

LISTING INFO

Agent(s) Responsible	Scott Reinish, scott@kudangroup.com David Bennett, dave@kudangroup.com
Transaction Type	Retail Space for Lease. Ground/Lower Level
Property Data	
Property Name	209 W. Lake St.
City, Zip Code	Chicago, IL 60606
Area	North Loop
County	Cook
Rental Rate	\$45 P.S.F.
Lease Type	Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Security Deposit	Negotiable
Building Type/Year Built	Brick/Masonry built in 1880
# of Seats / Occupancy	Determined by City of Chicago
Stories	Four
Square Feet	+/- 1,500 – 2,200 S.F. (Lower Level can be included)
Lot Size	21x130
Parking	Parking Garage/Street
Zoning	DC-16
Licenses	None
A/C & Heat	Separately Controlled
Type of Basement	Partial
Ceiling Heights	1 st - +/-18ft. Lower Level - +/-10ft
Ward	Ward 42 – Brendan Reilly
Nearby Businesses	Monk Bar, Dunkin Donuts, Mixed Greens & Chipotle, Corner Bakery, Side Bar, 7 Eleven.
Property Description	For experienced, qualified operator/tenant. Extensive abatement with Tenant Improvement Allowance pending financial review. Located along the Lake St. corridor between Franklin and Wells St. Existing Black Iron can accommodate bar/ restaurant concept on Ground Level or Lower Level but not both floors. Close to EL, Wacker with new high rise soon to open directly across the street.
Cross Streets	On Lake St. between Franklin/Wells St.

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