

JAMESON.

540 N. LAKE SHORE DRIVE
CHICAGO, IL 60611

FOR LEASE - \$22/SF BASE RENT

BRENT BURDEN, CCIM
SENIOR VICE PRESIDENT
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EXECUTIVE SUMMARY



TOTAL BLDG. AREA

30,000 SF

SPACE AVAILABLE

3,800 SF DIVISIBLE

CAM & TAXES

\$14.70 PER SF

YEAR BUILT

1914

LEASE PRICE

\$22.00 SF/NNN

PROPERTY DESCRIPTION

3,800 DIVISIBLE SF STOREFRONT RETAIL OR OFFICE IN MIXED-USE BUILDING WITH APPROXIMATELY 20,000 SF ON THE FIRST FLOOR COMMERCIAL AND 140 LOFT CONDOMINIUMS ABOVE. THE AVAILABLE SPACE IS AN AUTHENTIC BRICK & TIMBER LOFT WITH 12' CEILINGS AND OPEN WORK SPACES. STOREFRONT ENTRANCES WITH LARGE DISPLAY WINDOWS ON OHIO STREET ACROSS FROM THE NAVY PIER IN THE HEART OF STREETERVILLE.

OFF-STREET PARKING AVAILABLE.

1ST FLOOR - SUITE 102 | OFFICE/RETAIL: 3,800 DIVISIBLE SF. ADDITIONAL 5,500 SF OF LOWER LEVEL STORAGE SPACE AVAILABLE.

\$22 SF/YR NNN

AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

GRAND AVENUE STATION (RED LINE) - 0.7 MILES

CHICAGO AVENUE STATION (RED LINE) - 0.9 MILES

CHICAGO OGILVIE TRANSPORTATION CENTER COMMUTER RAIL - 2.1 MILES

CHICAGO LASALLE STATION COMMUTER RAIL - 2.7 MILES

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BUILDING TENANTS

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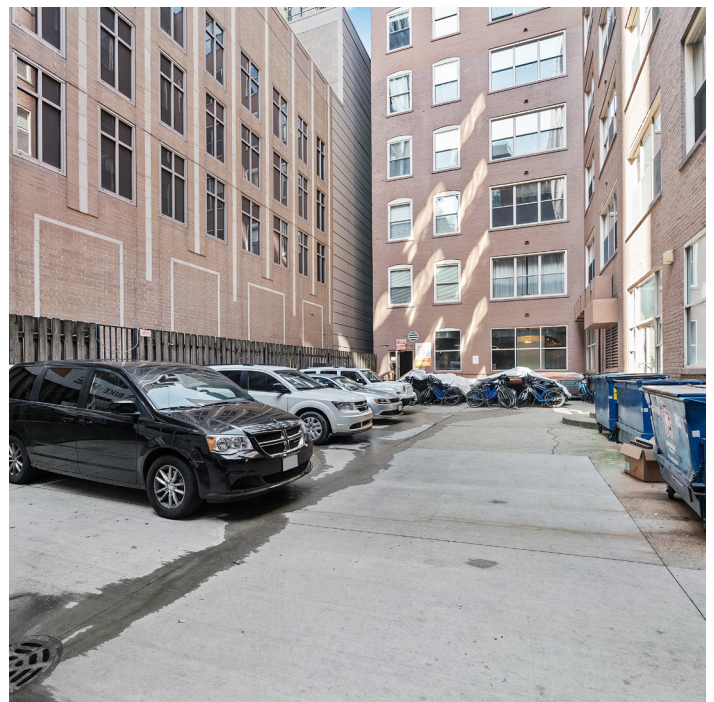


TENANT	INDUSTRY	FLOOR	SF OCCUPIED
NEAR THE PIER DEVELOPMENT CENTER, INC.	HEALTHCARE AND SOCIAL ASSISTANCE	FIRST	24,000
CORT FURNITURE	RETAILER	LOWER LEVEL	11,000
STUDIO THREE ZERO ZERO	INFORMATION	THIRD	4,000
BOBBY'S BIKE HIKE	RETAILER	FIRST	3,200
THIEL HOLDINGS	FINANCE & INSURANCE	FIRST	1,100
RUBIO DRY CLEANERS	RETAILER	FIRST	1,000
ARTISTS EVENTS & ENTERTAINMENT	ARTS, ENTERTAINMENT, AND RECREATION	THIRD	-

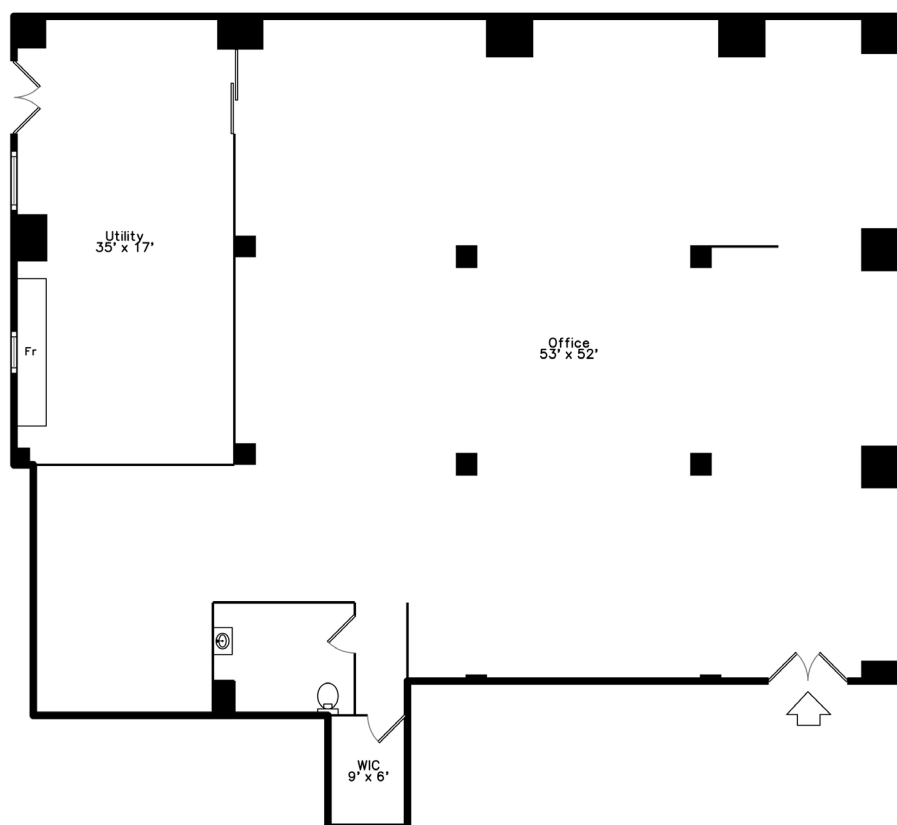
INTERIOR PHOTOS
540 N. LAKE SHORE DRIVE
CHICAGO, IL



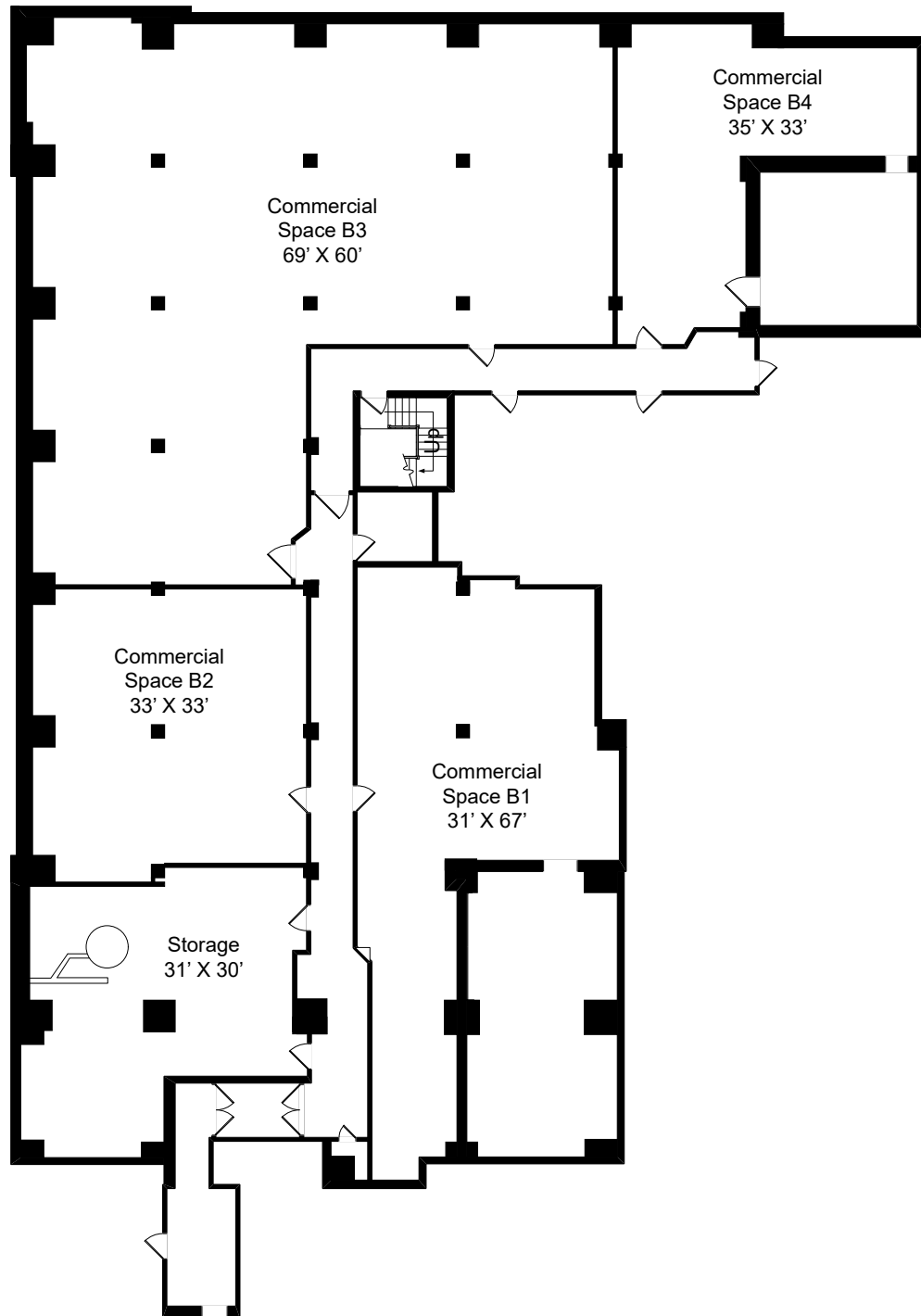
EXTERIOR PHOTOS
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SUITE 102 FLOOR PLAN
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BASEMENT FLOOR PLAN
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SITE MAP

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RETAIL & SITE MAP

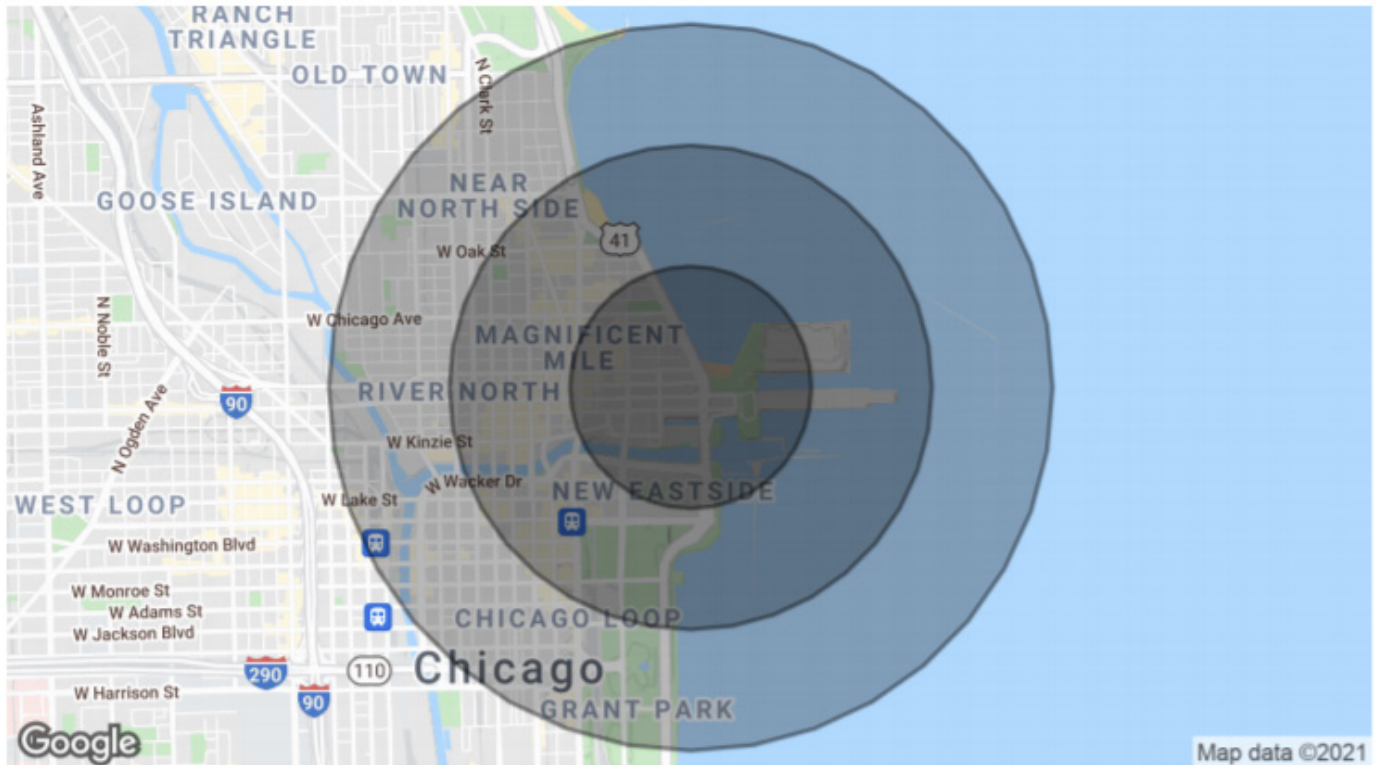
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DEMOGRAPHICS MAP & DATA

540 N. LAKE SHORE DRIVE

CHICAGO, IL



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,273	35,275	71,072
Average age	48.6	44.5	41.2
Average age (Male)	46.4	43.3	41.1
Average age (Female)	50.0	44.7	40.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	4,647	23,209	46,089
# of persons per HH	1.6	1.5	1.5
Average HH income	\$165,214	\$157,298	\$140,882
Average house value	\$646,933	\$595,978	\$553,406

** Demographic data derived from 2010 US Census*