



OFFICE OR INDUSTRIAL OPPORTUNITY

47,180 SF AVAILABLE • 18,974 SF OFFICE
OWN YOUR SPACE • REDUCE YOUR COSTS

A SOCIALLY DISTANCED OFFICE OPTION

4300 N. KNOX AVENUE • CHICAGO, IL 60641



- Building Size: 47,180 SF
- Office SF: 18,974 SF
- Lot Size: 1.31 Acres
- Ceiling Height: 12' (higher inbetween trusses)
- Loading: 1 DID/2 Ext. Docks
- Power: 800A/480V
- Parking: 30+
- Zoning: M1-1
- Sales Price: STO
- RE Taxes: \$1.77 PSF

**CLICK FOR
VIRTUAL TOUR**

- Rare Stand-Alone Building on Chicago's North Side
- Close to Downtown Chicago, O'Hare International Airport, Expressways and Public Transportation
- Flexible Floor Plan Allows for Easy Demising of Space for Additional Rental Income
- Dedicated Parking Lot
- High-End Office Finishes

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DOWNTOWN CHICAGO



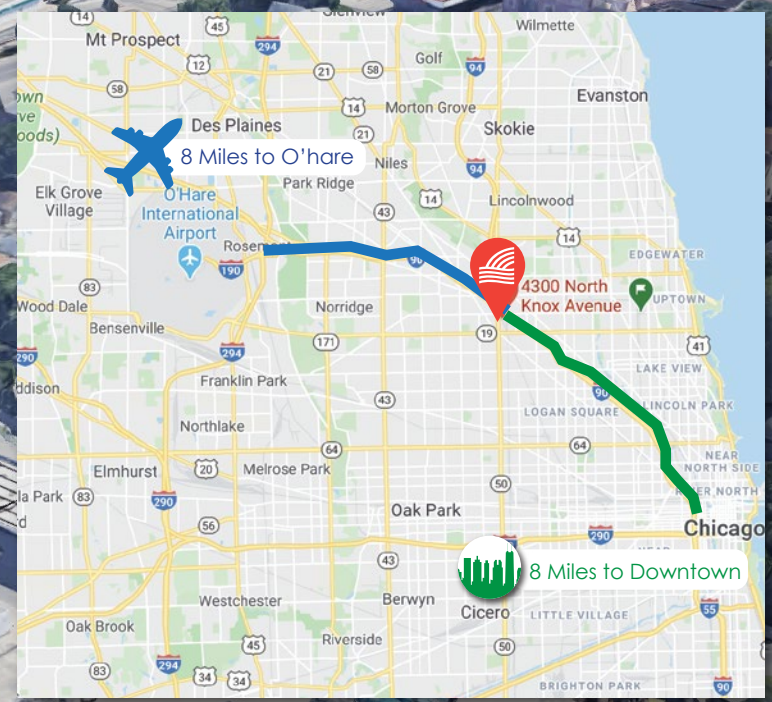
M Metra (Mayfair Station, Milwaukee District North Line)

90 **94** Montrose I-90/94 Entrance

cta Montrose CTA Blue Line

 Montrose Bus Stop

 Cicero Bus Stop



INTERSTATE
90

SITE PLAN & OFFICE SPACE SPECS

**WAREHOUSE OR
OFFICE EXPANSION
28,206 SF**

**OFFICE SPACE
18,974 SF**

- 19 Private Offices
- Large Lunch Room
- Large Open Floor Plan
- IT Room
- Conference/Meeting Room on 2nd Floor
- Reception Area
- Natural Lighting Via Skylights



POTENTIAL OWNERSHIP FINANCIAL SCENARIO

Lower Your Real Estate Costs Through Ownership!

Estimated Payment Schedule For Purchase

Purchase Price \$ 3,774,400						
SOURCE OF FUNDS		Int. Rate (20 year)			Monthly Payment	Annual Payment
Down Payment	10.0%	N/A	Down payment	\$ 377,440.00	N/A	N/A
Bank	50.0%	3.75%	1st Mortg.	\$ 1,887,200.00	\$ 11,189.00	\$ 134,268.00
SBA Loan	40.0%	2.21%	2nd Mortg.	\$ 1,509,760.00	\$ 7,788.68	\$ 93,464.16
TOTAL				\$ 3,396,960.00	\$ 18,977.68	\$ 227,732.16
Taxes					\$ 6,959.00	\$ 83,509.00
Projected Operating Expenses \$.75 per square feet					\$ 2,948.75	\$ 35,385.00
Total Cost					\$ 28,885.43	\$ 346,626.16

Cost To Own

		Annual Cost \$/ SF
(1) Occupy Entire 47,180 SF Office and Warehouse		\$ 7.35
(2) Occupy 18,974 SF Office Only		\$ 18.27
Income From Warehouse (23,000 sf x \$8 gross)	\$ 184,000.00	
Annual Income Per Building Square Foot		\$ (9.70)
(3) Occupy 18,974 SF Office and Lease Warehouse For Rental Income		\$ 8.57

**All figures are estimates only, subject to errors and omissions*

PHOTOS



