



SALE / LEASE

216 S. Jefferson Street

SUITE 602

Chicago, IL 60661

PRESENTED BY:

JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com

CAITLIN CRAWFORD

O: 847.464.8469

caitlin.crawford@svn.com

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 available 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

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:	B

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

JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

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 both expressways Unit is also available For Sale
----------	-----------	----------	-------	---------------	--

JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com

CAITLIN CRAWFORD

O: 847.464.8469

caitlin.crawford@svn.com

ADDITIONAL PHOTOS



JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

FLOOR PLAN & LAYOUT

JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

[illegible]

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com

CAITLIN CRAWFORD

O: 847.464.8469

caitlin.crawford@svn.com