



NORTHSIDE

2500 WEST BRADLEY PLACE

CHICAGO, IL 60618

OFFICE



BRADLEY
BUSINESS CENTER





IS
LOOKING UP

CONTENTS

- 02 PROPERTY OVERVIEW
- 04 PARKING AND AMENITIES
- 06 BUILDING SPECIFICATIONS
- 07 REPRESENTATIVE CLIENTS
- 08 AVAILABLE SPACE
- 10 LOCATION
- 12 AMENITIES—ROOF DECK
- 13 AMENITIES—FITNESS CENTER



BRADLEY BUSINESS CENTER is a 500,000 SF development located on Chicago's north side. Centrally located between I-90, Wrigley Field and Lake Shore Drive, the building offers plenty of free parking, close proximity to public transportation, amenities that your clients are seeking, and flexible, mixed-use space that can only be offered in this growing north side neighborhood.

THERE ARE TWO FINAL SPACES AVAILABLE:

1 62,100 SF of single story space at 2500 W. Bradley Place

2 900 SF Bradley Business Center shared office space



PROPERTY OVERVIEW

BRADLEY BUSINESS CENTER is the perfect new space that will fit every one of your client's needs. Join tenants Power Home Remodeling Group, Compass Health Center, Chicago Tribune, Collectors Car Garage, and IK Gymnastics at the north side's premier mixed-use building.





PARKING AND

AMENITIES

Our tenants experience only the very best from Bradley Business Center ownership. Recently, new monument signs, remodeled lobby and passenger elevators, and other tenant buildouts make Bradley Business Center one of the premier mixed-use spaces in the city.

Inclusion of The FIT Institute fitness center and a roof deck with indoor event space provide the amenities that your clients are looking for when selecting the perfect space that will provide the work/life balance they seek.

In addition, Bradley Business Center offers complimentary outdoor parking, as well as bike storage. Indoor parking available for a fee.





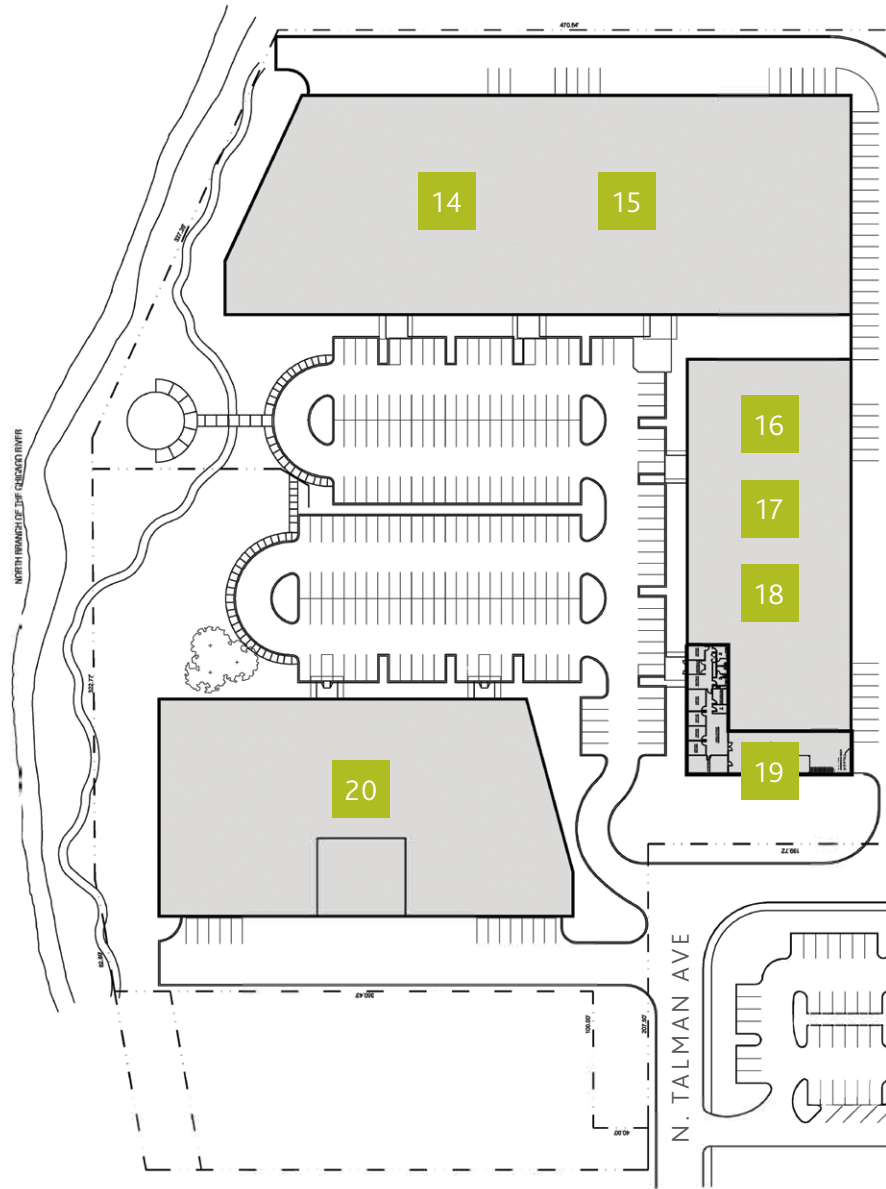
BUILDING

SPECIFICATIONS

BUILDING SIZE 500,000 s.f.

OFFICE BUILDING 60,000 s.f.

LAND SITE 24 Acres



AVAILABLE SPACES

01 Bradley Business Center
shared office space

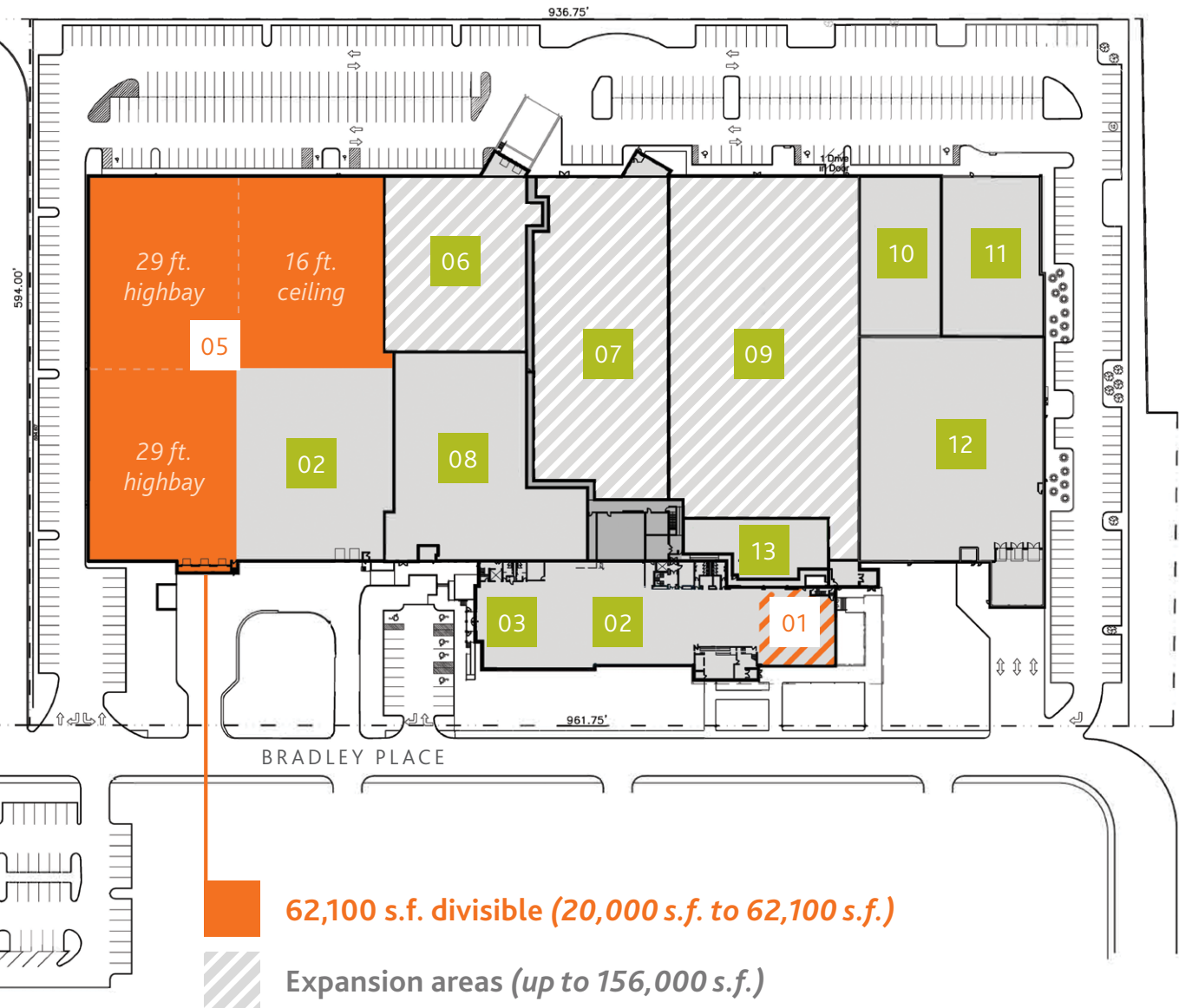
05 single story
41,480 s.f. (29 ft. highbay)
20,620 s.f. (16 ft. ceiling)

LEASED SPACES

02 20,031 s.f. (first floor)
19,500 s.f. (second floor)
20,000 s.f. (16 ft. ceiling)

03 2500–3400 s.f.

04 7,288 s.f.



06 18,490 s.f.

07 32,545 s.f.

08 24,225 s.f.

09 43,914 s.f.

10 9,437 s.f.

11 11,441 s.f.

12 31,129 s.f.

13 6,000 s.f.

14 21,555 s.f.

15 48,000 s.f.

16 9,500 s.f.

17 4,600 s.f.

18 16,200 s.f.

19 5,500 s.f.

20 50,650 s.f.

AVAILABLE

SPACES





62,100 SF

DON'T MISS THIS OPPORTUNITY

Since purchasing the building in 2013, brokerage firm Hansen Realty has executed over 200,000 s.f. worth of new leases. There are only two incredible spaces remaining:

- 1 62,100 s.f. of single story space at 2500 W Bradley Place
 - 2 900 s.f. of shared office space at Bradley Business Center
- Tenants work from a raw office space to create their ideal office environment. Bradley is happy to provide the tools and resources to give your client exactly what they need for their perfect office buildout.



SHARED OFFICE SPACE



LOCATION





THE NEIGHBORHOOD

01 **WGNCW**
CHICAGO'S VERY OWN

02  

Wendy's

03 **SUBWAY**

04 

05 **CHASE**

06 **FedEx**

07 

08 **Jewel-Osco**

09 *Walgreens*

MARIANO'S Sprint





NOODLES
COMPANY
World Kitchen





10 New Athletics Fields

11 

12 Kerry Wood Cubs Field

13 DeVry
University

14 WMS Boathouse

15 



16 

17 

AMENITIES



ROOF DECK & INDOOR EVENT SPACE

The roof deck's panoramic views of Chicago's vibrant north side neighborhood create an urban oasis for tenants. Glass sliding doors lead to the modern roof deck, complete with fire pits, grills, a bar, and comfortable couches and seating—perfect for events and entertaining business colleagues. The wifi-enabled, 5,000 s.f. roof deck allows tenants to work in a relaxed, completely chill environment when they need it.

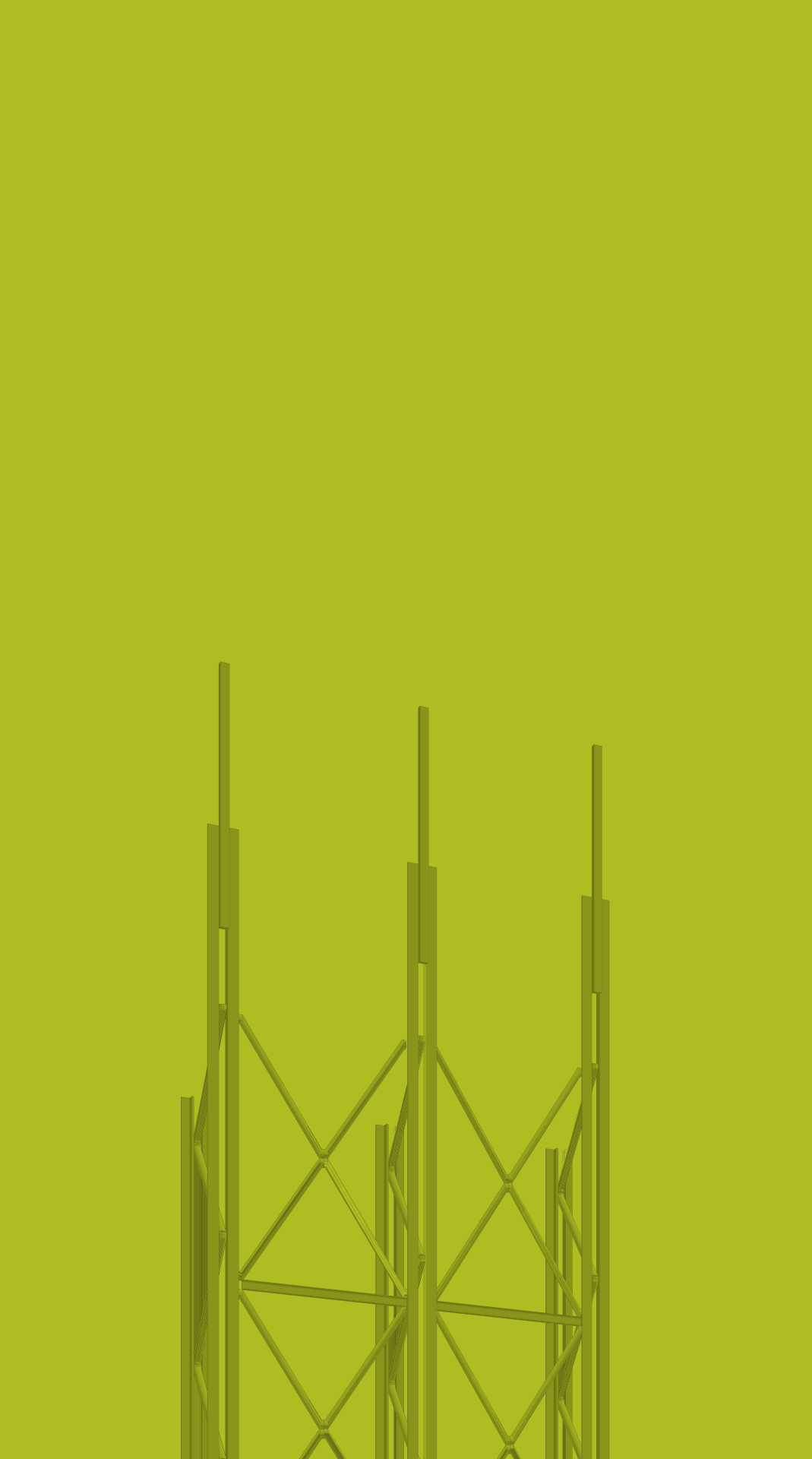




THE FIT INSTITUTE

Centrally located in the building, the FIT Institute boasts state-of-the-art strength and conditioning equipment, shower and locker rooms, personal training, physical therapy, and group fitness classes.





Hansen Realty is a full-service real estate company committed to providing its clients with the highest level of service and quality in areas of commercial brokerage and property management.

The company was founded in 1970 with the mission to assist our clients in maximizing the value of their real estate investments. The result is a large number of successfully completed real estate transactions and satisfied clients.





FOR MORE INFORMATION CONTACT:

BRETT BERLIN | (312) 989-3605

BBERLIN@CENTRUMRD.COM

AARON ZELL | (412) 760-9032

AZELL@HANSENREALTYSERVICES.COM