

NEAR WEST SIDE: OFFICE/WAREHOUSE: FOR  
JAMESON.

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



# OFFICE FOR LEASE

## 100 N. WESTERN AVENUE

JAMESON.

### 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

JAMESON.

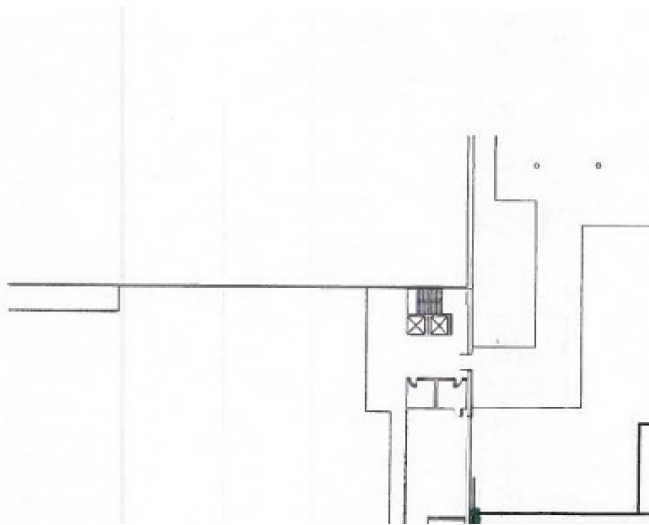


**JAMESON COMMERCIAL REAL ESTATE**  
425 West North Avenue | Chicago, IL 60610  
[jamesoncommercial.com](http://jamesoncommercial.com)

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

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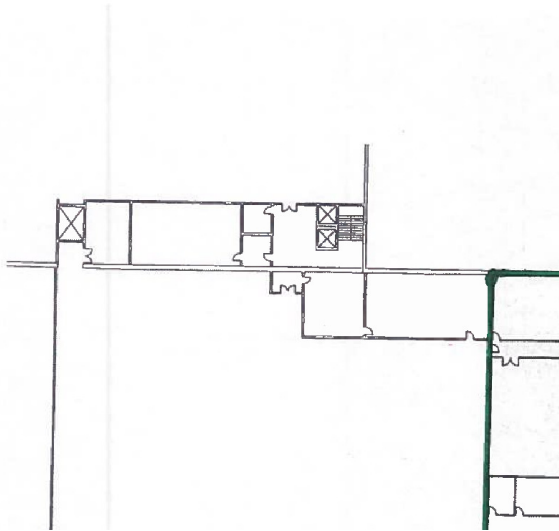


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**FLOOR PLANS: 3RD FLOOR: +/- 33,000SF EXISTING**

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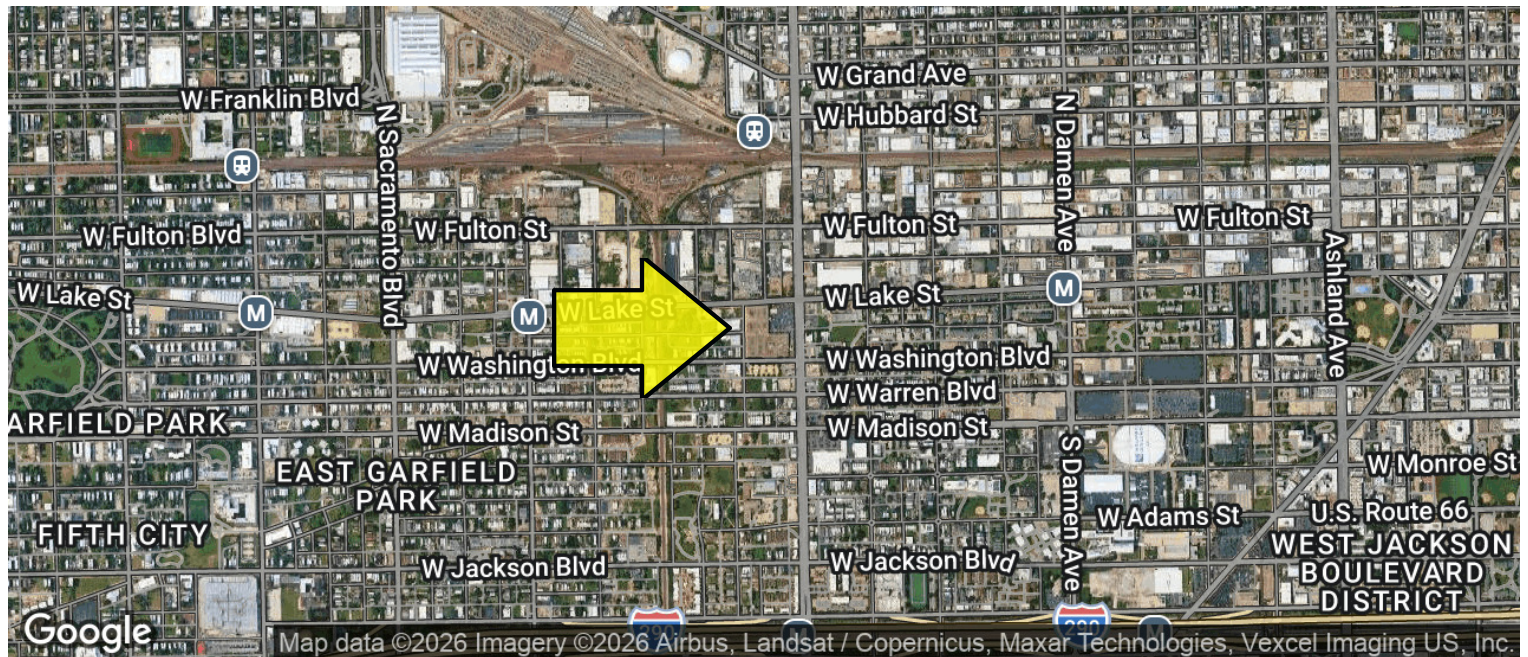
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## AERIAL & STREET DETAIL

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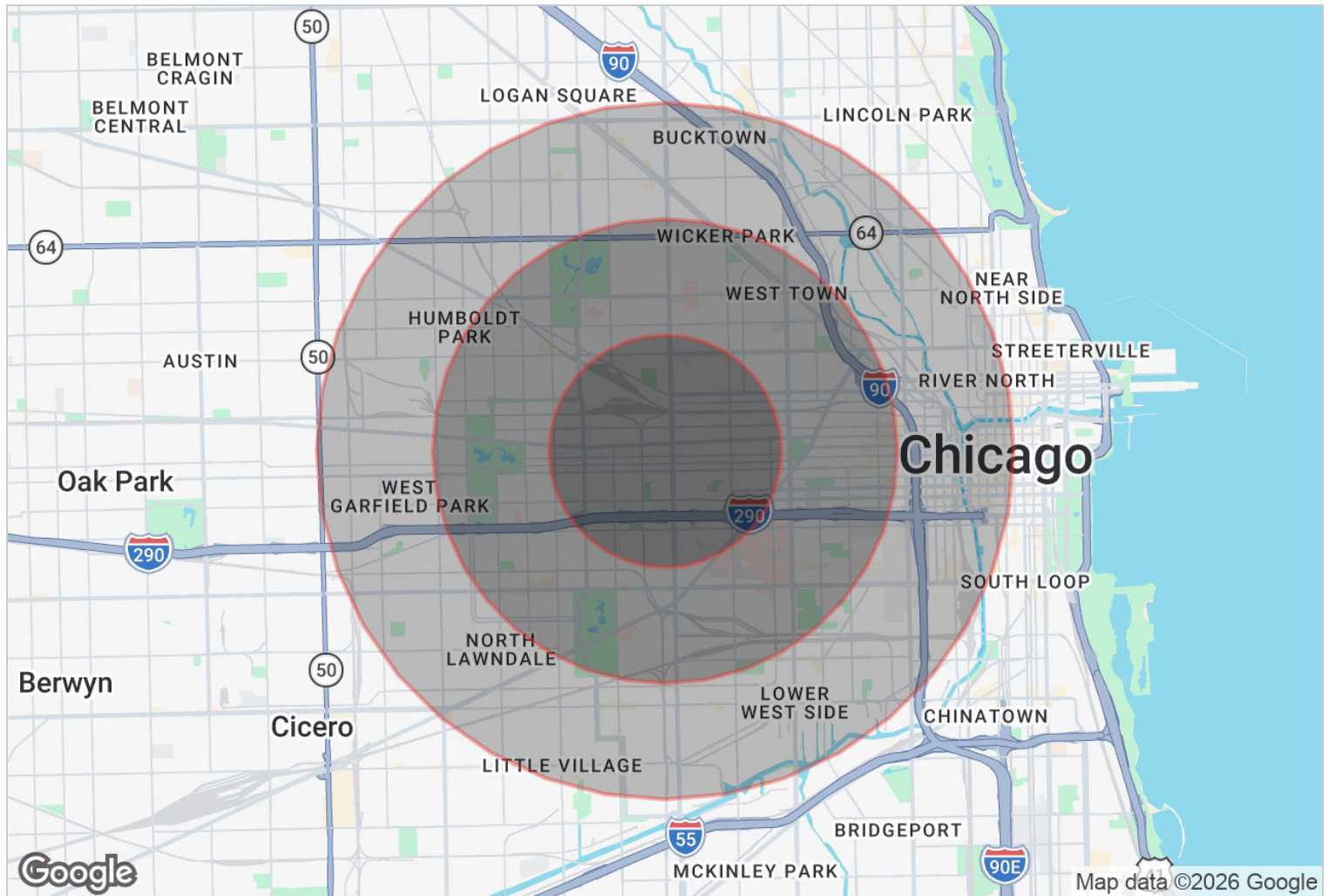
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## DEMOGRAPHICS MAP

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

JAMESON.



| 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  
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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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