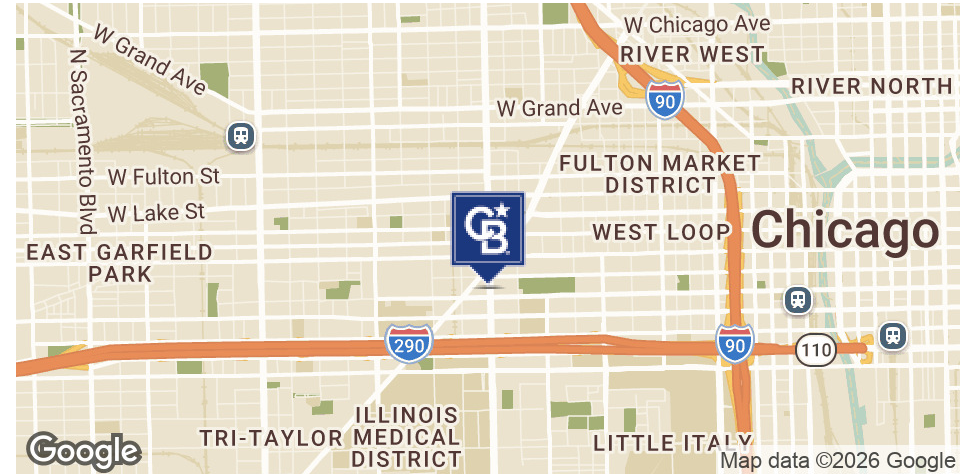


Lease Opportunity

110 & 118 Ashland Avenue
Chicago, IL 60607



OFFERING SUMMARY

Lease Rate	\$30 PSF/YR NNN
Pass-Through Expenses	\$13 PSF/YR
Available Square Feet	5,500 - 18,000 SF
Units	2
Zoning	PUD 890
Submarket	West Loop District
Real Estate Tax Pins	17-18-215-020-0000
	17-18-215-021-0000
	17-18-215-022-0000

PROPERTY OVERVIEW

Visibly Attractive First Floor In 5-Story Mixed-Use Property With 5,500-18,000 Square Feet That Faces Ashland Avenue Available For Prospective Retail, Medical, Office + Service Tenants That's Located Within Chicago's West Loop District With 35,000 Daily Drive-By Vehicles At Ashland-Adams-Ogden Intersection. Dynamic Space Provides Up To 18-Foot Ceiling Height With Mezzanine Levels. Ample Parking With 60-Spaces Within On Site Facility For Your Guests + Employees.

PROPERTY HIGHLIGHTS

- Close To West Loop's Newest 55-Acres United Center Development
- 12,500 SF Occupied By An Upscale Day-Care
- 5,500 SF Has Well-Maintained Daily Laundry
- 18,000 SF Contiguous First Floor / Mezzanine

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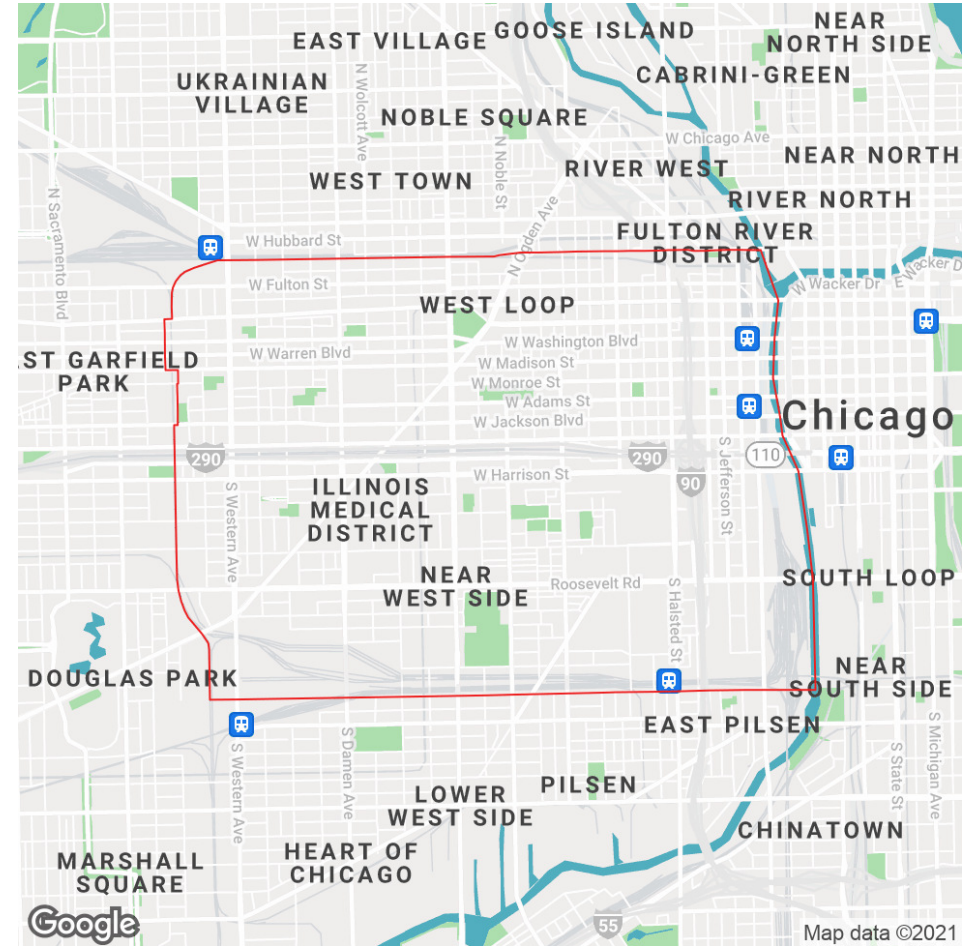
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Chicago Area Map - West Loop District

110 + 118 Ashland Avenue
Chicago, IL 60607



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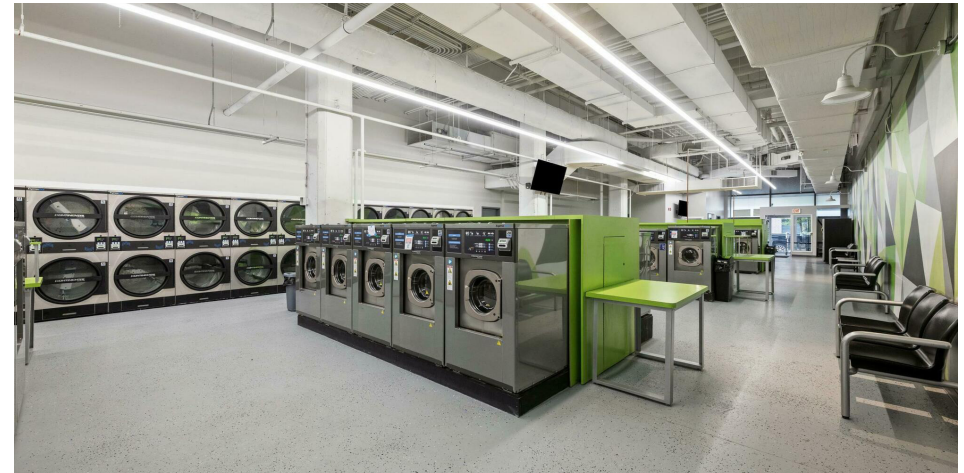
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First Floor Laundry - Photographs

110 Ashland Avenue
Chicago, IL 60607



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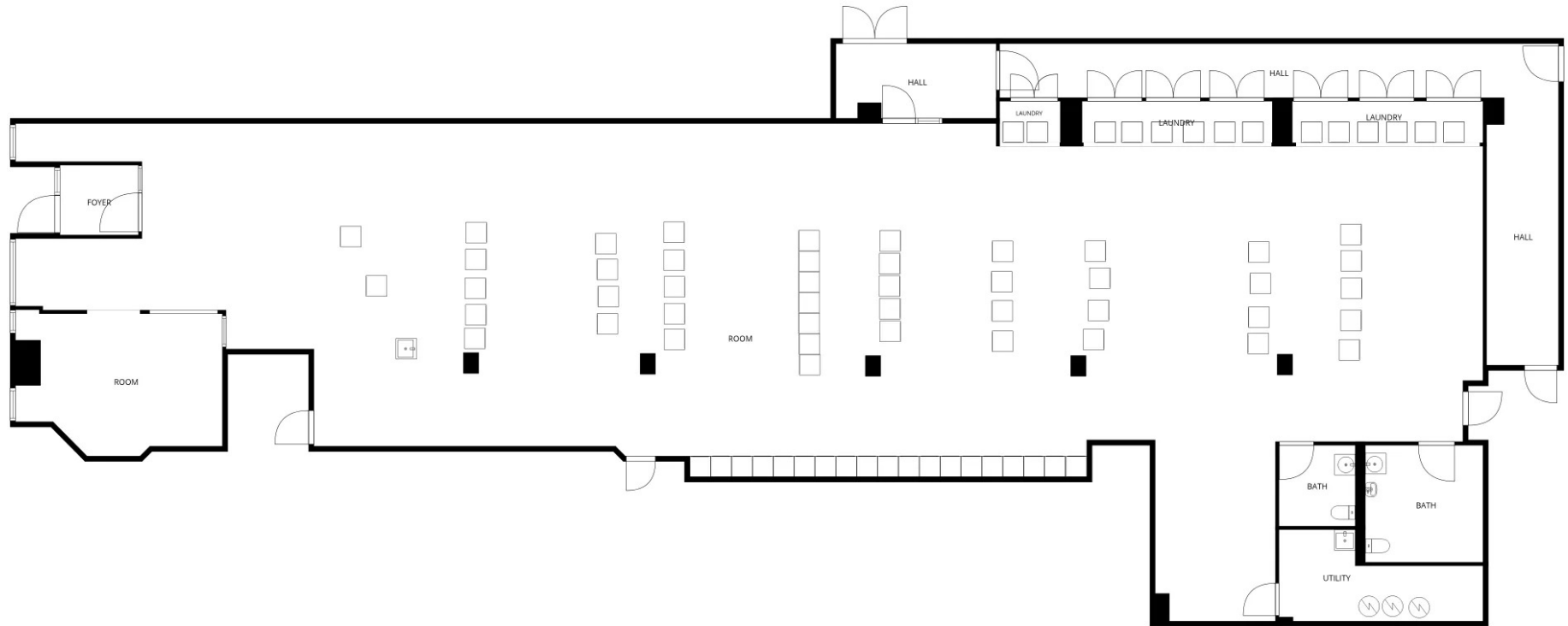
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Laundry Floorplan - 5,500 Square Feet

110 Ashland Avenue
Chicago, IL 60607



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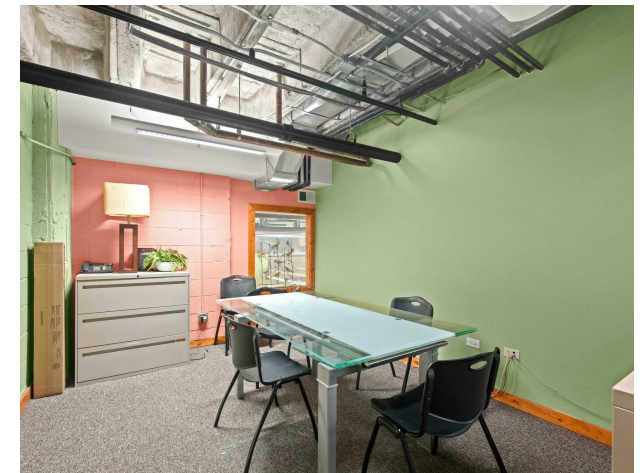
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First Floor + Mezzanines Children's Daycare - Photographs

118 Ashland Avenue
Chicago, IL 60607



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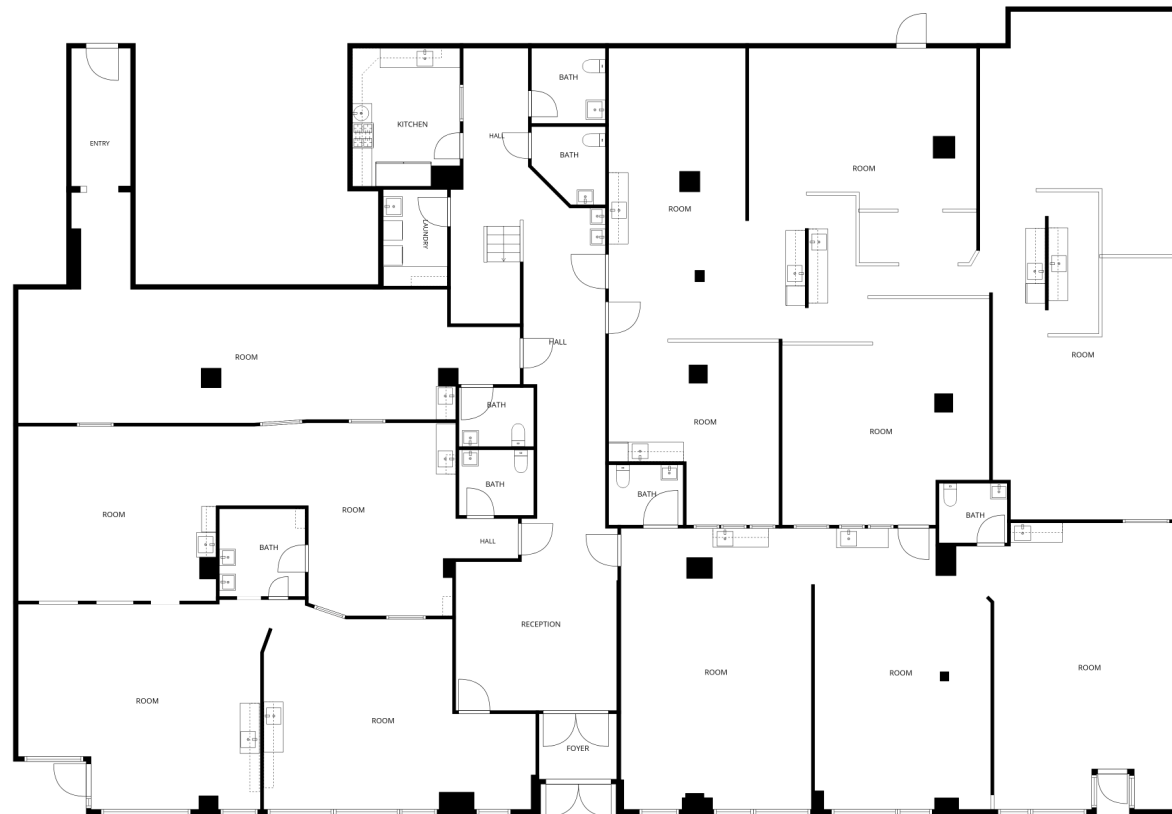
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Children's Daycare Floorplan - First Floor 9,500 Square Feet

118 Ashland Avenue
Chicago, IL 60607



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

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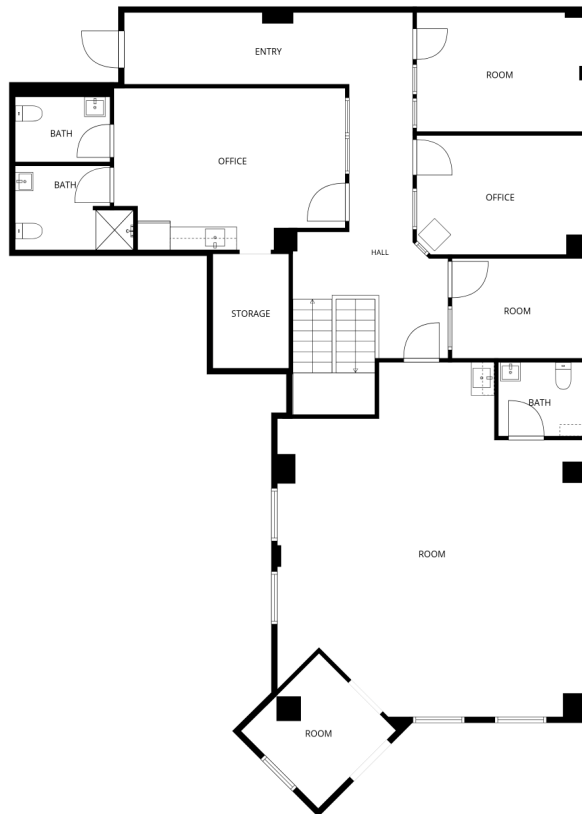


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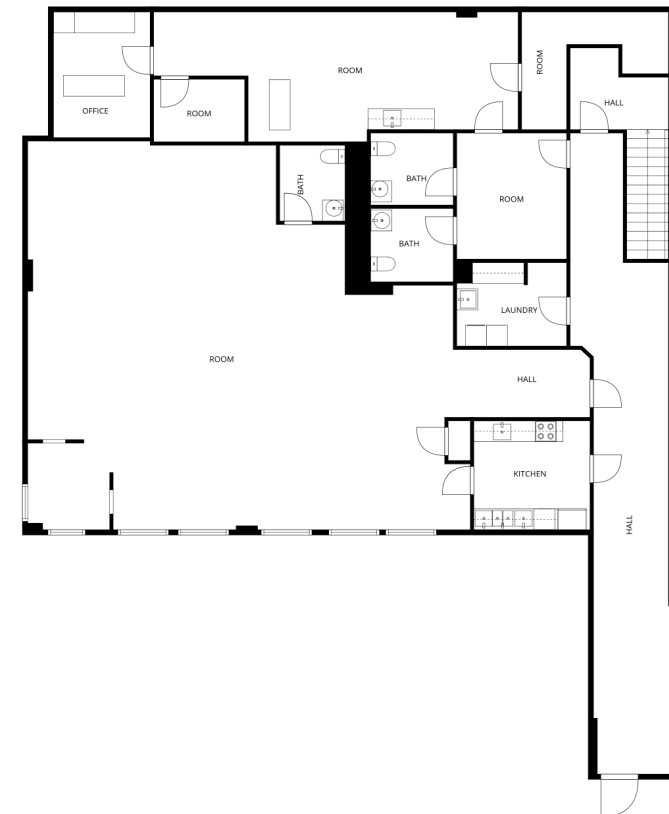
Children's Daycare Floorplan - Mezzanines 3,000 Square Feet

118 Ashland Avenue

Chicago, IL 60607



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



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

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