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PROPERTY SUMMARY

ASKING PRICE:	\$5,500,000
BUILDING SIZE:	24,810 SF
STORIES:	4
TOTAL RENTABLE SF:	21,393 SF
ZONING:	DX-7
SUB MARKET:	RIVER NORTH
WARD/ALDERMAN:	42/REILY

PROPERTY HIGHLIGHTS

46% OF BUILDING'S NET RENTABLE AREA EXPIRES IN 2020

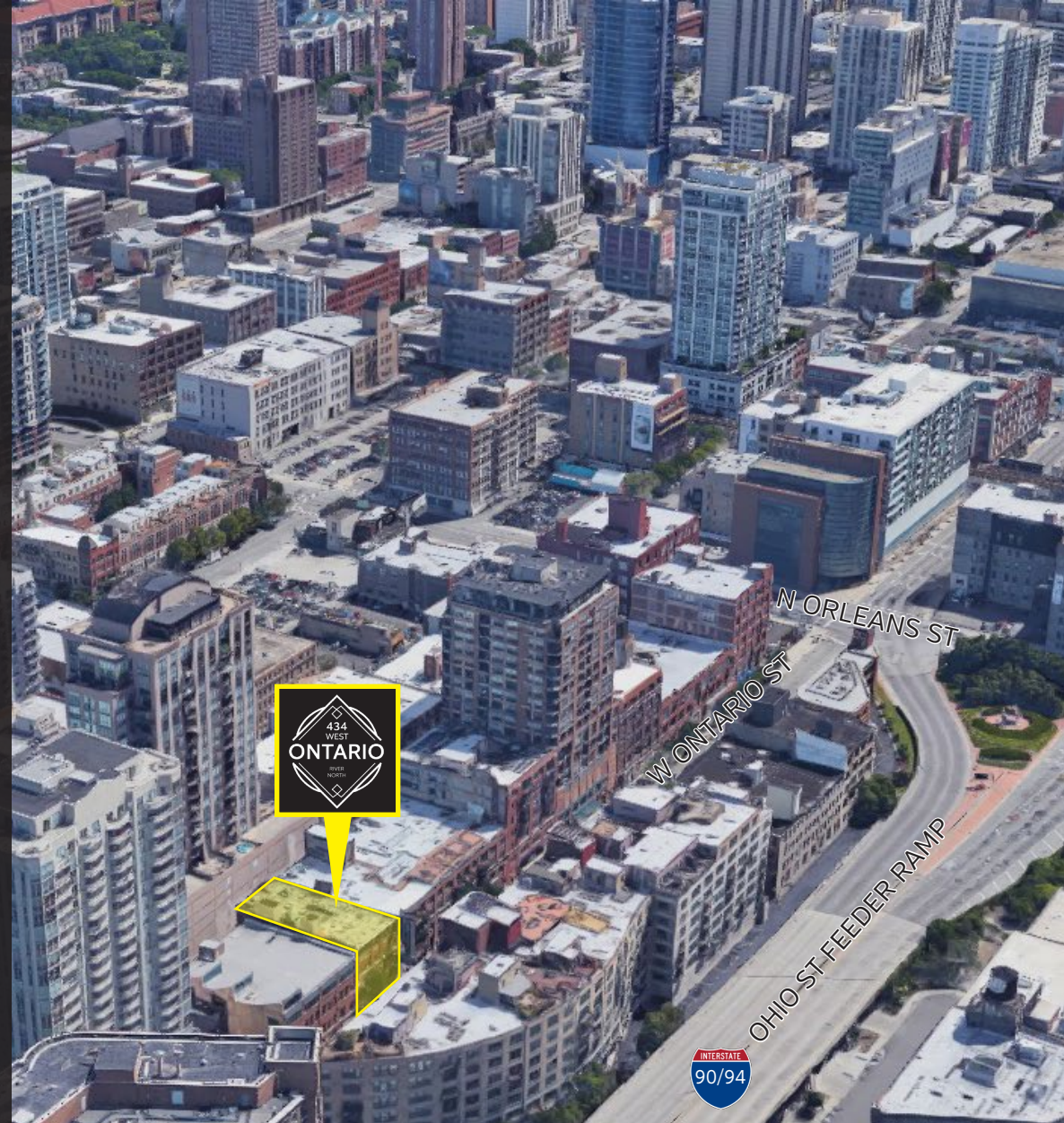
OWNER USER OPPORTUNITY WITH SHORT TERM EXISTING LEASES FOR THE PENTHOUSE 4TH & 3RD FLOORS

ABILITY TO ADD 2 ADDITIONAL FLOORS PER CURRENT ZONING

EXCELLENT RIVER NORTH LOCATION

1 BLOCK FROM OHIO FEEDER RAMP AND CTA BUS STOP; 2 BLOCKS FROM DIVVY BIKE STATION; 4 BLOCKS TO CTA BROWN LINE 'L' STOP

NEARBY RETAILERS INCLUDE PEET'S COFFEE, 7-ELEVEN, ERIE CAFE, OFFICE DEPOT, EAST BANK CLUB, BERNIE'S, TALLBOY TACO, AND WALGREENS

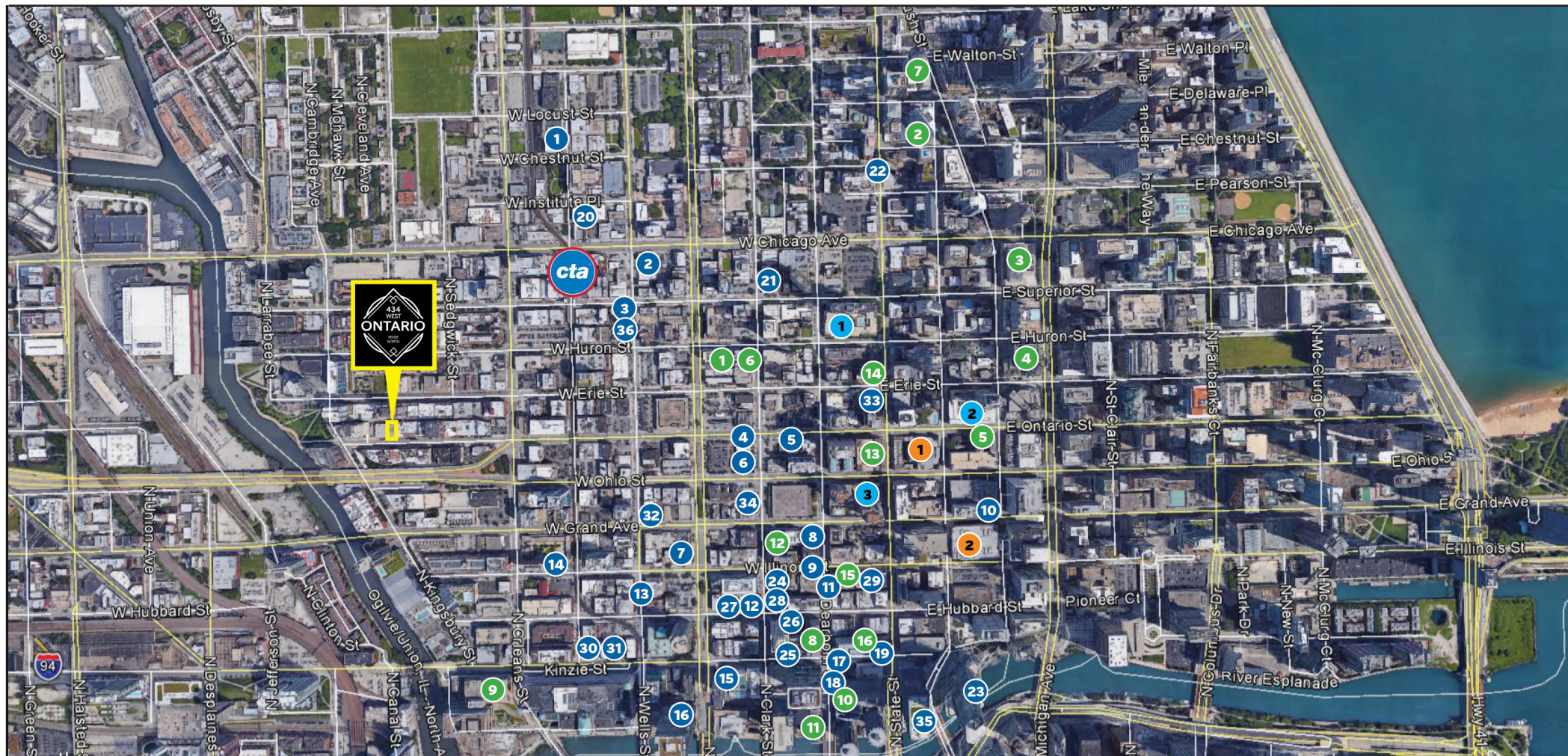


PROPERTY INFORMATION

YEAR BUILT:	1920 (RENOVATED 1996)
FACADE:	MASONRY
STRUCTURAL:	HEAVY TIMBER BEAM
ELEVATOR:	1 PASSENGER
CEILING HEIGHTS:	9' - 12'
HEATING:	BOILER
COOLING:	CENTRAL A/C (VARIOUS UNITS)
FIRE SAFETY:	FULLY SPRINKLERED



RIVER NORTH AERIAL



# Restaurants	# Hotels	# Shopping
1 - MK Restaurant	1 - The Godfrey	1 - Bloomingdales Home
2 - York	2 - Sofitel Hotel	2 - Nordstrom
3 - Boarding House	3 - The Peninsula	
4 - Portillos	4 - Omni Hotel	
5 - Chicago Chop House	5 - The James	
6 - Rock n' Roll McDonalds	6 - Hotel Felix	
7 - Gino's East	7 - Waldorf Astoria	
8 - Mastros	8 - Residence Inn	
9 - Underground	9 - Holiday Inn	
10 - Joe's Stone Crab	10 - Hotel Chicago	
11 - Rosebud Trattoria	11 - Westin	
12 - Hubbard Inn	12 - Aloft	
13 - Lou Malnatis	13 - Embassy Suites	
14 - Gene & Georgetti	14 - Dana Hotel	
15 - Untitled	15 - Hampton Inn	
16 - Chicago Cut	16 - Kinzie Hotel	
17 - Ocean Cut		
18 - Harry Careys		
19 - Public House		
20 - HQ Beercade		
21 - Zed 451		
22 - Amorino		
23 - Sixteen		
24 - Topolobampo		
25 - RPM Steak		
26 - Ramen-San		
27 - Slurping Turtle		
28 - Frontera Grill		
29 - Bohemian House		
30 - Gilt Bar		
31 - Bavette's		
32 - GT Fish & Oyster		
33 - True Food		
34 - Brindille		
35 - Travelle		
36 - Prosecco		