



Chicago, IL 60661

#### **PRESENTED BY:**

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## **PROPERTY SUMMARY**



### **PROPERTY DESCRIPTION**

Top Floor space with a functional layout and design including and brightened with 2 Skylights. The premier West Loop location is serviced by restaurants and retail. The Made Ready office suite will be availble on March 1, 2024. The property is less than 2 blocks from Union Station and 4 blocks from Ogilvie Transportation Center. One parking space is available for +\$275/mo. Plenty of surface parking nearby. Professional management is on-site.

#### SUITE HIGHLIGHTS

- Conference Room, Storage Room, Kitchenette with granite counter & stainless steel appliances.
- Rent includes property taxes, CAM, property insurance, water, and daily waste removal
- Tenant responsible for the electric expense
- Move-in Ready
- Top Floor Office Unit, Elevator Building
- Six Offices, Conference Room, Storage Room

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#### **OFFERING SUMMARY**

SALE PRICE:	Subject To Offer
AVAILABLE SF:	3,644 SF
LOT SIZE:	0.25 Acres
BUILDING SIZE:	51,000 SF
YEAR BUILT:	1895
YEAR RENOVATED:	2008
ZONING:	DX-7
BUILDING CLASS:	В

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,236	9,498	35,051
TOTAL POPULATION	6,483	15,703	59,189

### LEASE SPACES

#### **LEASE INFORMATION**

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	3,644 SF	LEASE RATE:	\$24.70 SF/yr

### **AVAILABLE SPACES** SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Unit 602 Available	3,644 SF	Gross	\$24.70 SF/yr	Move-in Ready Top Floor Office Unit, Elevator Building Six Offices, Conference Room, Storage Room Kitchenette with Granite Counters, Stainless Appliances Reception Area & Open Floor Plan surrounded by 6 Private Offices Wood Beam & Timber Penthouse Loft with Exposed Brick & 2 Skylight Windows Onsite building management Nightly in-unit garbage removal Rent includes property taxes, common area maintenance, property insurance, water and garbage Tenant pays electric, phone and internet One outdoor parking space avail + \$275/mo. Near Ogilvie & Union train stations Near bath overgenerate
				Near both expressways Unit is also available For Sale

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## **ADDITIONAL PHOTOS**













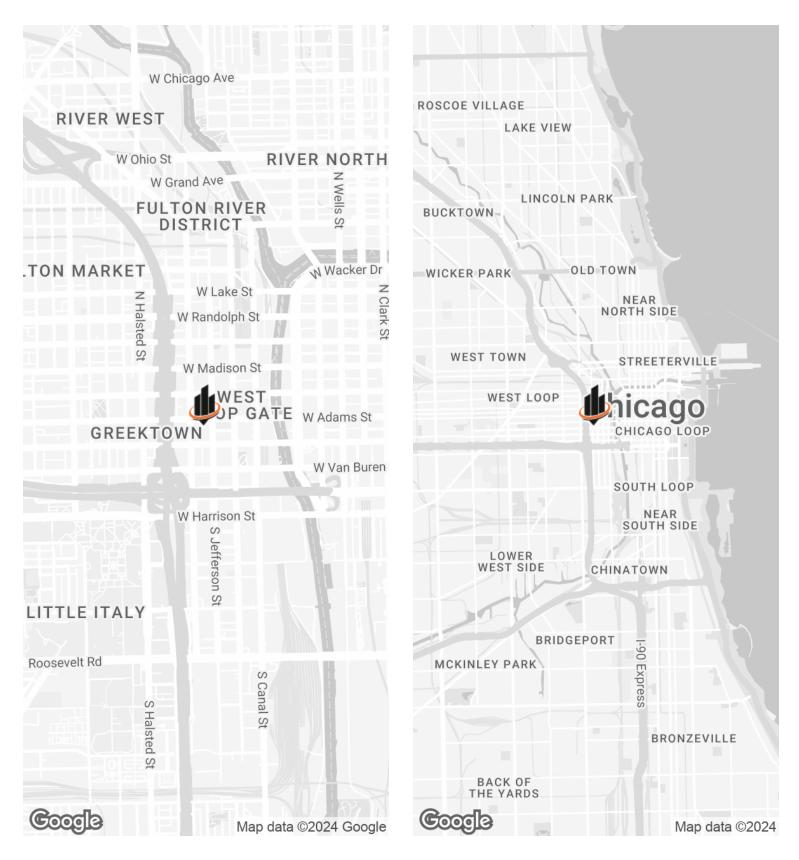
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## **FLOOR PLAN & LAYOUT**

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# LOCATION MAPS



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