



JAMESON.

OFFERING  
MEMORANDUM

# 33 W. JACKSON BLVD

**SUITE 2B**

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# DISCLAIMER

**This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.**

©Jameson Real Estate Brokerage LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

## LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

## HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

## AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

## WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

## NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

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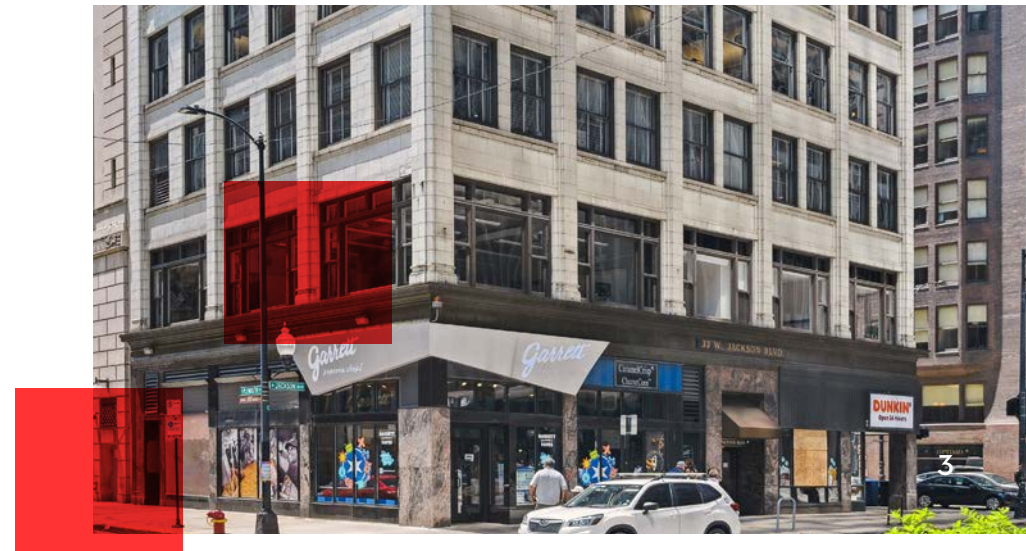
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# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

Welcome to 33 W Jackson, Chicago, Illinois - the perfect destination for professionals seeking deluxe renovated office condominiums. This prestigious building is situated directly across from the iconic Dirksen Federal Building, offering unparalleled convenience and a prime location in the heart of Chicago. With its proximity to Printer's Row and the Financial District, this property presents an exceptional opportunity for attorneys, consultants, and creative individuals looking to own and occupy a bright, light-filled space with contemporary finishes and a highly efficient floor plan.

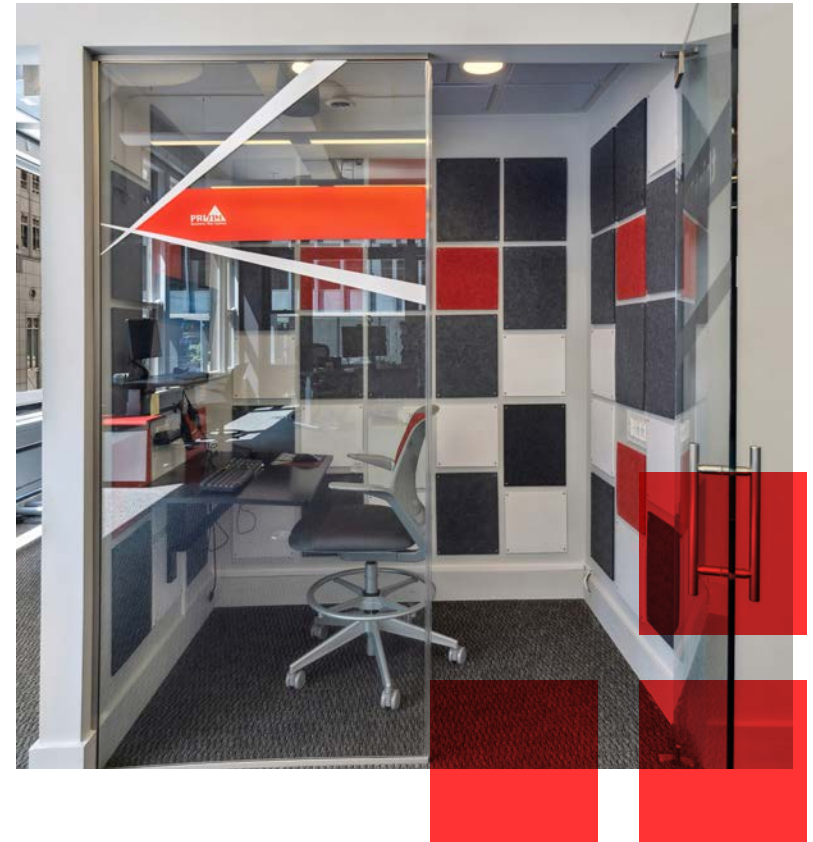
Each office condominium at 33 W Jackson has undergone a meticulous renovation, ensuring that you can enjoy the perfect blend of modern aesthetics and functionality. Step into a sophisticated environment designed to inspire productivity and creativity. The ample natural light streaming through the windows creates an inviting atmosphere, while the thoughtfully chosen finishes provide an upscale ambiance.

The property boasts a variety of amenities, high speed internet, and features designed to cater to the needs of discerning professionals. Additionally, the building provides a professional and welcoming lobby area, adding to the overall appeal.

Location is everything, and 33 W Jackson excels in this regard. With its close proximity to the Dirksen Federal Building, you'll have immediate access to the legal hub of Chicago. Being in close proximity to State Street, Grant Park, The Art Institute, and the Theatre District ensure that an array of dining, shopping, and entertainment options are right at your doorstep.

Don't miss out on this opportunity to own a premium office condominium in one of Chicago's most desirable areas. Whether you're an attorney, consultant, or creative professional, 33 W Jackson provides the ideal space to elevate your business and thrive in a dynamic environment.

Contact us today to schedule a viewing and secure your place in this deluxe renovated office condominium at 33 W Jackson, Chicago, Illinois.



**SALES PRICE:** ..... \$429,000

**PIN NUMBER:** ..... 17-16-234-007-1008

**UNIT SIZE:** ..... 1,100 SF

**CONDO ASSOCIATION FEES:** ..... \$937.50/MO

**2021 TAXES:** ..... \$19,115.51

# PROPERTY HIGHLIGHTS

PROPERTY GLA: ..... 17,125 SF    YEAR BUILT: ..... 1910  
STORIES: ..... 5    YEAR RENOVATED: ..... 2022  
TYPICAL FLOOR: ..... 3,450 SF    ZONING: ..... RBP, CHICAGO  
ELEVATORS: ..... 1    CONSTRUCTION: ..... Masonry

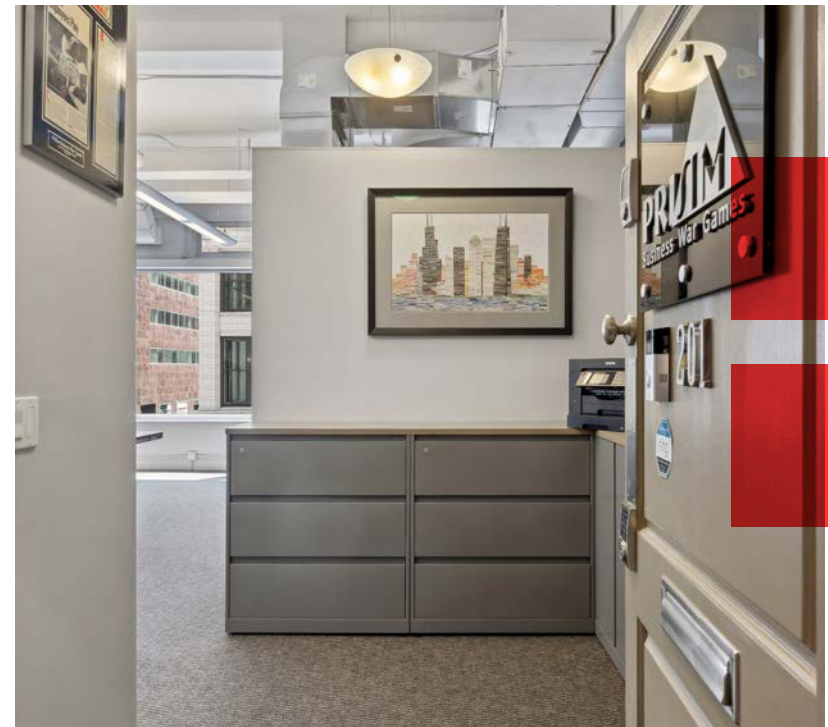




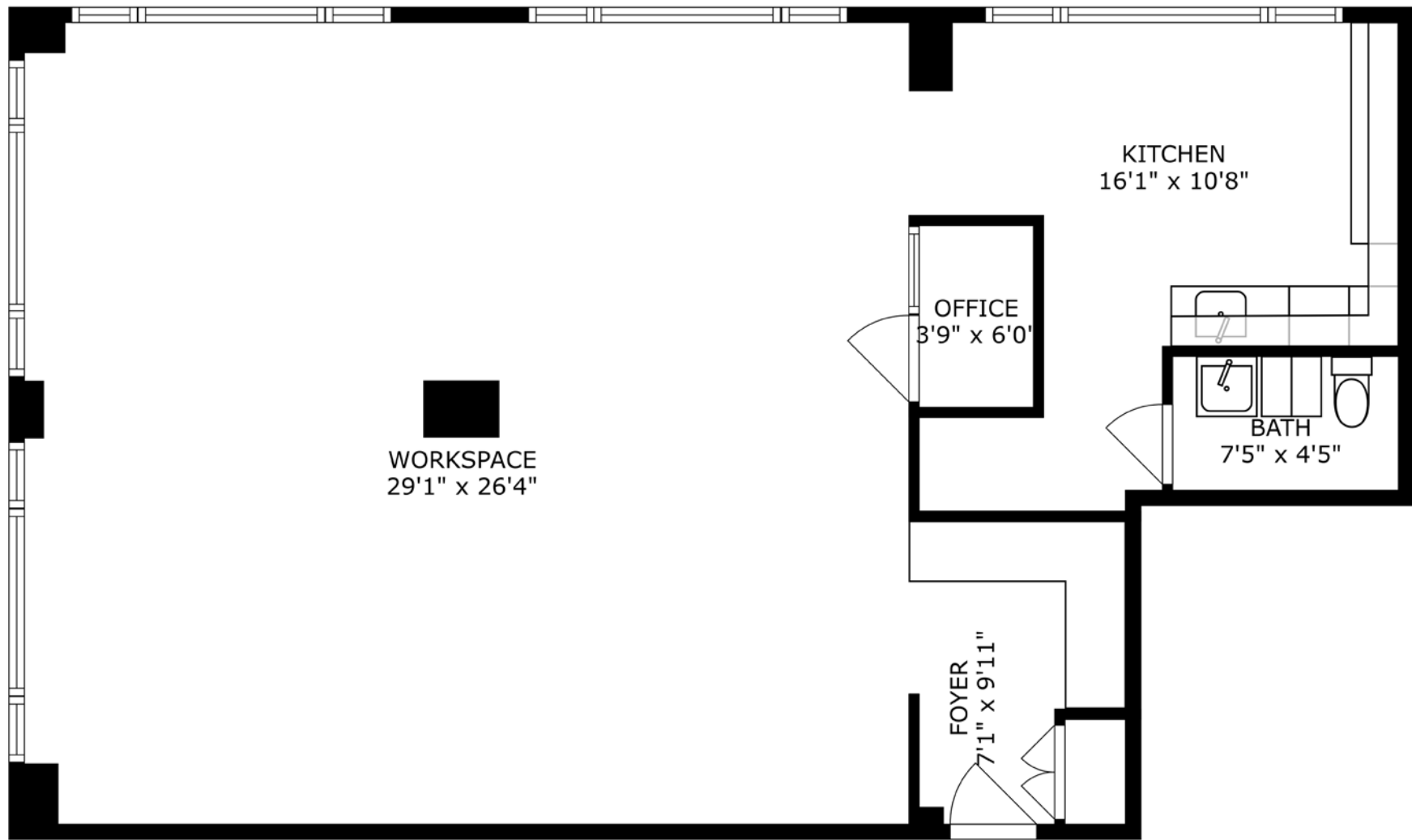
# UNIT 2B HIGHLIGHTS

UNIT AVAILABLE: .....	UNIT 2B	CUSTOM-BUILT “PHONE BOOTH” .....	1
UNIT SIZE: .....	1,100 SF	UTILITIES (ELECTRIC + GAS): .....	\$193.87/MO
# BATHROOMS: .....	1	ASSESSMENTS: .....	\$937.50/MO

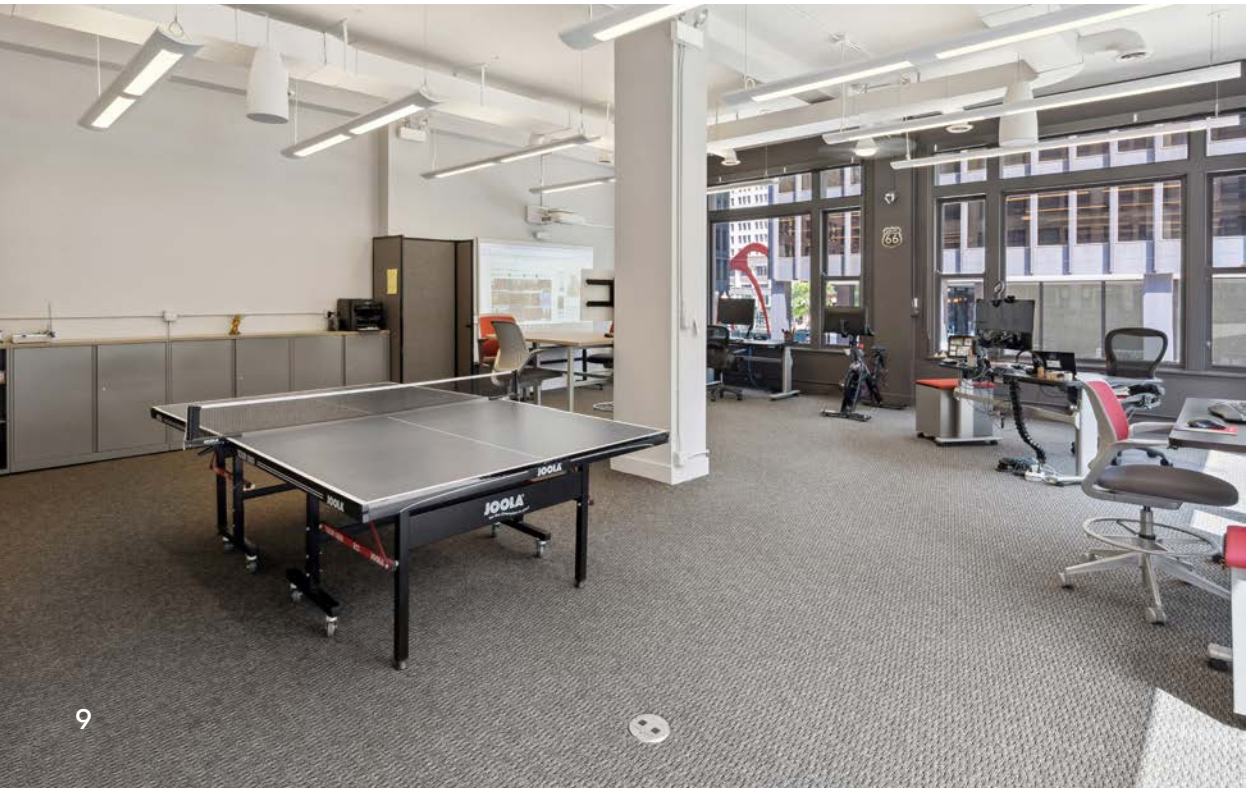
Totally renovated open office. New HVAC, electrical wiring, and breaker panel service. Lowered ceiling removed to create dramatic height and additional light through previously-hidden transom windows. Custom-built “phone booth” for privacy (sound-deadened and power vented), 4 large Sonance ceiling-mounted pendant speakers with Bose SoundTouch amplifier for total-office stereo. Full window shades on all windows (3 are wireless smart shades with motors). Ceiling mounted laser projector and projection whiteboard. New carpet, new light fixtures and ceiling fans, newly painted. Kitchenette and private bathroom.



# UNIT FLOOR PLAN















# LOCATION INFORMATION



# LOCATION OVERVIEW

ZIP: ..... 60604  
SUB-MARKET: ..... CENTRAL LOOP  
SUB-MARKET CLUSTER: ..... METRO CHICAGO  
LOCATION TYPE: ..... CBD  
MARKET: ..... CHICAGO  
COUNTY: ..... COOK  
STATE: ..... ILLINOIS  
CBSA: ..... CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI  
DMA: ..... CHICAGO, IL-IN  
COUNTRY: ..... UNITED STATES



# PROPERTY STACKING PLAN

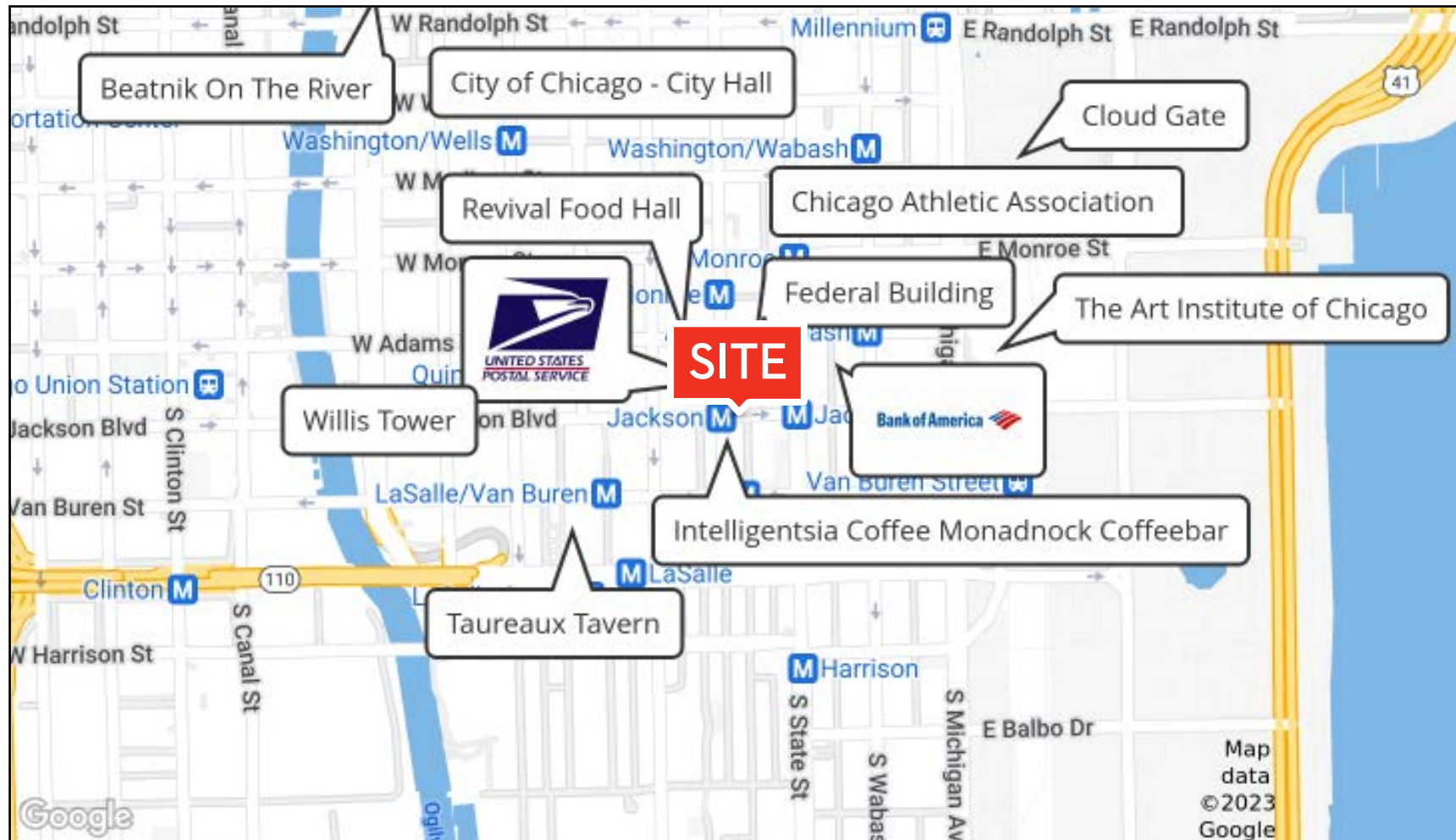
<b>FIFTH FLOOR</b>	<b>Law Firm</b> <i>3,450 SF</i>	
<b>FOURTH FLOOR</b>	<b>Design Firm</b> <i>3,450 SF</i>	
<b>THIRD FLOOR</b>	<b>Law Firm</b> <i>3,450 SF</i>	
<b>SECOND FLOOR</b>	<b>AVAILABLE</b> <i>1,100 SF</i>	<b>Law Firm</b> <i>2,350 SF</i>
<b>FIRST FLOOR</b>	<b>Garrett Popcorn Shop</b> <i>990 SF</i>	<b>Dunkin'</b> <i>1,800 SF</i>

# REGIONAL MAP





# AREA TENANT MAP



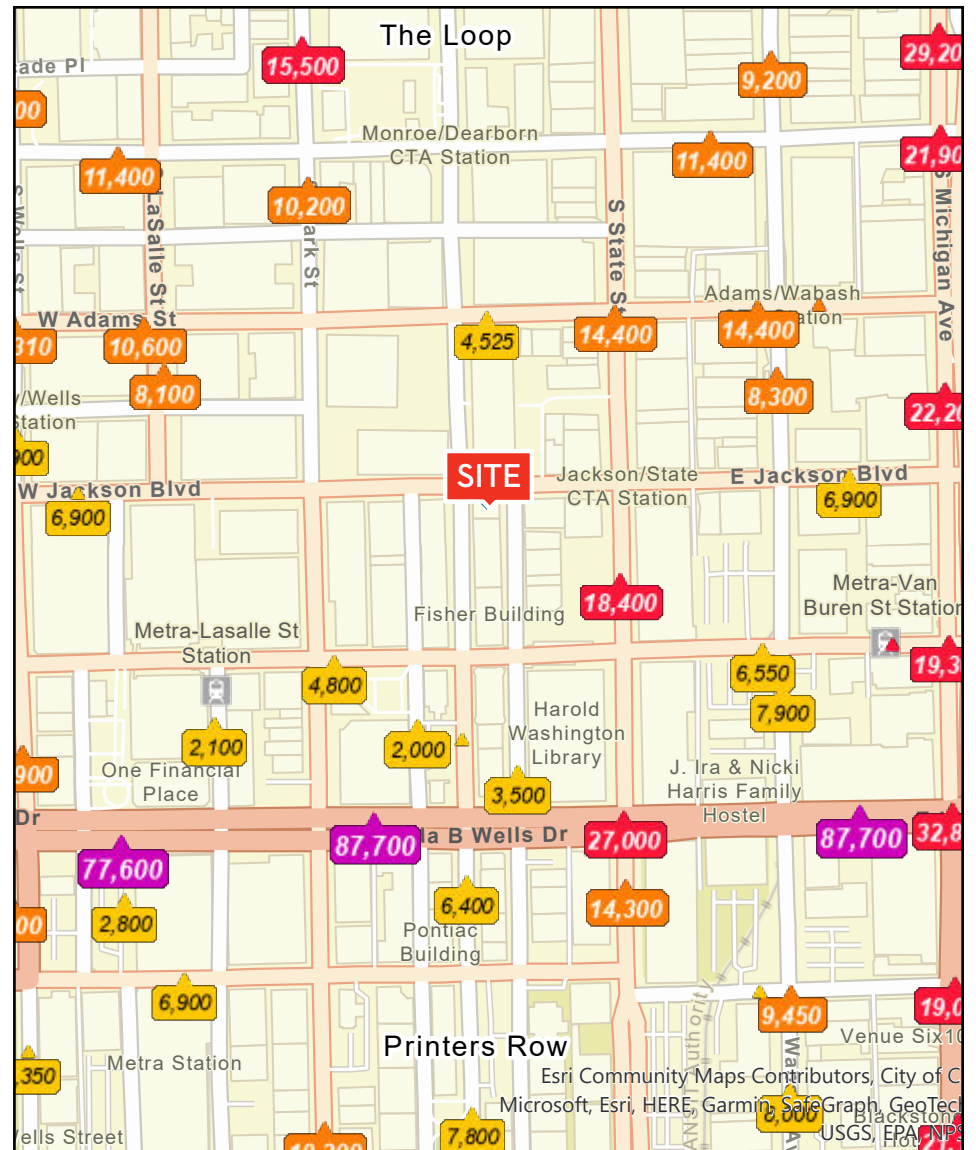
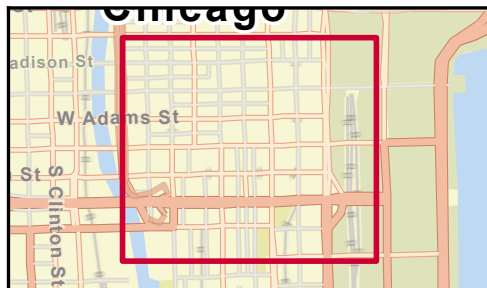
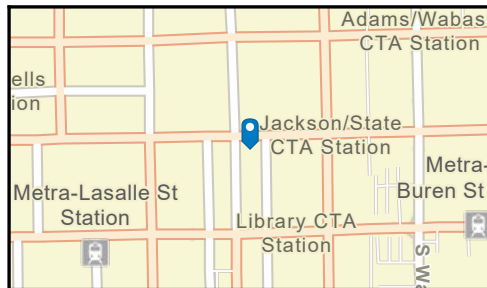
# TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Jackson Station (Blue Line)	1 min	1 min	0.0 mi
Jackson Station (Red Line)	1 min	2 min	0.1 mi
Harold Washington Library-State/Van Buren (Brown, Orange, Pink, Purple Lines)	2 min	2 min	0.1 mi
Monroe Station (Blue Line)	2 min	4 min	0.2 mi
LaSalle/Van Buren Station (Downtown Loop)	1 min	5 min	0.2 mi
COMMUTER RAIL	DRIVE		DISTANCE
Chicago LaSalle Station Commuter Rail (Rock Island District)	2 min		0.4 mi
Chicago Union Station Commuter Rail (North Central Service, Milwaukee District North/ West Lines)	3 min		0.6 mi
AIRPORT	DRIVE		DISTANCE
Chicago O'Hare International Airport	28 min		18.4 mi
Chicago Midway International Airport	18 min		9.8 mi

# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day







# MARKET INFORMATION

# MARKET OVERVIEW

## DOWNTOWN LOOP

As Chicago's city center, the Loop is one of the most significant business districts globally, and also boasts a residential population that exceeds 160,000. In addition to its dynamic architecture and rich history, living in the loop gives residents access to an incredible concentration of cultural institutions, nationally acclaimed restaurants, world-class shopping, award-winning shows, and the incredible lakefront. While the Loop houses countless hotels, office buildings, and commercial spaces, this Chicago neighborhood offers far more than just work and play. The last decade has seen a boom in residential building – a nice mix of real estate in the loop can be found, from condominiums and apartments to townhomes — that has made the heart of Chicago a prime address in one of the city's most dynamic areas.

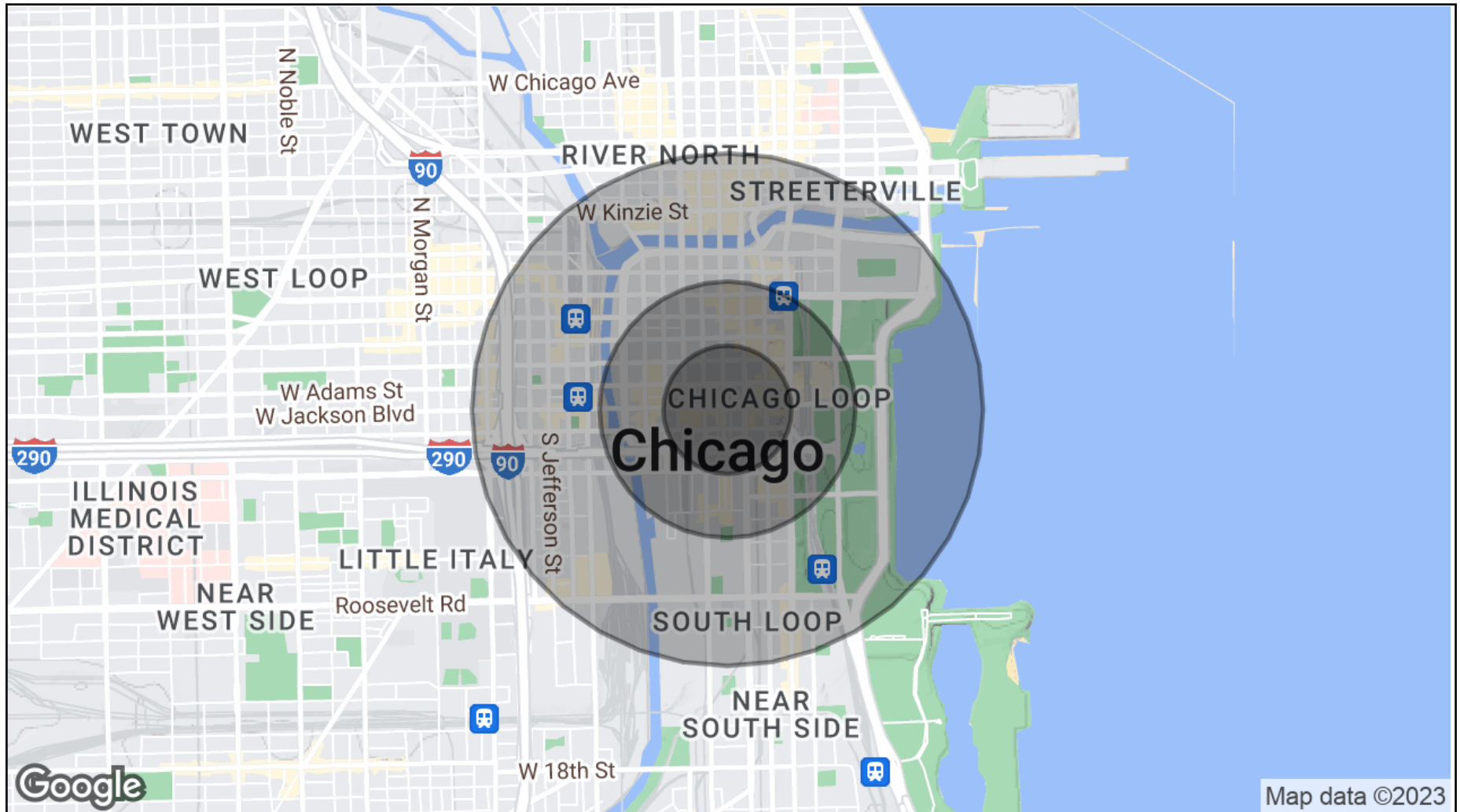
Chicago's celebrated Theater District buzzes with award-winning shows, the Chicago Cultural Center provides an incredible range of visual arts and performances, and The Art Institute of Chicago is considered one of the finest institutions of its kind in the world. The Loop is home to Grant Park and Millennium Park, Chicago's premier green space, with 25 acres of awe-inspiring landscape, dozens of free events and exhibitions, and an iconic collection of public art including the "Bean," a massive, stainless steel sculpture that has become the iconic symbol of Chicago. The Loop has several excellent academic institutions including Roosevelt University, DePaul University's downtown campus, and Columbia College.

The Loop is the most convenient transportation hub in the city with round-the-clock CTA service via bus and train. Many residents forgo having a car as all the amenities you would expect from a neighborhood are easily accessible on foot. From grocery stores to gyms, pharmacies and farmers' markets, it's all available in the Loop.



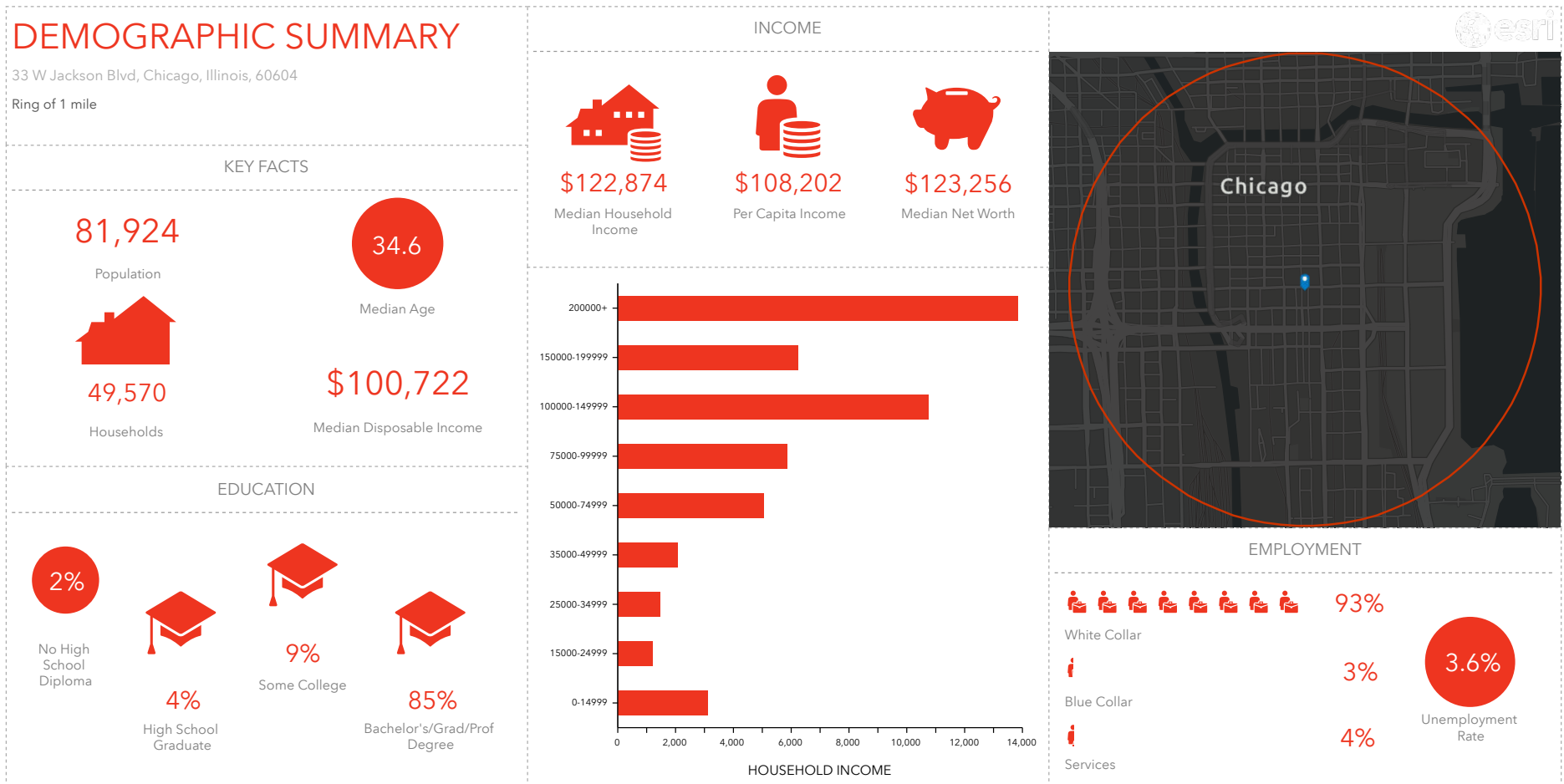


# DEMOGRAPHIC MAP





# DEMOGRAPHIC INSIGHTS



Source: Esri. The vintage of the data is 2023, 2028.

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# ADDITIONAL INFORMATION



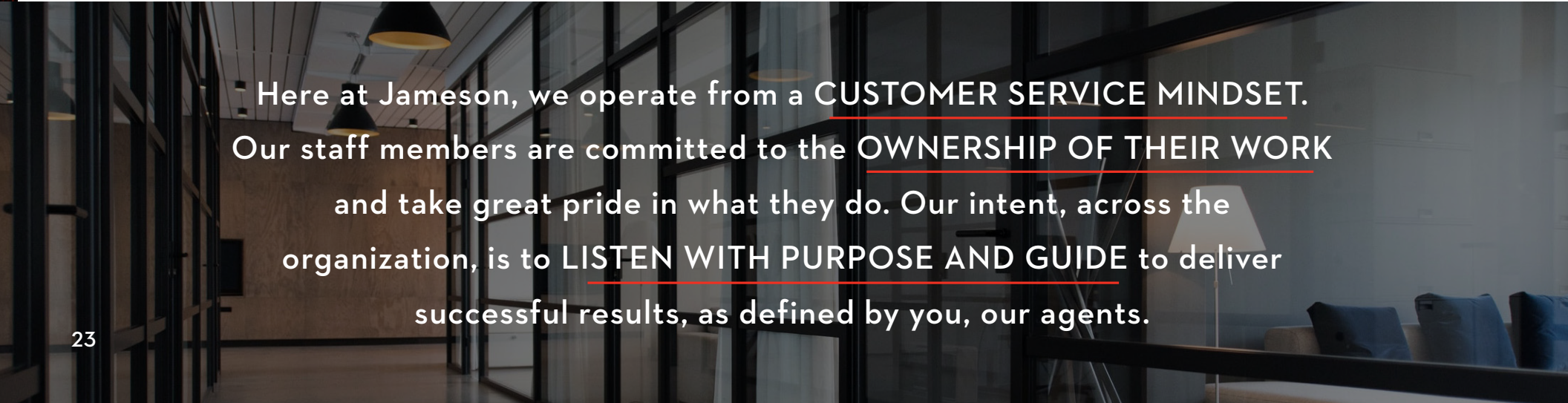
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.



# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

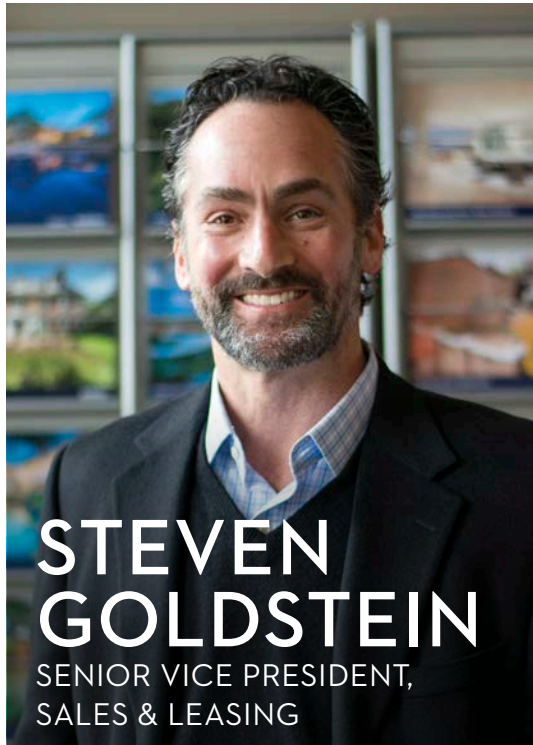
We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

# ABOUT YOUR TEAM



**STEVE@CHICAGOBROKER.COM**  
**312.840.9002**

## ■ ABOUT STEVEN

At some point, every commercial real estate transaction inevitably runs into a snag or hurdle. Working with an advisor who has both real estate expertise and business savvy is now more important than ever, but having a creative problem solver on your team is what makes the real difference. Steve Goldstein is the ultimate commercial real estate creative problem solver, and he brings his ‘Outside the Building Thinking’ in every project.

Steve has specialized in office tenant representation and commercial buyer representation in Chicago for over 30 years. He has consulted and worked on behalf of a variety of different office, medical, and dental tenants in the Chicago market, ranging from small business owners with one office location to large corporate entities with multiple sites and complex facility requirements.

Steve has tremendous experience in Chicago’s commercial real estate arena along with decades of expertise, deep market knowledge, and a vast network of connections. His clients will say they have a different reason for working with Steve, because what truly sets him apart in the sea of brokers who only work on the same “cookie cutter” transactions, is his ability to imaginatively see solutions that others may miss.

Steve’s philosophy of “Thinking Outside the Building”, gives his clients an edge in every transaction. He is an innovative thinker and excels at coming up with creative alternatives and options that enhance his negotiating position so that his clients can reach their goals. Steve puts his ingenuity to work in a very practical sense, too. From figuring out how to market a space in a way that will draw extra attention, to helping a client to reimagine a raw space as their future corporate home, Steve is never short on “out-of-the-building” ideas and solutions.

He collaborates effectively by listening to client needs and taking the time to explore options and work through constraints.



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**312.375.0677**

## ABOUT STEPHANIE

Since 2005, Stephanie's multi-faceted real estate experience includes real estate property management, residential and commercial brokerage, and business management. This diverse background has led to the specialized and complex niche of Section 15 deconversion sales, which is her primary focus today. With expertise in underwriting, due diligence, structured financing, and equity partnership, she has secured numerous condo deconversions in Chicago. Most importantly, she is community liaison acting as an advocate for both buyers and sellers in a transaction, fluently outlining the many mutual benefits of deconversion to all parties.

In 2021 Stephanie was awarded #1 Residential Broker for her office in Barrington, as well as the Most Notable Sales award, exceeding \$28M in Sales. In June of 2022 she was awarded REAL Trends Best Real Estate Agent in Illinois, and was ranked in Tom Ferry & REAL Trends America's Best Real Estate Professionals. Those ranked are among the top 1.5% of 1.6 million real estate professionals in the United States.

She is alumni from Northwestern's Kellogg School of Management, active in the Northern Illinois Commercial Association of Realtors, and a member of the Women's Council of Realtors. She has a broad understanding and appreciation of our world - and values the importance of culture, having spent time traveling in Asia, South America, Africa, Europe and the Middle East. She is a volunteer who has traveled four times to Tirunelveli, Tamil Nadu, India - serving as a mentor and friend to a children's leadership academy. Her well rounded life experiences and appreciation for people offer a unique understanding and ability both socially and professionally.





JAMESON.

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