

FOR LEASE

3500 N. Halsted Street

3500 N. HALSTED STREET

Chicago, IL 60657

PRESENTED BY:

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com



DISCLAIMER

The material contained in this Proposal 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 Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

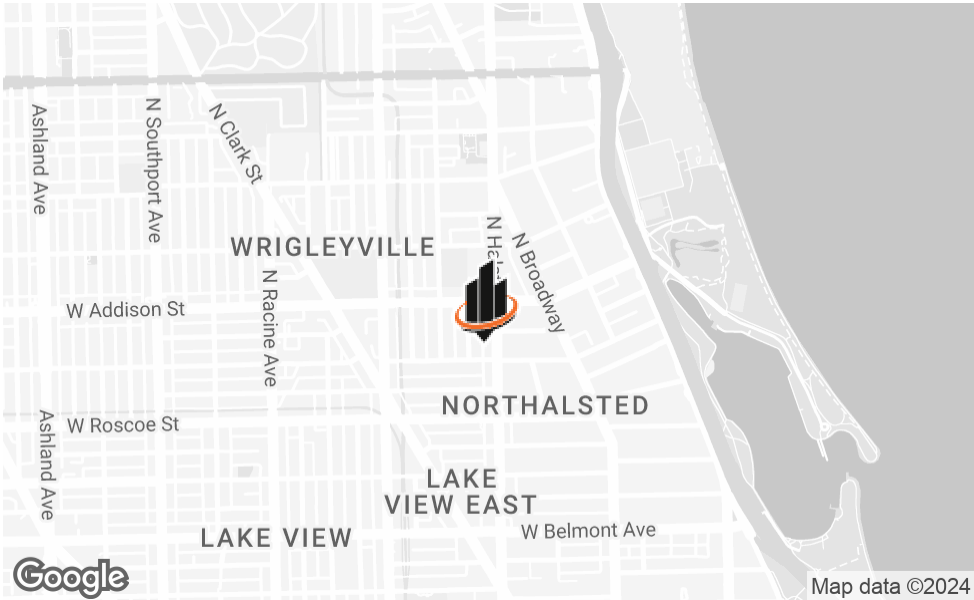
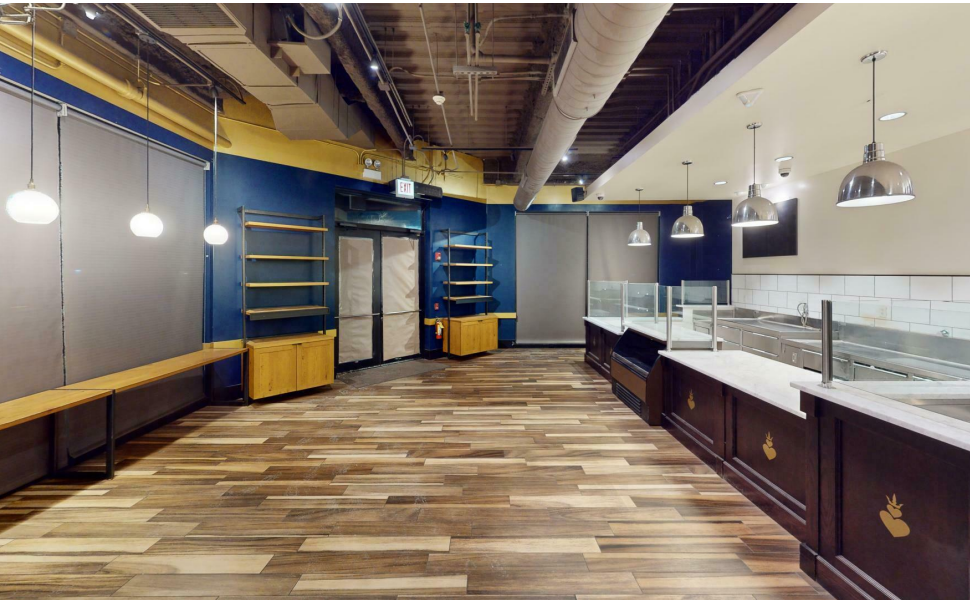
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal 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 Proposal, 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 Proposal 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 Proposal 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.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$38/PSF NNN
AVAILABLE SF:	1,686 SF
ZONING:	C1-2
CEILING HEIGHT:	13'
WARD:	44th

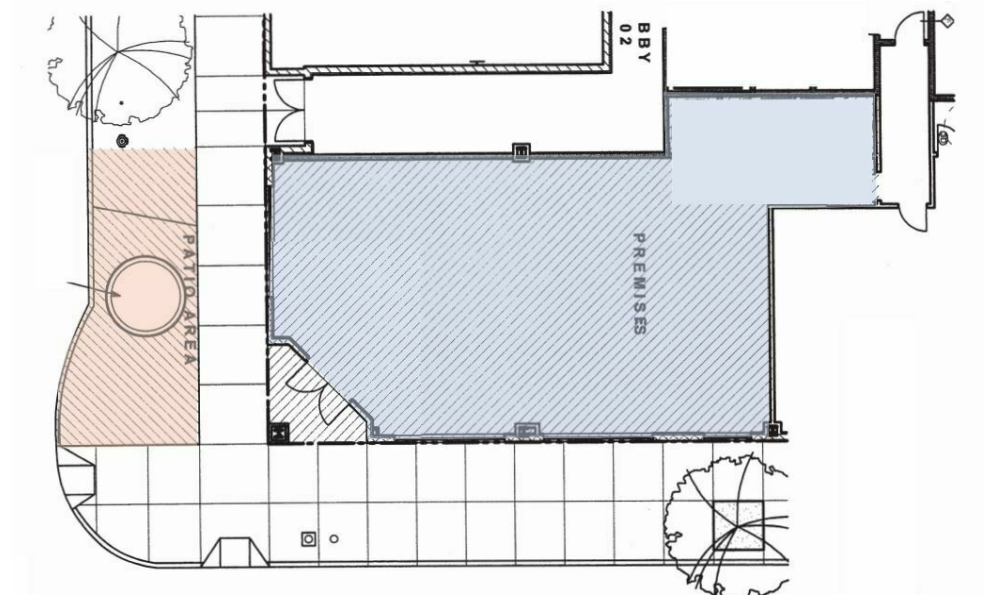
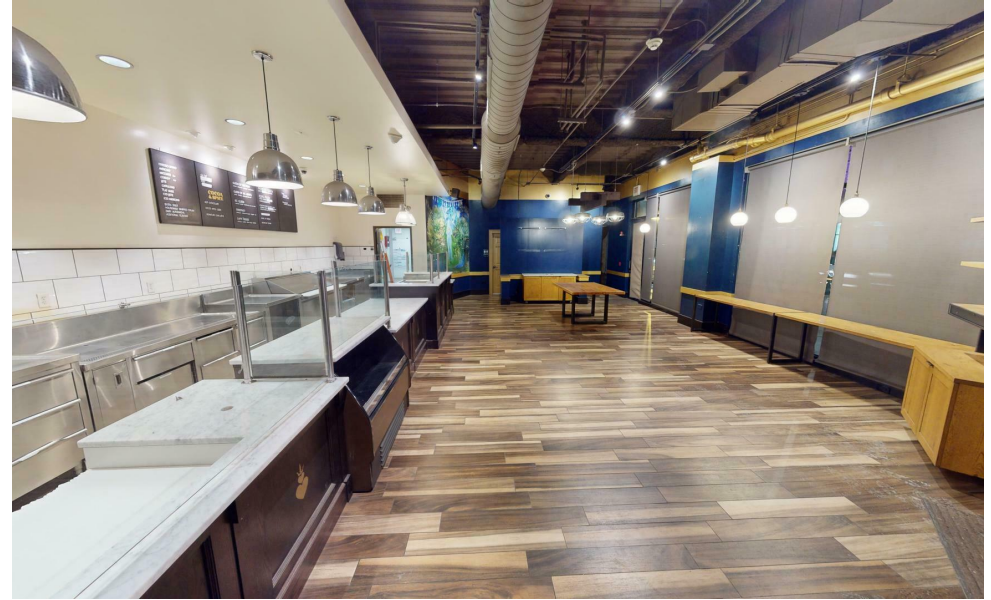
PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 3500 N. Halsted Street for LEASE. Located in the East Lakeview neighborhood at the stop-sign corner of Halsted and Cornelia, the Retail/Café space is a 1,686 SF fully-built former coffee shop. It boasts marble and stainless steel display counters, extensive refrigeration equipment, a triple-compartment sink, porcelain tile "wood floors", two ADA compliant bathrooms, and high 13' ceilings. With the potential for sidewalk café seating, this move-in ready space offers a prominent corner location with 75' frontage along Halsted & Cornelia. The property is zoned C1-2. Metered street parking and surface parking are adjacent, along with convenient public transportation options. In addition to being across from the new 71,000 SF Howard Brown Health Center; Wrigley Field, Whole Foods, and Target are all within three (3) blocks of the property. Please contact listing advisor for further information.

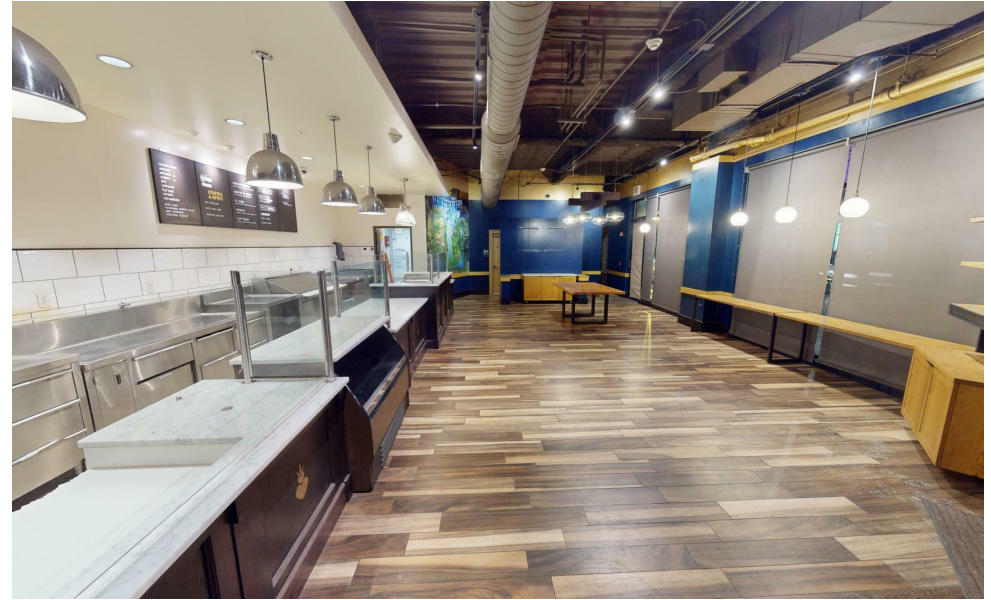
COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 1,686 SF Street Retail/Café Space For LEASE
- Located at the Base of a 4-Story Mixed-Use Building with 25 Luxury Condos
- Former Coffee Shop Fully Fixtured with Marble and Stainless Steel Prep and Display Counters, Extensive Refrigeration Equipment, and Triple Compartment Sink
- Move-In Ready with Porcelain Tile "Wood Floors", Two (2) ADA Compliant Bathrooms
- High Ceilings (13')
- Potential for Sidewalk Café Seating Area
- Prominent Stop-Sign Corner with 75' Frontage Along Halsted & Cornelia
- Metered Street Parking and Nearby Surface Lot Available
- C1-2 Zoning
- Black Iron Ventilation Not Allowed
- East Lakeview Neighborhood
- Across From New 71,000 SF Howard Brown Health Center
- Within Three (3) Blocks of Wrigley Field, Whole Foods, and Target
- Halsted (#8) Bus Stop Directly in Front of Space, CTA Redline Stop (Addison) 2.5 Blocks Away



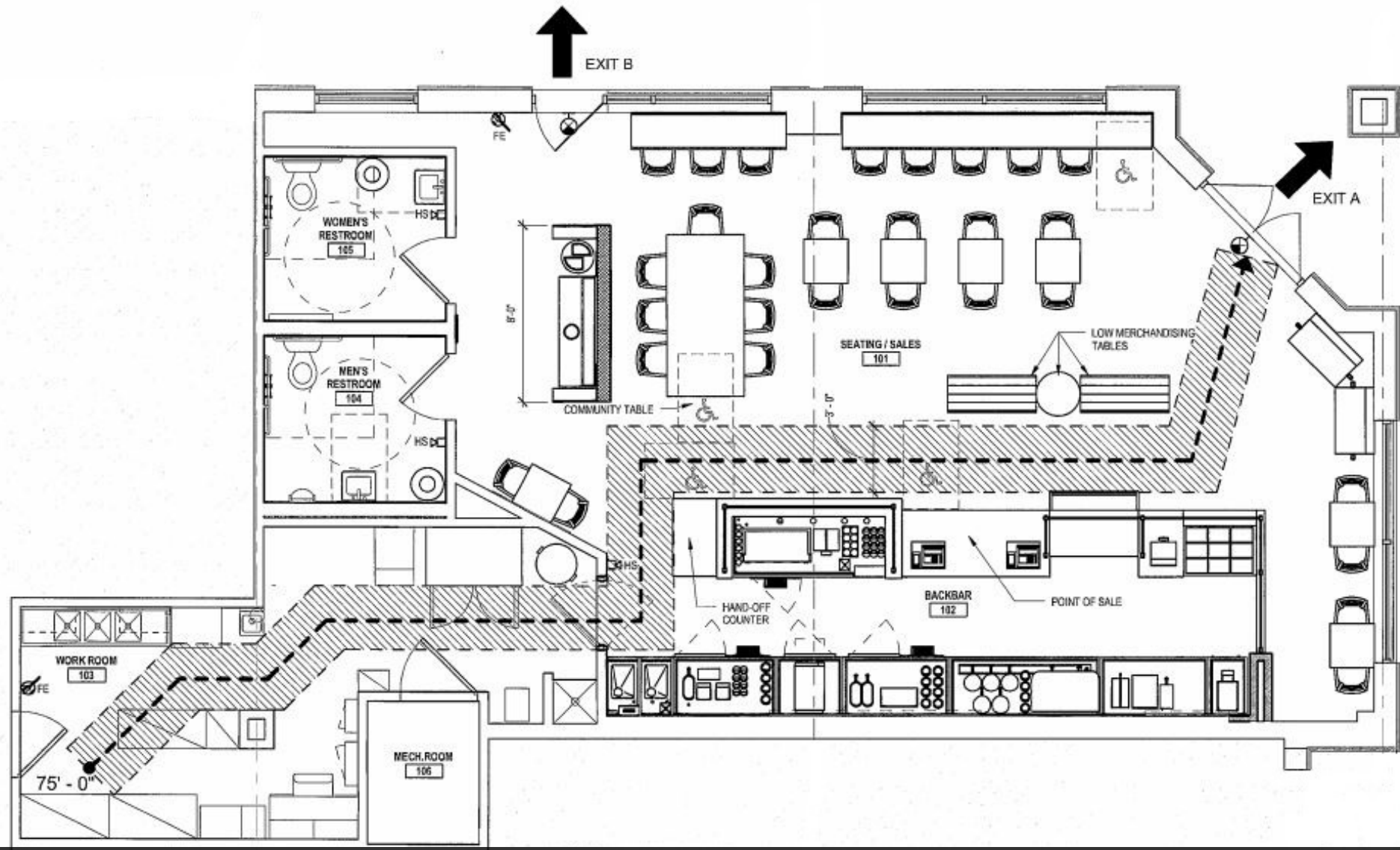
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN

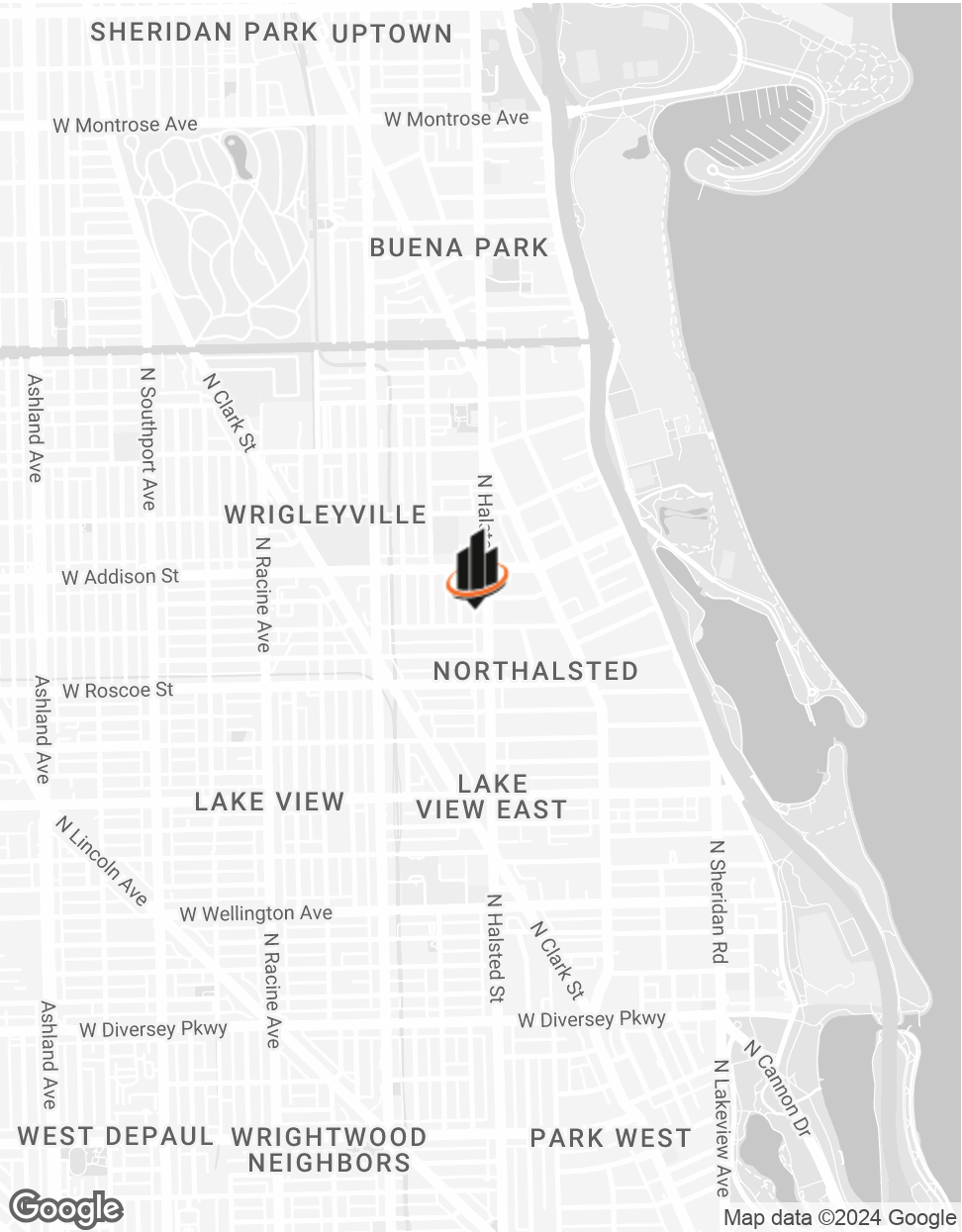
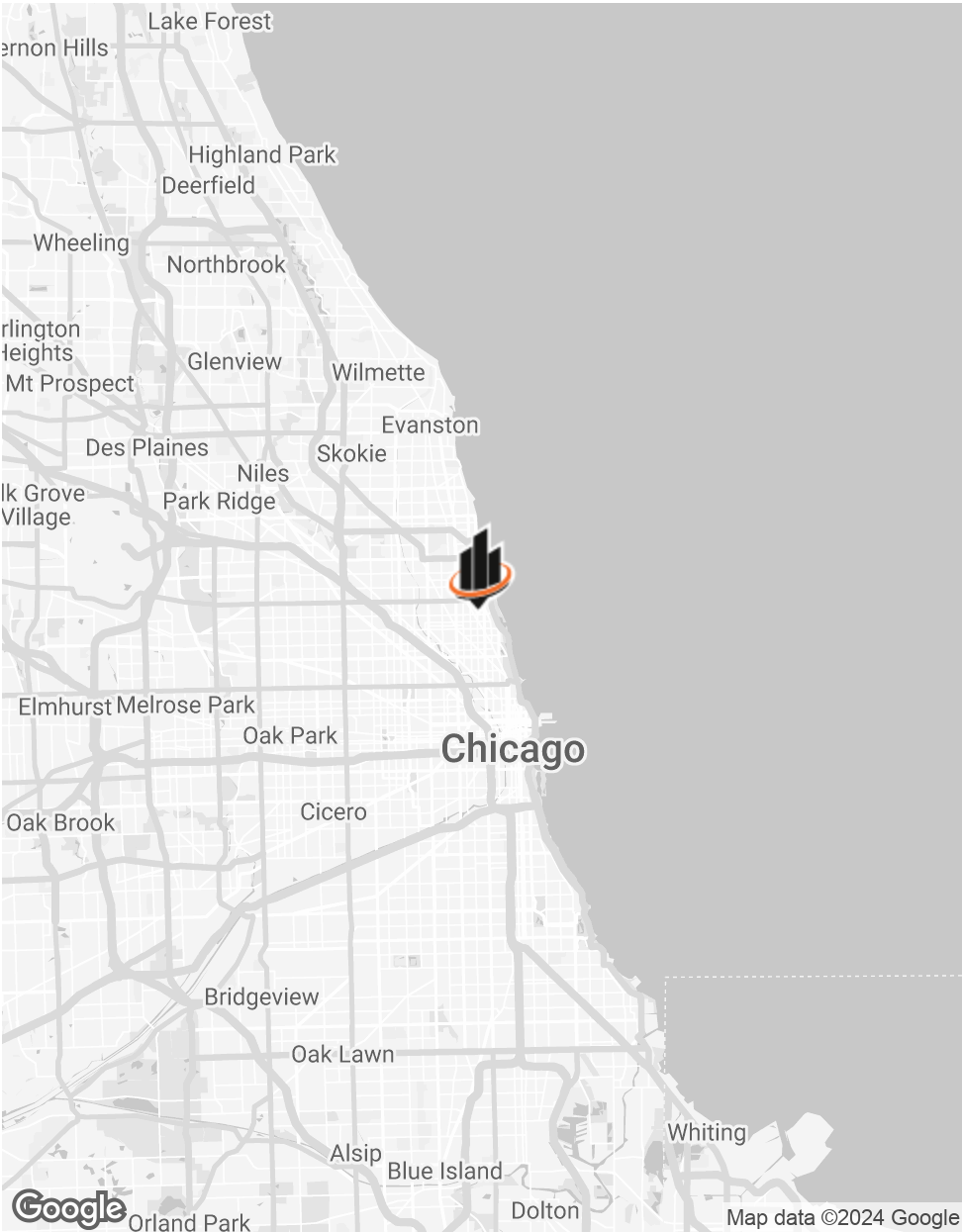


Furniture Not Available

RETAIL AERIAL MAP



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	32,828	92,100	159,024
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	36	37	36

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	19,843	54,090	87,460
# OF PERSONS PER HH	1.7	1.7	1.8
AVERAGE HH INCOME	\$139,867	\$148,561	\$163,711
AVERAGE HOUSE VALUE	\$606,790	\$655,994	\$743,056

Demographics data derived from AlphaMap

