

NEAR WEST SIDE: OFFICE/WAREHOUSE: FOR LEASE

JAMESON.

**UP TO 80,000 SF OFFICE/FLEX ON SAME FLOOR- PARKING, CTA ACCESS >**



# 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: : \$1.58/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

30,000-80,000 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
- 3rd floor- 85,000 SF available for office/flex
- 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)

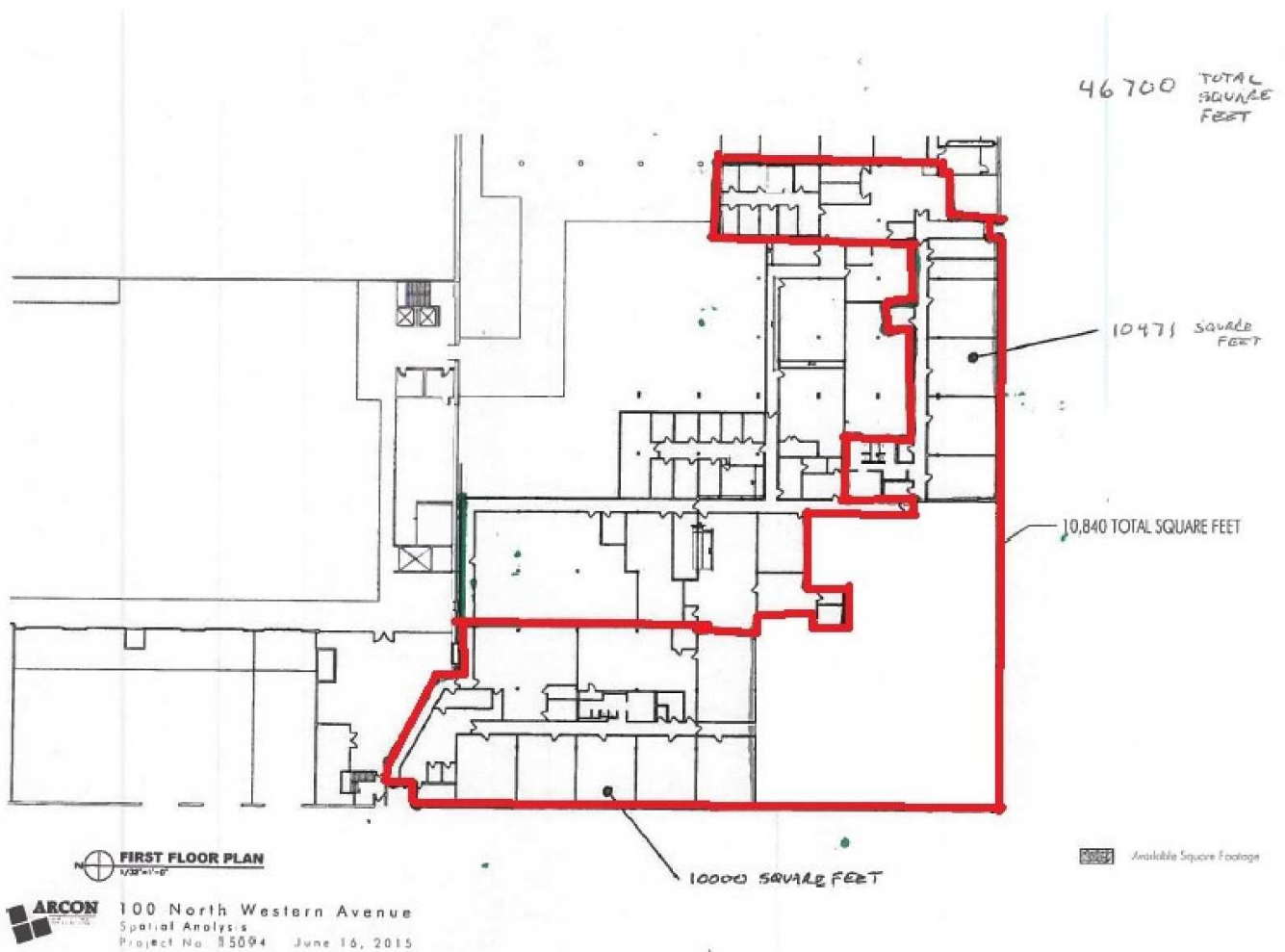
©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

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

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

JAMESON.

## FLOOR PLAN



JAMESON COMMERCIAL REAL ESTATE  
425 West North Avenue | Chicago, IL 60610  
jamesoncommercial.com

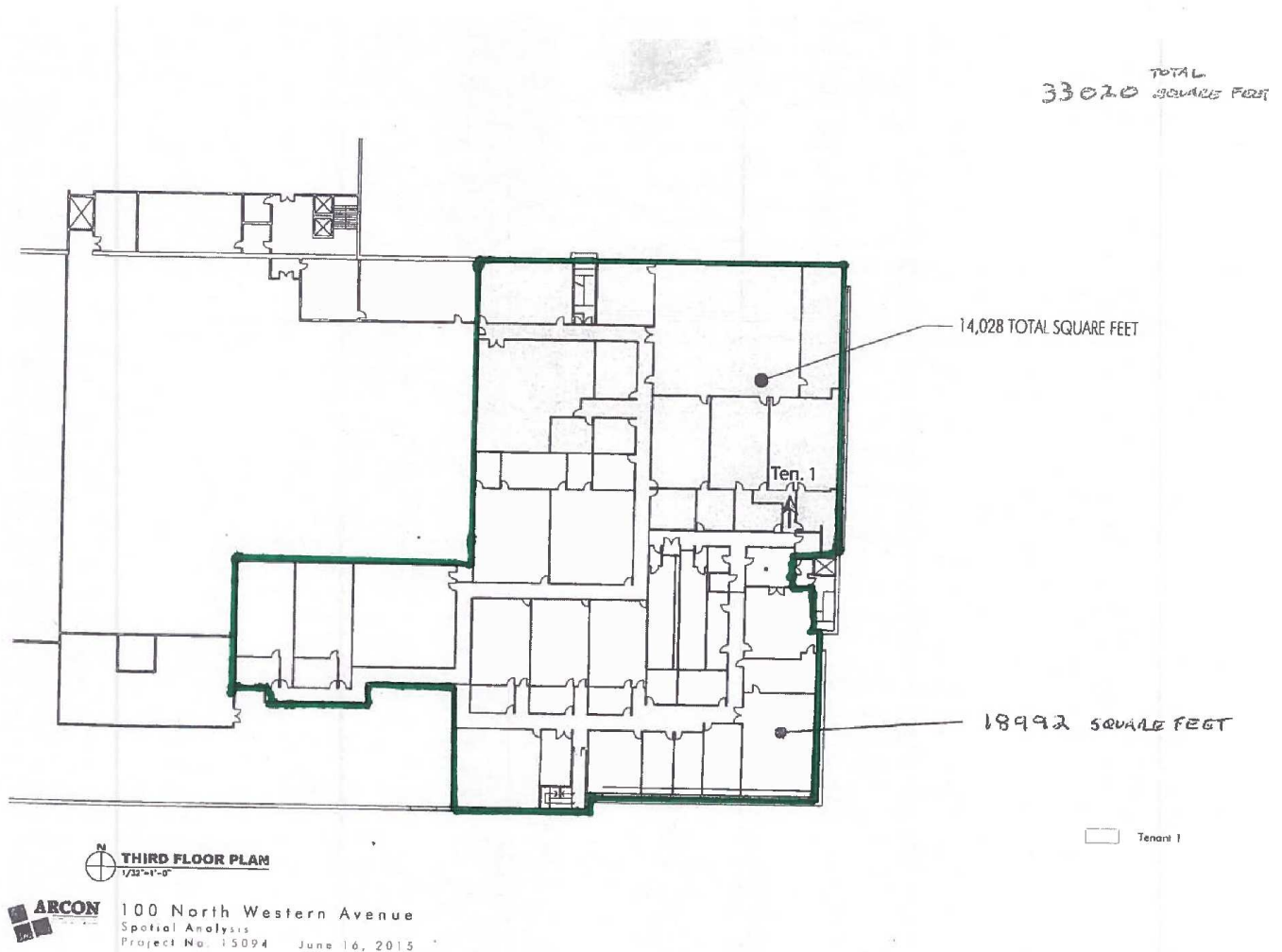
©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

# FLOOR PLANS: 3RD FLOOR: +/- 33,000SF EXISTING, 85,000 AVAILABLE

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

JAMESON.

## FLOOR PLAN



JAMESON COMMERCIAL REAL ESTATE  
425 West North Avenue | Chicago, IL 60610  
jamesoncommercial.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

## ADDITIONAL PHOTOS

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

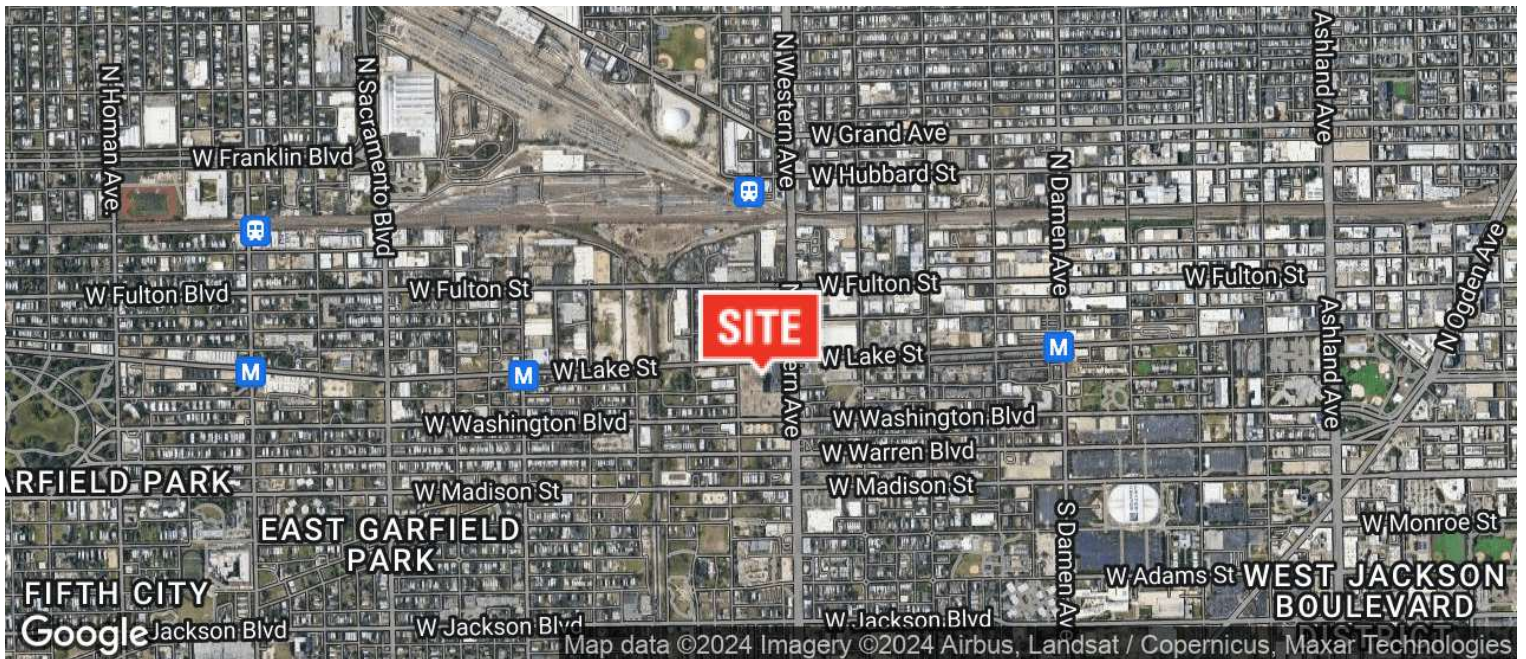
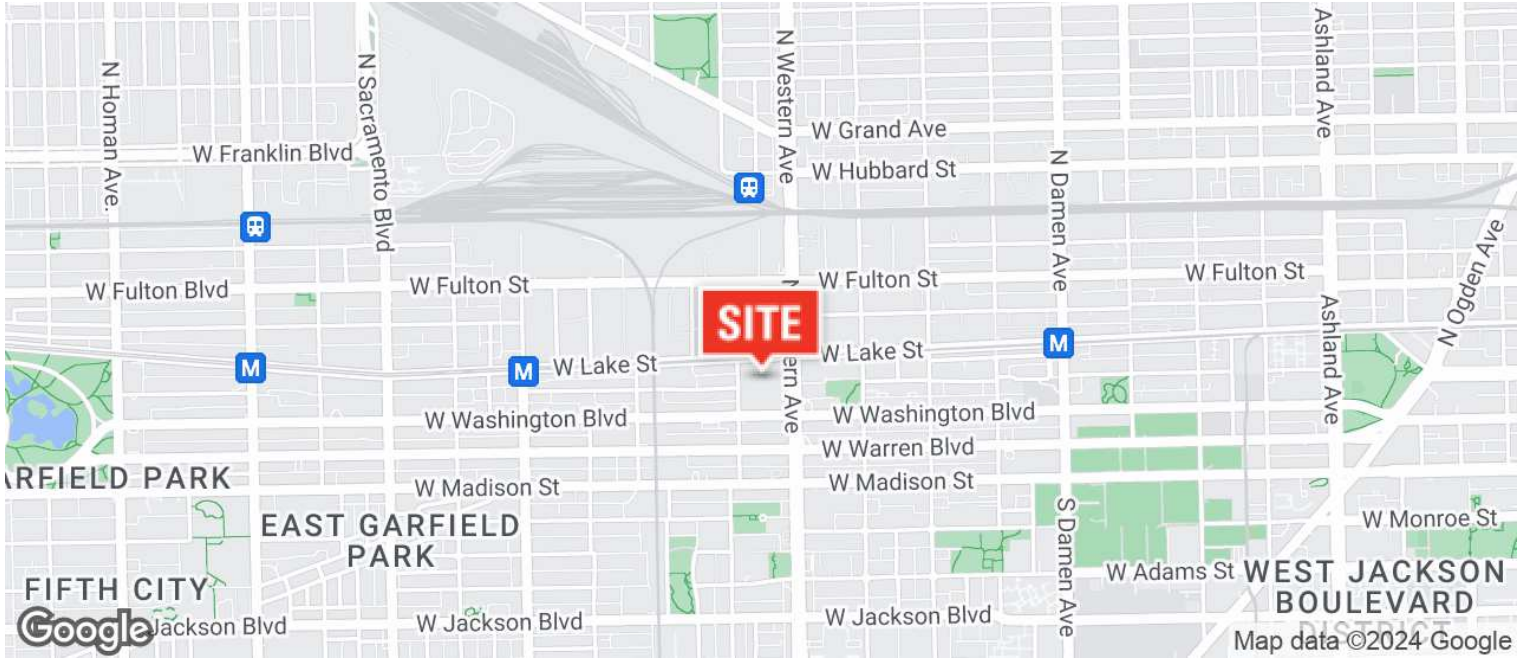


**JAMESON COMMERCIAL REAL ESTATE**  
425 West North Avenue | Chicago, IL 60610  
[jamesoncommercial.com](http://jamesoncommercial.com)

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

# AERIAL & STREET DETAIL

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



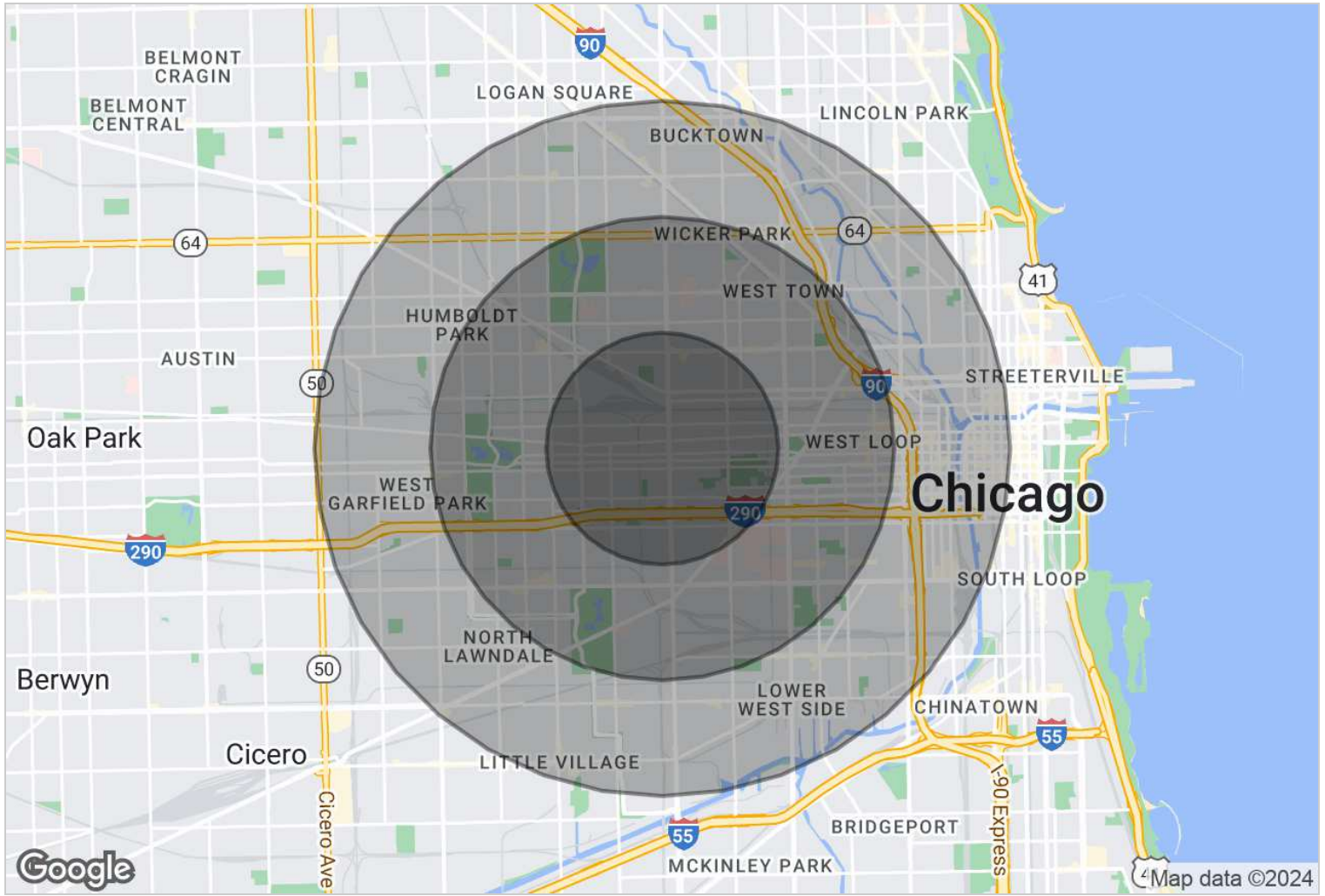
JAMESON COMMERCIAL REAL ESTATE  
425 West North Avenue | Chicago, IL 60610  
jamesoncommercial.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

# 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

**JAMESON COMMERCIAL REAL ESTATE**  
425 West North Avenue | Chicago, IL 60610  
jamesoncommercial.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

# DEMOGRAPHICS REPORT

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

JAMESON.

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

**JAMESON COMMERCIAL REAL ESTATE**  
425 West North Avenue | Chicago, IL 60610  
jamesoncommercial.com

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.