

FOR LEASE

Retail/Restaurant/Office Space at Pointe 1900

1900 S. STATE STREET

Chicago, IL 60616

PRESENTED BY:

WAYNE CAPLAN

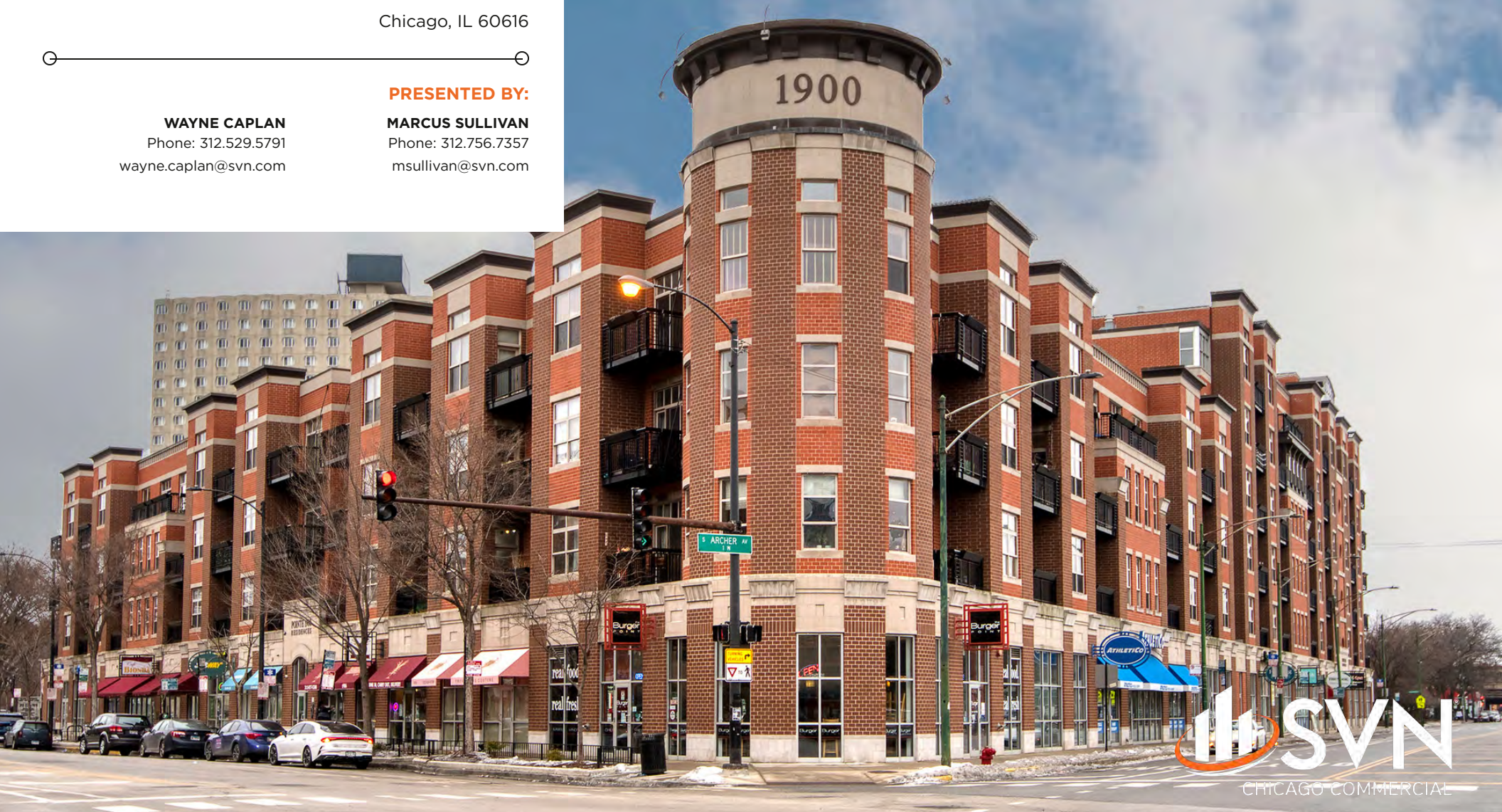
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OFFERING SUMMARY



LEASE RATE	\$21 - 26 SF/NNN
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OFFERING SUMMARY

BUILDING SIZE:	36,500 SF
AVAILABLE SF:	1,430 SF
SPACE CONDITION:	2nd Generation
POTENTIAL USES:	Restaurant, Retail, Office
AVAILABILITY:	Immediate
YEAR BUILT:	2006

PROPERTY OVERVIEW

Join new tenant Momentum Coffee at Pointe 1900 in Chicago's South Loop. This 1,430 SF 2nd generation space fronting Archer Ave has Type II venting, which could be useful for pizza, bakery, hot sandwiches, venting for electric ovens, and other potential food uses. The space is in fully functional condition, ready for a new tenant. Perfect spot for general retail, office, and/or medical office uses as well. The property boasts great frontage on State St & Archer Ave, with fantastic signage opportunities and on-site parking for retail customers. Situated directly across the street from Perspectives Charter School. Pointe 1900 consists of 131 fully occupied residential condos plus 36,500 SF of retail space with parking. Great and varied co-tenancy includes Chase Bank, AthletiCo, Subway, Cafe Bionda Restaurant, My Place Chinese Restaurant, and Intrigue Dance and Performing Arts Center. This space is available immediately and is offered at an affordable rental rate.

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PROPERTY HIGHLIGHTS



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- Join new tenant Momentum Coffee at Pointe 1900 in the South Loop
- 1,430 SF space available immediately
- Ground floor of 131 luxury condos
- Second generation space w/ substantial existing infrastructure, including Type II venting for restaurant uses, bathrooms, HVAC, utility and light distribution
- Fantastic co-tenancy includes Chase, Athletico, Subway, Cafe Bionda, and My Place Chinese Restaurant
- Parking lot available for customers
- Great visibility on Archer Ave
- Strong area demographics with AVG HH incomes over \$140k
- Affordable Asking Rent of \$21/sf NNN
- Current Passthroughs: \$11.84/SF
- Ready to go for a new tenant

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LOCATION INFORMATION



LOCATION DESCRIPTION

Pointe 1900 is located in the heart of Chicago's South Loop neighborhood - one of the fastest-growing neighborhoods in Chicago boasting significant development in recent years. The South Loop is located south of Chicago's loop CBD and is close to a number of city attractions including Soldier Field, Grant Park, McCormick Place, Columbia College, The Art Institute of Chicago, Adler Planetarium, Field Museum, Shedd Aquarium, and the new Wintrust Arena. McCormick Place Convention Center boasts over 3 million visitors per year and the Wintrust Arena will have over 200 events per year and approx 300,000 visitors annually. The South Loop has great access to transportation with the CTA's Blue, Red, Green and Orange Lines, many CTA bus routes, the Dan Ryan (I-90/94), Stevenson Expressway (I-55) and Lake Shore Drive (Route 41). Pointe 1900 is in close proximity to thousands of South Loop residents. The neighborhood is an exciting, vibrant, growing area that is setting new standards for Chicago's urban dwellers.

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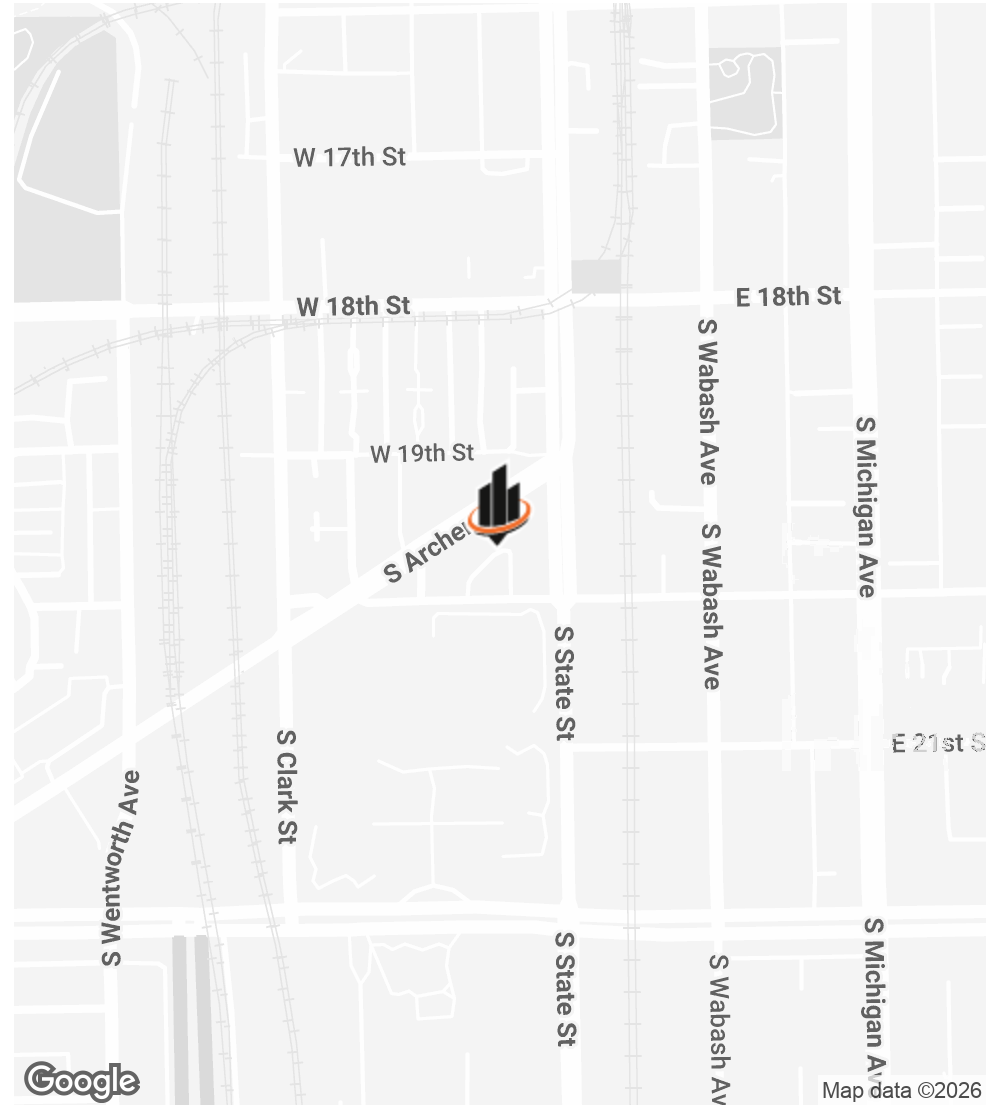
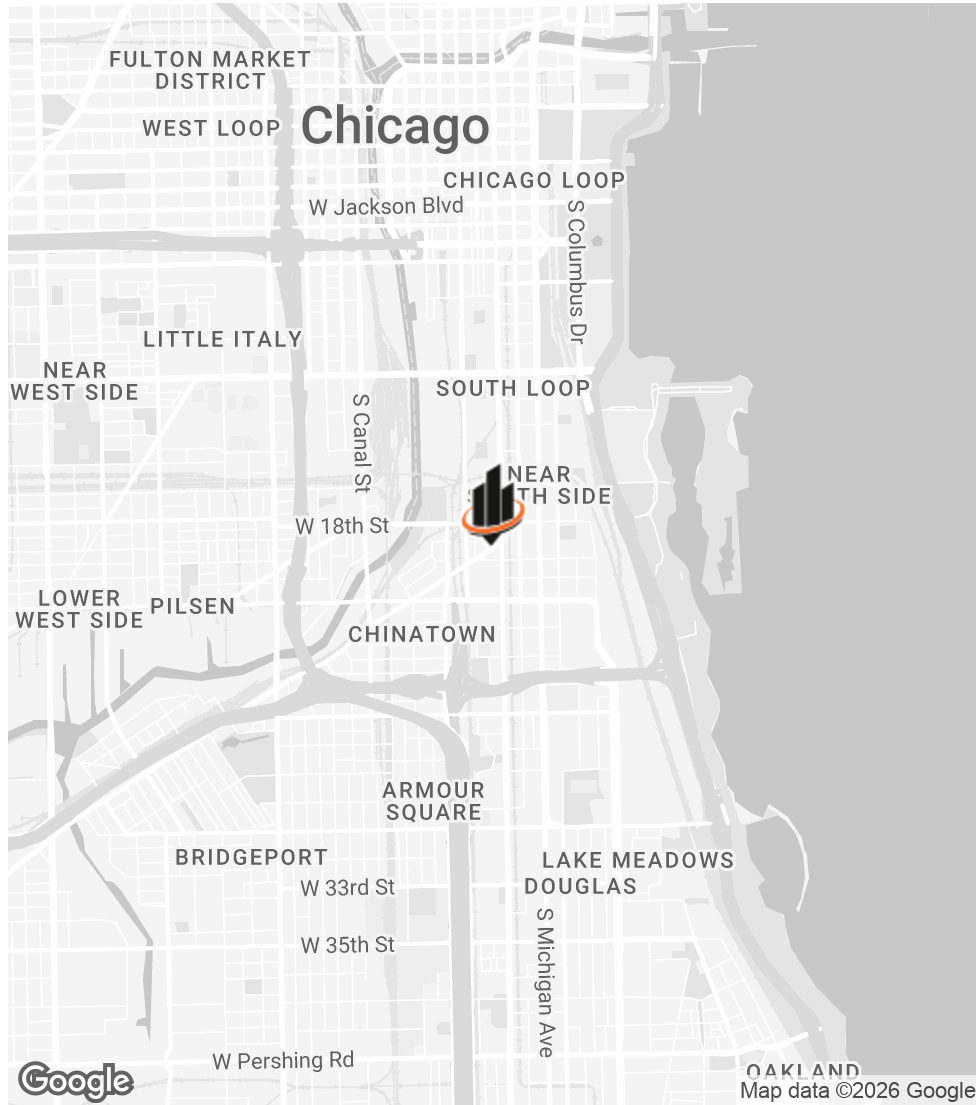
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LOCATION MAPS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,430 SF	LEASE RATE:	\$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1923 S. Archer	Available	1,430 SF	NNN	\$21.00 SF/yr	2nd generation retail/restaurant/office space Existing Type II hood for venting heat Bathrooms, HVAC, lights and utility distribution already in place

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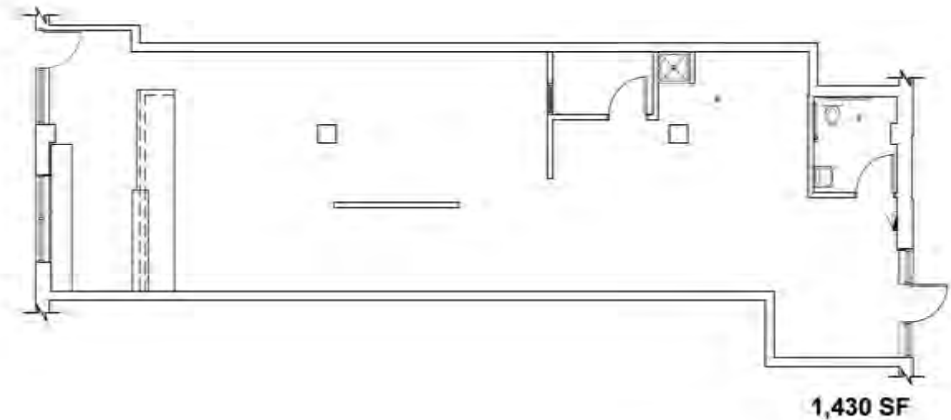
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FLOOR PLAN



POINTE 1900 ON STATE

1923 S. Archer Ave.

Floor Plan
Scale: 1/8" = 1'-0"



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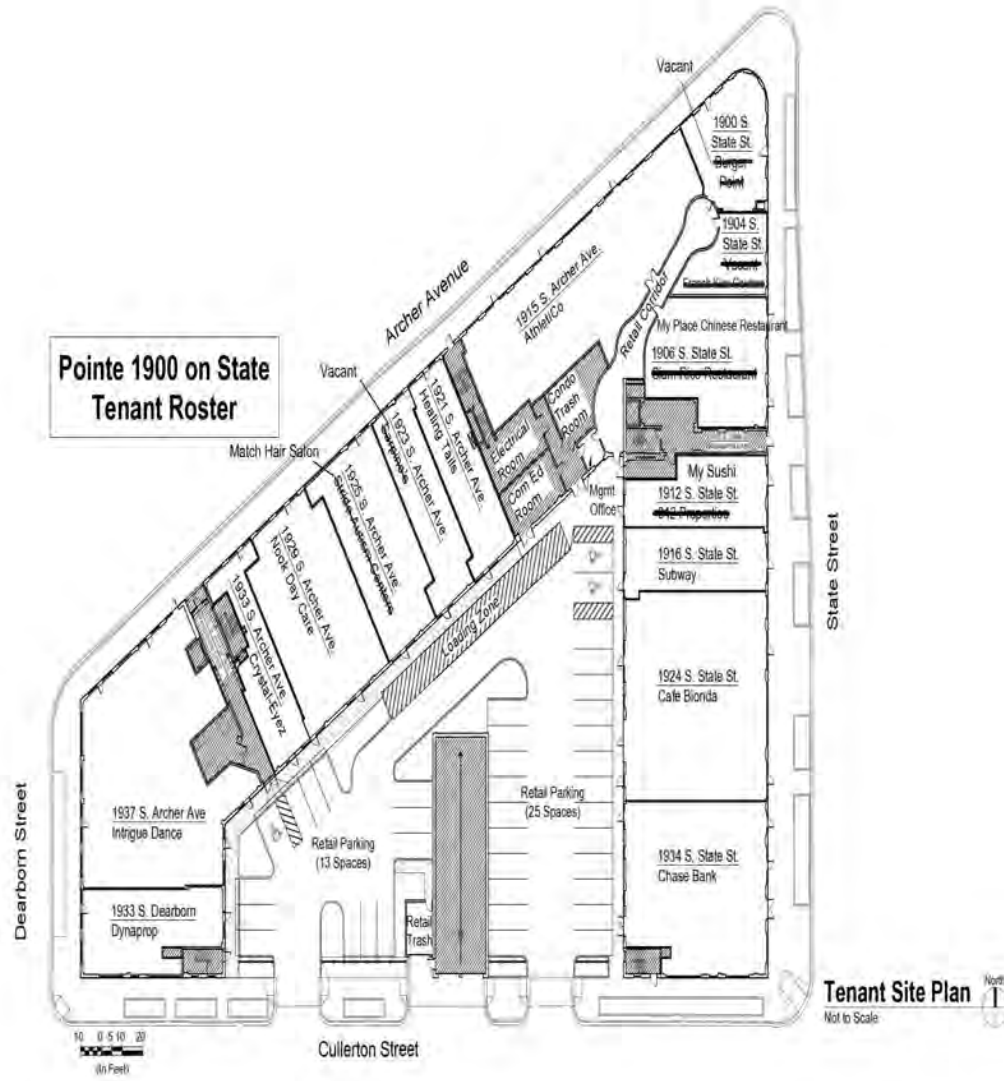
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OVERALL SITE PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

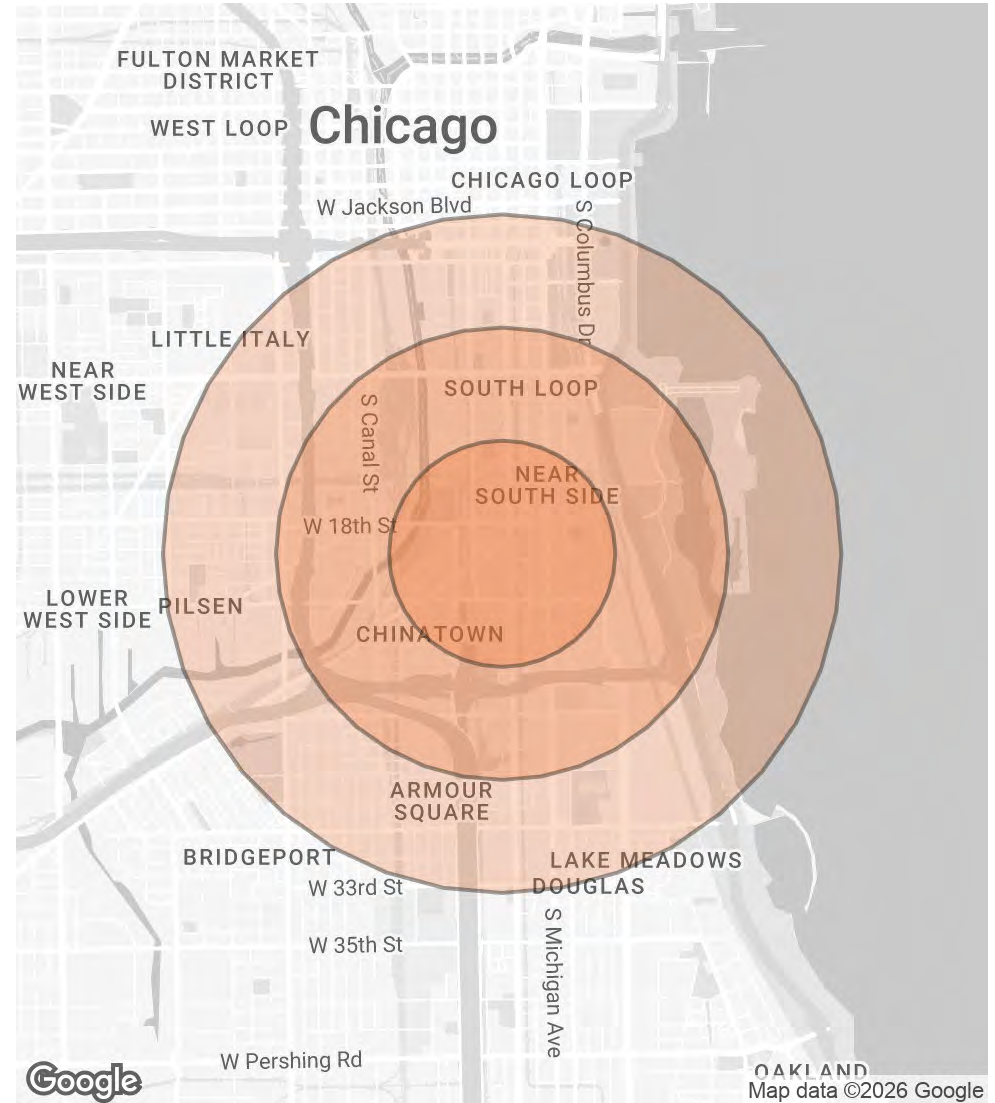
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	18,748	48,465	96,700
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	9,448	24,844	46,763
# OF PERSONS PER HH	2	2	2.1
AVERAGE HH INCOME	\$142,225	\$141,899	\$128,384
AVERAGE HOUSE VALUE	\$515,624	\$541,570	\$510,438



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