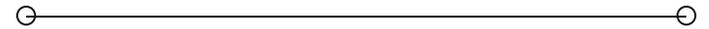


FOR LEASE

South Loop Retail Spaces on Michigan Ave

910 S. MICHIGAN AVE.

Chicago, IL 60605



PRESENTED BY:

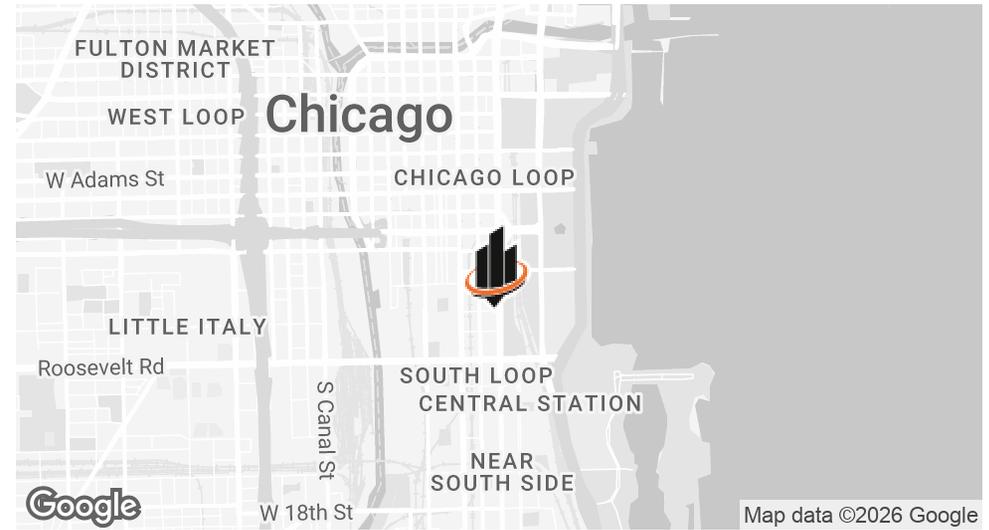
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OFFERING SUMMARY



LEASE RATE	\$27 & 32 SF/YR GROSS
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OFFERING SUMMARY

AVAILABLE SF:	1,450 - 2,700 SF
YEAR BUILT:	1911
ZONING:	DX-16
MARKET:	Chicago
SUBMARKET:	South Loop

PROPERTY OVERVIEW

Two ready to go retail/commercial spaces in Chicago's South Loop at the corner of Michigan Ave & 9th St at the base of a 20-story, 262-unit luxury residential condominium building. Directly across the street from Grant Park, these second-generation spaces are fully equipped with two ADA compliant bathrooms, lighting, electrical & HVAC distribution. The larger 2700 SF space has salon/spa infrastructure with over 50 ft of frontage on Michigan Ave and an enormous sidewalk area for outdoor seating for potential cafe uses. There is also an approx. 1450 SF space fronting 9th St that is mostly open space that would be perfect for service retail or office uses. Owned by the Michigan Ave Lofts Condo Association, tenants benefit from a low rent without any responsibility for real estate taxes or CAM. Listed at \$27 & \$32/sf Gross.

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PROPERTY HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- 2700 & 1,450 SF spaces at the corner of Michigan Ave & 9th St.
- 2nd generation spaces - ready for occupancy
- Across from Grant Park and one block from the Chicago Hilton
- Ground Floor of 262-Unit Condo Building & adjacent to the 900 unit 1000M luxury apartments
- Heavy Foot and Vehicular Traffic
- 2700 SF space has salon/spa infrastructure, over 50ft of frontage on Michigan Ave & large outdoor seating capability
- 1450 SF space would be great for service retail or office uses
- Low Gross Rent - no real estate tax or CAM responsibility

LOCATION DESCRIPTION



LOCATION DESCRIPTION

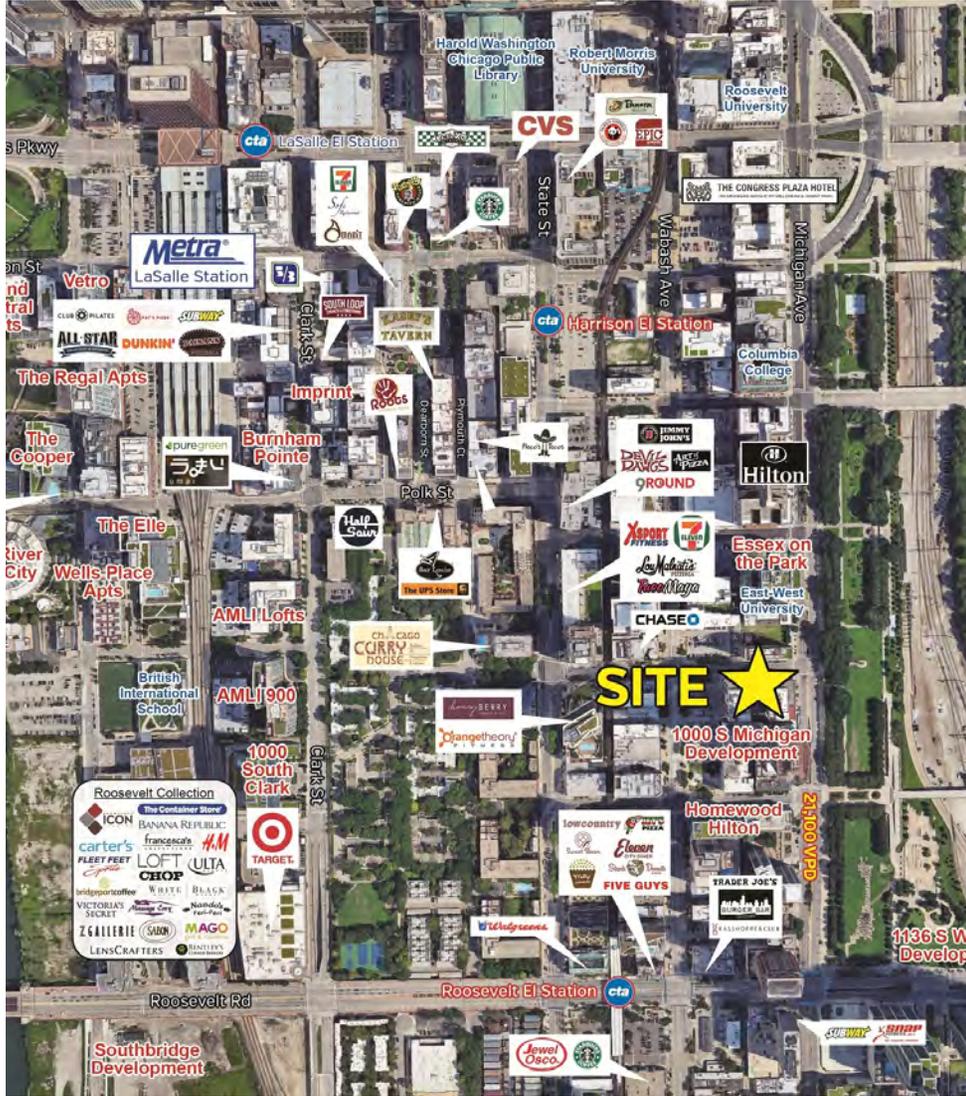
Chicago's South Loop neighborhood is one of the most popular and sought after areas of the city by both residents, retailers, and businesses. Located only a few blocks from the Loop CBD, and across from Grant Park, this bustling neighborhood has had tremendous residential, retail, and commercial development over the past decades and remains one of Chicago's most convenient, and high profile neighborhoods.

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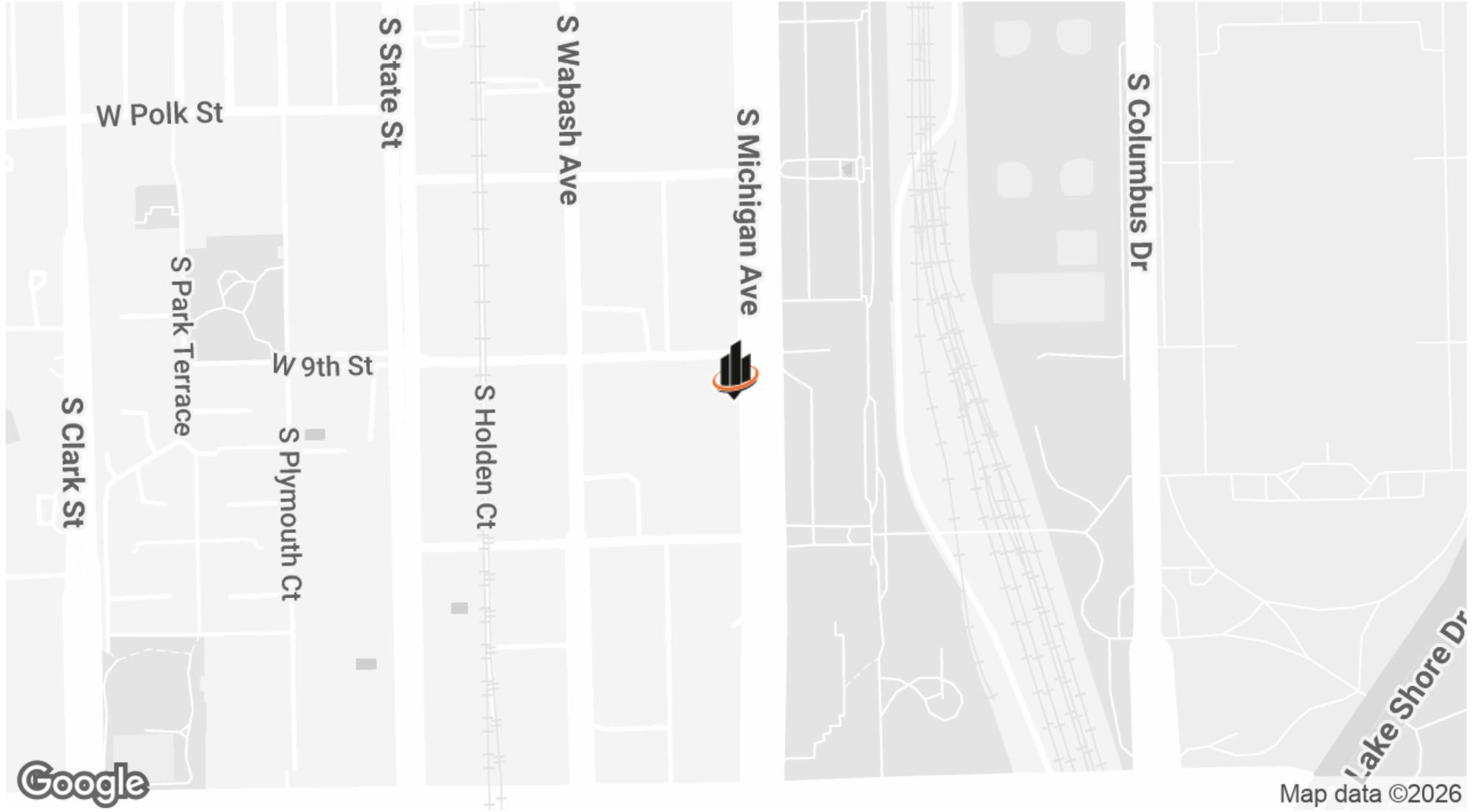
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AREA AERIAL AND RETAILER MAPS



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LOCATION MAP



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,450 - 2,700 SF	LEASE RATE:	\$27.00 - \$32.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

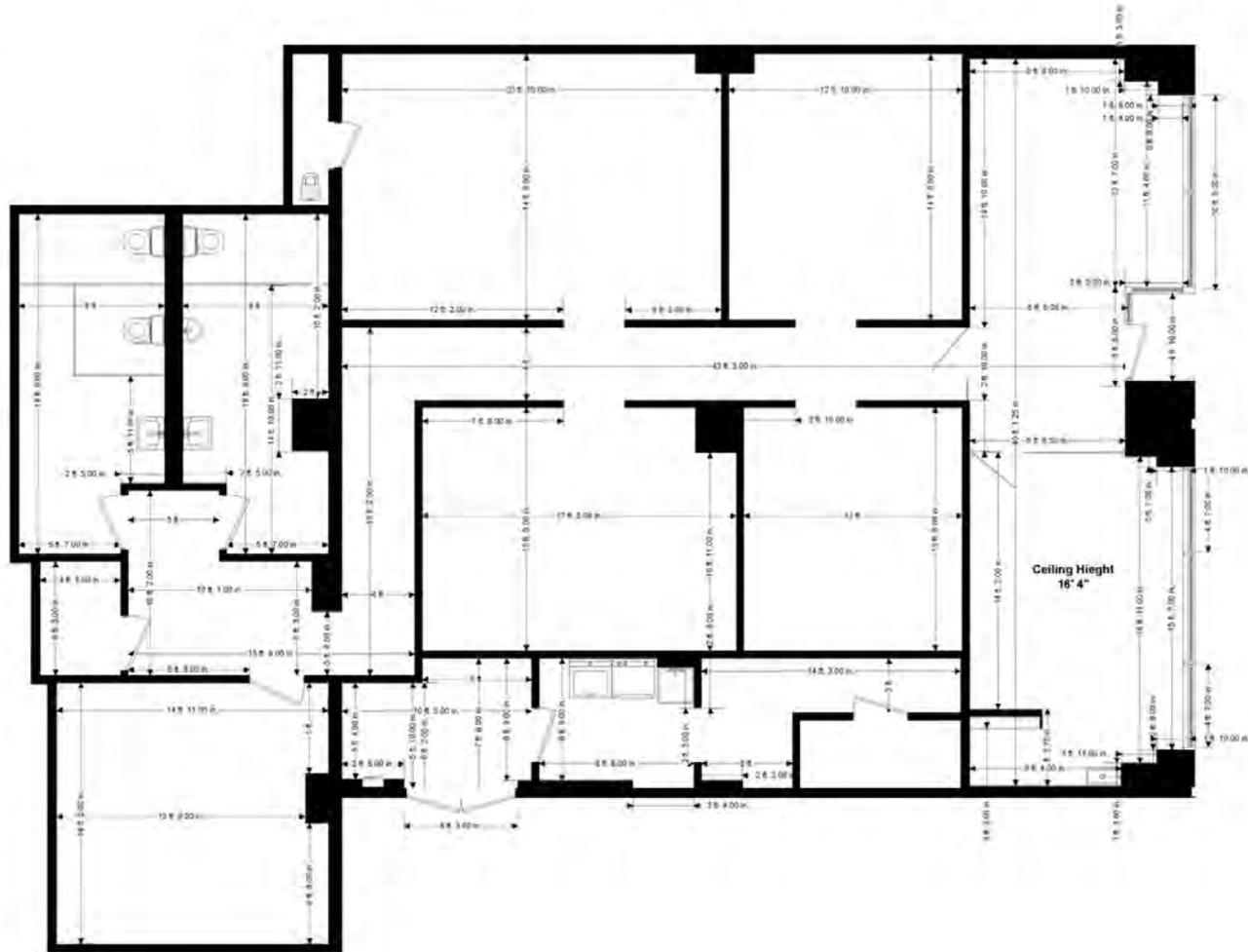
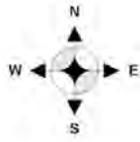
910 S. Michigan	Available	2,700 SF	Gross	\$32.00 SF/yr	2700 SF space with over 50ft of frontage on Michigan Ave Salon/Spa infrastructure includes HVAC, electrical, two ADA compliant bathrooms and substantial plumbing Large sidewalk area for sidewalk seating for cafe uses
910 S. Michigan	Available	1,450 SF	Gross	\$27.00 SF/yr	2nd Generation retail/office space. Corner of 9th St & Michigan Ave Two ADA compliant bathrooms, HVAC, lighting and electrical distribution

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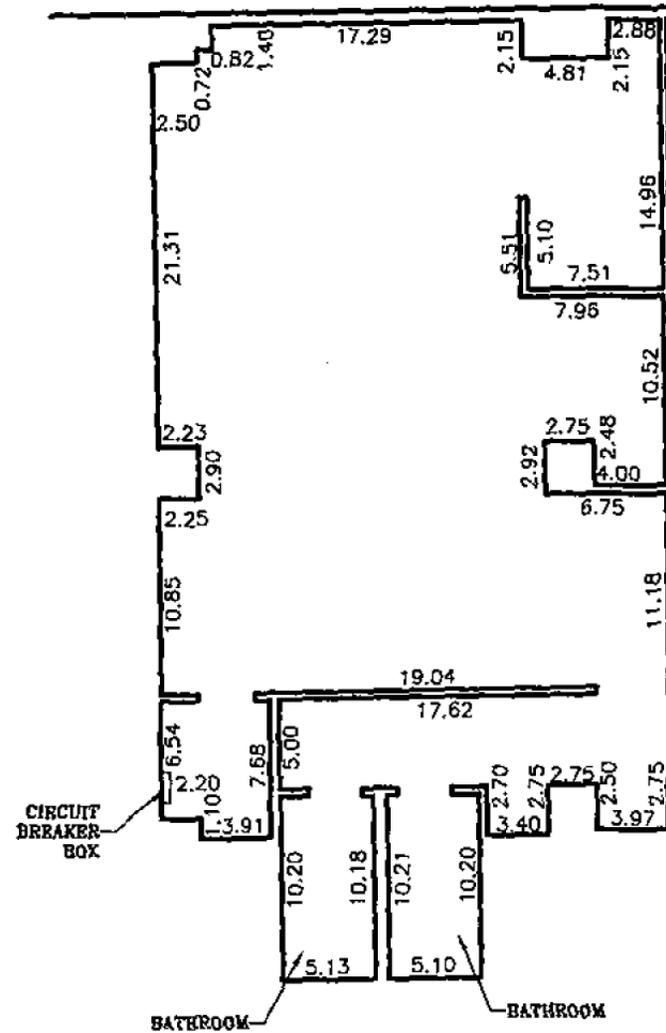
FLOOR PLAN - 2700 SF SPACE



South Michigan Avenue

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FLOOR PLANS - 1450 SF SPACE



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EXTERIOR PHOTOS



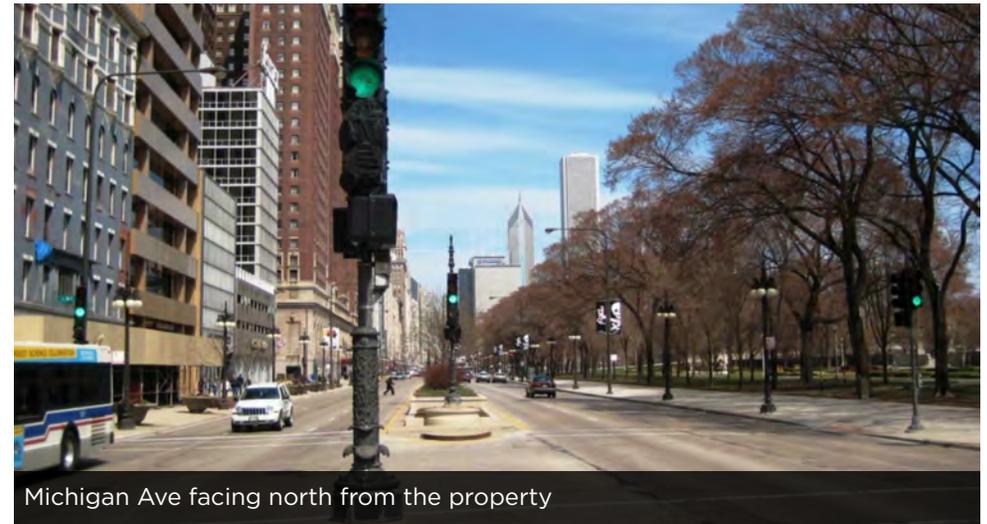
910 S. Michigan - 2700 SF space frontage north



910 S. Michigan - 2700 SF space frontage facing south



910 S. Michigan - 1450 SF storefront



Michigan Ave facing north from the property

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INTERIOR PHOTOS - 2700 SF SPACE



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INTERIOR PHOTOS - 1450 SF SPACE



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DEMOGRAPHICS MAP & REPORT

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	28,843	49,314	119,202
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	37	38	38

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	15,943	26,860	66,111
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$160,554	\$172,983	\$168,564
AVERAGE HOUSE VALUE	\$545,947	\$578,338	\$590,478



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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