

— RETAIL & PROFESSIONAL OFFICE
2400 W Michigan Avenue

UNIT 10

\$18.00 / SF NNN

CAM \$3.50 / SF
Available ±1,000 SF

UNIT 11

\$15.00 / SF NNN

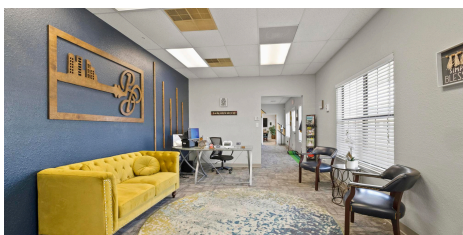
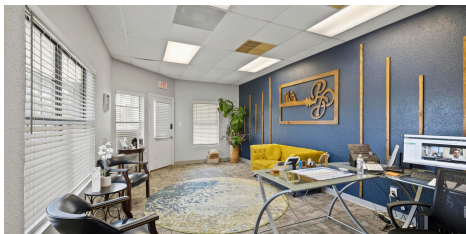
CAM \$3.50 / SF
Available ±1,300 SF

BUILDING DESCRIPTION

This is a thriving retail and office center located on Michigan Avenue. The property has recently undergone major updates, including a complete exterior remodel, new paint, landscaping, plumbing, HVAC systems, lighting, parking lot resurfacing, and a new pylon sign.

BUILDING HIGHLIGHTS

- Over 33,000 vehicles per day
- Professionally managed
- Complete remodel
- Great mix of tenants, including retail and professional office users
- Plenty of parking for employees and customers



UNIT 10

AVAILABLE SF	±1,000 SF
ASKING RATE	\$18.00 / SF NNN
CAM	\$3.50 / SF
LEASE TYPE	NNN

UNIT 11

AVAILABLE SF	±1,300 SF
ASKING RATE	\$15.00 / SF NNN
CAM	\$3.50 / SF
LEASE TYPE	NNN

BUILDING

- 33,000+ vehicles per day on Michigan Ave
- Complete exterior remodel — new HVAC, plumbing, lighting
- New pylon sign & parking lot resurfacing
- Professionally managed