

NEAR WEST SIDE: OFFICE/WAREHOUSE: FOR LEASE

JAMESON.

**31,311 SF FLEX/33,020 SF OFFICE/TRAINING- PARKING, CTA ACCESS >**



# OFFICE FOR LEASE

## 100 N. WESTERN AVENUE

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### LEASE OVERVIEW

LEASE PRICE: \$17.00-\$24.00 SF/MG

LOT SIZE: 5.62 Acres

BUILDING SIZE: 457,266 SF

TAXES & OPEX: : \$2.25/SF & \$3.18/SF

ZONING: PD 621

MARKET: Chicago- Near West Side

CROSS STREETS: Washington & Western



### AREA HIGHLIGHTS

- Just west of Fulton Market
- Near United Center
- Hot west loop market
- Walk Score-81 (very walkable)
- Transit Score-77 (excellent transit)

### AREA TENANTS

- Chase Bank
- Pete's Fresh Market
- Subway
- Shell

### TRANSPORTATION HIGHLIGHTS

- CTA- Green Line (California)
- CTA- Blue Line (Forest Park)
- Metra (Western Avenue Station)
- Eisenhower Expressway

### PROPERTY DESCRIPTION

+/- 33,000 SF available/ divisible for Office/Flex or Warehouse.

Existing conditions.

Mix of training rooms, private offices, conf. rooms, kitchen.

Up to 31,315 SF of warehouse/storage space with dock access

### PROPERTY HIGHLIGHTS

- 1st Floor- 31,315 SF available for office/warehouse/flex
- 3rd floor- 85,000 SF available for office/training
- Ideal building for NFP, manufacturing, or educational Tenants.
- Access to Green Line, Blue line, and Metra rail stations.
- 300+ Parking spaces.

## ADDITIONAL PHOTOS

100 N. WESTERN AVENUE  
NORTH CHICAGO, CHICAGO, IL 60612

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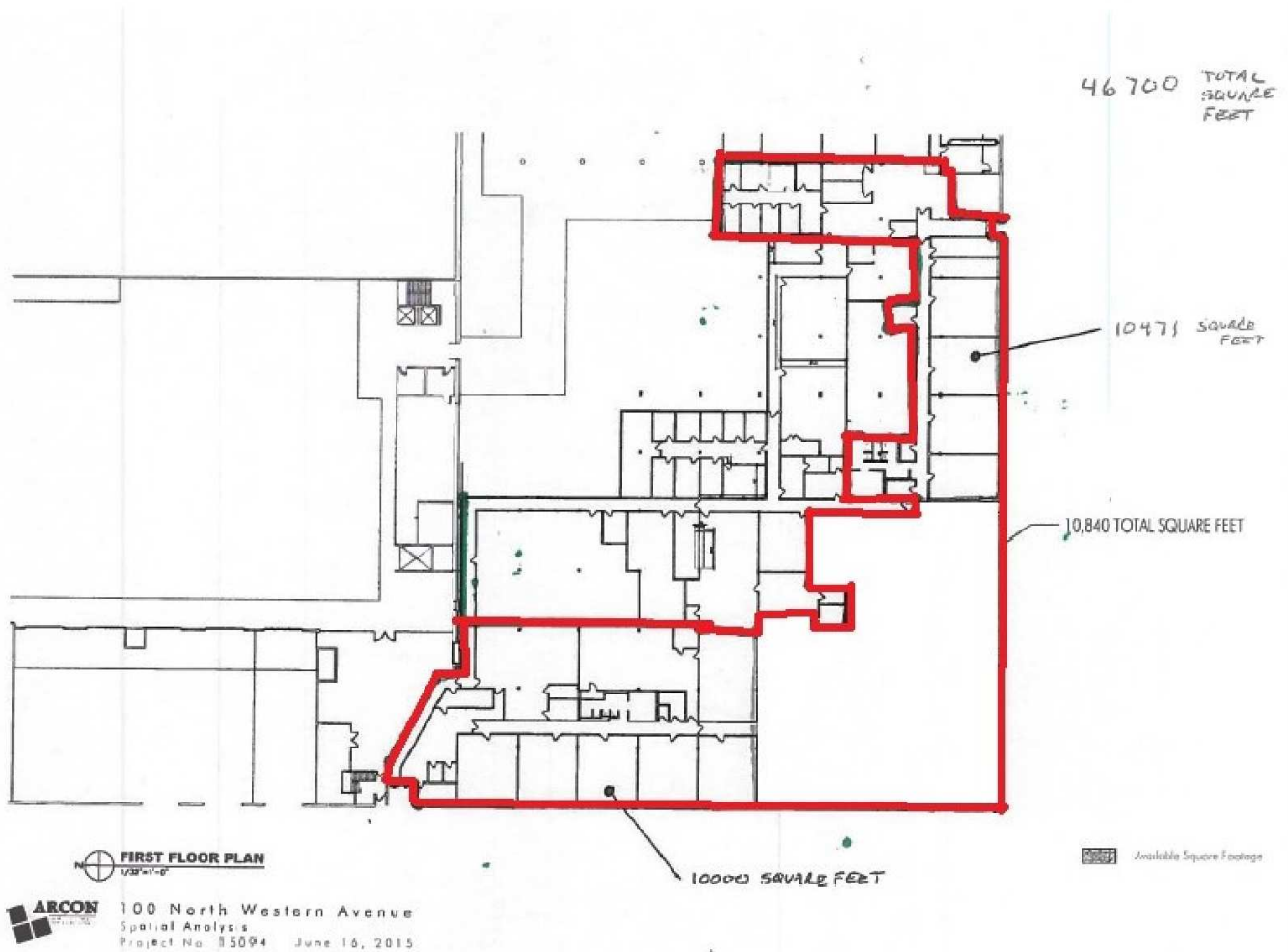
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# FLOOR PLANS: 1ST FLOOR: +/-31,000SF

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## FLOOR PLAN



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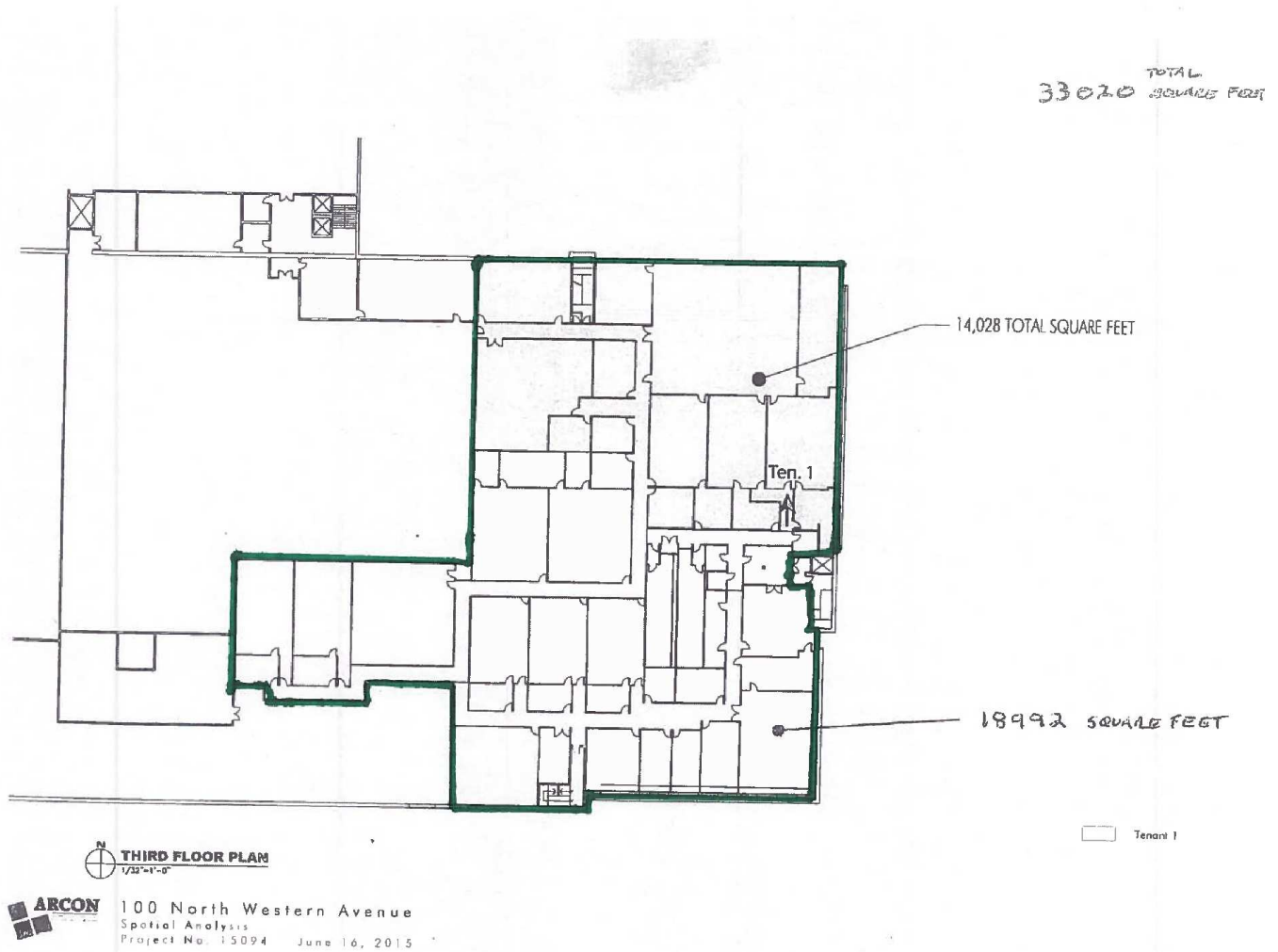
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# FLOOR PLANS: 3RD FLOOR: +/- 33,000SF EXISTING

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## FLOOR PLAN



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## ADDITIONAL PHOTOS

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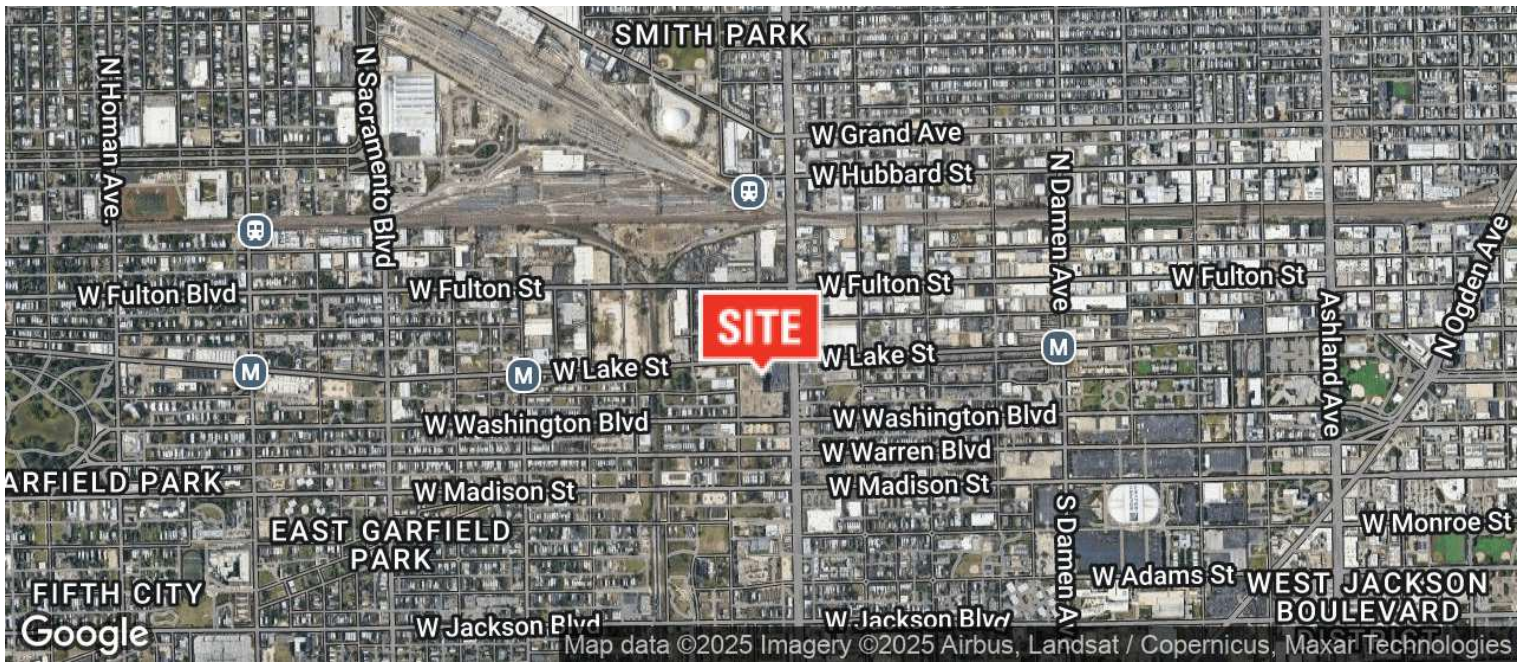


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# AERIAL & STREET DETAIL

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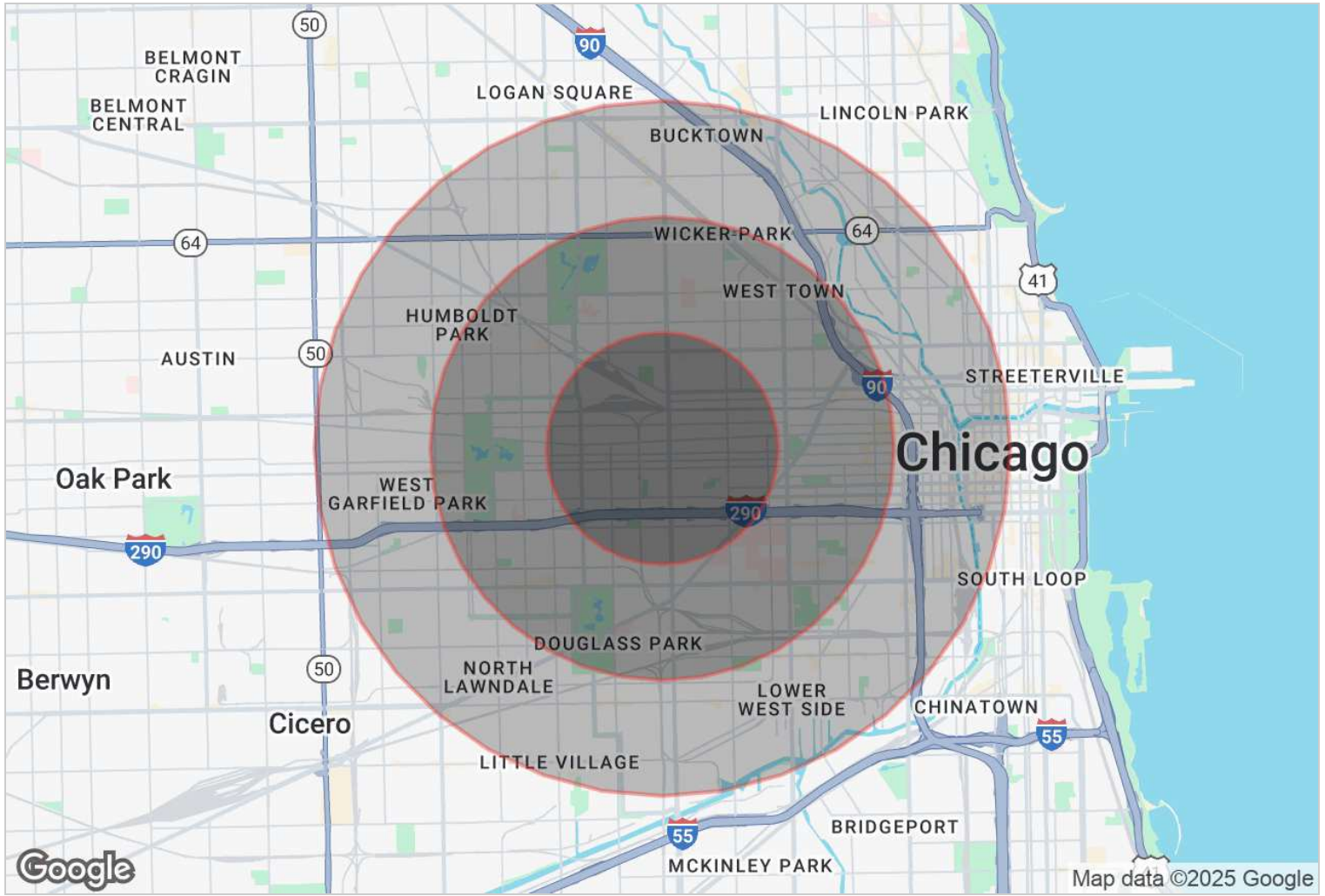
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# DEMOGRAPHICS MAP

100 N. WESTERN AVENUE  
NORTH CHICAGO, CHICAGO, IL 60612

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2010 STATISTICS	1 Mile	2 Miles	3 Miles
Total Population	34,393	161,677	410,189
Total Number of Households	13,559	64,946	157,243
Average Household Income	\$56,834	\$67,867	\$66,943
Median Age	30.0	29.8	29.9

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# DEMOGRAPHICS REPORT

100 N. WESTERN AVENUE  
NORTH CHICAGO, CHICAGO, IL 60612

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DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	34,393	161,677	410,189
MEDIAN AGE	30.0	29.8	29.9
MEDIAN AGE (MALE)	29.1	29.3	29.4
MEDIAN AGE (FEMALE)	31.0	30.8	30.8
TOTAL HOUSEHOLDS	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	13,559	64,946	157,243
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$56,834	\$67,867	\$66,943
AVERAGE HOUSE VALUE	\$408,571	\$421,262	\$427,589

POPULATION	1 Mile	2 Miles	3 Miles
TOTAL POPULATION - White	12,585	72,825	181,444
TOTAL POPULATION - Black	16,644	58,882	130,273
TOTAL POPULATION - Hispanic	6,440	38,491	144,150
TOTAL POPULATION - Asian	1,191	6,304	13,709
TOTAL POPULATION - Hawaiian	14	94	159
TOTAL POPULATION - Indian	18	389	846
TOTAL POPULATION - Other	3,156	20,961	77,445

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