



JAMESON.

2306 TOUCHY AVENUE

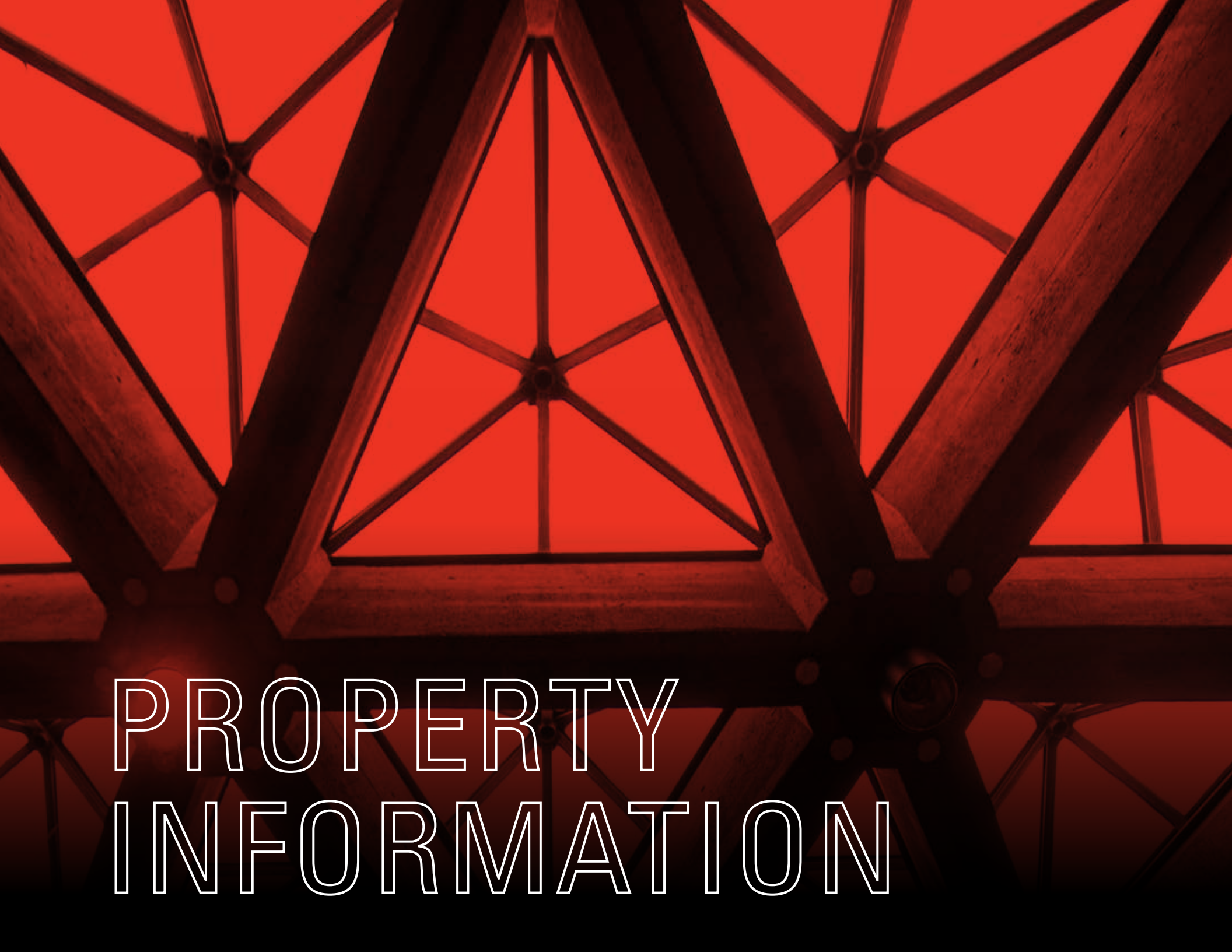
CHICAGO, IL

RICK GARDELLA

VICE PRESIDENT, SALES & LEASING

rgardella@jameson.com

312.296.9669



PROPERTY INFORMATION

EXECUTIVE SUMMARY

DISCOVER THE PRIME LOCATION OF THIS PROPERTY AT THE HEART OF CHICAGO, WHERE THE VIBRANT NEIGHBORHOOD OFFERS AN ARRAY OF AMENITIES AND ATTRACTIONS. SITUATED IN THE DYNAMIC AREA OF ROGERS PARK, THIS BUSTLING LOCALE PROVIDES EASY ACCESS TO LOYOLA UNIVERSITY CHICAGO, MAKING IT AN ATTRACTIVE PROSPECT FOR A WIDE RANGE OF BUSINESSES. THE PROPERTY BENEFITS FROM ITS PROXIMITY TO THE STUNNING LAKE MICHIGAN SHORELINE AS WELL AS THE DIVERSE DINING, ENTERTAINMENT, AND SHOPPING OPTIONS THAT LINE TOUHY AVENUE. WITH EXCELLENT PUBLIC TRANSPORTATION LINKS AND A THRIVING COMMUNITY, THE AREA PRESENTS AN ENTICING ENVIRONMENT FOR BUSINESSES SEEKING A PRIME OFFICE LOCATION IN THE WINDY CITY.

AVAILABLE UNIT: **SUITE 1**

SPACE SIZE: **1,250 SF**

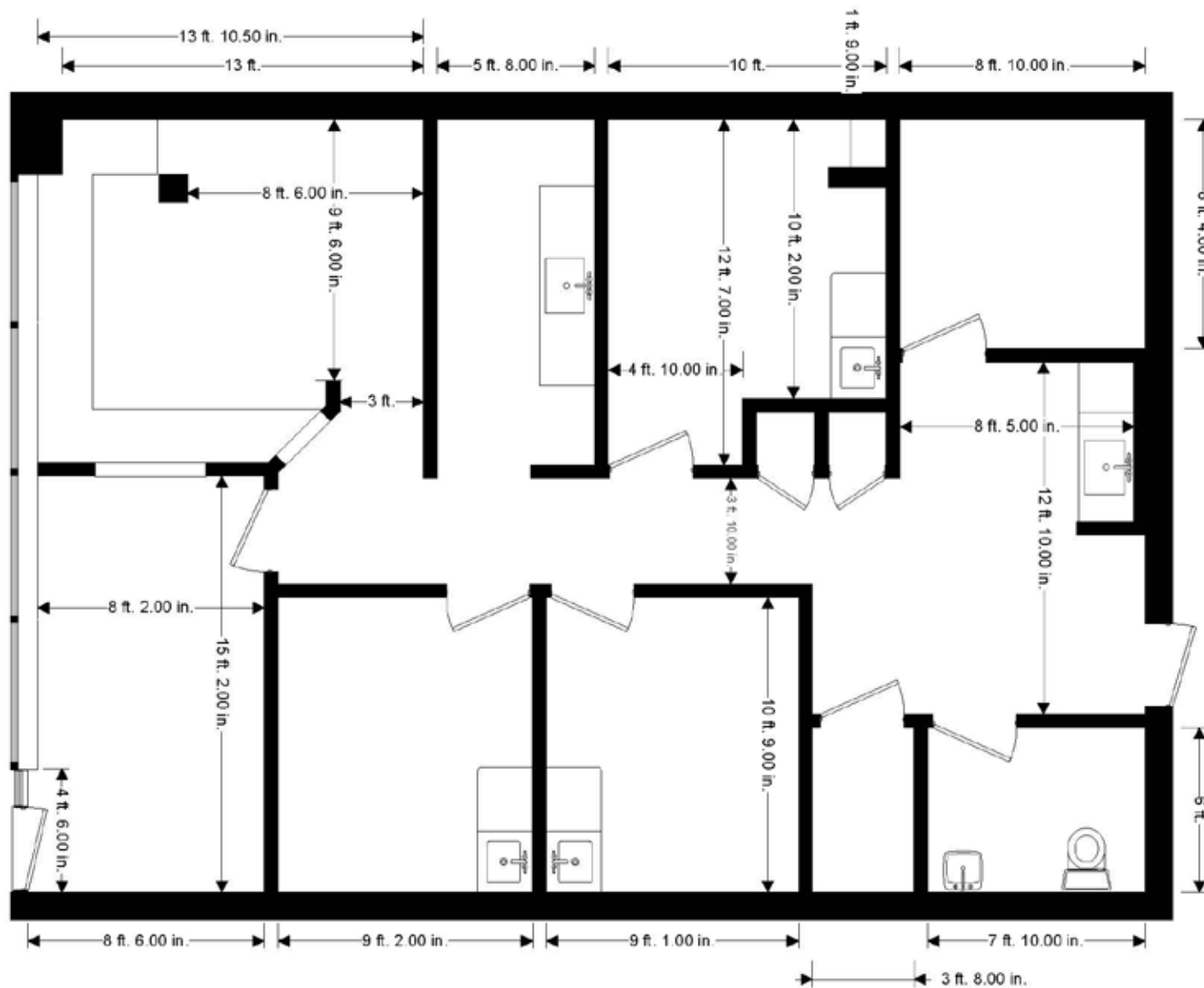
LEASE PRICE: **\$24.00 NET/ SF**

MONTHLY UNIT ASSESSMENT **\$299.49**
(INCLUDES PARKING)

ESTIMATED 2025 TAXES **\$7,065**
(INCLUDES PARKING TAXES)



OFFICE SPACE FLOOR PLAN



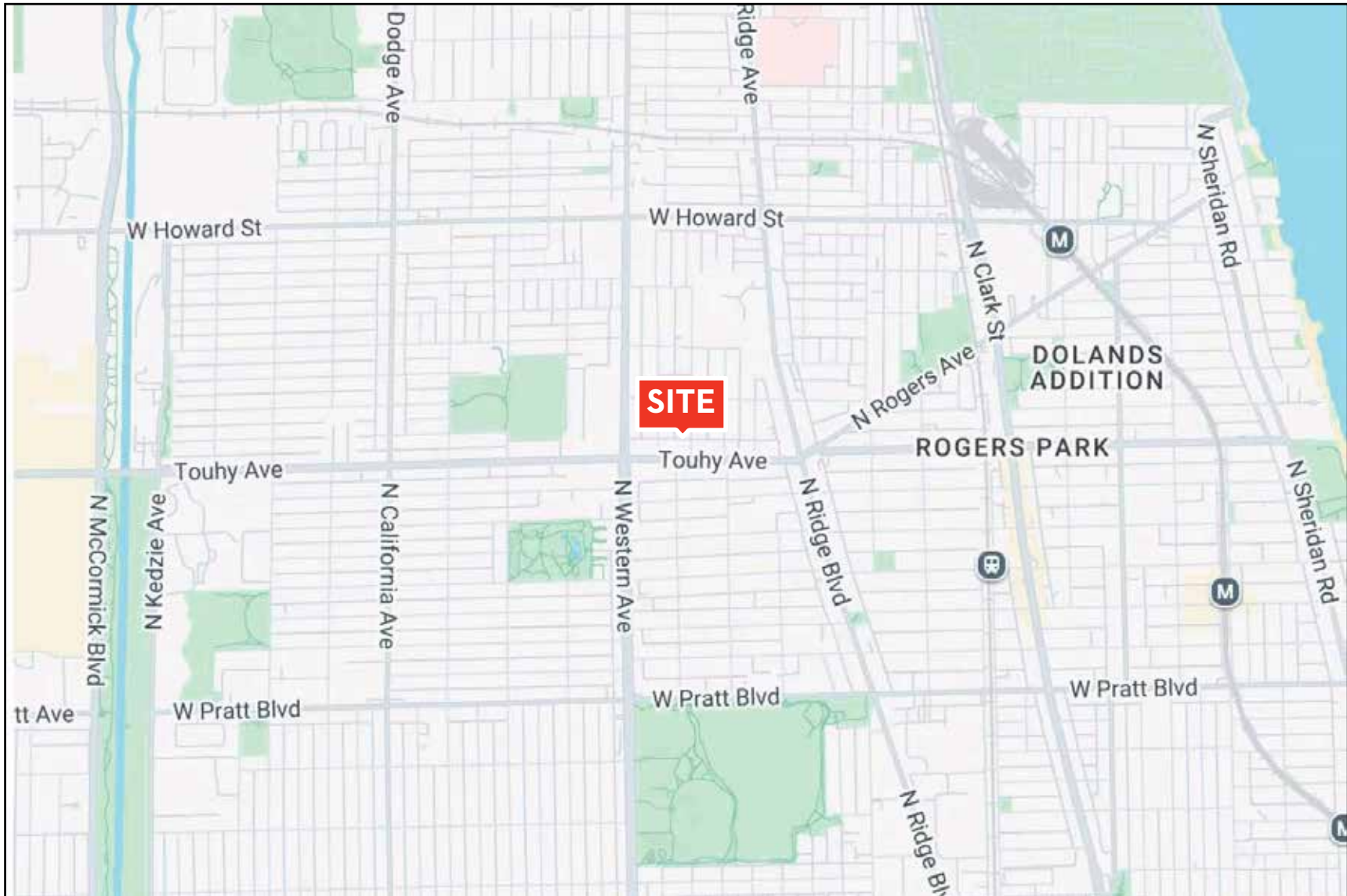






LOCATION INFORMATION

AERIAL MAP



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Howard Terminal CTA “L” Trains
(Purple, Red, and Yellow Lines)

DRIVE

2 min

DISTANCE

1.0 mi

Jarvis Station CTA “L” Train
(Red Line)

2 min

1.1 mi

COMMUTER RAIL

Rogers Park Metra Station
(Union Pacific North Line)

DRIVE

2 min

DISTANCE

0.8 mi

Evanston Main Street Metra Station
(Union Pacific North Line)

4 min

2.0 mi

AIRPORT

Chicago O’Hare International Airport

DRIVE

25 min

DISTANCE

14.0 mi

Chicago Midway International Airport

33 min

22.4 mi



MARKET INFORMATION

CHICAGOLAND MARKET DATA

9.5 MILLION+

population - 3rd largest
in the United States

3RD LARGEST

gross metropolitan product
exceeding \$680 BN

4.5 MILLION+

employees-3rd largest
labor pool in the U.S.

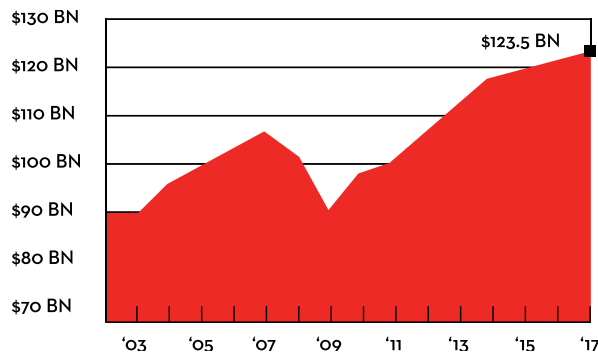
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%
**DIVERSIFIED
WORKFORCE**

the largest portion
of the workforce
employed by any
single industry

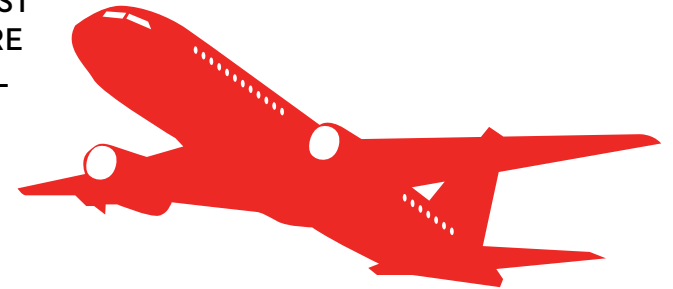
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST
AIRPORT: O'HARE
INTERNATIONAL
AIRPORT**

79,828,183
passengers

903,000
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF
BIKE LANES**

2nd highest percentage
of commuters riding their
bikes to work

714K



people with bachelor's degrees or
greater live in the City of Chicago

145K



annual graduates from 138 degrees-
granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in
the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World series



CHICAGO CUBS
3 World series



CHICAGO BEAR
9 Championships



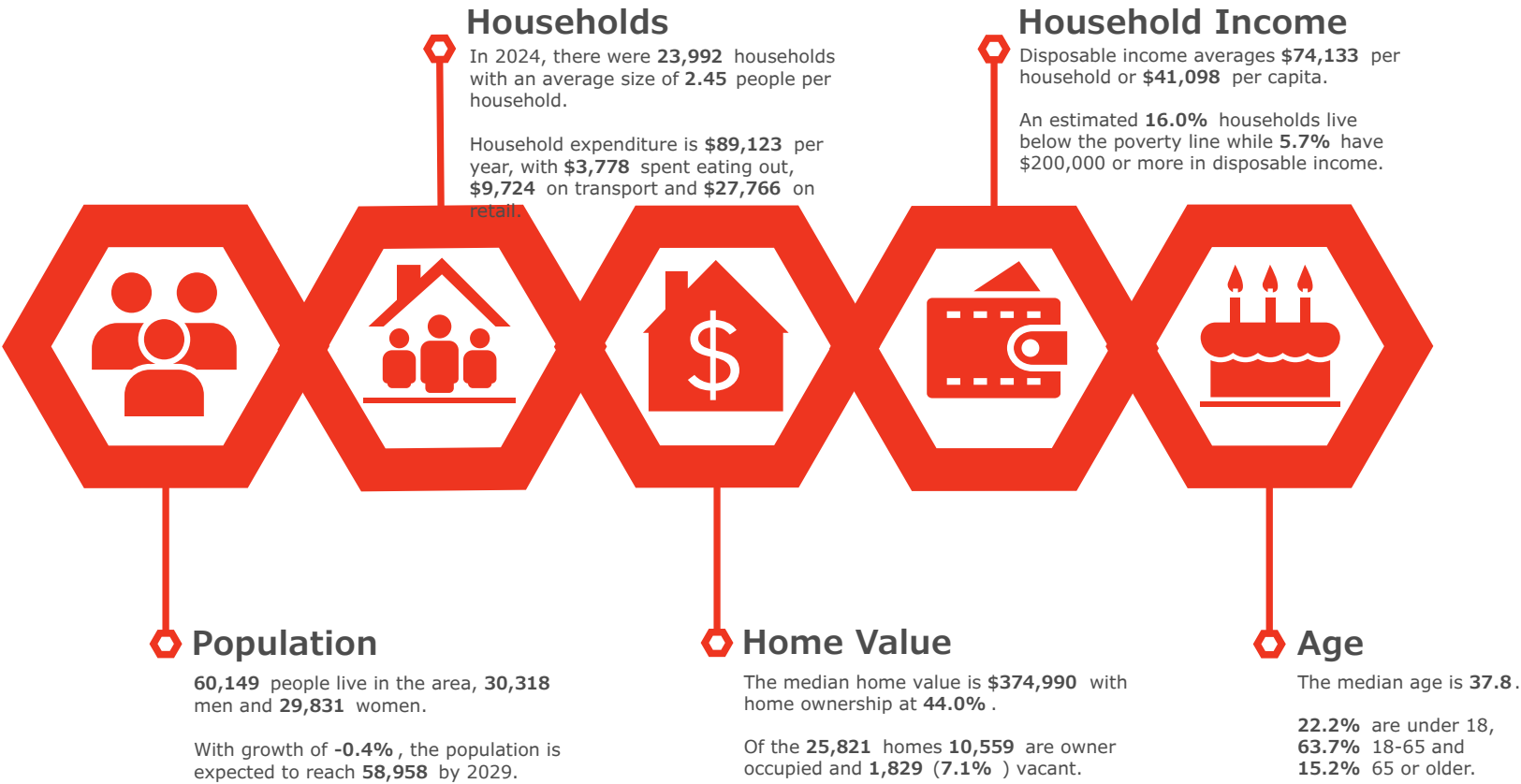
CHICAGO BLACKHAWKS
9 Stanley Cups



CHICAGO BULLS
6 NBA Championships

SUB-MARKET DEMOGRAPHIC INSIGHTS

2306 W Touhy Ave, Chicago, Illinois, 60645
Ring of 1 mile



Source : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2025, 2019-2023, 2030.



ADDITIONAL
INFORMATION

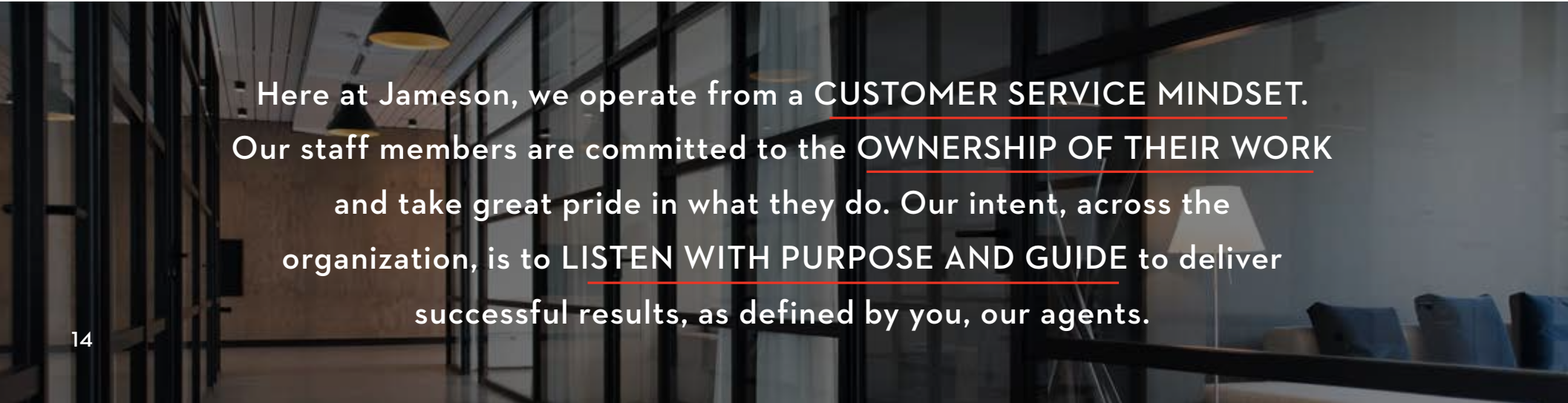
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

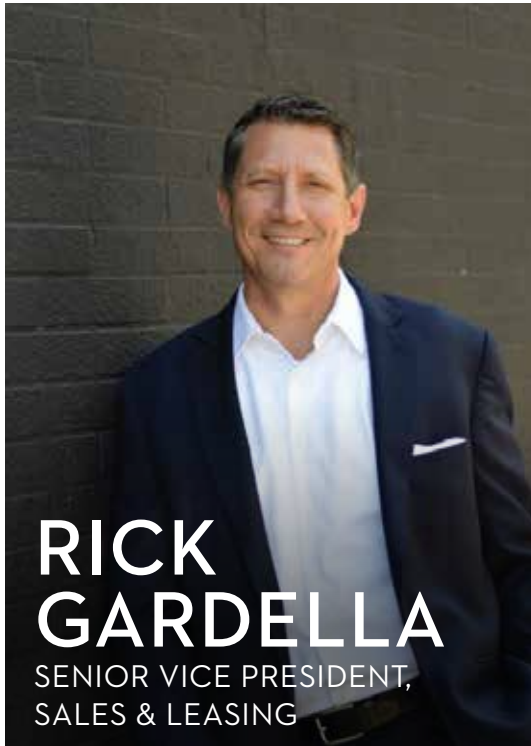
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



RGARDELLA@JAMESON.COM

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■ ABOUT RICK

Richard has extensive experience with commercial sales and leasing of vacant land, multi-unit dwellings, retail properties and office space. He is very successful at, and known for acquiring unlisted, pre-marketed properties for his clients ensuring them the best opportunity to build their portfolio. In addition Richard also specializes in creating relationships between investors and developers to create multi-family developments, then marketing these developments throughout Chicago land. Richard P. Gardella joined Century 21 Sussex & Reilly, to head their commercial division in February 2008. Prior to his time at Sussex & Reilly, Richard had spent 13 years in commercial real estate at The Habitat Company, which recently merged into Baird & Warner prior to his leaving.

Richard was born and reared in Chicago, holds an Illinois Real Estate Broker's license and earned a bachelor's degree in business from the University of Illinois.



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