



**812-14 N. FRANKLIN STREET, CHICAGO, IL** | **For Lease** | **Boutique HQ Office Building**



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Above information is from sources believed reliable. No responsibility is taken for errors or omissions.  
Property is offered subject to change in status or withdrawal without notice.

**CTK CHICAGO PARTNERS-CITY PROPERTIES** | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | [ctkchicagopartners.com](http://ctkchicagopartners.com)



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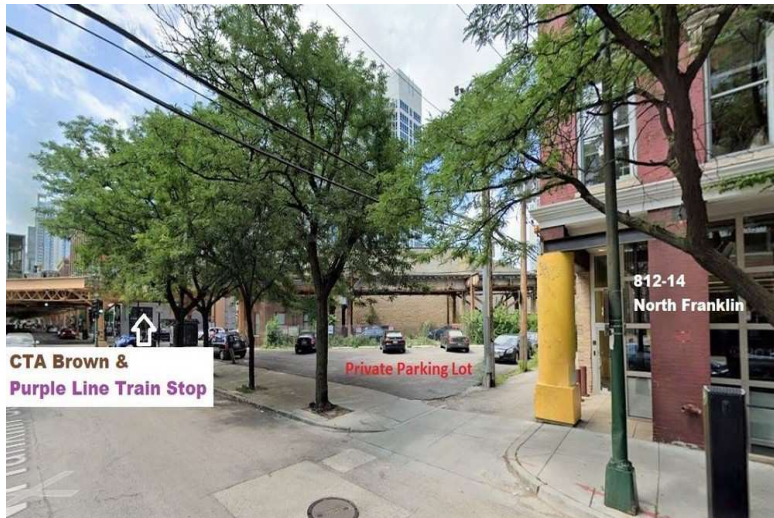
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812-14 N. Franklin is located in River North, one of Chicago's hottest & most sought after office markets. River North has a diverse inventory of retail, hotels, residential, entertainment venues & boutique office spaces. Office users in the area include a heavy concentration of advertising & marketing firms as well as tech tenants.

Among the trendiest & most desirable places to work & live, River North offers a vibrant 24/7 urban core environment. It's home to some of Chicago's most popular restaurants, bars & entertainment venues as well as a large office market, high-end retail, art & premier hotels.

The subject is a five-story loft office building currently undergoing a complete renovation. There is a three-story plus lower level addition at the rear of the original building. The lower level is accessible via a concrete ramp from the alley, a stairwell from Franklin Street & from the stairwells & elevator within the building. There is a private 14 car parking lot adjacent to the building. The building can be used by one tenant or as a five-unit building, with one tenant per floor, as each level has separate HVAC, electrical & washrooms.



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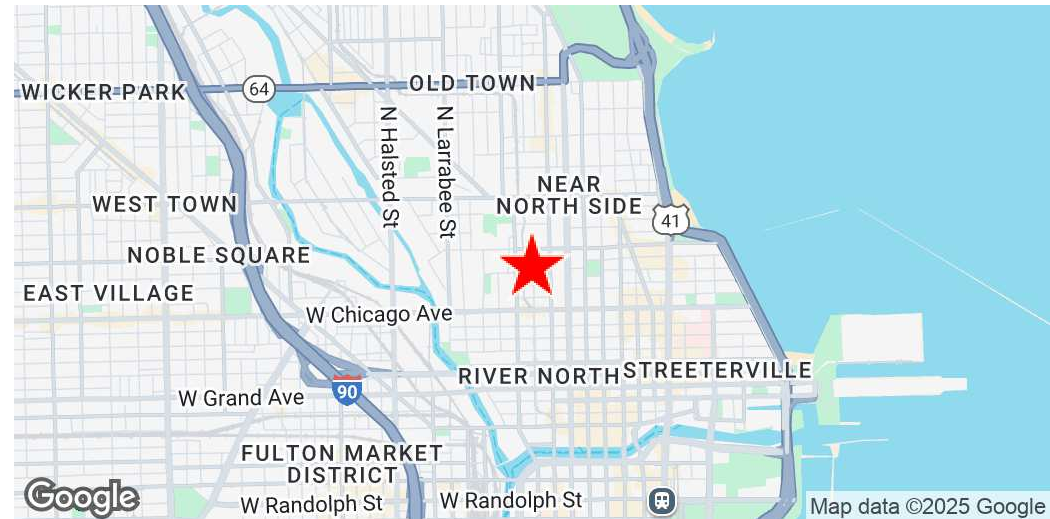
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## OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (MG)
Building Size:	22,000 SF
Available SF:	4,500 - 13,500 SF
Lot Size:	5,287 SF
Year Built:	1905
Zoning:	C1-3 & C1-5
Elevator:	1
Market:	Metro Chicago
Submarket:	River North

## PROPERTY HIGHLIGHTS

- Ability to occupy entire building for HQ
- 14 car off street parking lot
- Timber & concrete loft construction
- Separate HVAC & utilities per floor
- Currently undergoing a complete renovation

## PUBLIC TRANSPORTATION

0.1 Miles to Brown & Purple Line Chicago Avenue Station

0.4 miles to Red Line Chicago Avenue Station



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,500 - 13,500 SF	Lease Rate:	\$21.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor - Suite 200	Available	4,500 SF	Modified Gross	\$21.00 SF/yr	-
3rd Floor - Suite 300	Available	4,500 SF	Modified Gross	\$21.00 SF/yr	-
4th Floor - Suite 400	Available	4,500 SF	Modified Gross	\$21.00 SF/yr	-



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Lease Rate

**\$21 SF/YR**

## LOCATION INFORMATION

Street Address	812-14 N. Franklin Street
City, State, Zip	Chicago, IL 60610
County	Cook
Market	Metro Chicago
Sub-market	River North

## BUILDING INFORMATION

Building Size	22,000 SF
Building Class	C
Tenancy	Multiple
Number of Floors	5
Average Floor Size	4,500 SF
Year Built	1905
Free Standing	Yes

## PROPERTY INFORMATION

Property Type	Boutique HQ Office Building
Property Subtype	Office Building
Zoning	C1-3 & C1-5
Lot Size	5,287 SF
APN #	14-04-444-009

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	14
CTA Brown & Purple Line Trains:	Steps to the Chicago Ave stop
CTA Red Line Trains:	4 blocks to the Chicago Ave stop

## UTILITIES & AMENITIES

Number of Elevators	1
Central HVAC	Yes



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