

LISTING INFO

Listing Agent:	Jarrett Fradin 312.575.0480 Ext. 15 Jarrett@kudangroup.com
Is this Confidential?	No. Please do not disturb employees or management.
Transaction Type:	Sub-Lease Commercial Restaurant Space
Type of Property (bldg, business, restaurant, bar, retail, office...)	Restaurant/Café with Black Iron
Real Estate included in price?	No.
Property Data	
Property Name	Kim & Scott's Twist Cafe
Address	2218 N. Lincoln Ave.
City, Zip Code	Chicago, Illinois 60614
Area	Lincoln Park
Lease Rate	\$5,092/Month
Lease Type	Modified Gross (proportionate share in excess of 2008 base tax year.)
Lease Term	11/30/2019
Options	Two (2) Five (5) year options to renew.
Business Size	Approximately 1,300 SF on first floor and 600 SF of basement space
Escalations	Three percent (3%) annually
Delivery	"As is"
Security Deposit	Two (2) months base rent
Zoning	B3-2
Nearby Retailers	Lincoln Park Pizza, Jimmy John's, Uptown Café, 7Eleven, Dairy Queen, Max Bar, Lion Head Pub, The Apartment.
Showings	Call Listing Office 48 Hr. notice
Guaranty	Yes
A/C	Central
Electrical	200+ Amps
Parking	Street
Property Description	Fully built-out restaurant with black iron and ADA bathrooms in the heart of Lincoln Park for sub-lease. <i>Financially qualified and experienced operators only!</i> All FF&E included in sub-lease. Walk-in cooler and freezer with ample storage in basement.
Location Description	On north Lincoln Ave. between Webster and Belden Avenues.

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