



JAMESON.

OFFERING
MEMORANDUM

215 W. ONTARIO STREET

CHICAGO, IL

BRENT BURDEN, CCIM

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PROPERTY
INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial Real Estate is pleased to exclusively market for lease three (3) contiguous upper floors of loft office totaling 13,965 SF plus a 1st floor former night club with basement measuring 7,586 SF in the heart of Chicago's vibrant River North neighborhood. This truly unique mason and steel building was built in 1872, directly following the Great Chicago Fire of 1871, to withstand the test of time. Complete with stunning 12' arched brick ceilings that allow for excellent acoustics, and sound proofing between floors. The massive 8' windows allow for ample natural light throughout, with North, East and South city views, and sandblasted hardwood floors give each floor a rustic elegance. Modern, secured passenger elevator with key access to each floor conveniently located off the front lobby, and large rear industrial freight elevator allows for easy loading and unloading to each floor.

LEASE PRICE: LOFT OFFICE- \$28.00/SF/MG

LEASE PRICE: 1ST FLOOR RETAIL- "WITHHELD"

TOTAL AVAILABLE SF: 13,965 SF (4,655 SF PER FLOOR - DIVISIBLE)

AVAILABLE STORIES: 3 CONTIGUOUS (6 TOTAL)

ZONING: DX-7

PARKING: AVAILABLE STREET



215 W. ONTARIO STREET, CHICAGO

PROPERTY HIGHLIGHTS



THREE (3) CONTIGUOUS FLOORS (FLOORS 3-5) TOTALING 13,965 SF AVAILABLE (4,655 SF PER FLOOR)

1ST FLOOR EXISTING NIGHT CLUB WITH BASEMENT TOTALING 7,586 SF

STUNNING 12' ARCHED BRICK CEILINGS ALLOW FOR EXCELLENT ACOUSTICS AND SOUND PROOFING BETWEEN FLOORS

EXPOSED BRICK WALLS AND SANDBLASTED HARDWOOD FLOORS THROUGHOUT

LARGE WINDOWS PROVIDE AMPLE NATURAL LIGHT WITH NORTH, EAST AND SOUTH VIEWS OF CITY

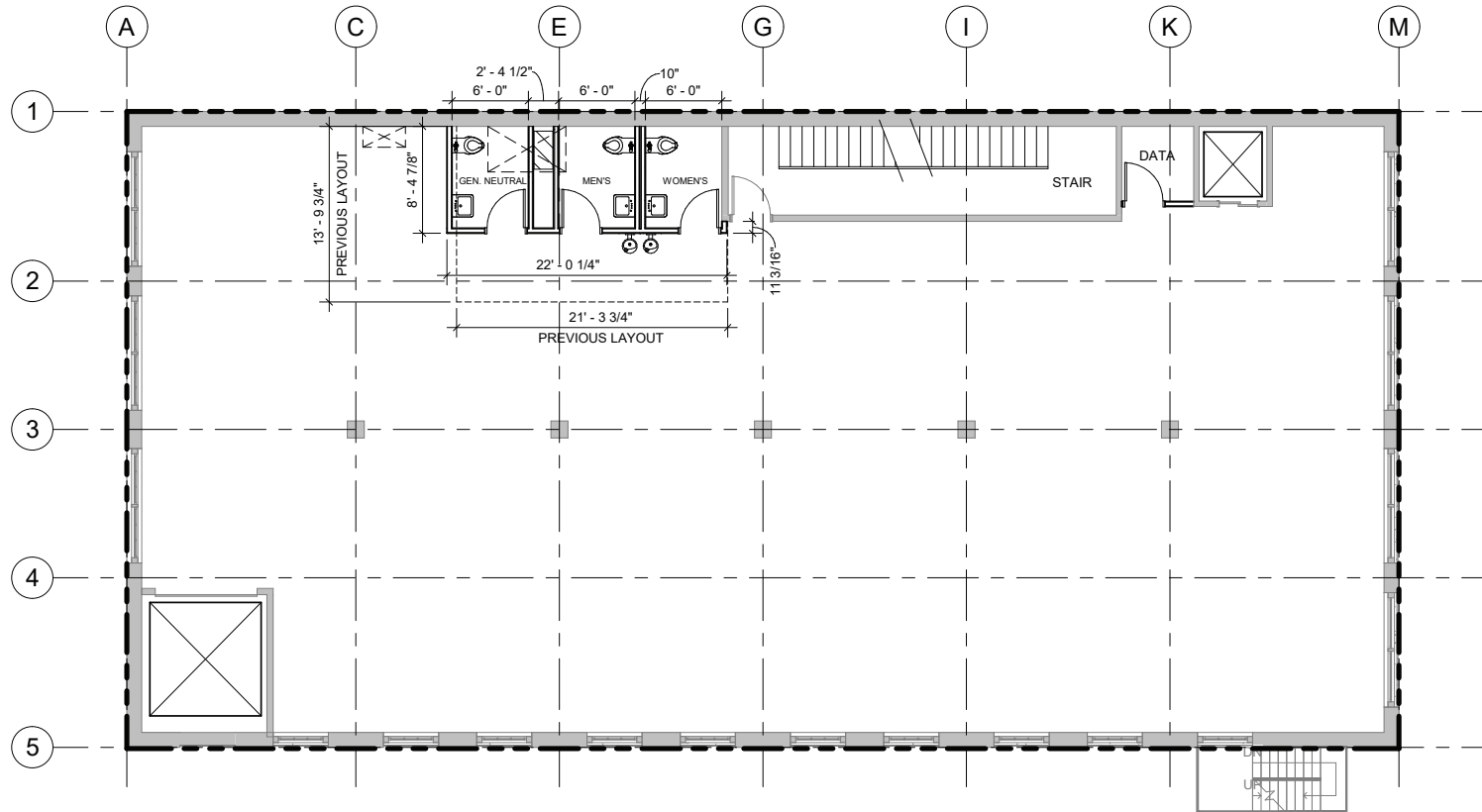
MODERN AND SECURED KEYED PASSENGER ELEVATOR TO EACH FLOOR

STATE-OF-THE-ART EXTERIOR LOCK ENTRY-SYSTEM

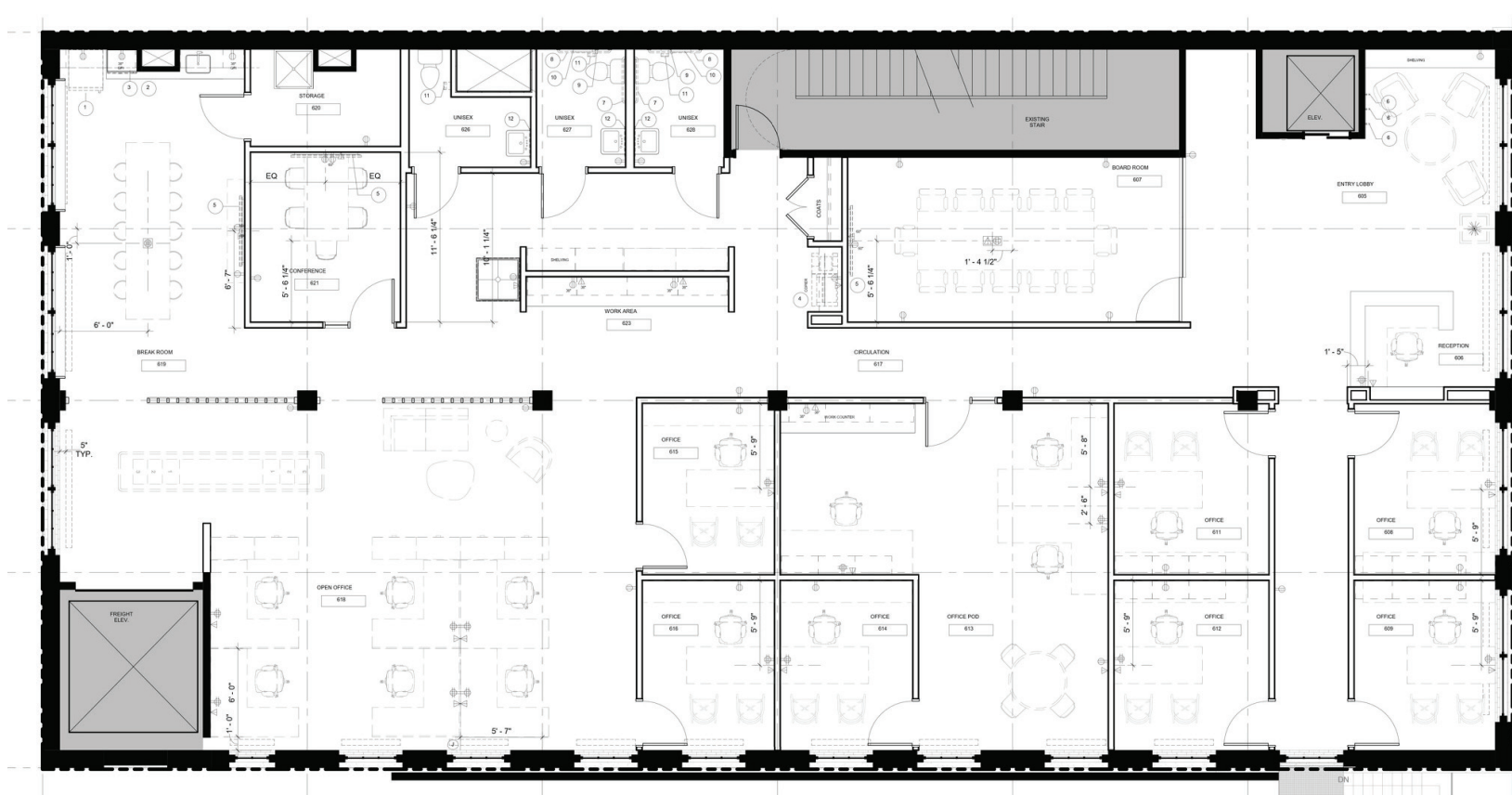
PLUMBING IN PLACE FOR KITCHENS AND BATHS

INDUSTRIAL SIZED FREIGHT ELEVATOR TO EACH FLOOR

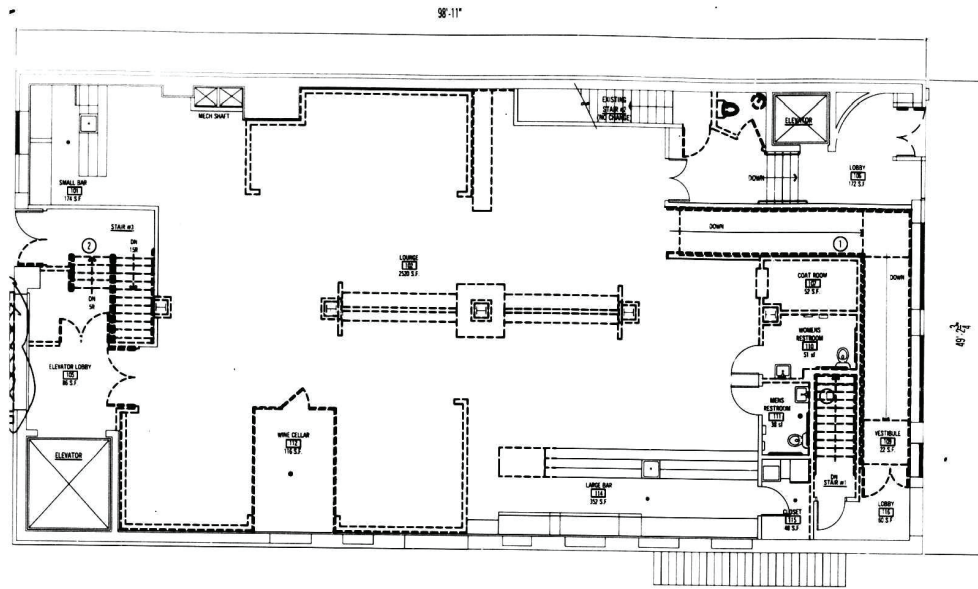
SAMPLE OPEN FLOOR PLAN



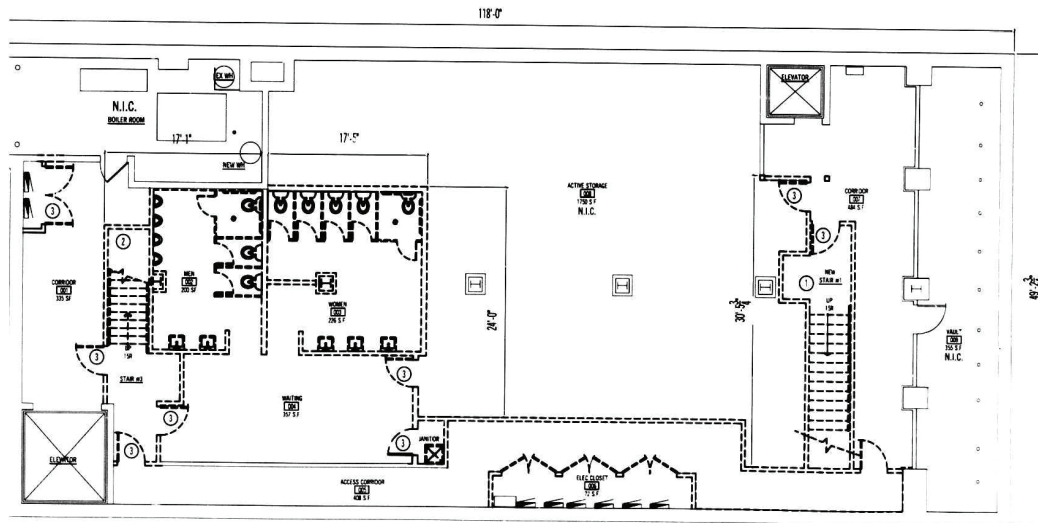
SAMPLE PRIVATE OFFICE LAYOUT



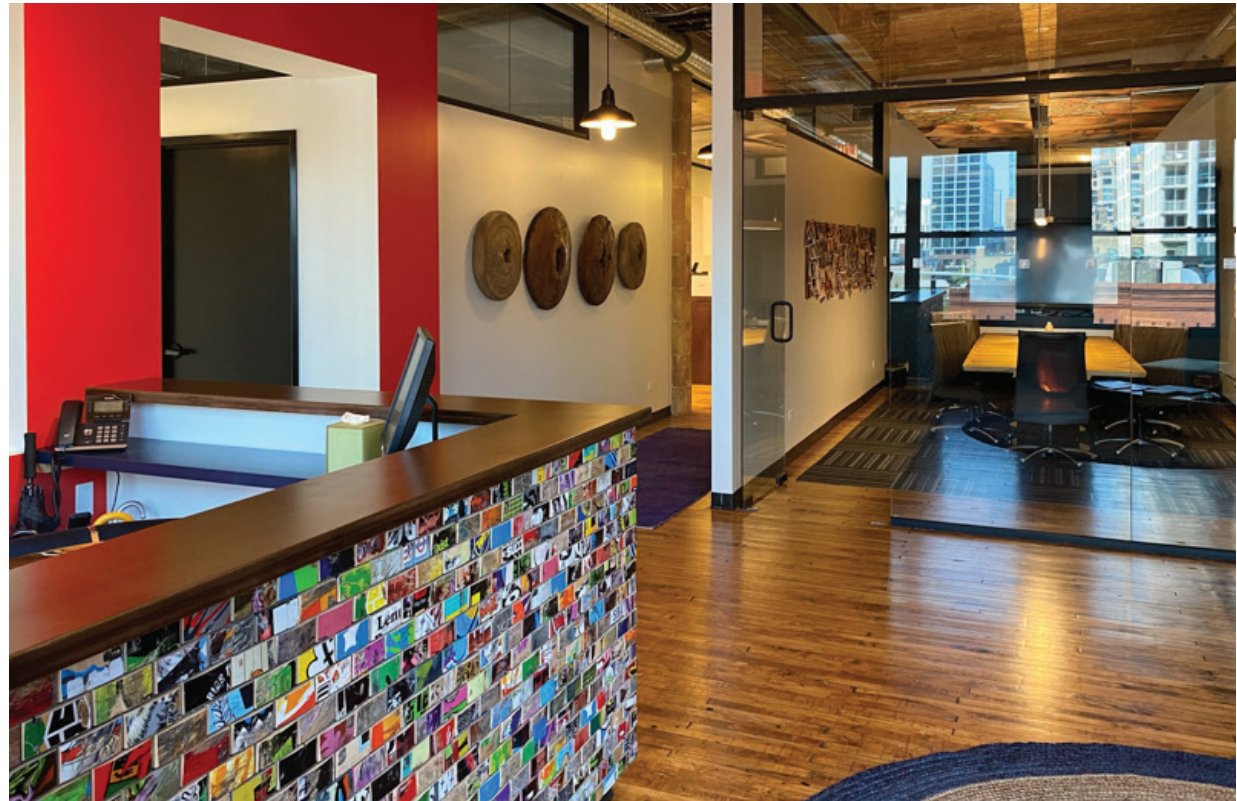
FIRST FLOOR & BASEMENT FLOOR PLAN



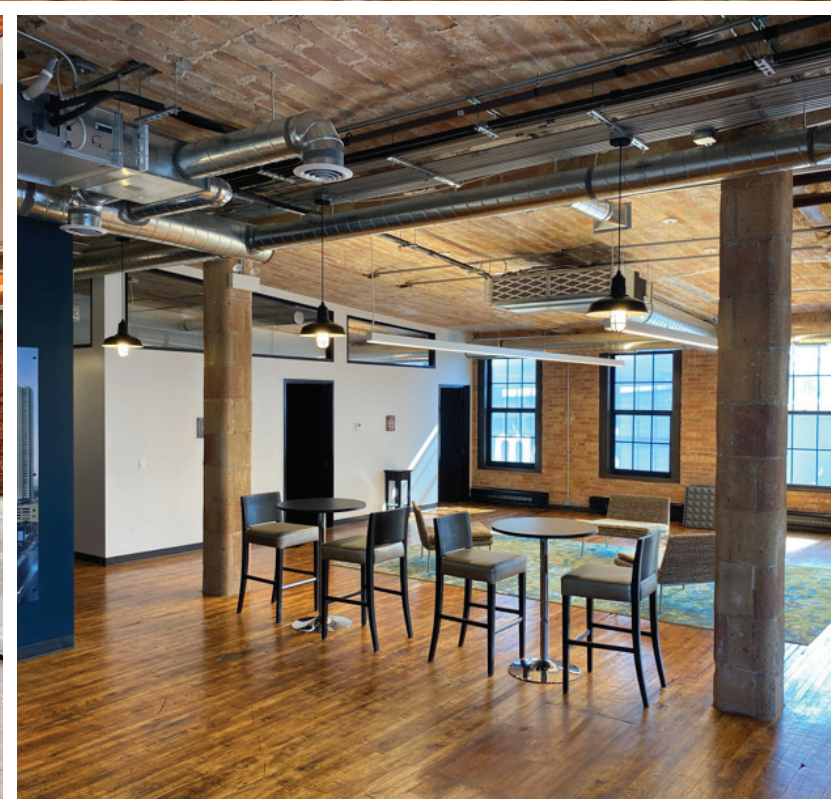
FIRST FLOOR PLAN
1/8"=1'-0"



BASEMENT PLAN









LOCATION
INFORMATION

LOCATION OVERVIEW

ZIP: 60654
SUB-MARKET: RIVER NORTH
SUB-MARKET CLUSTER: METRO CHICAGO
LOCATION TYPE: CBD
MARKET: CHICAGO
COUNTY: COOK
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES



TRANSPORTATION HIGHLIGHTS

| TRANSIT/SUBWAY | DRIVE | WALK | DISTANCE |
|---|--------|--------|----------|
| Chicago Avenue Station (Brown, Purple Lines) | | 4 min | 0.2 mi |
| Merchandise Mart (Brown & Purple Lines) | 1 min | 6 min | 0.3 mi |
| Grand Avenue Station (Red Line) | 1 min | 8 min | 0.4 mi |
| Chicago Avenue Station (Red Line) | 1 min | 11 min | 0.6 mi |
| COMMUTER RAIL | DRIVE | | DISTANCE |
| Chicago Ogilvie Transportation Center (Union Pacific North, Northwest & West Lines) | 3 min | | 1.0 mi |
| Chicago Union Station Commuter Rail (North Central Service, Milwaukee District North)) | 4 min | | 1.4 mi |
| AIRPORT | DRIVE | | DISTANCE |
| Chicago O'Hare International Airport | 27min | | 17.0 mi |
| Chicago Midway International Airport | 20 min | | 11.6 mi |

POINTS OF INTEREST



- ① FAIRGROUNDS CRAFT COFFEE AND TEA
- ② HAPPY MONDAY COFFEE - RIVER NORTH
- ③ KERRYMAN IRISH BAR & RESTAURANT
- ④ PORTILLO'S & BARNELLI'S CHICAGO
- ⑤ GROUND UP COFFEE AND BITES

RESTAURANTS

- CENTENNIAL CRAFTED
- CLUB LAGO
- PROSECCO
- GT PRIME
- STORYVILLE
- ETTA
- ERIE CAFE
- FRANKLN ROOM
- UNION SUSHI
- COCORO
- FOGO DE CHAO
- VICTORY ITALIAN
- BOCA LOCA CANTINA
- WILDFIRE

BARS

- SOUND BAR
- BAR MOXY

SHOPPING

- TARGET
- WALGREENS
- JEWEL-OSCO
- WHOLE FOODS MARKET
- PETCO
- CVS PHARMACY
- RAG & BONE

COFFEE SHOP

- NOMAD - CHICAGO

FINANCIAL

- BANK OF AMERICA
- OLD NATIONAL BANK

FITNESS

- LATERAL FITNESS
- LIFE TIME FITNESS
- LEBLON FITNESS CLUB
- ORANGETHEORY FITNESS
- STRIVE
- EAST BANK CLUB



ADDITIONAL INFORMATION

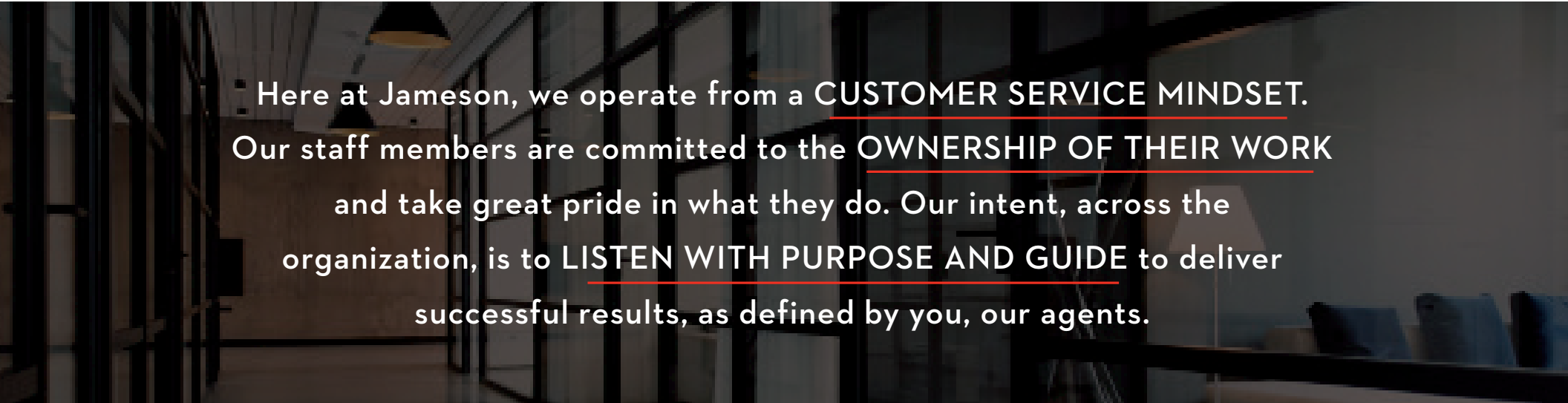
ABOUT JAMESON COMMERCIAL

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.

WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

ABOUT YOUR AGENT



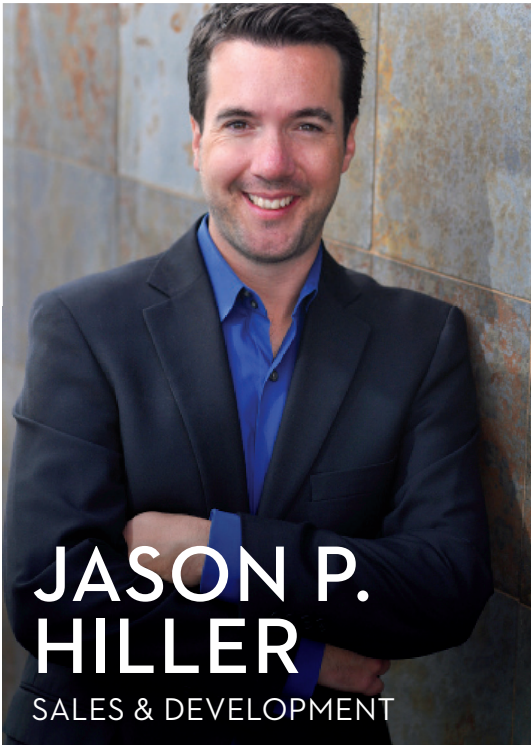
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■ BRENT BURDEN, CCIM

Brent is a licensed real estate broker in Illinois, and has represented both Tenants & Landlords in leasing, as well as investors in acquisitions, and owners in dispositions of over 1.5 million square feet of commercial space. Specializing in Leasing and Investment Sales, Brent has successfully negotiated leases for numerous law, marketing, media, and financial services firms, as well as Not-For-Profit Tenants. Brent has extensive experience in acquisitions and dispositions of commercial property, and has represented both investors and sellers of office, retail, multi-family, and warehouse properties.

Brent's professional history includes:

- Master of Business Administration- Loyola University of Chicago
- Bachelor of Science- Finance- Colorado State University
- Certified Commercial Investment Manager (CCIM)- Designated 2012. CCIM Designees are recognized as leading experts in commercial real estate investment, and undergo a rigorous educational program, and are required to submit qualification portfolio of experience in order to receive the designation.



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■ JASON P. HILLER

Armed with seasoned market knowledge, a wealth of cutting edge technology and a vast industry network, Jason helps clients navigate the competitive bidding process and strategically positions and markets properties to maximize sales results. His relentless drive for innovation, creative solutions and complete client satisfaction empowers Jason to succeed in a constantly changing real estate environment.

Having successfully established and managed multiple businesses throughout several industries since 1998, Jason embodies the entrepreneurial spirit and has the skills to manage complex projects with great attention to detail while working under tight deadlines. With a history of partnering with customers from small business owners to CEOs of Fortune 500 companies, Jason knows what it takes to make sure each client gets the best service and experience possible, customized to their individual needs. His dedication to his clients is unparalleled, and is exemplified by the impressive track record of referrals and recommendations he receives.

Jason's sales and marketing background lends expertise to both the commercial and residential sides of his real estate business. His finely honed skills in communication, negotiation and analysis enable him to successfully navigate the market and close on prime opportunities. Calling on his extensive network of resources to ensure the gamut of financing, marketing and sale options, he can assess a client's situation along with current market conditions to find properties that, otherwise, would be difficult to attain. True to his full-service ethic, he offers practical and creative ideas to maximize his client's investment.

Jason lives in Old Town and has extensive knowledge of the distinct neighborhoods that make up Chicago's north side. He grew up in Glenview and Park Ridge and has his B.S. in Geology and Environmental Science with a minor in Photography from Northern Arizona University. Jason's other passions include the culinary arts, leading him to attend the Scottsdale Culinary Institute, a Le Cordon Bleu culinary program; snowboarding, which included a short stint as an instructor and a semi-professional; as well as his love for travel and exploration of the many prime real estate and architectural gems around the world.



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