



JAMESON.

OFFERING
MEMORANDUM

730 N MILWAUKEE AVE & 1040 W HURON ST

CHICAGO, IL 60642

BRENT BURDEN, CCIM

SENIOR VICE PRESIDENT

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EXECUTIVE SUMMARY

Jameson Commercial Real Estate is pleased to exclusively market for lease three (3) beautifully appointed Suites in the heart of Chicago's vibrant River West neighborhood. This truly unique property combines a modern high-rise apartment building (Avenir - 730 N. Milwaukee Ave.) with a classic brick-and-timber loft building (The Lofts at Avenir - 1040 W. Huron St.), offering the best of both worlds. Tenants enjoy Class A amenities, including conference rooms, a tenant lounge and patio, a café, and a swimming pool area with fantastic views. Location, location, location: easy access off the Kennedy Expressway, multiple CTA bus lines and a block to the CTA Blue line subway.



AVAILABLE STE 500: 730 N. MILWAUKEE AVE (Avenir)

- Space Size: 684 RSF
- Two (2) private offices
- Open area for conference table or workstations
- Glass office fronts, natural light, views
- Asking Rent: \$40/SF/Gross

AVAILABLE STE 2E & 3E: 1040 W. HURON ST. (The Lofts at Avenir)

- Space Size: 5,616-11,232 SF on two floors
- Eight (8) private offices
- Large conference room, collaboration area, workstation area, reception, and a cafe style kitchen.
- Brilliantly finished
- Real Estate Taxes & CAM: \$7.87/SF
- Asking Rent: \$32/SF/Net



PROPERTY HIGHLIGHTS



PARKING

GARAGE AND STREET

AMENITIES

CONFERENCE ROOM, TENANT LOUNGE OVERLOOKING
OUTDOOR PATIO WITH SWIMMING POOL VIEWS, FITNESS
CENTER, GRILL STATIONS, HOT TUBS

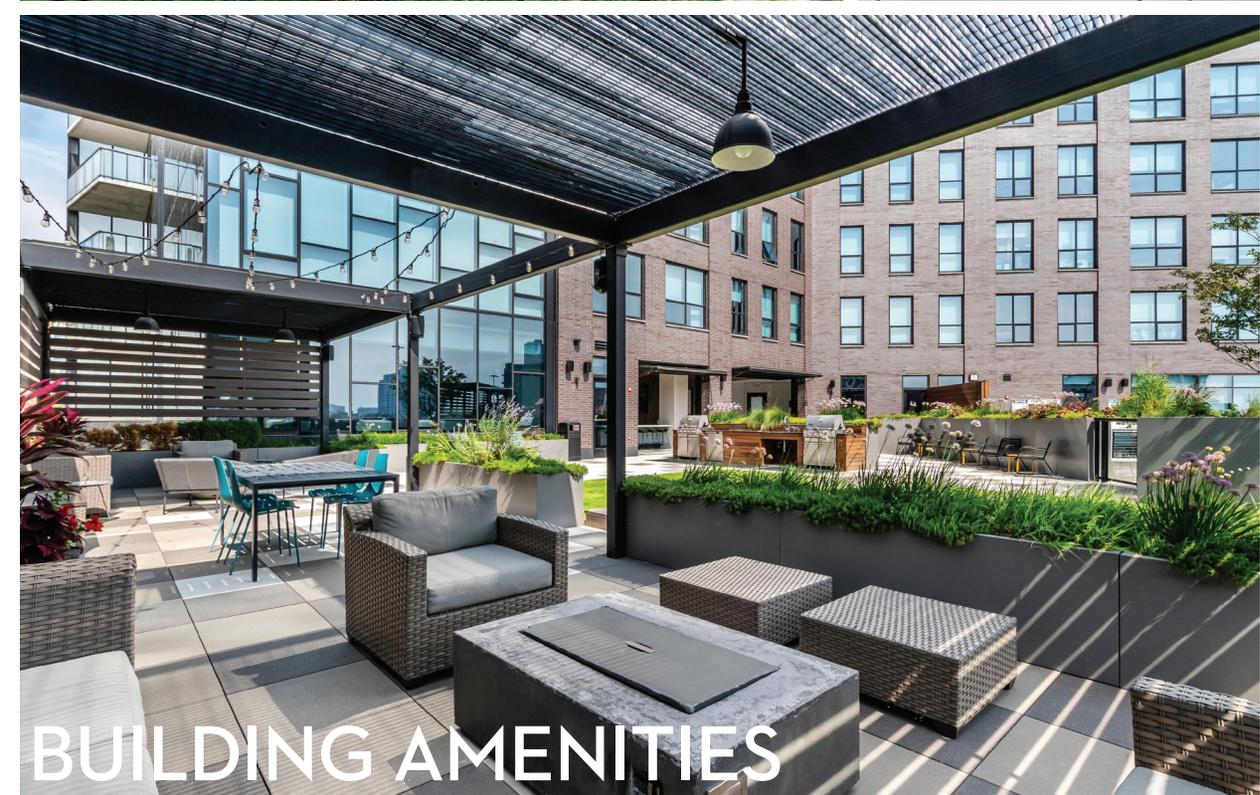
SUITE FINISHES

TOP NOTCH FINISHES THROUGHOUT

MODERN ELEVATORS

SECURE ACCESS

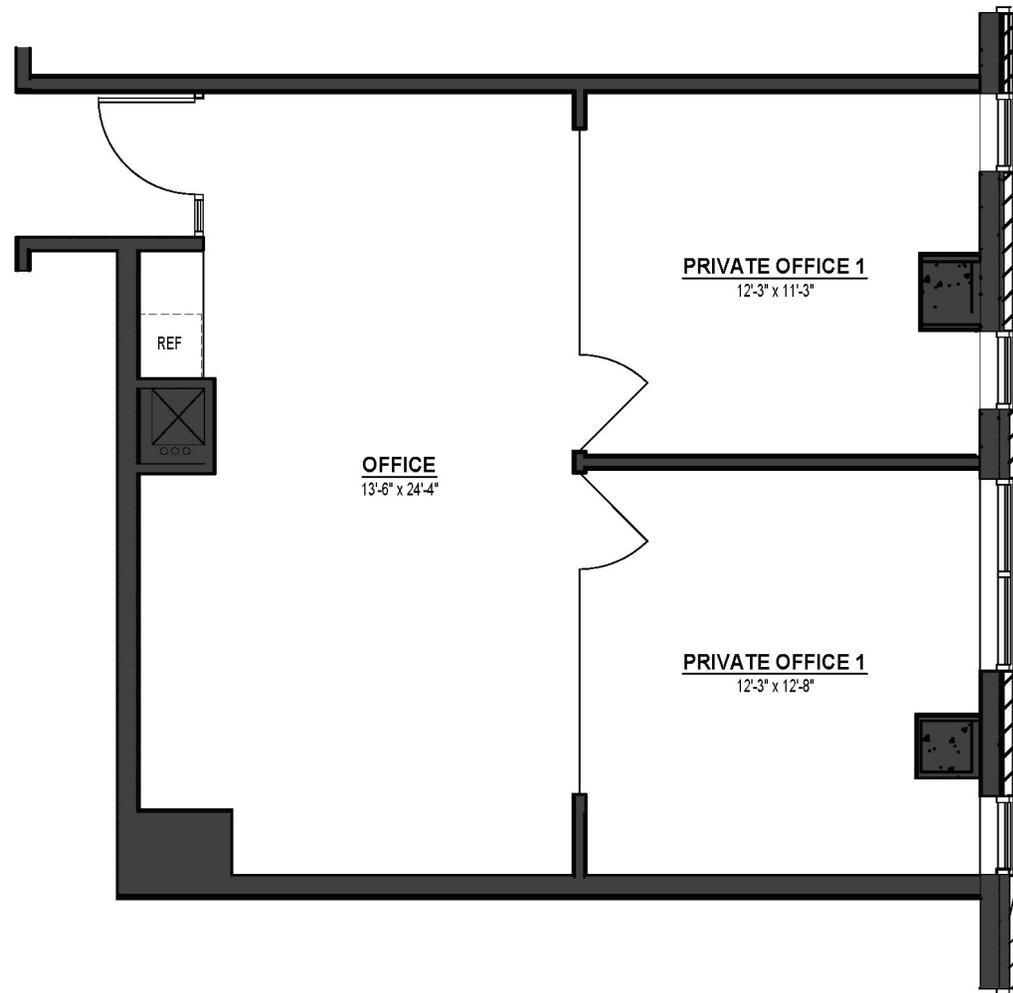
NATURAL LIGHT

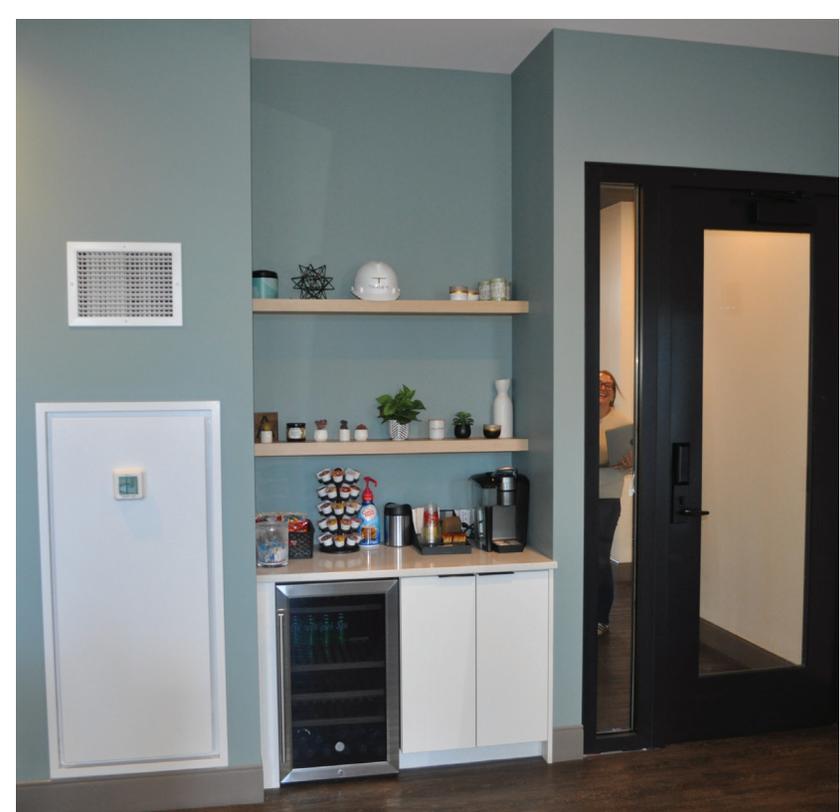


BUILDING AMENITIES

AVENIR

5TH FLOOR STE 500 FLOOR PLAN- 684 RSF

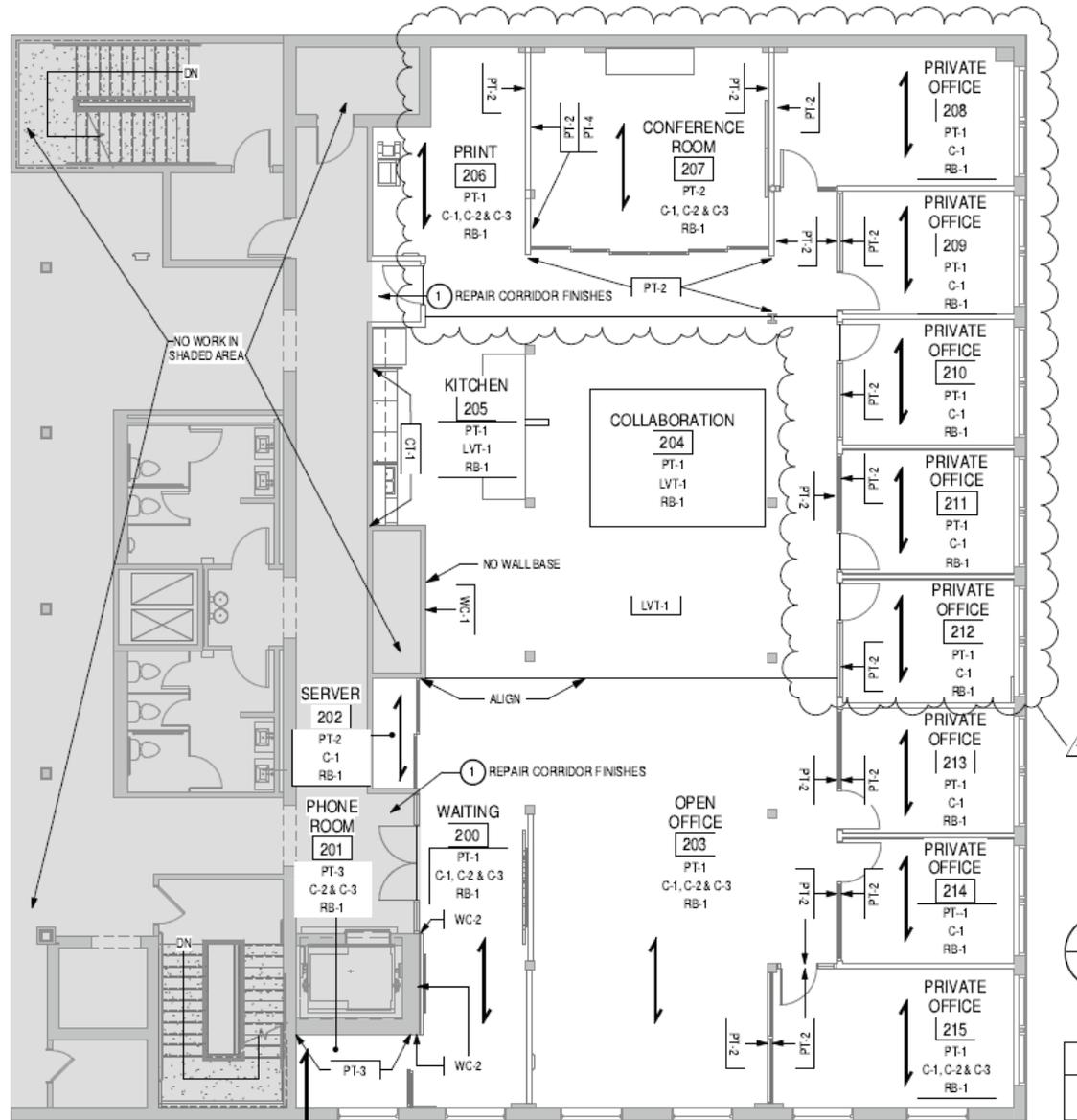


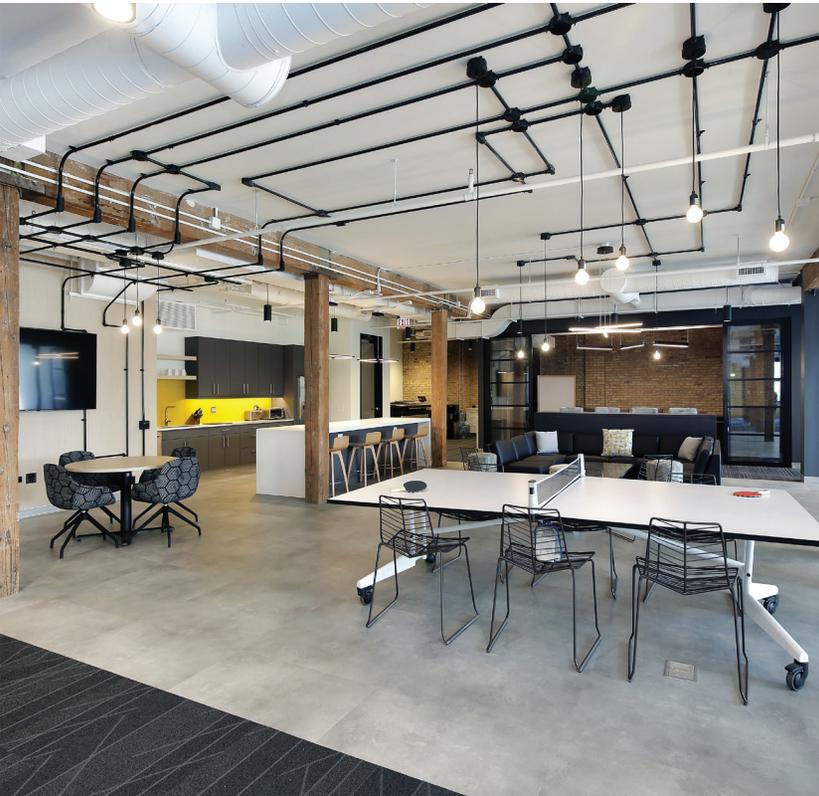


730 N. MILWAUKEE AVE. STE 500

THE LOFTS AT AVENIR

2ND FLOOR STE 3E FLOOR PLAN 5,616 RSF



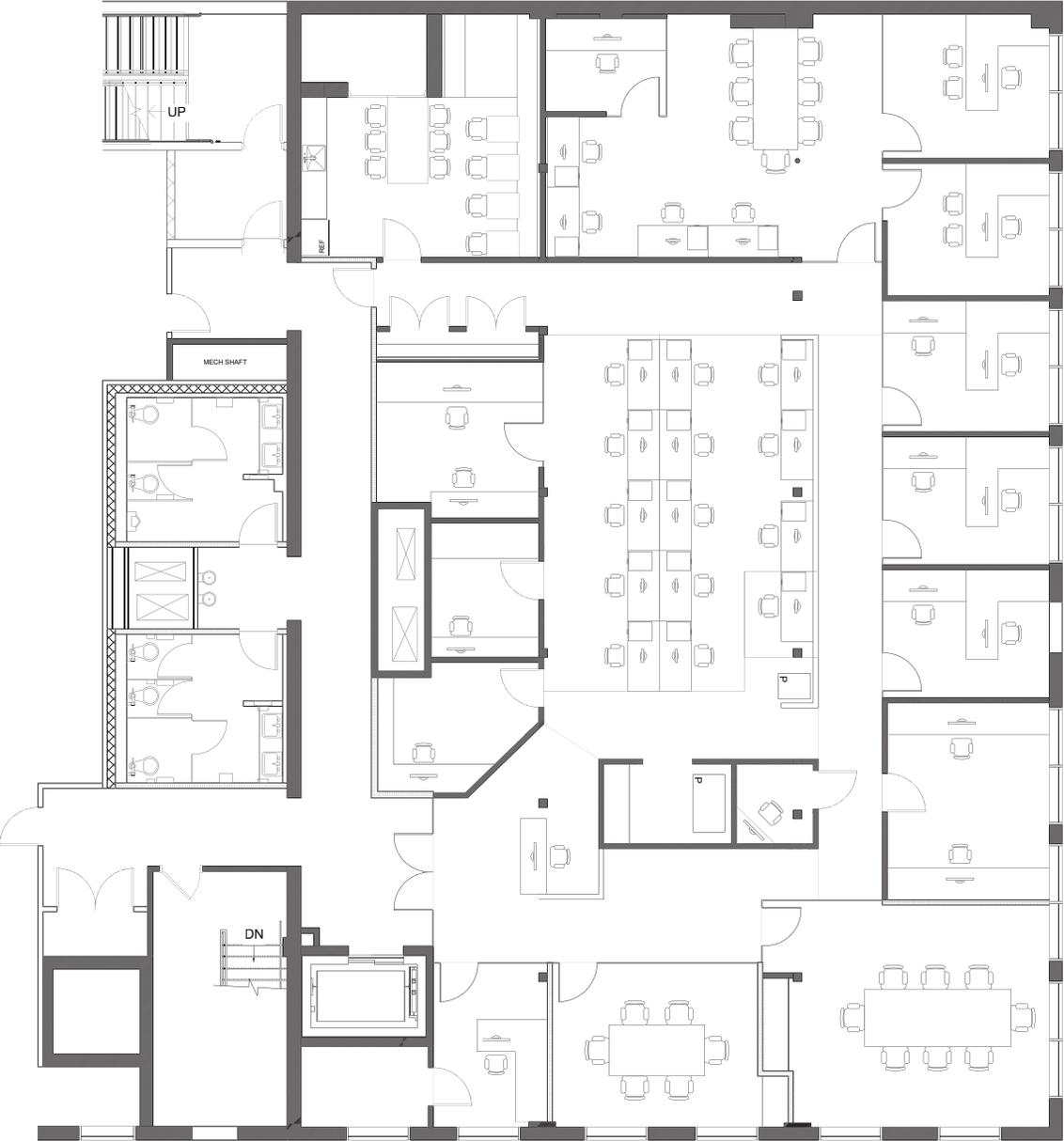


1040 W. HURON ST. STE 2E



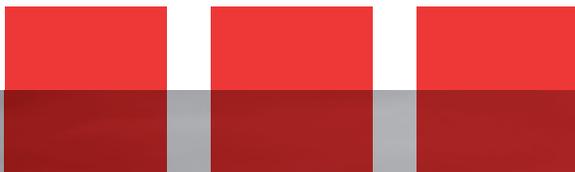
THE LOFTS AT AVENIR

STE 3E FLOOR PLAN 5,616 RSF



LOCATION OVERVIEW

ZIP: 60642
SUB-MARKET: RIVER WEST
SUB-MARKET CLUSTER: NORTH CHICAGO
LOCATION TYPE: URBAN
MARKET: CHICAGO
COUNTY: COOK
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES



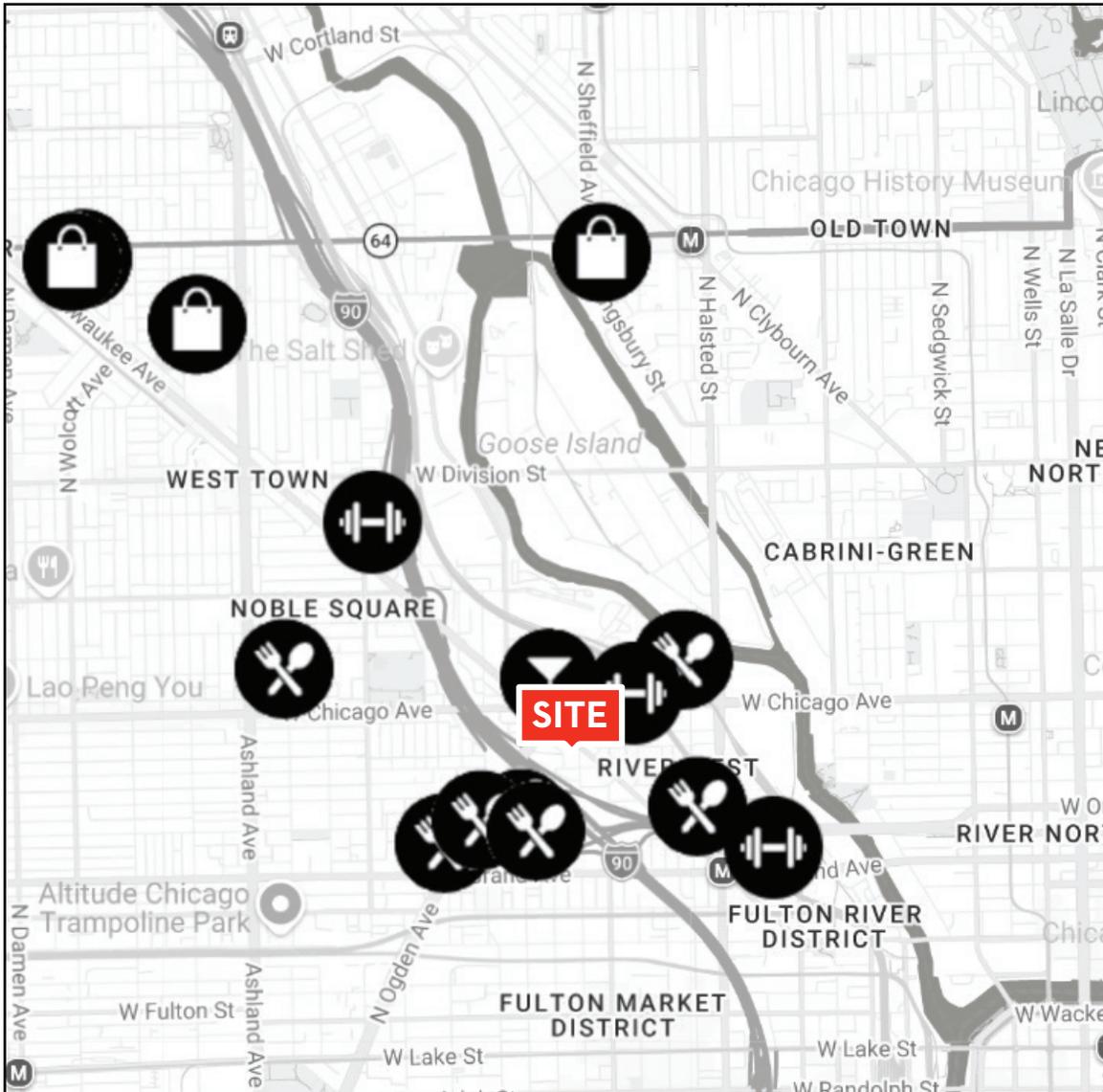
TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Chicago Station (Blue Line)	3 min	3 min	0.1 mi
Grand Ave Station (Blue Line)	7 min	6 min	0.3 mi
Division Station (Blue Line)	10 min	15 min	0.9 mi

COMMUTER RAIL	DRIVE	DISTANCE
Chicago Ogilvie Transportation Center (Union Pacific North, Northwest Lines)	8 min	2.5 mi
Clybourn Station Commuter Rail (Union Pacific North, Northwest Lines)	10 min	3.5 mi

AIRPORT	DRIVE	DISTANCE
Chicago O’Hare International Airport	25 min	17.0 mi
Chicago Midway International Airport	25 min	15.0 mi

POINTS OF INTEREST



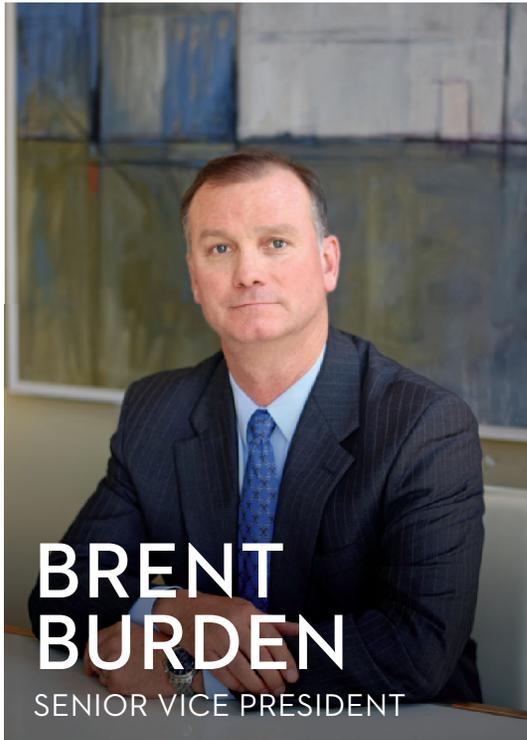
- RESTAURANTS**
 - DIEGO CHICAGO RESTAURANT
 - PROVARE
 - MISTER TIGER
 - ELINA'S
 - STAX CAFE
 - EGGHOLIC
 - BOCADILLO MARKET

- BARS**
 - THE SILVER PALM

- SHOPPING**
 - RAGSTOCK
 - FREE PEOPLE
 - WHOLE FOODS MARKET
 - JEWEL-OSCO

- FITNESS**
 - ORANGE THEORY FITNESS
 - RIVER WEST FITNESS
 - WEAR | HAUS FITNESS

ABOUT YOUR AGENT



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■ BRENT BURDEN, CCIM

Brent is a licensed real estate broker in Illinois, and has represented both Tenants & Landlords in leasing, as well as investors in acquisitions, and owners in dispositions of over 1.5 million square feet of commercial space. Specializing in Leasing and Investment Sales, Brent has successfully negotiated leases for numerous law, marketing, media, and financial services firms, as well as Not-For-Profit Tenants. Brent has extensive experience in acquisitions and dispositions of commercial property, and has represented both investors and sellers of office, retail, multi-family, and warehouse properties.

Brent's professional history includes:

- Master of Business Administration- Loyola University of Chicago
- Bachelor of Science- Finance- Colorado State University
- Certified Commercial Investment Manager (CCIM)- Designated 2012. CCIM Designees are recognized as leading experts in commercial real estate investment, and undergo a rigorous educational program, and are required to submit qualification portfolio of experience in order to receive the designation.



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