

# JAMESON.



## LEASE OVERVIEW

LEASE PRICE:	\$30.00 SF/yr MG
SPACE SIZE:	4,297 RSF
BUILDING SIZE:	29,302 SF
ZONING:	C1-3
MARKET:	River North
CROSS STREETS:	Institute & Franklin
CAM (EST. 2020):	\$2.84 PSF
TAXES (EST. 2020):	\$4.60 PSF

## AREA TENANTS

- Starbucks
- The Godfrey
- Goddess & The Grocer
- Corepower Yoga
- Big & Little's
- Nacional 27

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## 303 W. INSTITUTE PL, LOWER LEVEL

- "Authentic Timber Loft"
- Full Floor Opportunity
- Unencumbered Park Views
- Great Natural Light
- Boutique River North Building
- New Cafe Accessible from Lobby
- Tenant Controlled HVAC
- 24/7/365 Access
- Bright Space with Abundant Natural Light
- Newly Remodeled Common Areas and Lobby
- Attentive Onsite Management
- Floor to Ceiling Windows
- Brand New Elevators, Lobby, Common Areas
- Full Floor Low Loss Factor
- Home to NOMAD Chicago - an Impeccably Designed Multi-Purpose Space Offering a Cafe, Retail, Event Space, and Meeting Spaces

## AREA AND TRANSPORTATION HIGHLIGHTS

- 3 Blocks to Chicago Brown/Purple Line L Stop
- Steps from Chicago Ave 66 Bus