

216 W. Jackson Boulevard

West Loop Office Space for Lease

BUILDING UNDER NEW OWNERSHIP

READY TO DO DEALS – \$19.50/SF MG

FOR MORE INFORMATION CONTACT:

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For Lease

Boutique Office Property



PROPERTY HIGHLIGHTS

- ④ 10-story vintage office building located in the commuter friendly West Loop just steps from Quincy CTA 'L' station
- ④ The building is under new ownership and eager to make deals happen
- ④ Asking rate: \$19.50/SF MG
- ④ Less than a 10 min walk to Union Station, Ogilvie Transportation Center, and LaSalle Street Metra station
- ④ Vibrant West Loop / Fulton River District location close to restaurants, shopping, gyms, hotels, and other amenities
- ④ Nearby attractions include the Willis Tower, The Old Post Office, and the BMO Harris Bank Tower
- ④ On-site amenities include a restaurant, convenience store, and sundry shop
- ④ Multiple configurations available including partial floor, full floor, and multi-floor options

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High-tech infrastructure designed to keep your business connected.

HIGH SPEED INTERNET CONNECTIONS

6 fiber providers for the building (AT&T, Comcast, Crown Castle Fiber, Verizon Enterprise, and Zayo Group) give you options for dedicated, business-grade fiber-optic internet connection with guaranteed upload/download speeds

Coaxial cabling can provide **bundled phone, cable TV, and basic internet**

MAXIMUM OUTAGE PROTECTION

Multiple points of entry on different sides of the building and diverse riser pathways create **maximum redundancy to mitigate the risk of on outage**

FUTURE READY INFRASTRUCTURE

Additional riser capacity is available throughout the building to provide **support for future internet service providers and tenant needs**

DEDICATED TELECOM PROTECTION SYSTEMS

Protected **telecom equipment area separate from other utilities** to reduce the potential of service disruption

Dedicated risers contain and protect telecom cables from damage



WiredScore
GOLD

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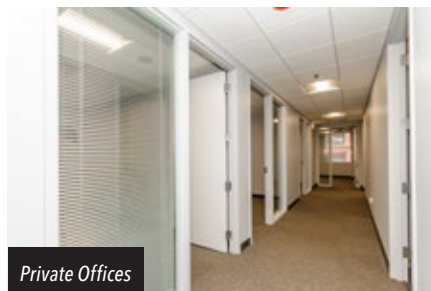
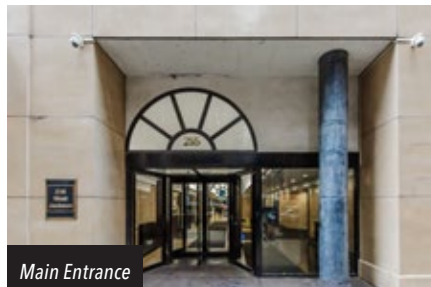
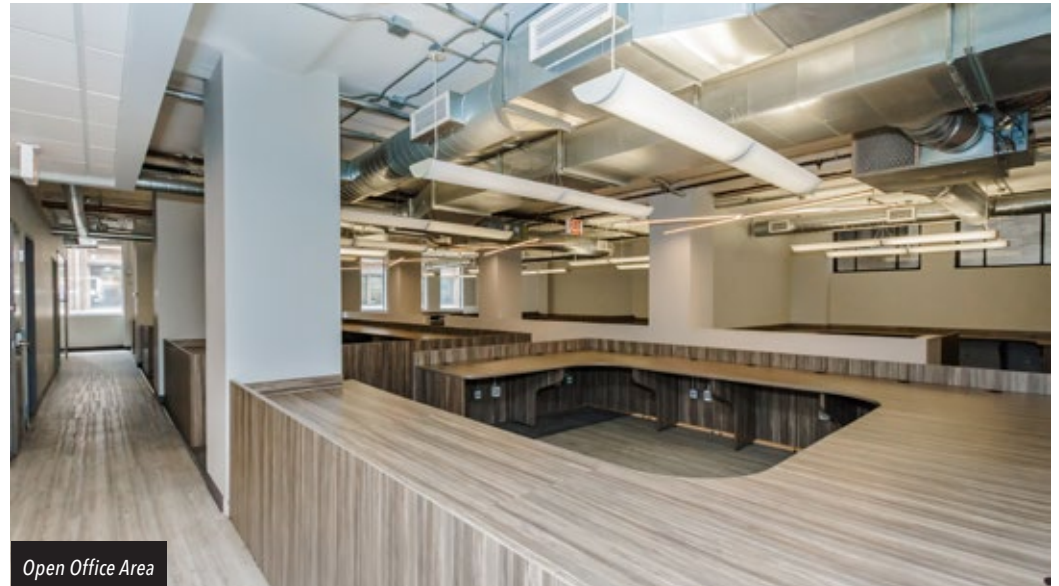


Available
Space

| | | |
|---------|-----------|------------------|
| Floor 2 | Suite 200 | 4,221 SF |
| Floor 2 | Suite 205 | 7,136 SF |
| Floor 3 | Suite 300 | 18,189 SF |
| Floor 4 | Suite 400 | 18,198 SF (spec) |
| Floor 5 | Suite 500 | 18,199 SF (spec) |
| Floor 6 | Suite 625 | 3,835 SF |
| Floor 6 | Suite 635 | 771 SF |
| Floor 6 | Suite 645 | 1,334 SF |
| Floor 7 | Suite 700 | 18,240 SF |
| Floor 8 | Suite 800 | 18,240 SF |
| Floor 9 | Suite 915 | 3,850 SF |
| Floor 9 | Suite 975 | 4,631 SF |

Typical Full Floor Plate ±18,199 RSF
(5th Floor Spec Layout)







Unparalleled

West Loop Location

The property is next door to the Quincy CTA station with Green, Pink, Orange, Purple, and Brown line service. Ogilvie Transportation Center, Chicago's main Metra rail commuter hub, Union Station, and the LaSalle Metra station are all within a 10 minute walk.

WITHIN WALKING DISTANCE OF

32

Hotels

213

Retail Locations

380

Restaurants

15

Fitness Options



98

Walk Score



100

Transit Score



86

Bike Score

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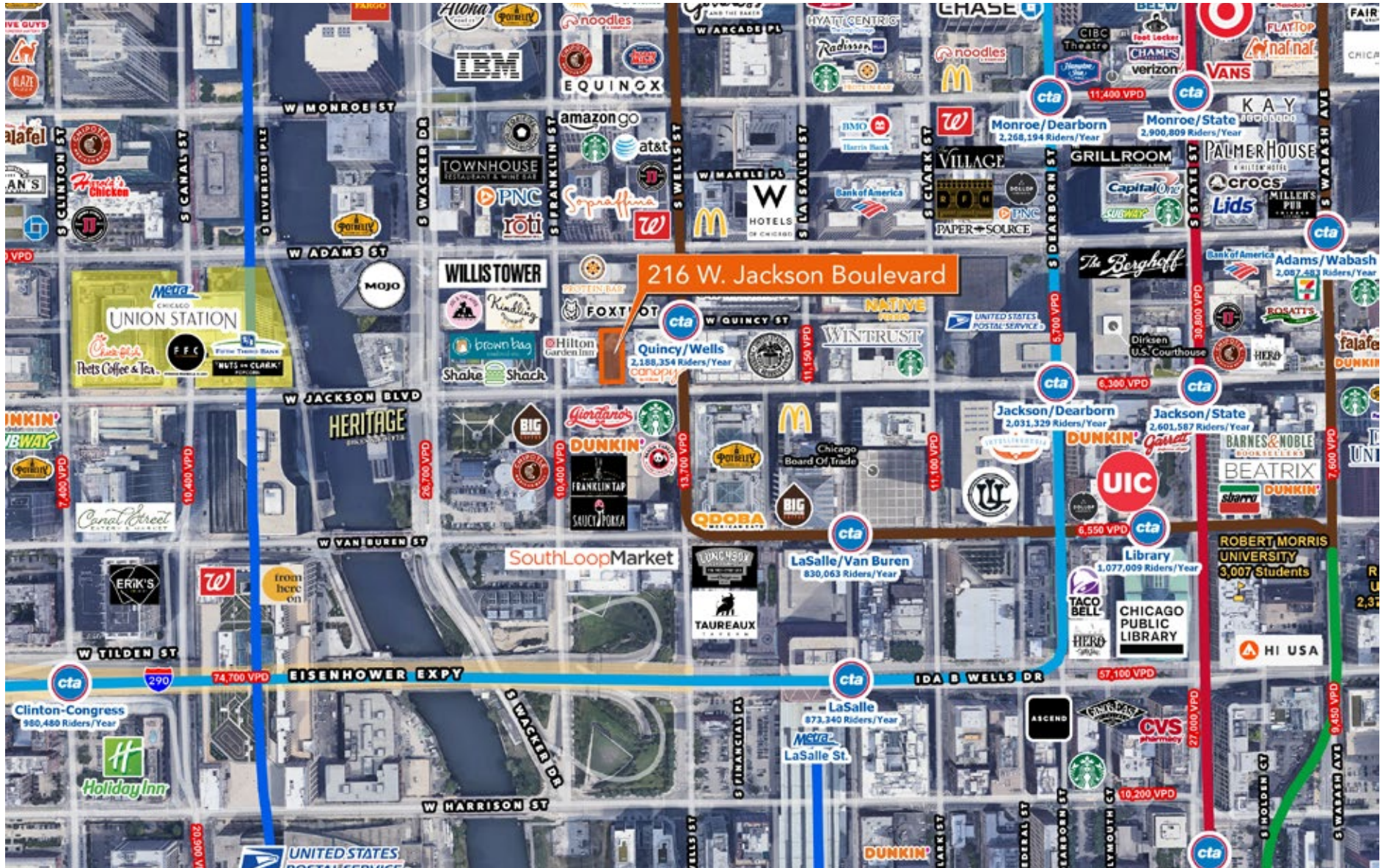
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