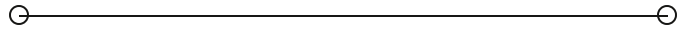


**OFFICE CONDO FOR SALE / LEASE**

# 216 S Jefferson St

**UNIT 301**

Chicago, IL 60661



**PRESENTED BY:**

**CHRISTIAN PEPPLER**

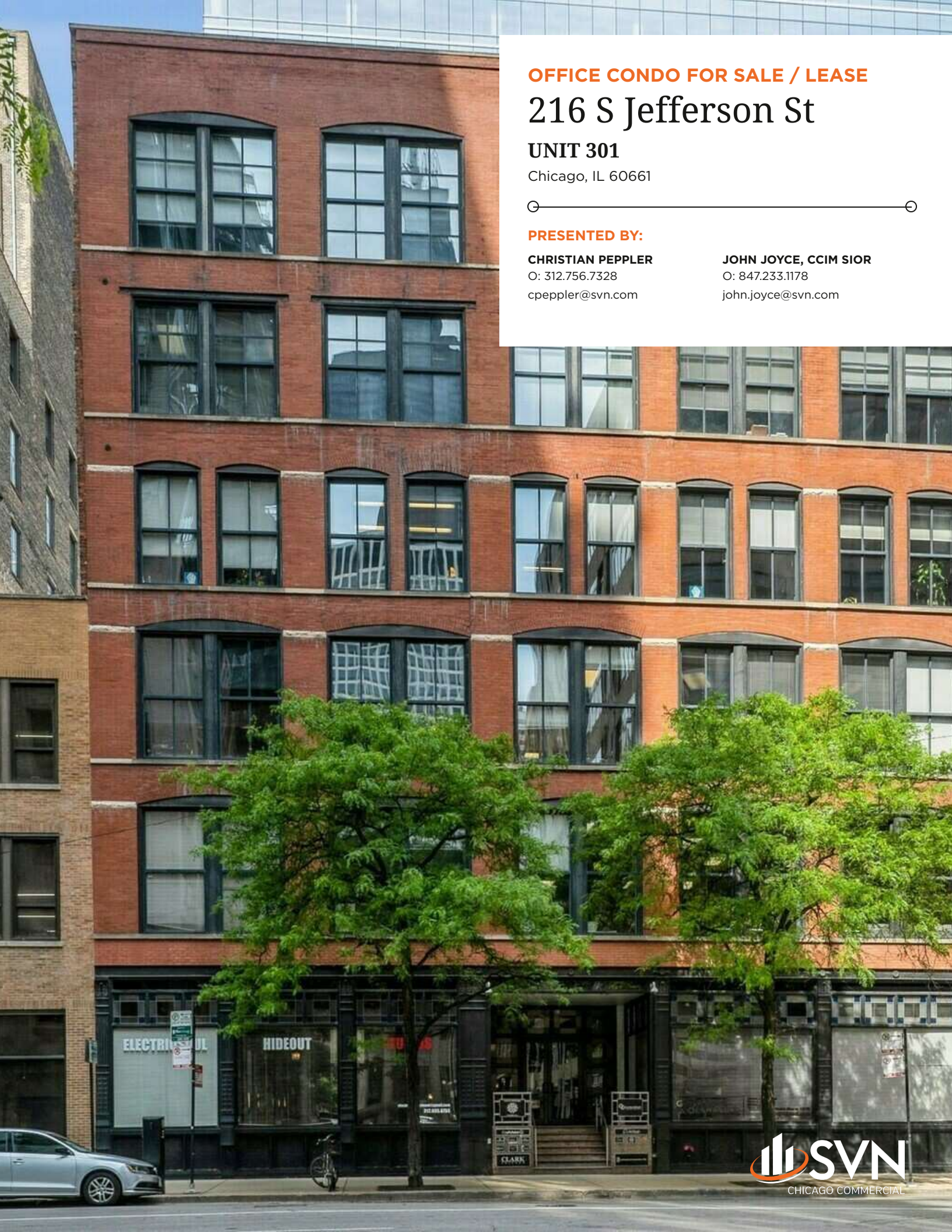
O: 312.756.7328

cpeppler@svn.com

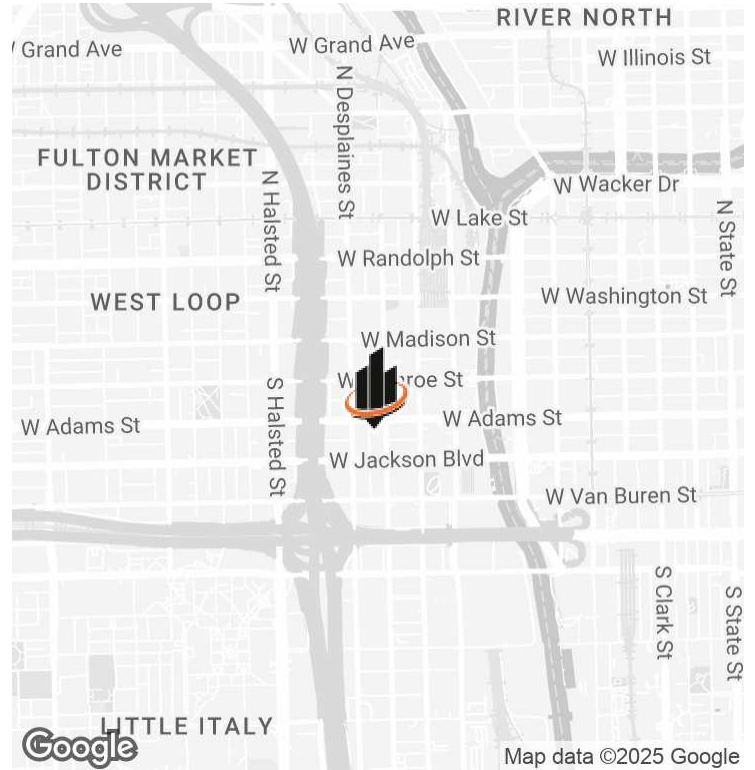
**JOHN JOYCE, CCIM SIOR**

O: 847.233.1178

john.joyce@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$395,000
<b>LEASE RATE:</b>	\$28.00 SF/yr (MG)
<b>UNIT 301 CONDO SF:</b>	2,550 SF
<b>LOT SIZE:</b>	0.25 Acres
<b>BUILDING SIZE:</b>	51,000 SF

## PROPERTY DESCRIPTION

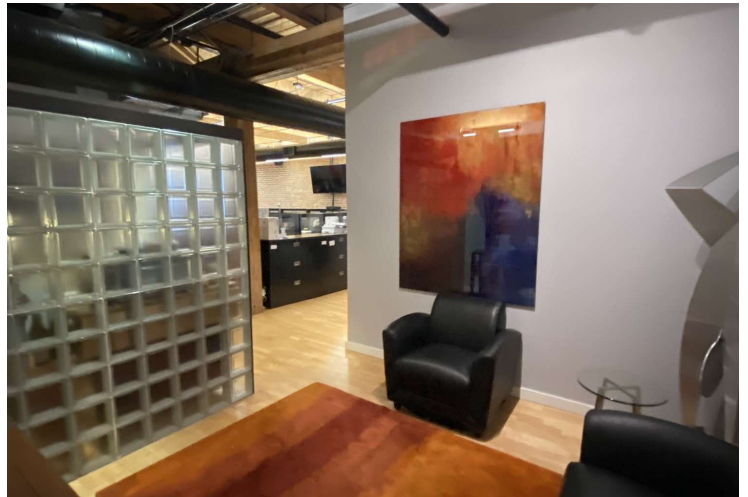
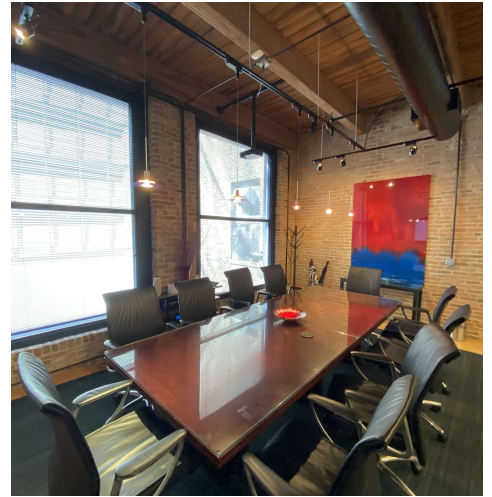
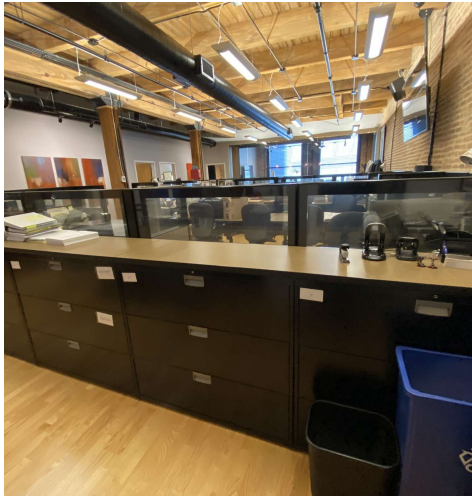
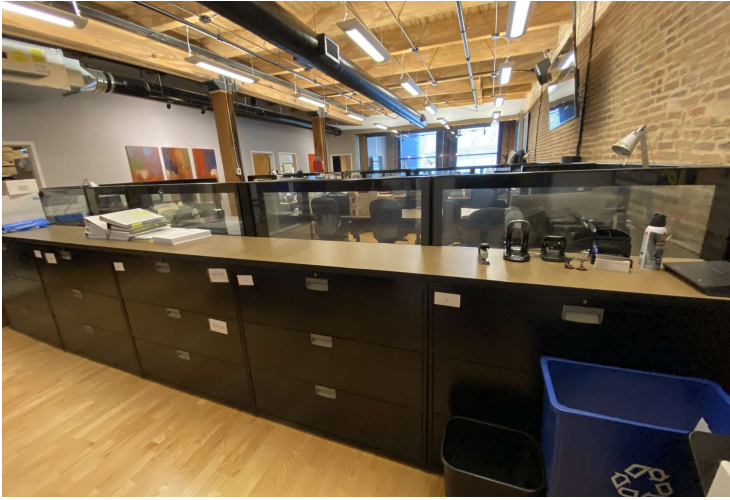
Loft Office Condo for sale or lease in Chicago's West Loop neighborhood. Layout includes 5 private offices, open seating area, storage, utility and kitchenette. Dedicated parking spaces can be made available (inquire for pricing) as well as abundant metered and street parking. On-site management.

## PROPERTY HIGHLIGHTS

- Excellent West Loop Location
- Move-In Ready Creative/Loft Office Space
- Renovated in 2020
- Nightly in-unit garbage removal
- Rent Includes property taxes, CAM, property insurance, water, and garbage
- 5 Private Offices
- Open Area
- Kitchen

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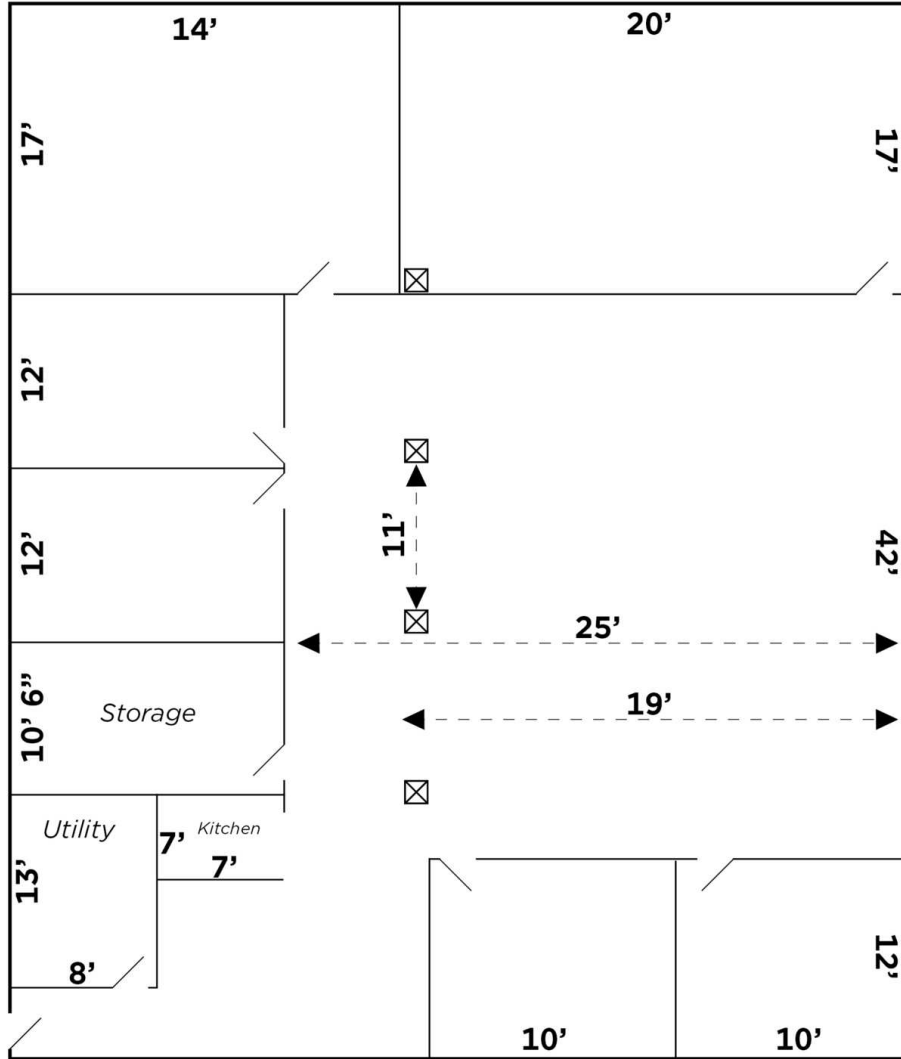
## ADDITIONAL PHOTOS



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FLOOR PLAN

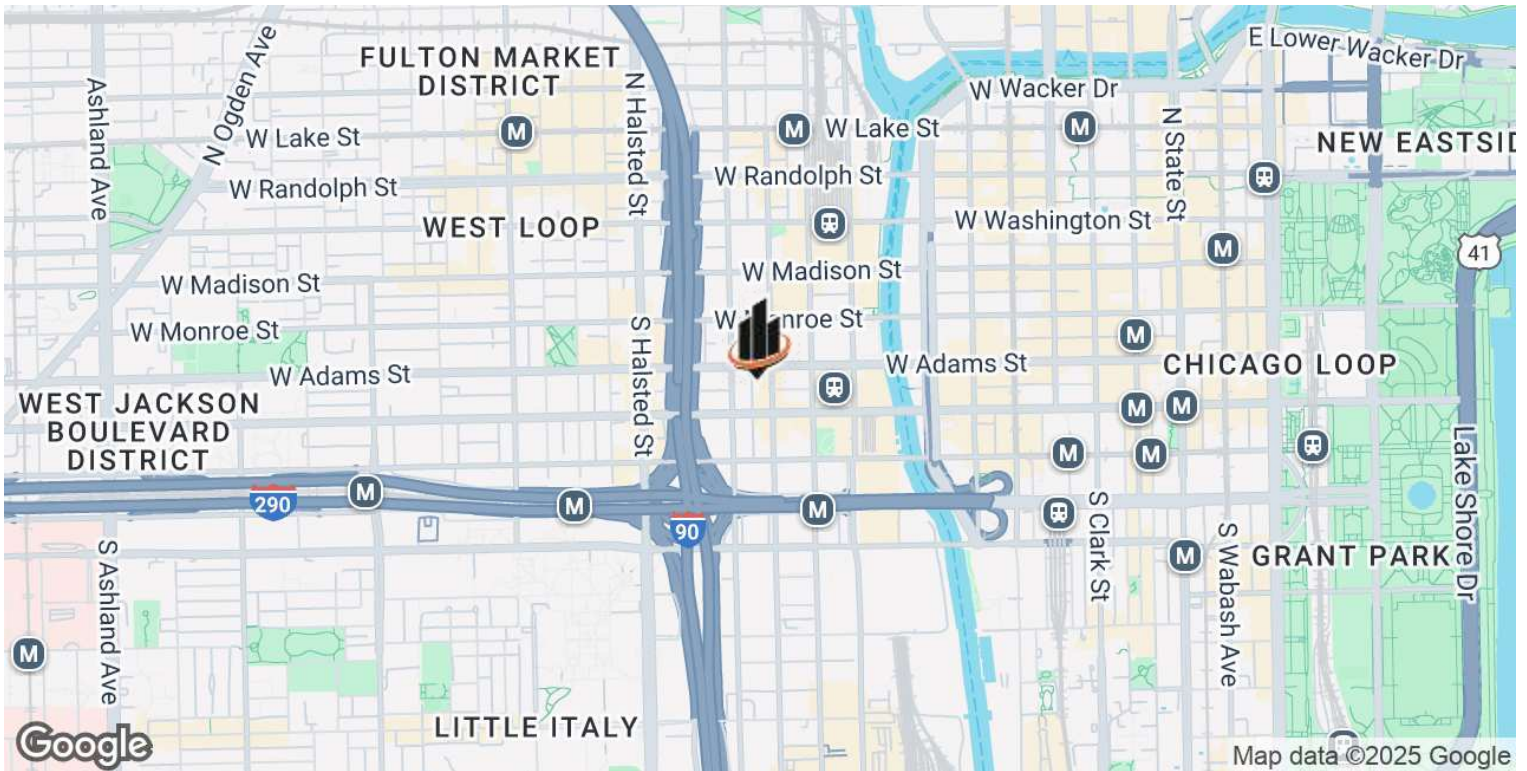
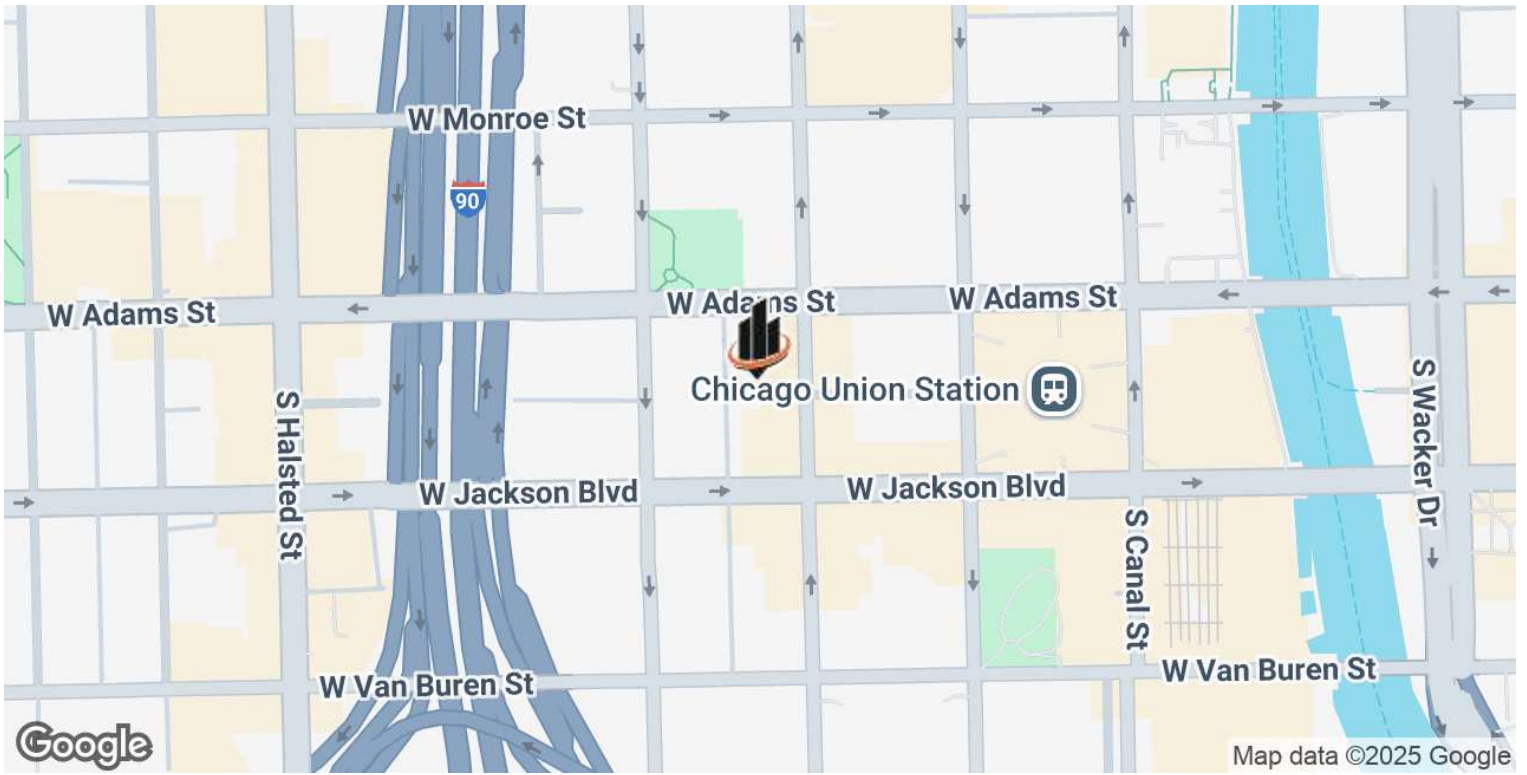
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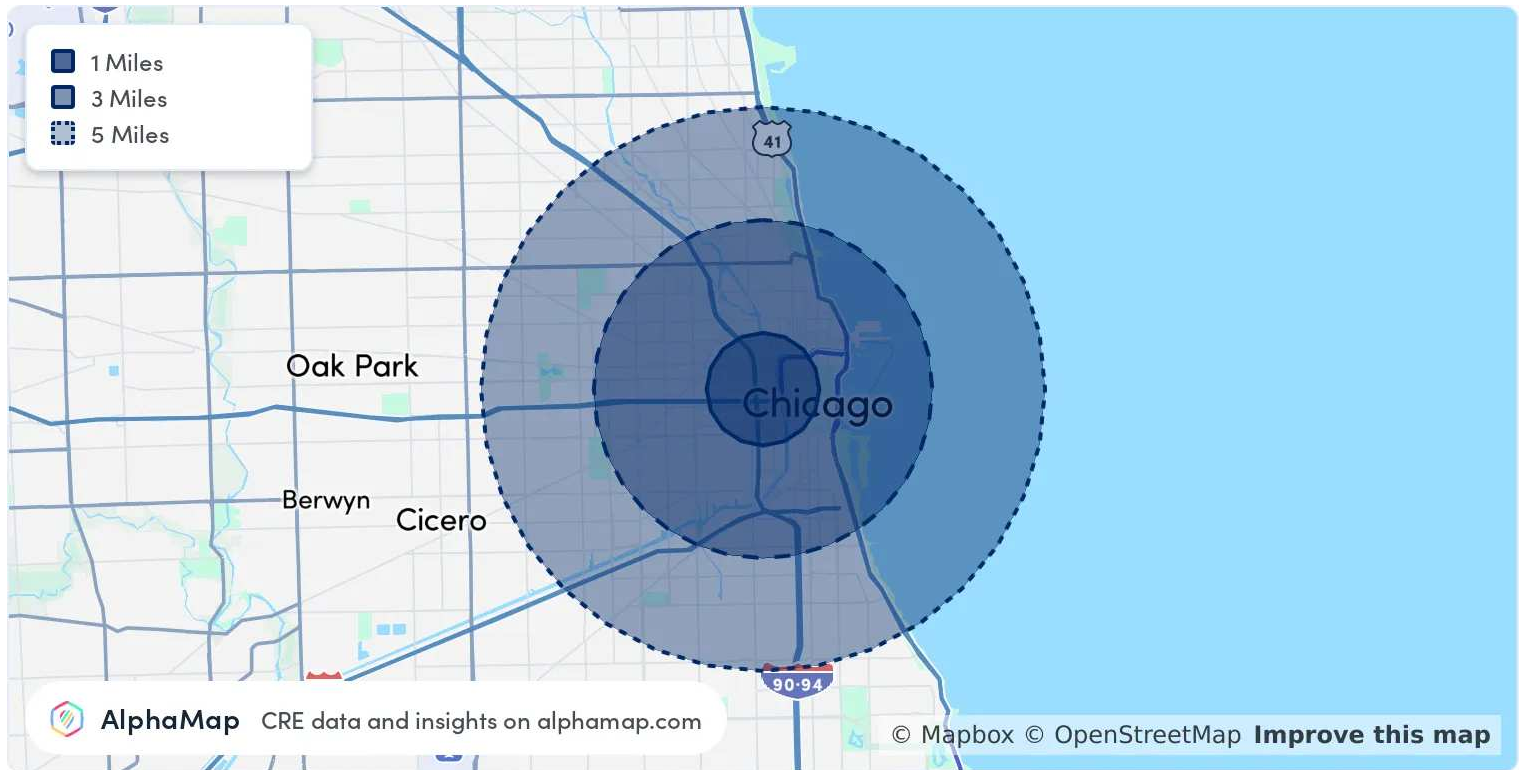
# LOCATION MAPS



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# AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	70,558	413,986	871,989
AVERAGE AGE	35	38	37
AVERAGE AGE (MALE)	36	38	37
AVERAGE AGE (FEMALE)	35	39	38
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	39,490	219,593	420,666
PERSONS PER HH	1.8	1.9	2.1
AVERAGE HH INCOME	\$181,669	\$156,613	\$134,809
AVERAGE HOUSE VALUE	\$594,432	\$653,555	\$591,413
PER CAPITA INCOME	\$100,927	\$82,427	\$64,194

Map and demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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