

201 E Ohio ST - up to 15,000 sqft Flex Office

STEPS FROM MICHIGAN AVE AND
NORTHWESTERN. MULTI-LEVEL
BUILDING WITH ABILITY TO HAVE
PRIVATE FOYER AND ELEVATOR.

201 E Ohio ST
Chicago, IL 60611

Simon Enwia

SEW

CEO | Managing Broker (AZ, CA, FL, IL, WI)

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SEW
COMMERCIAL

Tenant Floor	Square Feet	Rent Per SF (Annual)	Lease Type Notes
	5000	\$19	NNN 5000 per floor, expandable to 15000 on 3 floors, if 3 floors taken can take common entry also.
4th Floor 4	5000	\$19	NNN
3rd Floor 3	5000	\$19	NNN
2nd Floor - 2 Occupied	5000	\$19	NNN



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PROPERTY FEATURES

TOTAL TENANTS	4
BUILDING SF	15,000
GLA (SF)	19
LAND SF	5,000
YEAR BUILT	1932
YEAR RENOVATED	2022
ZONING TYPE	B
BUILDING CLASS	B
THIRD-FLOOR CEILING HEIGHT	9 ft
FOURTH-FLOOR CEILING HEIGHT	12 ft
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	0
PARKING RATIO	0
CORNER LOCATION	yes

NEIGHBORING PROPERTIES

NORTH	High-rise residential and mixed-use buildings, reflecting the area's urban density.
SOUTH	Retail and commercial establishments, with proximity to Michigan Avenue's shopping and dining options.
EAST	Residential and hospitality properties, including luxury apartments and hotels.
WEST	A mix of office buildings, retail spaces, and cultural institutions within walking distance.

MECHANICAL

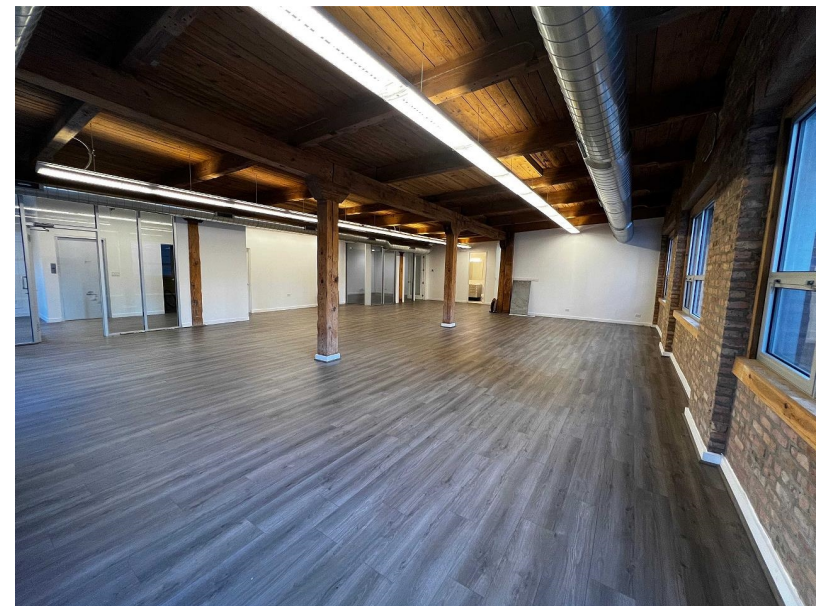
HVAC	Central Air
FIRE SPRINKLERS	YES
ELECTRICAL / POWER	Circuit Breakers, 101-200 Amps
HEAT	Central Heat/Indiv Controls

CONSTRUCTION

FOUNDATION	CONCRETE
EXTERIOR	BRICK
ROOF	FLAT
LANDSCAPING	NONE

TENANT INFORMATION

MAJOR TENANT/S	7/11
SHADOW ANCHOR	7/11
LEASE TYPE	NNN





East Ohio Street (25,000 VPD)

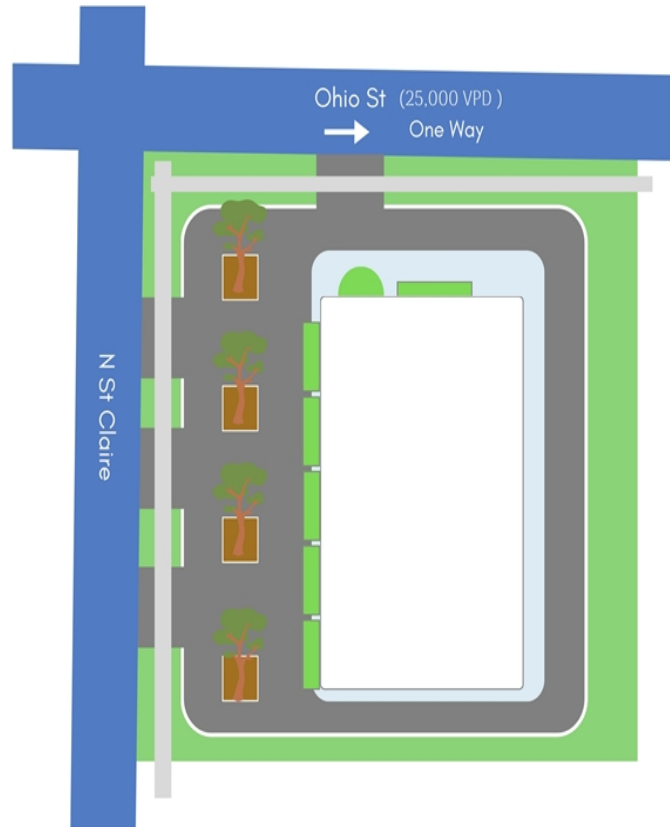


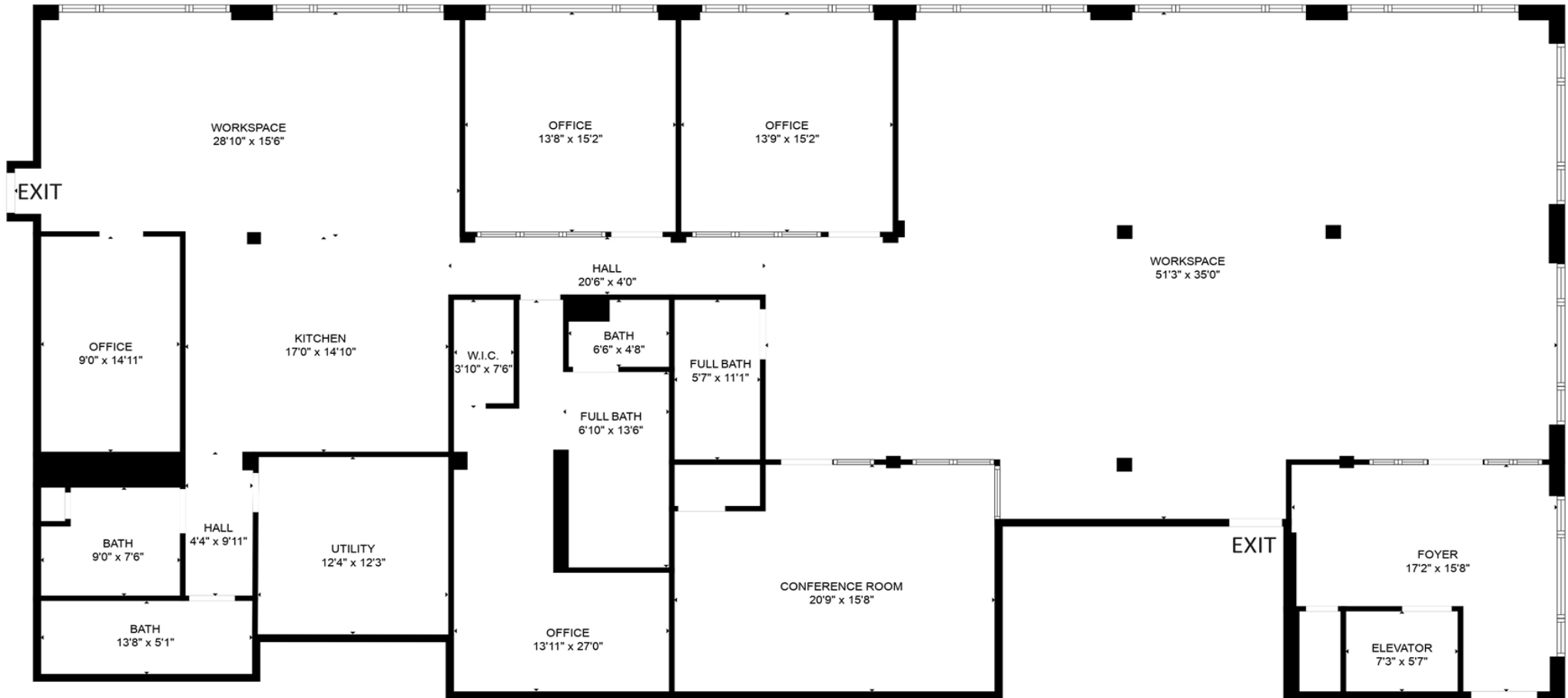
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Aerial Map | 201 E Ohio ST - up to 15,000 sqft Flex Office





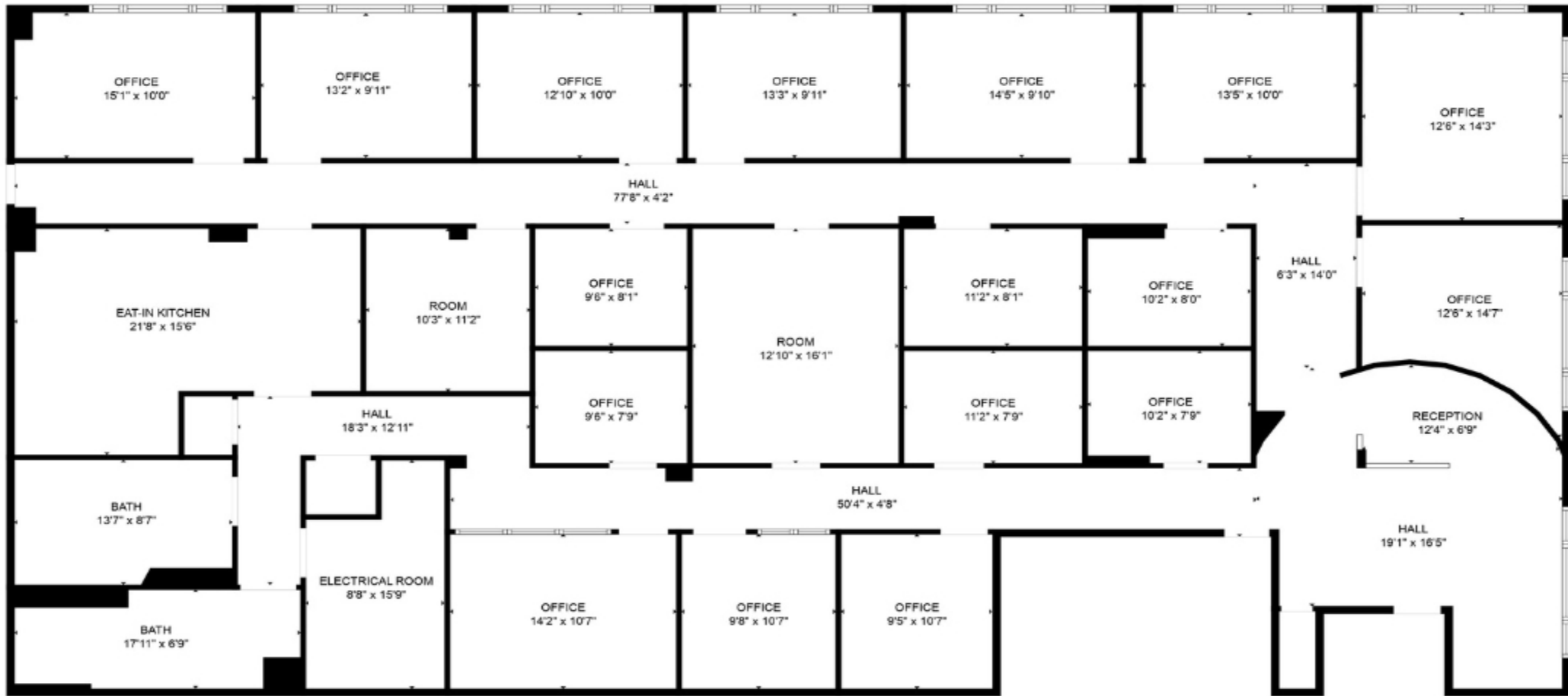
FLOOR 4

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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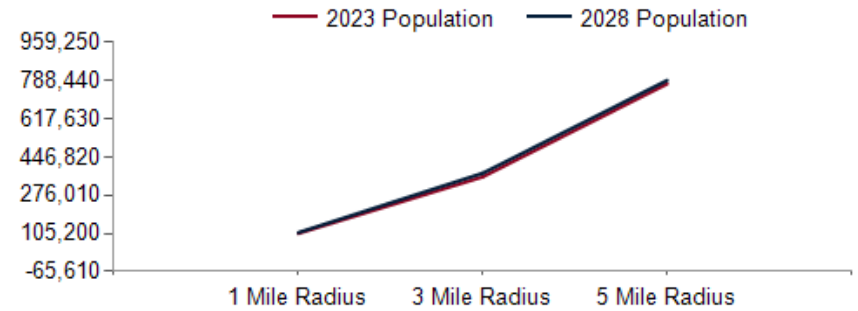
3rd Floor Plan | 201 E Ohio ST - up to 15,000 sqft Flex Office



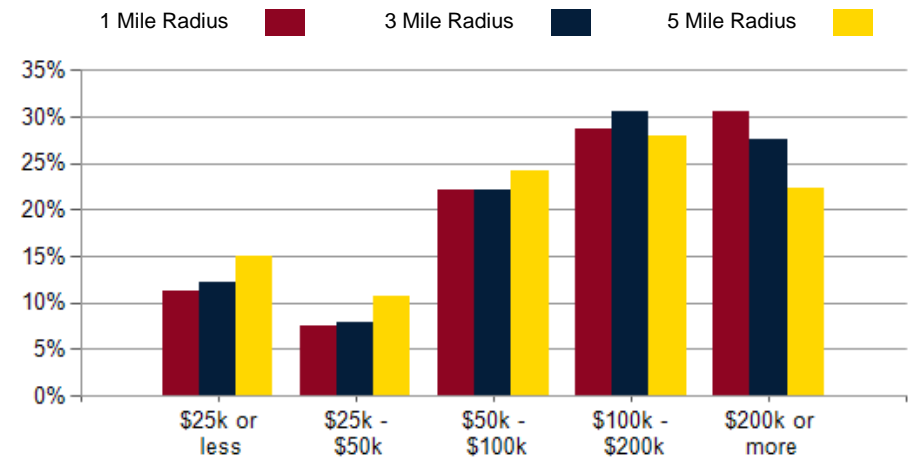
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	55,500	236,963	675,792
2010 Population	72,651	279,647	676,842
2023 Population	105,200	357,653	773,437
2028 Population	108,770	374,121	788,440
2023-2028: Population: Growth Rate	3.35%	4.50%	1.90%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,645	18,047	41,346
\$15,000-\$24,999	1,947	6,508	18,246
\$25,000-\$34,999	2,131	7,031	18,210
\$35,000-\$49,999	2,902	8,827	23,980
\$50,000-\$74,999	7,119	21,346	50,071
\$75,000-\$99,999	7,865	23,070	45,591
\$100,000-\$149,999	11,705	36,247	67,294
\$150,000-\$199,999	7,693	25,226	42,930
\$200,000 or greater	20,730	55,417	87,829
Median HH Income	\$122,065	\$117,483	\$100,150
Average HH Income	\$185,682	\$175,493	\$152,779

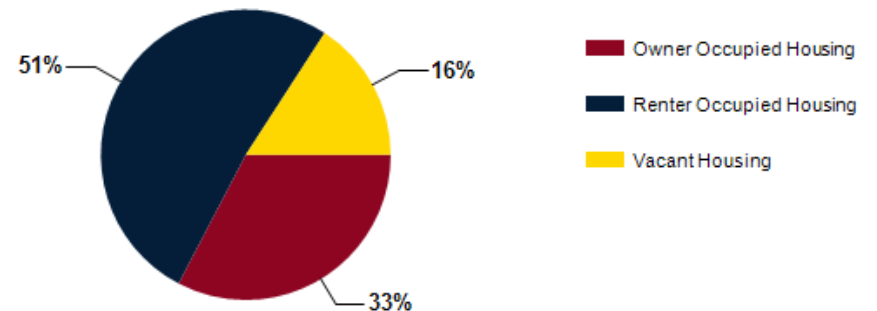
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	41,504	140,499	338,465
2010 Total Households	46,595	153,912	329,726
2023 Total Households	67,736	201,723	395,501
2028 Total Households	70,961	214,521	411,023
2023 Average Household Size	1.52	1.72	1.91
2023-2028: Households: Growth Rate	4.65%	6.20%	3.85%



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius



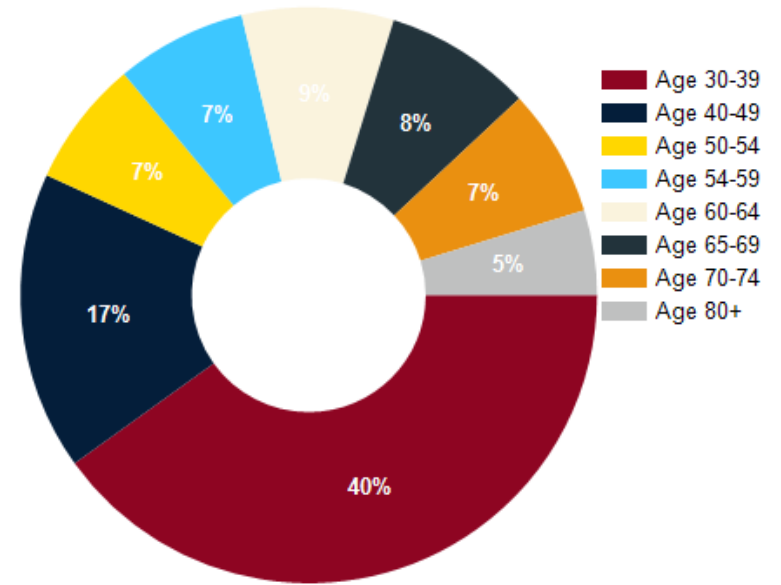
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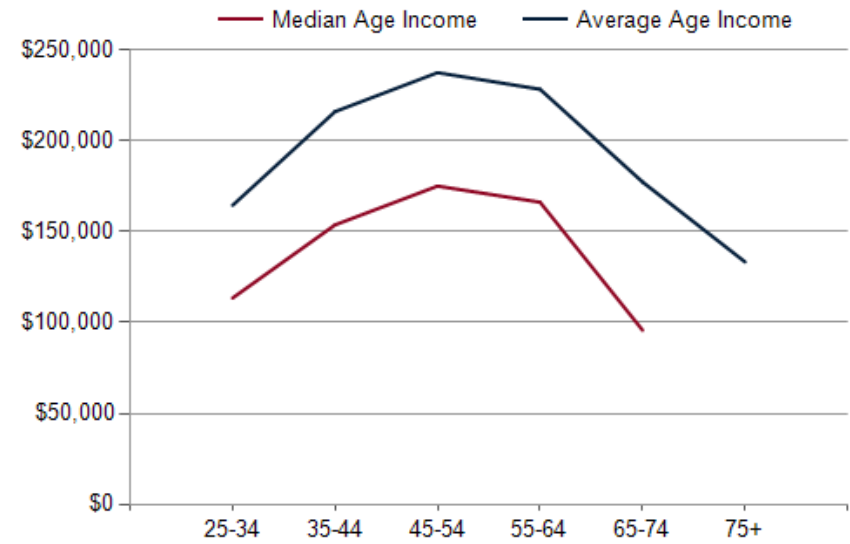
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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	17,061	53,073	106,129
2023 Population Age 35-39	11,372	38,942	79,226
2023 Population Age 40-44	6,905	26,103	56,035
2023 Population Age 45-49	4,989	18,256	40,480
2023 Population Age 50-54	5,031	16,455	36,789
2023 Population Age 55-59	5,196	15,605	33,322
2023 Population Age 60-64	6,041	16,500	34,212
2023 Population Age 65-69	5,862	15,665	31,242
2023 Population Age 70-74	5,108	12,964	25,572
2023 Population Age 75-79	3,378	8,700	17,068
2023 Population Age 80-84	2,038	5,058	10,410
2023 Population Age 85+	1,770	4,404	9,649
2023 Population Age 18+	97,594	319,267	660,038
2023 Median Age	37	35	34
2028 Median Age	39	36	35



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,482	\$113,105	\$103,936
Average Household Income 25-34	\$164,547	\$161,076	\$147,828
Median Household Income 35-44	\$153,808	\$150,433	\$124,925
Average Household Income 35-44	\$216,171	\$207,595	\$185,250
Median Household Income 45-54	\$175,136	\$163,672	\$127,690
Average Household Income 45-54	\$237,614	\$224,431	\$187,840
Median Household Income 55-64	\$166,259	\$147,323	\$105,909
Average Household Income 55-64	\$228,453	\$207,649	\$166,298
Median Household Income 65-74	\$95,775	\$85,836	\$64,933
Average Household Income 65-74	\$177,441	\$156,497	\$124,479
Average Household Income 75+	\$133,420	\$111,922	\$89,078



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In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.

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CONFIDENTIALITY and DISCLAIMER

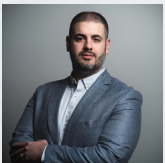
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SENW and it should not be made available to any other person or entity without the written consent of SENW.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SENW has not verified, and will not verify, any of the information contained herein, nor has SENW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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