

## LISTING INFO

Agents Responsible	Jarrett Fradin 312-575-0480 X15 <a href="mailto:Jarrett@kudangroup.com">Jarrett@kudangroup.com</a> Rick Loarie 312-575-0480 X 13 <a href="mailto:Rick@kudangroup.com">Rick@kudangroup.com</a>
Is this Confidential?	NO
Transaction Type:	Office / Garage / Warehouse space for lease
Type of Property”	Office building with on-site parking and large interior garage.
Sale or Lease	Lease
Real Estate included in price? Value?	No
<b>Property Data</b>	
Address	156 North Jefferson Street
City, Zip Code	Chicago, IL 60661
Area	West Loop, Chicago, Illinois
County	Cook
Rental Rate	\$20.00 (includes tenant’s electric, heat and air conditioning)
Lease Type	Gross
Lease Term	1 year minimum
Yearly Adjustment	3%
CAM & Insurance	Included
Security Deposit	Review tenant’s financials
Taxes / Insurance	Included in rental rate (\$3.25)
Building Type and Year Built	Heavy Concrete - 1950
Stories	3
Square Feet	Flexible floor plans from 100 – 12,000 ft.
Parking	On – Site parking available
Zoning	DX-7
A/C & Heat	Gas forced heat and air
Electric (amps)	200
Type of Roof & Age	Metal - newer
Type of Basement	Lower level storage for tenants
Ceiling Heights	12 ft.
Alderman	Brendan Reilly
Nearby Businesses	Blackbird, Starbucks, Jimmy Johns, French Market, Dunkin Donuts, Subway and many others.

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

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Property Description	<p>-PROFESSIONAL OFFICE BUILDING WITH MOVE-IN CONDITION OFFICE/WAREHOUSE SPACE AVAILABLE.</p> <p>-ALL SIZES AVAILABLE CAN DIVIDE AS NEEDED:</p> <p>*FULL FLOORS AVAILABLE, COULD COMBINE TO CREATE UP TO 12,000 CONTIGUOUS SQ.FT.</p> <p>*1<sup>ST</sup> FLOOR 6,000 SQ.FT.</p> <p>*2<sup>ND</sup> FLOOR 6,000 SQ.FT. ALSO THREE SINGLE PERSON OFFICES AVAILABLE.</p> <p>*2<sup>ND</sup> FLOOR 2,500 SQ.FT. OF WIDE OPEN LOFT.</p> <p>*LOWER LEVEL STORAGE UP TO 10,000 SQ.FT.</p> <p>*INTERIOR GARAGE 11,000 SQ.FT.</p> <p>-EXCELLENT LOADING DOCK ACCESS.</p> <p>-PROPERTY FEATURES A LARGE, CLEAR SPAN GARAGE WITH 30 FOOT CEILING HEIGHTS FOR LARGE ITEM STORAGE.</p> <p>-ON SITE PARKING AVAILABLE.</p> <p>-ONLY TWO BLOCKS FROM OGILVIE METRA STATION, TWO BLOCKS FROM THE EL-TRAIN AND FOUR BLOCKS FROM UNION STATION.</p>
Location Description	West Loop, Chicago, Illinois
Cross Streets	Randolph and Jefferson

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