



SALE / LEASE

West Loop Office Condo For Sale or Lease

216 S JEFFERSON ST | LL2

Chicago, IL 60661

PRESENTED BY:

CHRISTIAN PEPPLER

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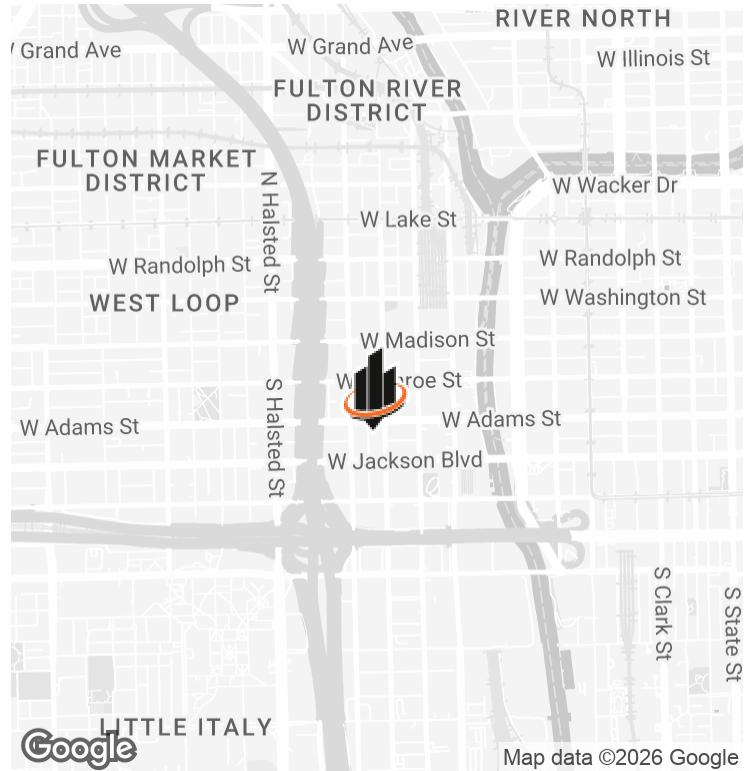
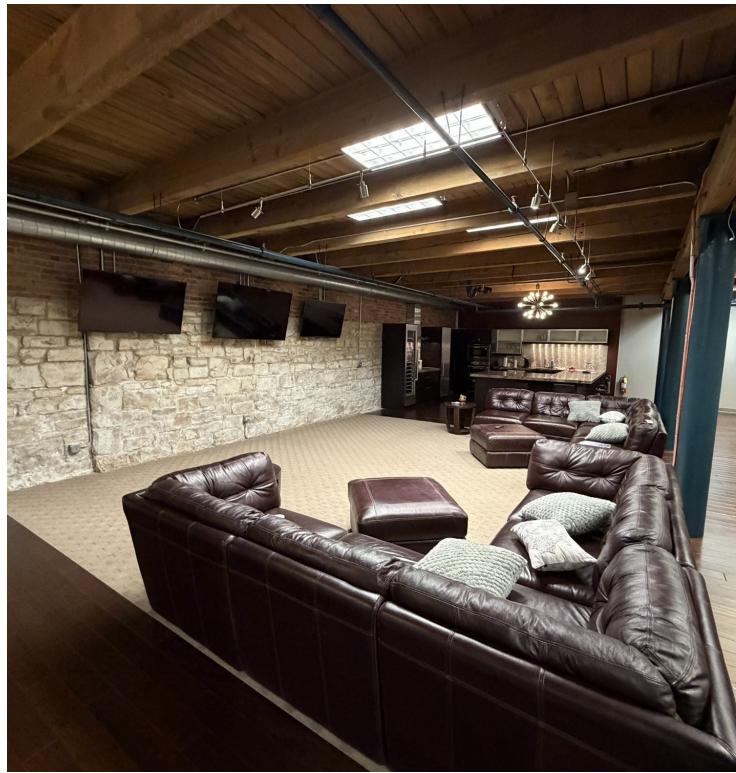
JOHN JOYCE, CCIM SIOR

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SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$310,000
LEASE RATE:	\$18.50 SF/yr (MG)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,600 SF
LOT SIZE:	0.25 Acres

PROPERTY DESCRIPTION

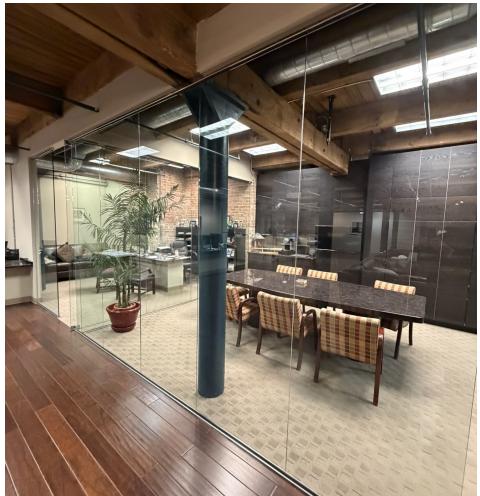
Rarely available office condo for lease/sale in Chicago's West Loop neighborhood. The unit provides an opportunity for both investors and owner-users looking to secure a long-term asset in a premier location. Also available for lease.

The 2,600 SF condo includes 2 private offices, glass conference room, break area, storage, full kitchen, and abundant open area for seating. The offering provides investors an affordable entry point into the West Loop's historically strong office market while presenting owner/users the opportunity to bypass rising lease costs and build equity in an excellent location.

Secure and accessible environment with 24-hour access, a state-of-the-art intercom and buzzed entry system, and on-site building management. Abundant paid and metered parking options.

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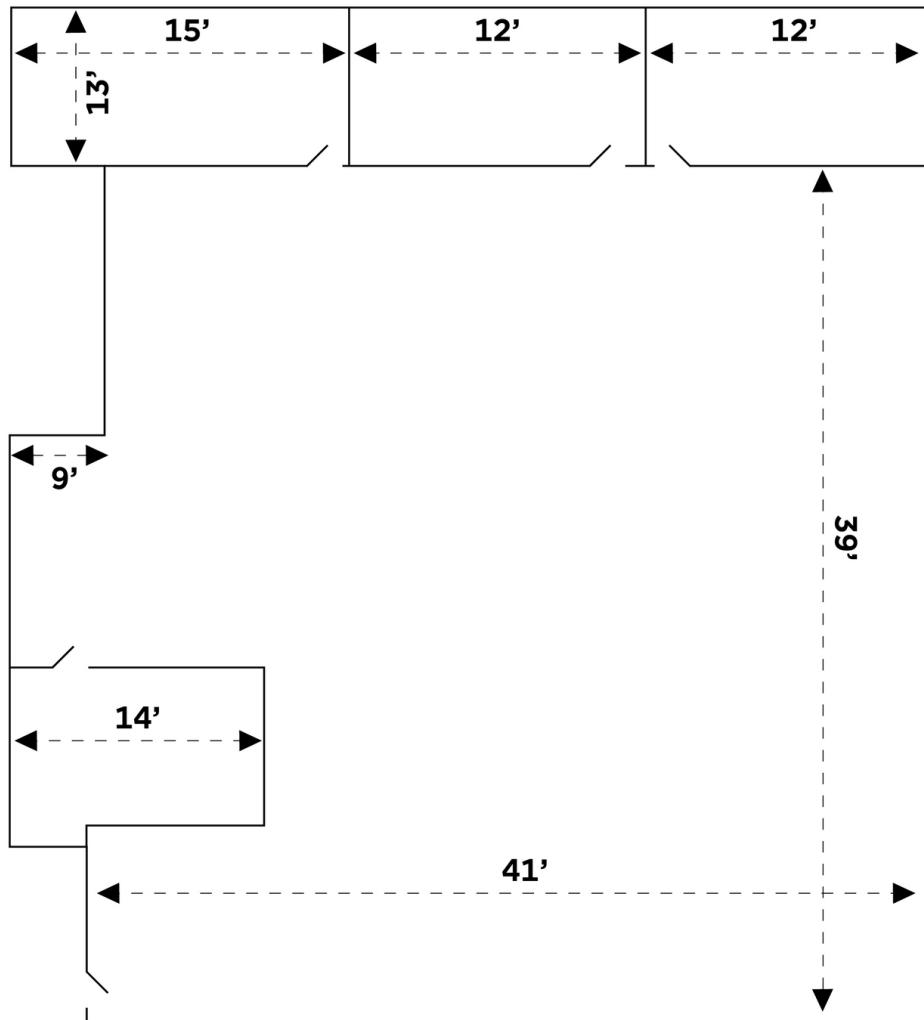
ADDITIONAL PHOTOS



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FLOOR PLANS

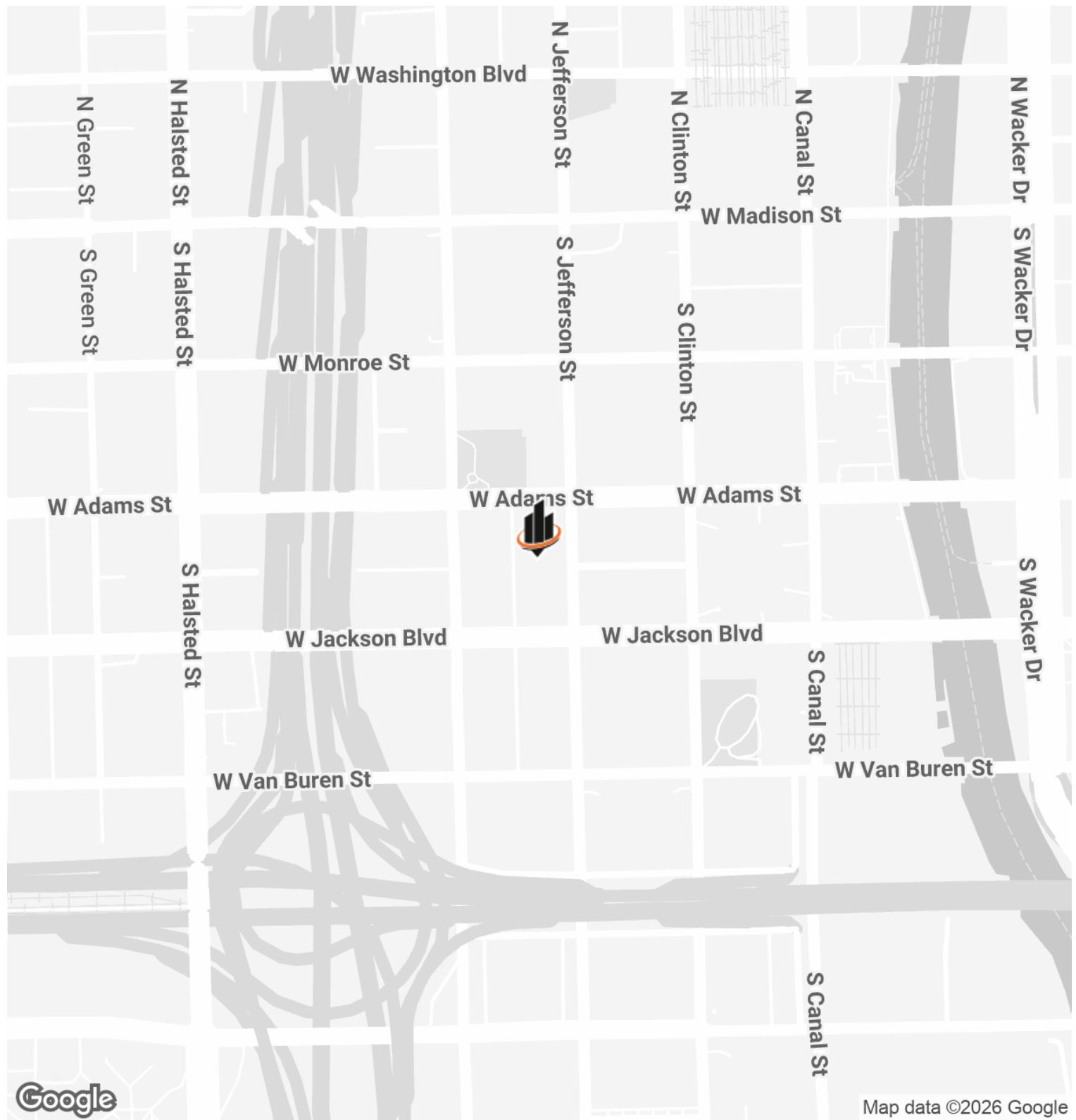
216 S. Jefferson | LL2



* Floor Plan Measurements are Approximate

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LOCATION MAP



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