

30 N. Racine Avenue / 1201 W. Washington Boulevard

2023-09-01

A Peppercorn Capital Property



Available Suites and Rates:		RSF	Base Rate	RE Taxes	OpEx	MG/RSF	\$/Yr.
1st Floor	Office/ Potential Retail	7,375	\$28.75	\$6.50	\$3.50	\$38.75	\$285,781
	Goodwill Store/Retail	16,652	\$37.50	\$6.50	\$3.50	\$47.50	\$790,970
2nd Floor	Former Basecamp Office	12,882	\$28.25	\$6.50	\$3.50	\$38.25	\$492,737
	Former Vital Proteins Office	15,229	\$27.25	\$6.50	\$3.50	\$37.25	\$567,280
3rd Floor	Former SunTimes Office	28,522	\$28.50	\$6.50	\$3.50	\$38.50	\$1,098,097

Leasing Terms:

5-year lease term.

\$25/RSF Tenant Improvement Allowance provided by landlord but subject to review of tenant's financials.

All rates above include a 5-month "free rent" period that includes real estate taxes and operating expenses.

One dedicated parking space per every 2,000 RSF. Located in building's secure, heated underground garage.

One 5-year renewal option. Option lease-rate shall be equal to comparable lease rates in the neighborhood at the time of renewal.

Annual inflation-adjustment increase shall be 3.0%

Additional Property Information and Marketing Materials

Building Website:	https://30northracine.com/
1st Floor Retail/Possible Office	https://www.dropbox.com/scl/fo/aa4i5oxmtr008e4pftb5m/h?rlkey=4hw2ihgn0tfu4bggtfvlvq41d&dl=0
Former Goodwill Store/Retail	https://www.dropbox.com/scl/fo/0bxg4f5u26ze7ku5dc20d/h?rlkey=k37docthycacbnm83io8kdbjj&dl=0
2nd Floor Former Basecamp Office	https://www.dropbox.com/scl/fo/t84eifd396vj45u30viu0/h?rlkey=2s9i5sn2mpdhjrtlfbdm9flbk&dl=0
Former Vital Proteins Office	https://www.dropbox.com/scl/fo/dfijfly3kz8gmyjk6ez72/h?rlkey=2zisrdvq9s8oeyinfdegd08vo&dl=0
3rd Floor Former SunTimes Office	https://www.dropbox.com/scl/fo/p53rjopvzbic85afvu2ne/h?rlkey=n54yyinnuje5i9o7s3colua1s&dl=0

Notes

Amazing amenities, which include a roof-top pool, fitness center, and yoga studio (listed in separate corresponding marketing materials). Tenants are responsible for housekeeping and janitorial within their own spaces.

Additional underground parking spaces are available on a limited basis for \$350/month.

Tenant's utility expense not included in lease rates, above. All utilities are separately metered to each tenant suite.

Peppercorn Capital directly manages all its properties in order to support the success of its tenants.

For additional information, contact Phil Denny at 312-388-8777 (C); pfd@peppercorncapital.com

Disclaimer: Information contained above is intended for discussion purposes only and is subject to change at any time.

Information herein is understood to be accurate however no representations or warranties are intended.

30 N. Racine modern amenities available in easily accessible adjacent luxury apartment building.

Office tenants at 30 N. Racine will enjoy year-round access to all premium amenities on the top two floors of a newly constructed 19-story luxury apartment building immediately adjacent to 30 N. Racine. Delivery expected in 2025. Access to amenities, including first-floor bike room, shall be via a newly constructed, secure corridor that originates from the 30 N. Racine elevator lobby.

Amenities available to tenants, at no additional charge, including weekend mornings and afternoons, will include:

- Sun drenched pool area. Heated outdoor pool with downtown views. Pool area includes ample 2,250 SF deck for sunbathing.
- Outdoor terrace/lounge area complete with ample seating and covered grilling facilities (2,300 SF).
- Spa facility with locker rooms, sauna, steam room and hot tub. Amazing downtown views (1,900 SF).
- Co-working business center with private offices and separate meeting room. Also, with stunning downtown views (1,000 SF)
- Huge game room/lounge area with spectacular views (3,000 SF).
- Yoga studio/spinning class area with spectacular views (800 SF).
- Two separate well-furnished and well-equipped media rooms (500 SF).
- Luxurious event space/private party room with full kitchen & bar area (900 SF).

