



JAMESON.

LEASE
OPPORTUNITY

540 N. LAKE SHORE DR.

CHICAGO, IL

BRENT BURDEN, CCIM

SENIOR VICE PRESIDENT

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

We are excited to present an exceptional leasing opportunity for your business in the vibrant heart of Streeterville. This property offers a 3,800 square foot divisible storefront retail or office space, situated within a mixed-use building boasting a total of approximately 20,000 square feet on the first floor, complemented by 140 loft condominiums above.

The available space is a unique brick & timber loft featuring 12' ceilings and open workspaces, creating an authentic and inspiring atmosphere for your business operations. Enjoy storefront entrances with expansive display windows directly facing Ohio Street, providing prime visibility and foot traffic, especially with its strategic location across from Navy Pier.

Additionally, the property offers off-street parking, ensuring convenient access for both your customers and employees. Suite 102 on the first floor is specifically designed for office/retail use, and with 3,800 divisible square feet, it provides flexibility to tailor the space according to your business needs. As an added benefit, there is an option to lease an additional 5,500 square feet of lower-level storage space.

Leasing terms are competitive at \$22 per square foot per year, NNN (Triple Net). This is a fantastic opportunity to establish your business in a dynamic and central location within Streeterville.

GROUND FLOOR LEASE RATE: \$22.00/SF NNN

LOWER LEVEL LEASE RATE: \$16.00/SF GROSS

AVAILABLE SF: 3,800 DIVISIBLE SF

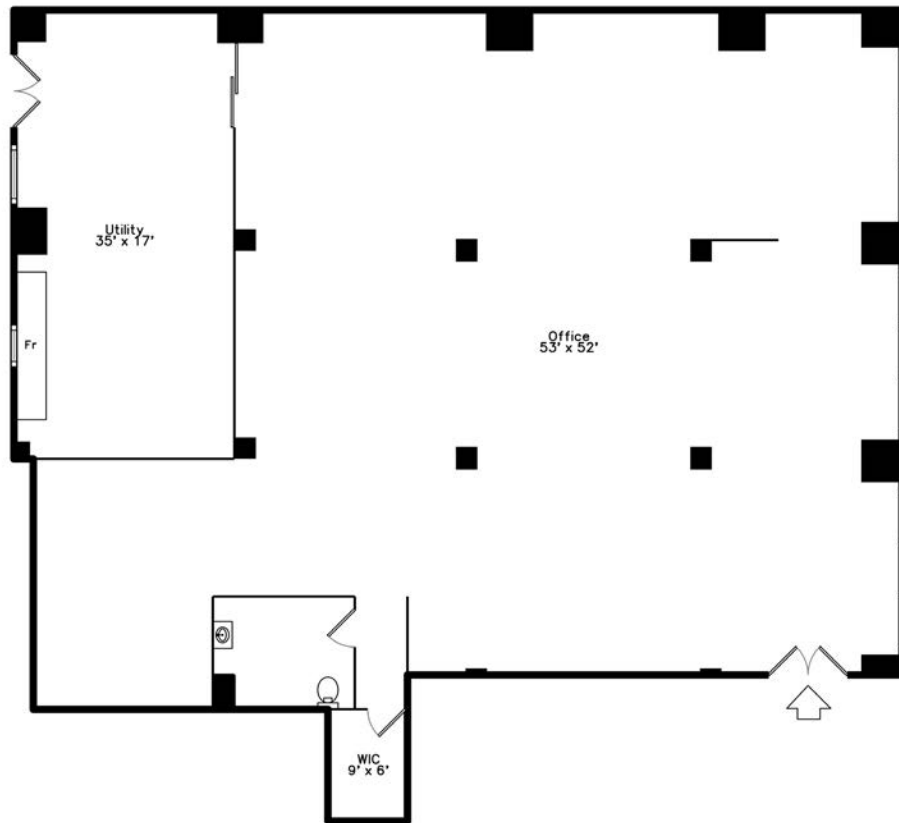
TOTAL BUILDING SF: 30,000 SF

CAM & TAXES: \$16.59/SF

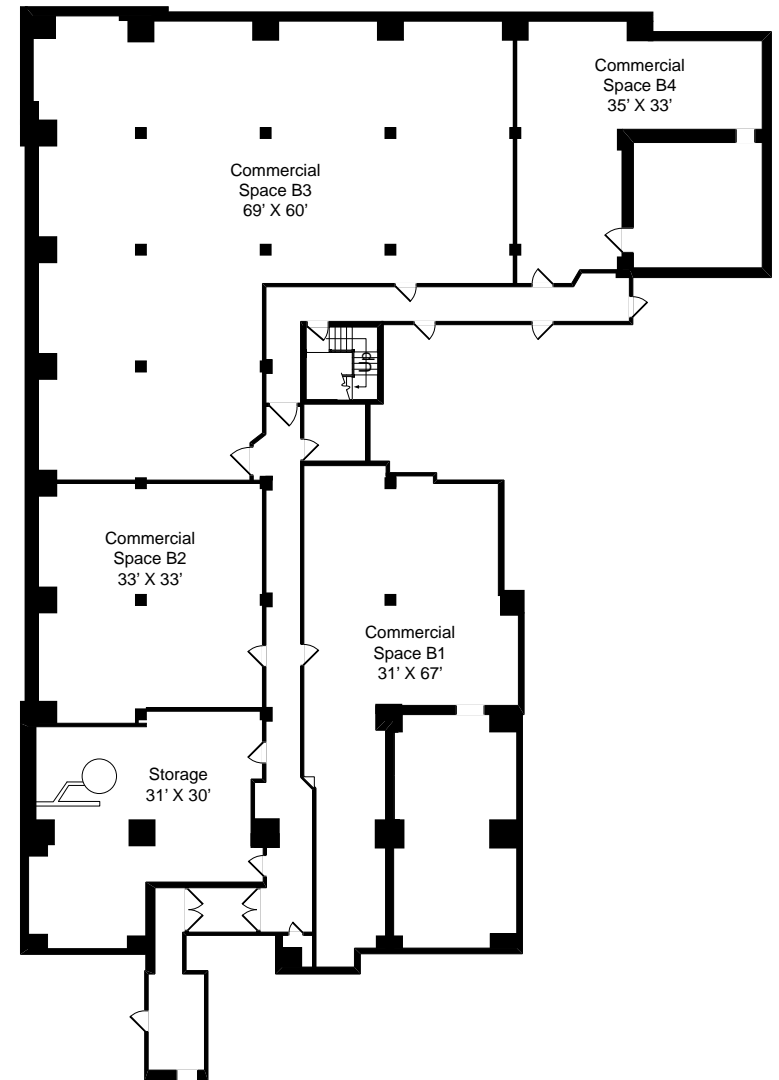


540 N. LAKE SHORE DRIVE, CHICAGO

AVAILABLE FLOOR PLANS



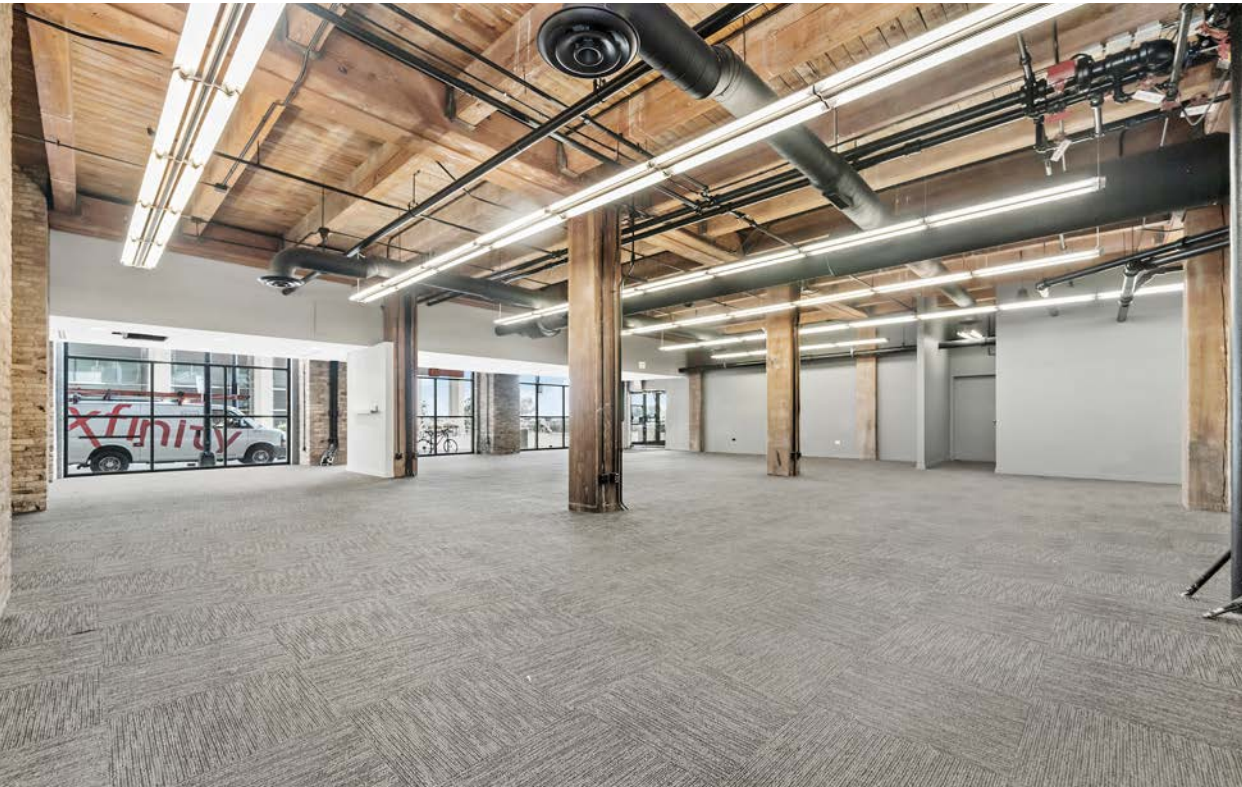
SUITE 102

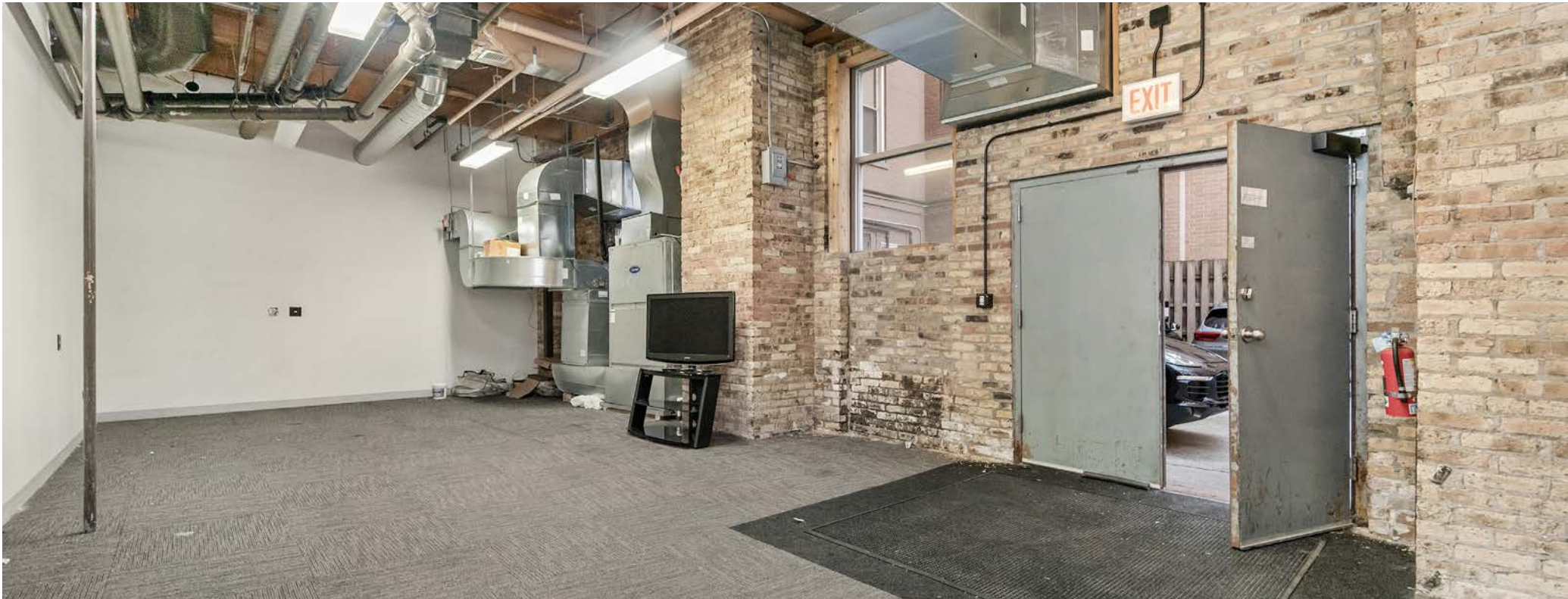


LOWER LEVEL

PROPERTY TENANTS

| TENANT | INDUSTRY | FLOOR | SF OCCUPIED |
|--|----------------------------------|-------------|-------------|
| CORT FURNITURE | RETAILER | FIRST | 6,442 |
| NEAR THE PIER DEVELOPMENT CENTER, INC. | HEALTHCARE AND SOCIAL ASSISTANCE | FIRST | 5,441 |
| BOBBY'S BIKE HIKE | RETAILER | FIRST | 3,200 |
| POPLASH | RETAIL/SERVICES | FIRST | 2,100 |
| STUDIO 300 | INFORMATION | LOWER LEVEL | 600 |









LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60611

SUB-MARKET: RIVER NORTH

SUB-MARKET CLUSTER: METRO CHICAGO

LOCATION TYPE: CBD

MARKET: CHICAGO

COUNTY: COOK

STATE: ILLINOIS

CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: CHICAGO, IL-IN

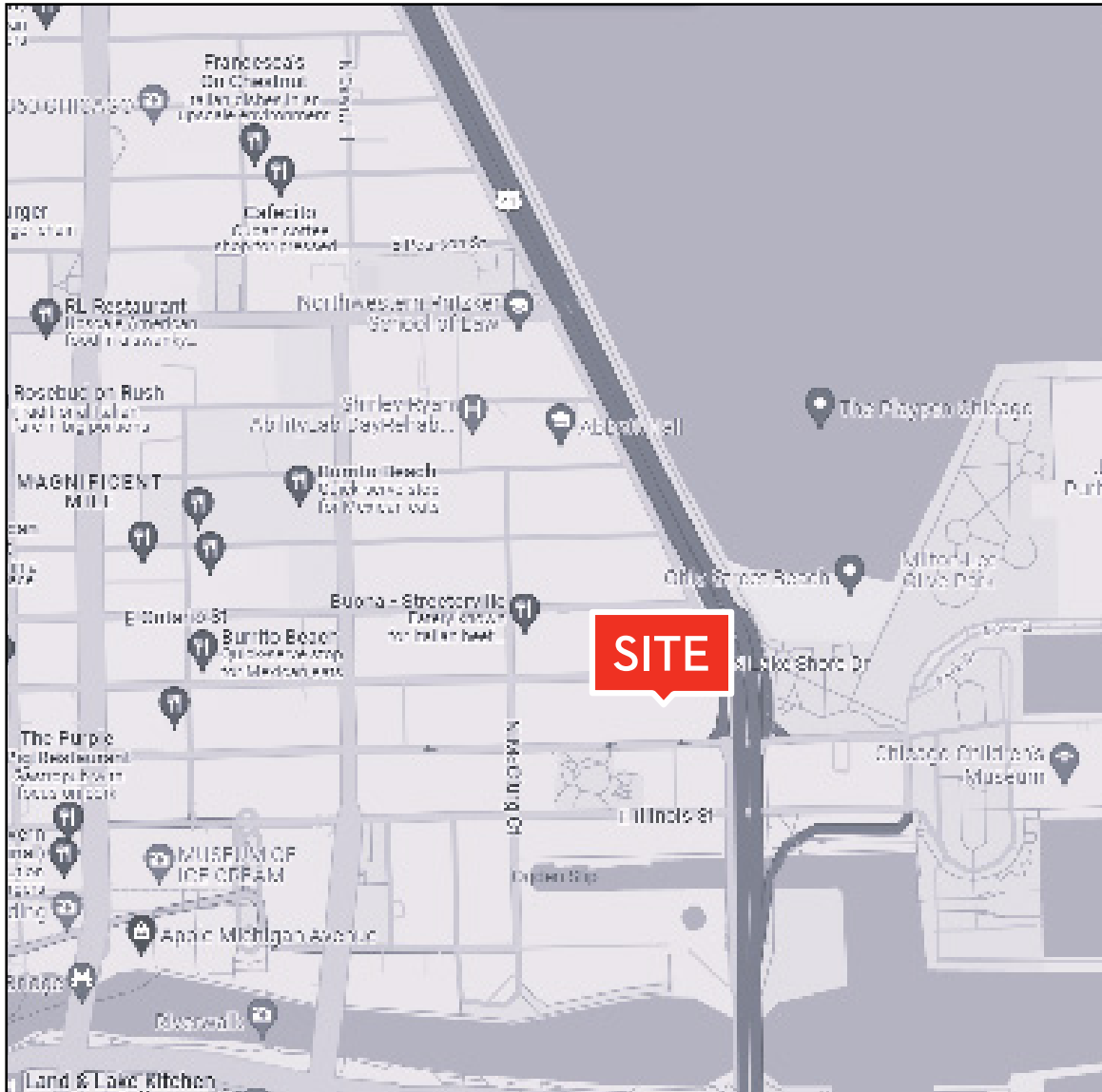
COUNTRY: UNITED STATES



TRANSPORTATION HIGHLIGHTS

| TRANSIT/SUBWAY | DRIVE | WALK | DISTANCE |
|--|--------|--------|----------|
| Grand Avenue Station (Red Line) | | 13 min | 0.7 mi |
| Chicago Avenue Station (Red Line) | | 18 min | 0.9 mi |
| Chicago Millennium Station (South Shore Line) | 4 min | 18 min | 1.0 mi |
| Chicago Millennium Station (Metra Electric Line) | 4 min | 18 min | 1.0 mi |
| COMMUTER RAIL | DRIVE | | DISTANCE |
| Chicago Ogilvie Transportation Center (Union Pacific North, Northwest & West Lines) | 5 min | | 2.1 mi |
| Chicago LaSalle Station Commuter Rail (Rock Island District Line) | 6 min | | 2.4 mi |
| AIRPORT | DRIVE | | DISTANCE |
| Chicago O'Hare International Airport | 29 min | | 18.1 mi |
| Chicago Midway International Airport | 21 min | | 13.1 mi |

POINTS OF INTEREST



RESTAURANTS

BURRITO BEACH
ROSEBUD ON RUSH
RL RESTAURANT
BUONA - STREETERVILLE
DOC B'S RESTAURANT
EPIC BURGER
PURPLE PIG RESTAURANT
WEBER GRILL RESTAURANT
RL RESTAURANT
PURPLE PIG RESTAURANT
BILLY GOAT TAVERN
GORDON RAMSAY BURGER
SU CASA MEXICAN RESTAURANT

COFFEE SHOP

STARBUCK'S RESERVE ROASTERY

FINANCIAL

BANK OF AMERICA
CHASE BANK

SCHOOLS

NORTHWESTERN UNIVERSITY
LOYOLA UNIVERSITY ARRUPE
COLLEGE

ENTERTAINMENT

BALLY'S CASINO
AMC DINE-IN 600
THE ESCAPE GAME

BARS

UPSTAIRS AT THE GWEN
ROSSI'S

SHOPPING

SHOPS AT NORTH BRIDGE
WATER TOWER PLACE
NIKE CHICAGO
NORDSTROM
ZARA
SAKS FIFTH AVENUE
ROLEX
TOMMY BAHAMA
CARTIER CHICAGO



ADDITIONAL INFORMATION

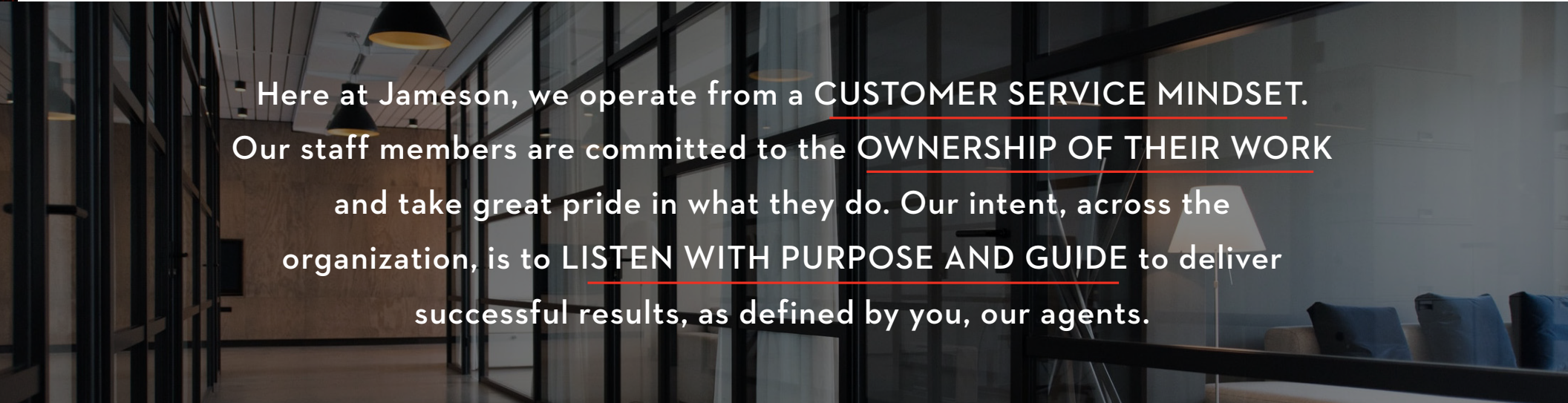
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

ABOUT YOUR AGENT



BBURDEN@JAMESON.COM
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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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