lofts, the penthouses unlock immense potential. A buyer with vision could even choose to occupy one unit and offset carrying costs by monetizing the rest of the offering—a lifestyle + investment combo that's hard to find.

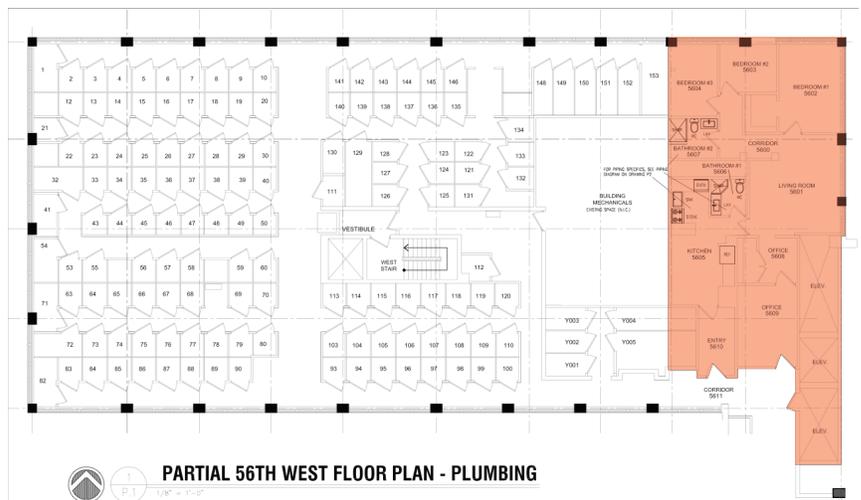
56th Floor - Large Penthouse #1

- Approx. 3,500 sq ft, partially finished; sweeping panoramic views (north, south, east).
- Note: Residential penthouses accessible by service elevator. Elevator lobby exists but access from main bank on 56th floor is unfinished.
- Offered at: \$1,500,000



56th Floor - Small Penthouse #2

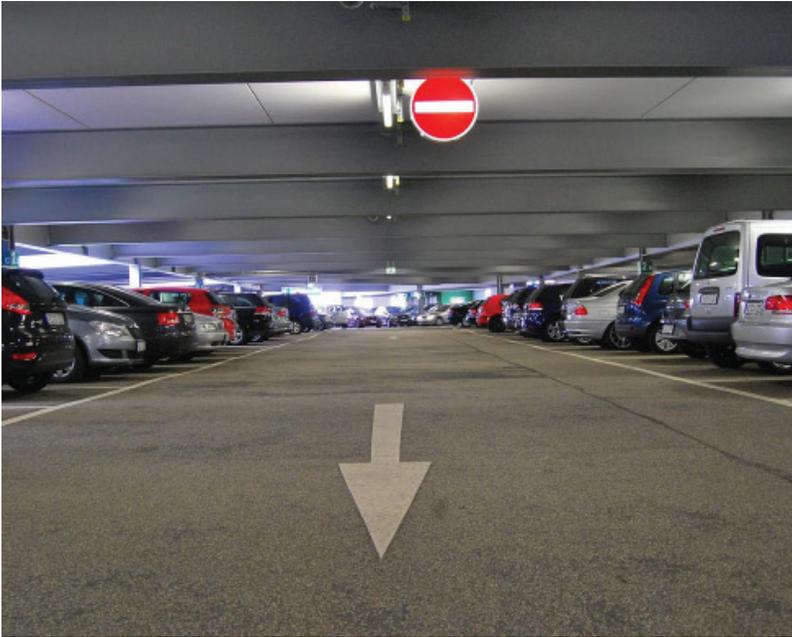
- Approx. 1,500 sq ft, partially finished; tremendous lake and northern views.
- Note: Residential penthouses accessible by service elevator. Elevator lobby exists but access from main bank on 56th floor is unfinished.
- Offered at: \$1,000,000



All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

GARAGE PARKING

TWO DEEDED PARKING SPACES IN ON-SITE GARAGE

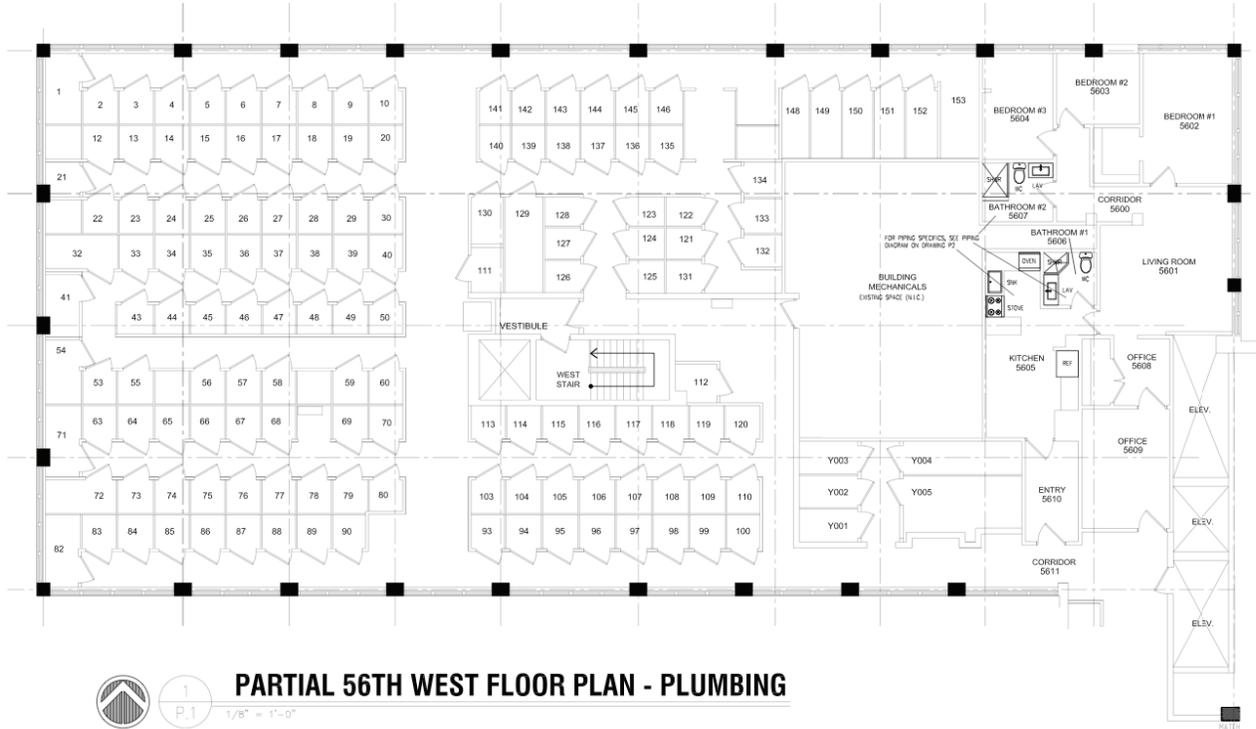


- Located in the building's garage for added convenience.

Included in the offering are two premium deeded parking spaces within the building's secure, heated garage—a highly valuable amenity in Lakeview. With tight parking in the neighborhood and strong demand from residents and tenants, these spaces offer daily convenience or could be monetized for additional income. Whether kept for personal use or rented out, these deeded spots add tangible value and flexibility to the portfolio.

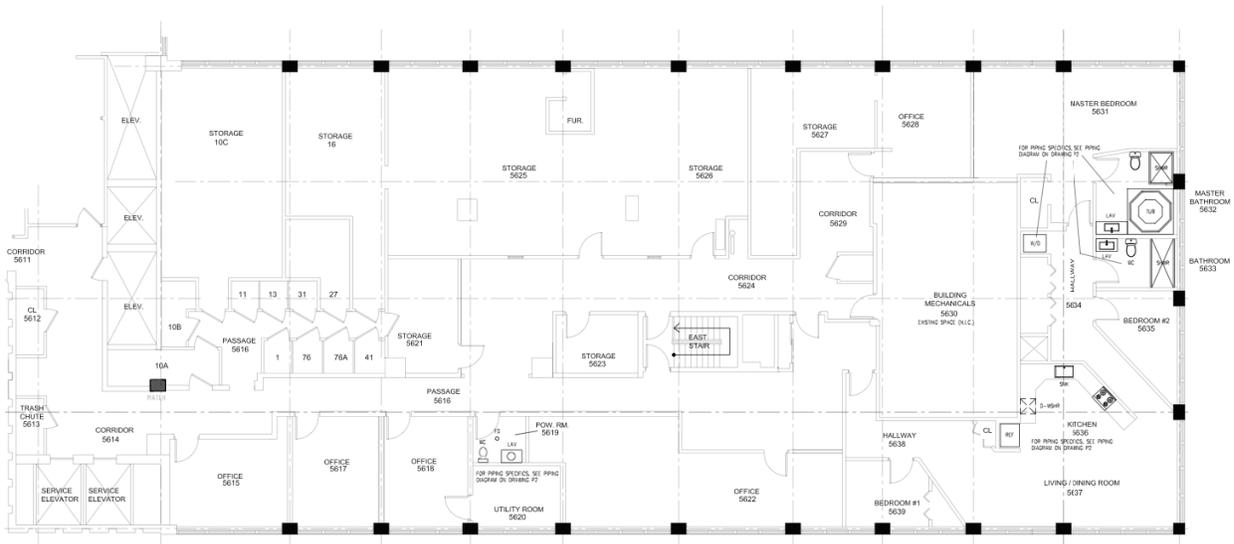
All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

56TH FLOOR PLAN



PARTIAL 56TH WEST FLOOR PLAN - PLUMBING

1/8" = 1'-0"



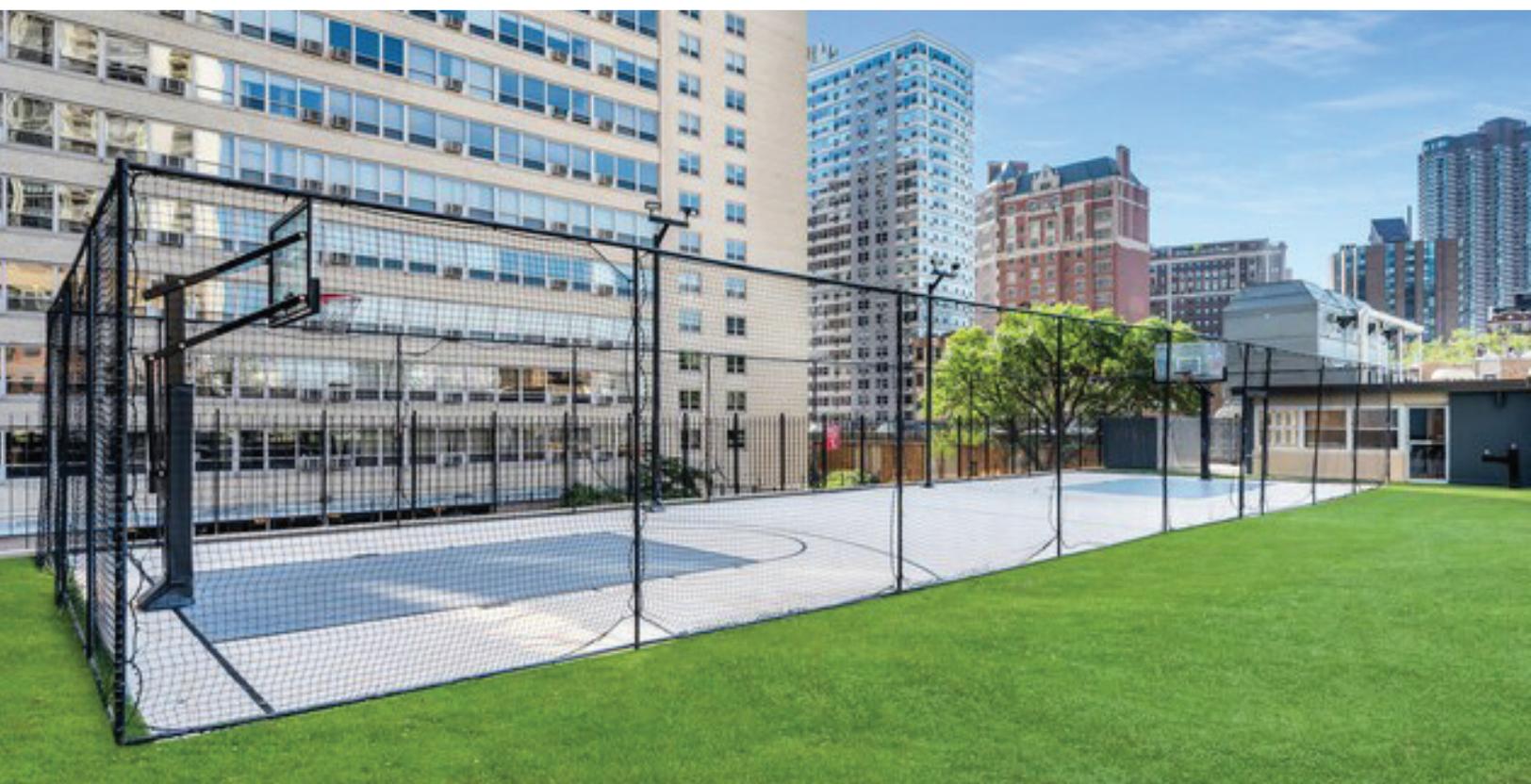
PARTIAL 56TH EAST FLOOR PLAN - PLUMBING

1/8" = 1'-0"

PROPERTY PHOTOS



AMENITY PHOTOS



AMENITY PHOTOS



PENTHOUSE 1 PHOTOS



PENTHOUSE 1 PHOTOS



ABOUT YOUR BROKERS



STEVE@CHICAGOBROKER.COM
+1 312 840 9002

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.



MARIA@CHICAGOBROKER.COM
+1 773.799.0007

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



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL
JAMESONCOMMERCIAL.COM