



LEASE

2 Lower Level Office Condo For Lease

Chicago, IL 60661

PRESENTED BY:

JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com

CAITLIN CRAWFORD

O: 847.464.8469

caitlin.crawford@svn.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Unfurnished, modern, lower-level spacious brick & timber West Loop Office Space available immediately. Conveniently located near the variety of West Loop restaurants and retail. Great Loop location at S. Jefferson Street and W. Quincy Street. The building is 0.2 miles from Union Station and 0.4 miles from Ogilvie Transportation Center and near both expressways. Plenty of metered and lot parking in the area. Great landlord and on-site building management.

PROPERTY HIGHLIGHTS

- Move-In Ready Space, Renovated in 2020
- Unit LL4 has Four (4) Offices, Reception Desk, & Kitchenette with granite counter & stainless steel appliances
- Unit LL3 features open floor plan with shower room, locker room, and storage area
- Nightly in-unit garbage removal
- Rent Includes property taxes, CAM, property insurance, water and utilities

OFFERING SUMMARY

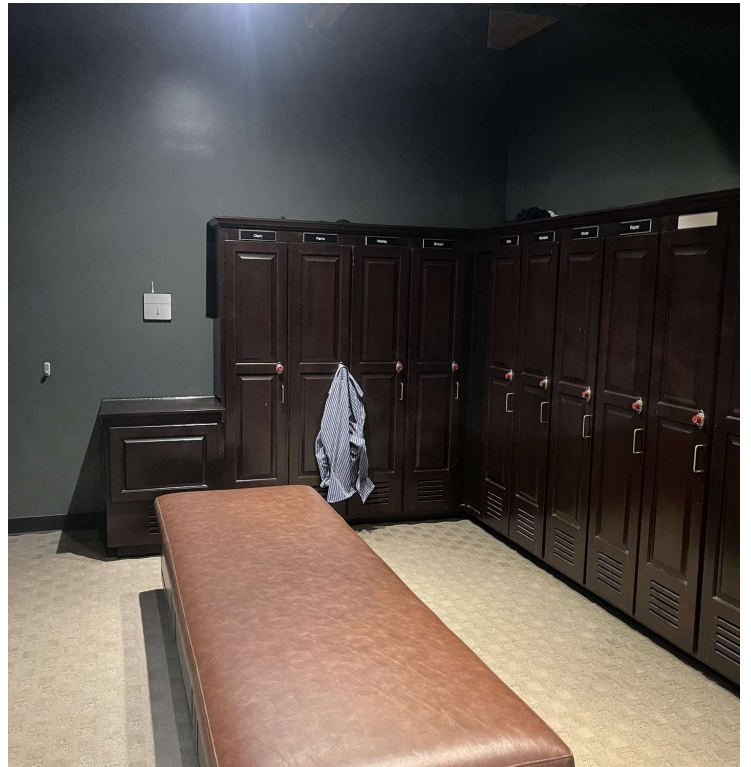
AVAILABLE SF:	1,000 - 1,800 SF
BUILDING SIZE:	5,1000 SF
YEAR BUILT:	1895
YEAR RENOVATED:	2020
ZONING:	DX-7
BUILDING CLASS:	B
LEASE RATE:	\$18.50 SF/yr (Gross)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,236	9,498	35,051
TOTAL POPULATION	6,483	15,703	59,189
AVERAGE HH INCOME	\$116,348	\$128,094	\$135,950

JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

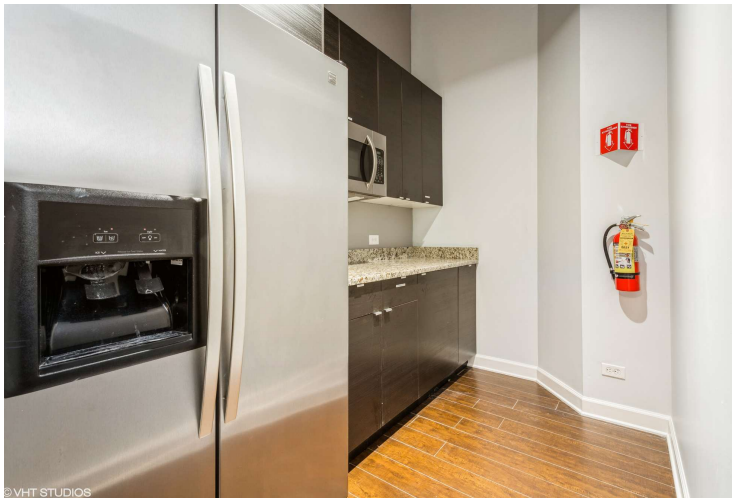
UNIT LL3 ADDITIONAL PHOTOS



JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

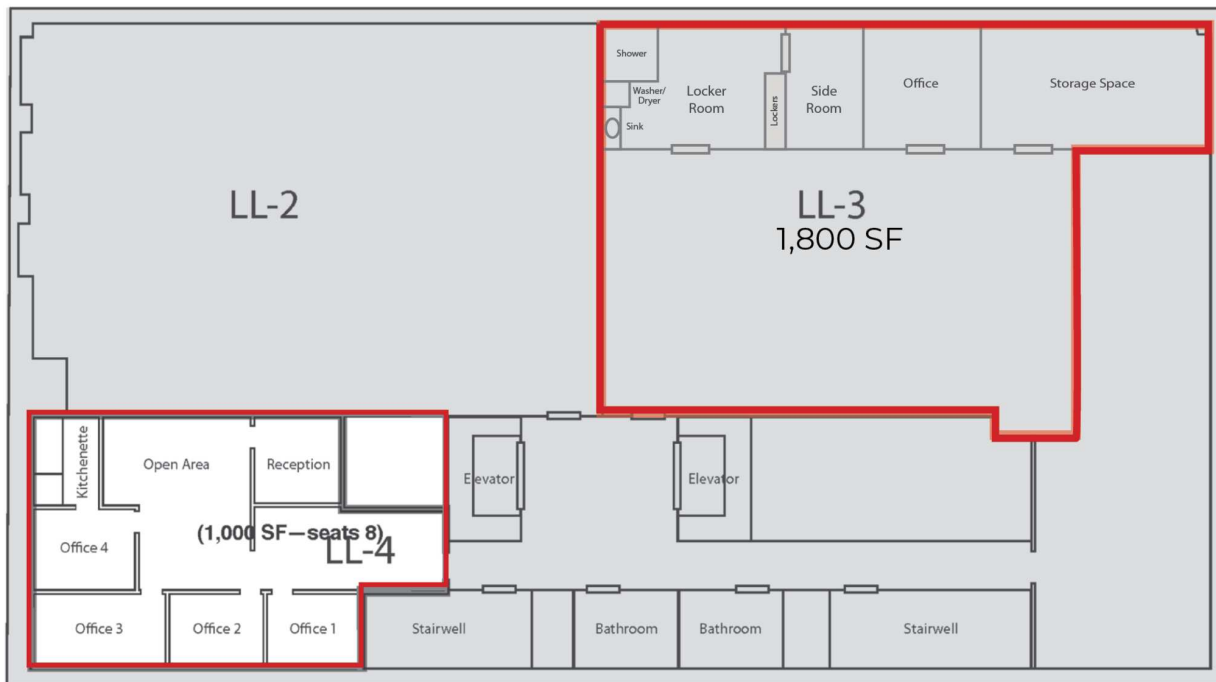
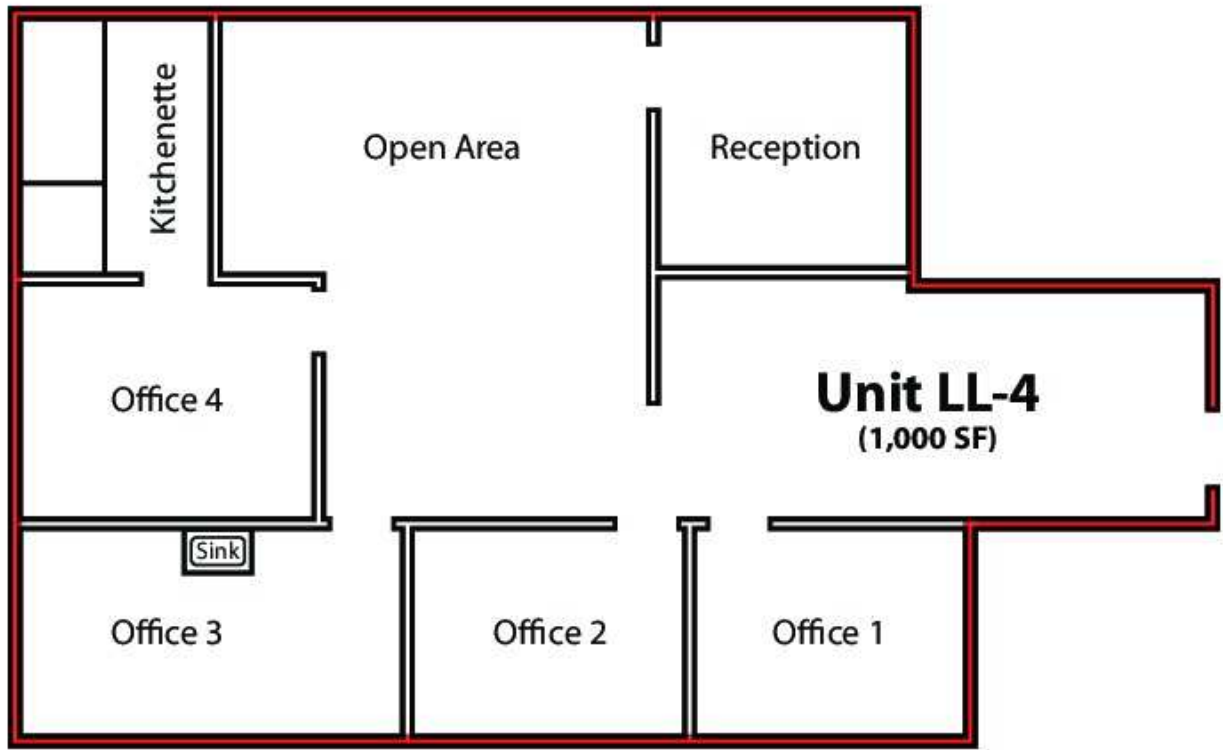
UNIT LL4 ADDITIONAL PHOTOS



JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

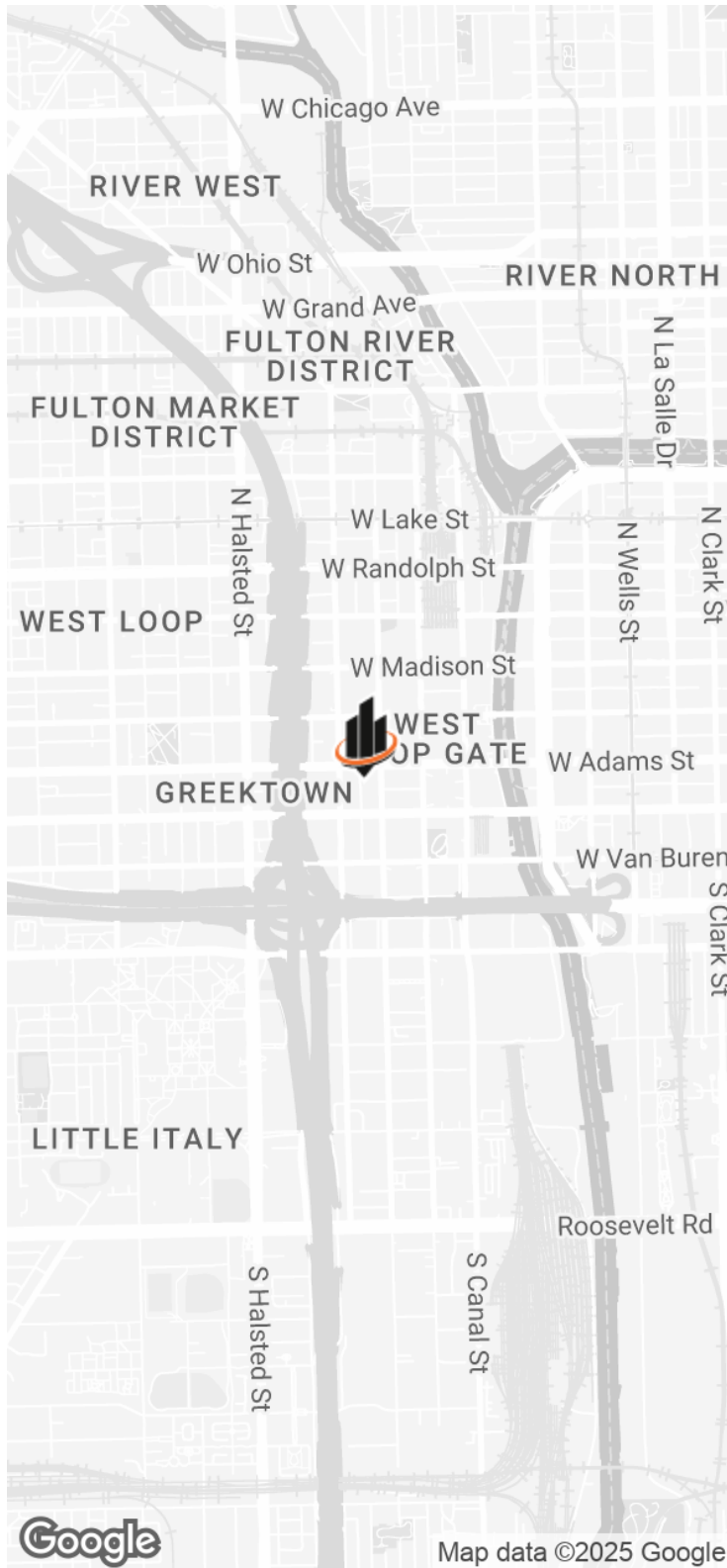
FLOOR PLAN & LAYOUT



JOHN JOYCE, CCIM SIOR
 O: 847.233.1178
 john.joyce@svn.com

CAITLIN CRAWFORD
 O: 847.464.8469
 caitlin.crawford@svn.com

LOCATION MAPS



JOHN JOYCE, CCIM SIOR
 O: 847.233.1178
 john.joyce@svn.com

CAITLIN CRAWFORD
 O: 847.464.8469
 caitlin.crawford@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JOHN JOYCE, CCIM SIOR **CAITLIN CRAWFORD**
O: 847.233.1178 O: 847.464.8469
john.joyce@svn.com caitlin.crawford@svn.com