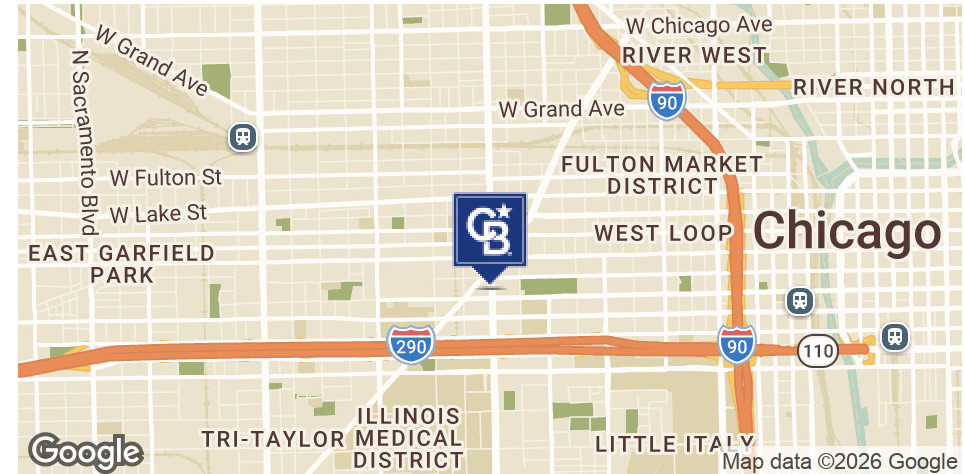


Lease Opportunity

110 & 118 Ashland Avenue
Chicago, IL 60607



OFFERING SUMMARY

Lease Rate	\$30 PSF/YR NNN
Pass-Through Expenses	\$13 PSF/YR
Available Square Feet	5,500 - 18,000 SF
Units	2
Zoning	PUD 890
Submarket	West Loop District
Real Estate Tax Pins	17-18-215-020-0000
	17-18-215-021-0000
	17-18-215-022-0000

PROPERTY OVERVIEW

Visibly Attractive First Floor In 5-Story Mixed-Use Property With 5,500-18,000 Square Feet That Faces Ashland Avenue Available For Prospective Retail, Medical, Office + Service Tenants That's Located Within Chicago's West Loop District With 35,000 Daily Drive-By Vehicles At Ashland-Adams-Ogden Intersection. Dynamic Space Provides Up To 18-Foot Ceiling Height With Mezzanine Levels. Ample Parking With 60-Spaces Within On Site Facility For Your Guests + Employees.

PROPERTY HIGHLIGHTS

- Close To West Loop's Newest 55-Acres United Center Development
- 12,500 SF Occupied By An Upscale Day-Care
- 5,500 SF Has Well-Maintained Daily Laundry
- 18,000 SF Contiguous First Floor / Mezzanine

Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcncrt.com

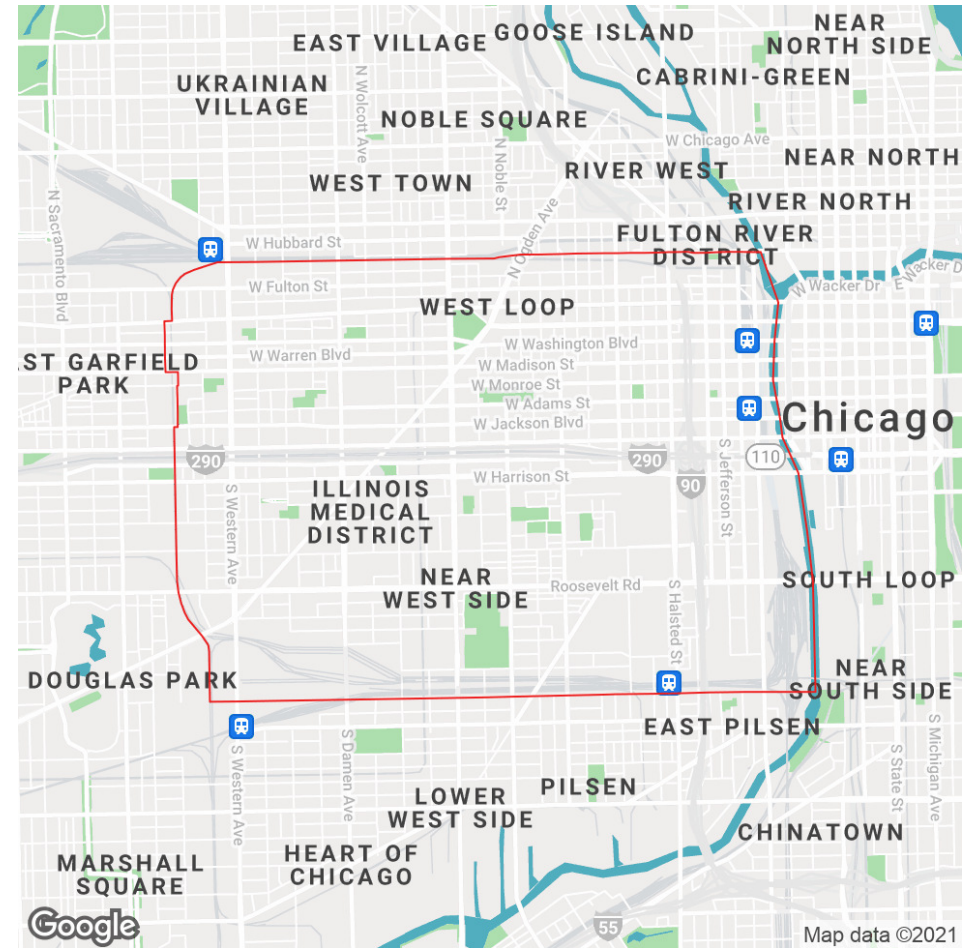
Bruce Heller
Senior Commercial Broker
(312) 915-4722
bheller@cbcncrt.com

Kevin Barnett
Commercial Broker
(317) 965-7316
kevin.barnett@cbrealty.com



Chicago Area Map - West Loop District

110 + 118 Ashland Avenue
Chicago, IL 60607



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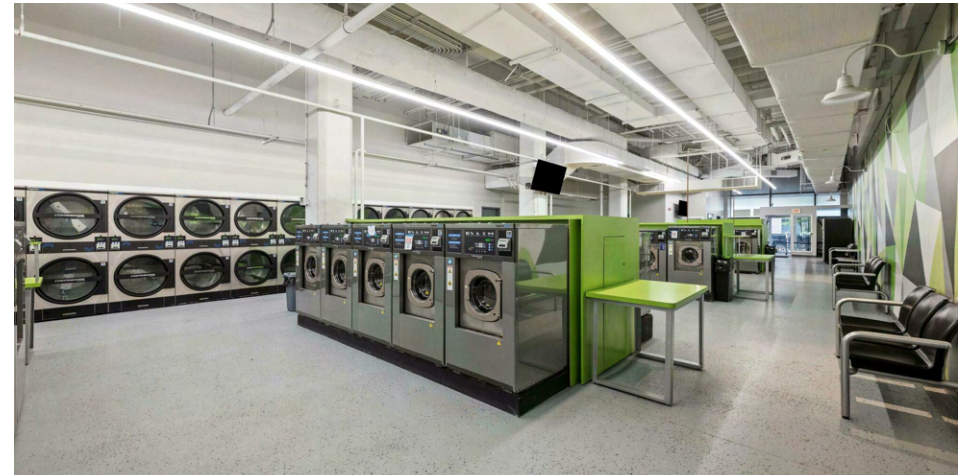
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Senior Commercial Broker
(312) 915-4722
bheller@cbcncrt.com

Kevin Barnett
Commercial Broker
(317) 965-7316
kevin.barnett@cbrealty.com



First Floor Laundry - Photographs

110 Ashland Avenue
Chicago, IL 60607



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Commercial Broker
(312) 988-9070
sherylfisher@cbcncrt.com

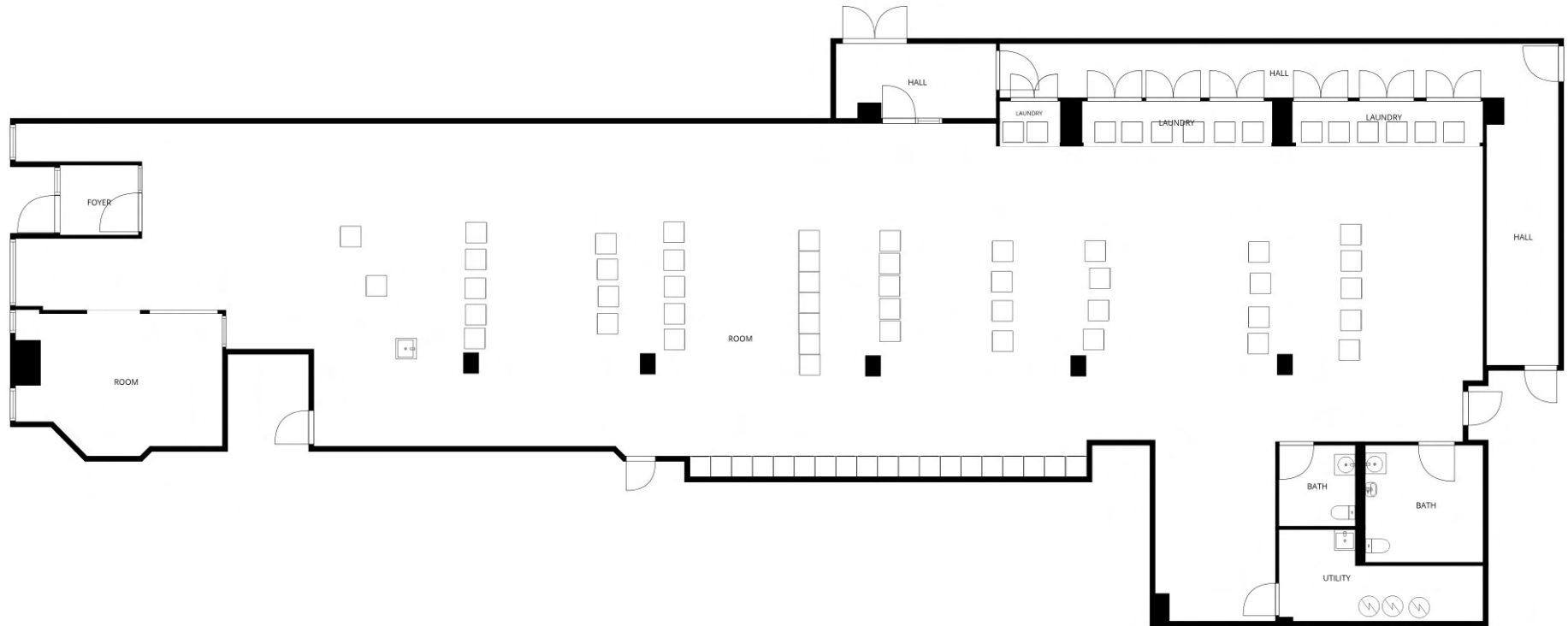
Bruce Heller
Senior Commercial Broker
(312) 915-4722
bheller@cbcncrt.com

Kevin Barnett
Commercial Broker
(317) 965-7316
kevin.barnett@cbrealty.com



Laundry Floorplan - 5,500 Square Feet

110 Ashland Avenue
Chicago, IL 60607



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Commercial Broker
(312) 988-9070
sherylfisher@cbcncrt.com

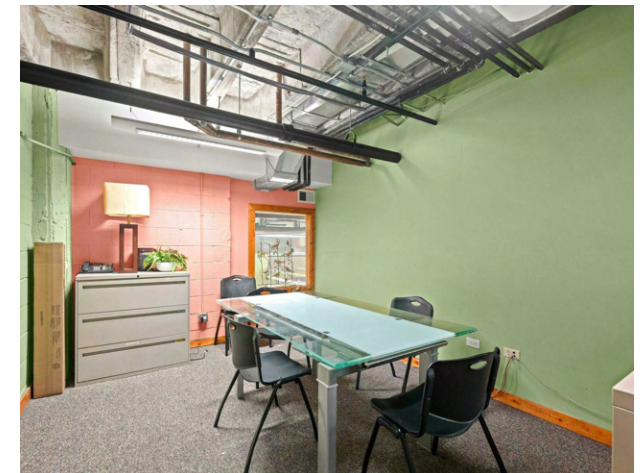
Bruce Heller
Senior Commercial Broker
(312) 915-4722
bheller@cbcncrt.com

Kevin Barnett
Commercial Broker
(317) 965-7316
kevin.barnett@cbrealty.com



First Floor + Mezzanines Children's Daycare - Photographs

118 Ashland Avenue
Chicago, IL 60607



Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcncrt.com

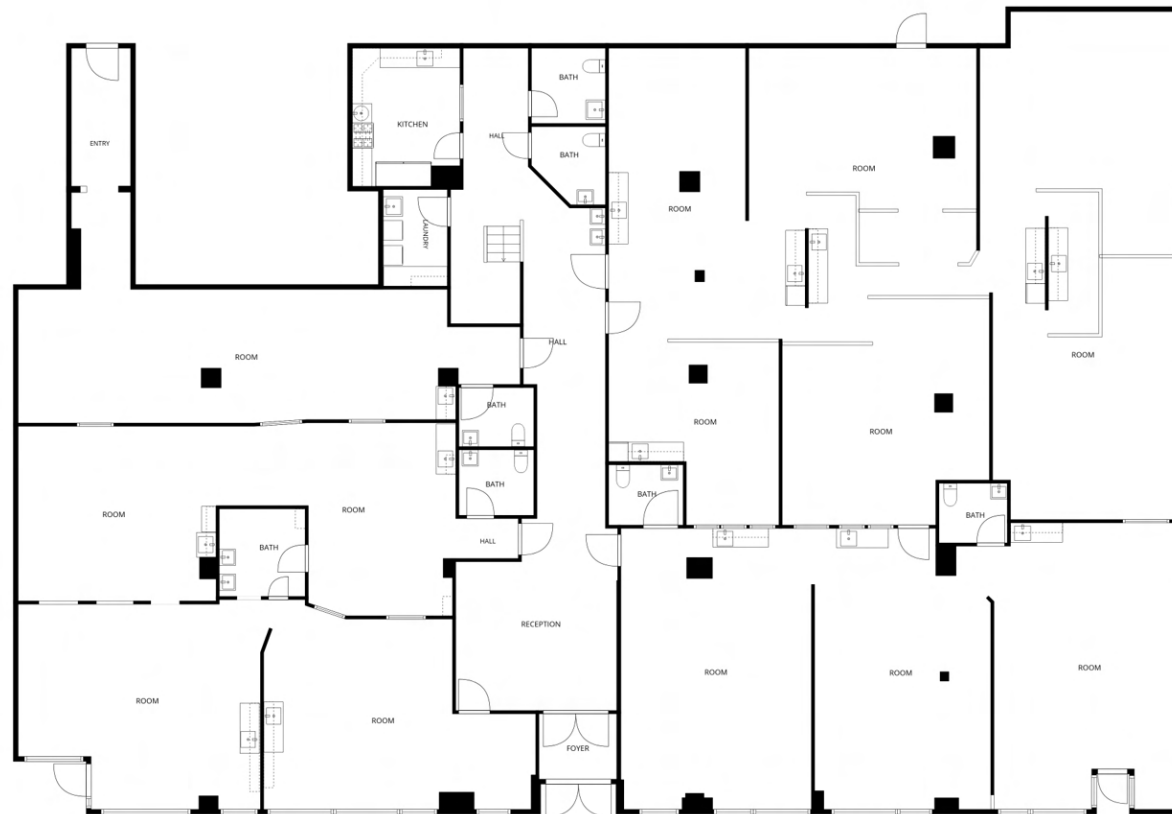
Bruce Heller
Senior Commercial Broker
(312) 915-4722
bheller@cbcncrt.com

Kevin Barnett
Commercial Broker
(317) 965-7316
kevin.barnett@cbrealty.com



Children's Daycare Floorplan - First Floor 9,500 Square Feet

118 Ashland Avenue
Chicago, IL 60607



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcncrt.com

Bruce Heller
Senior Commercial Broker
(312) 915-4722
bheller@cbcncrt.com

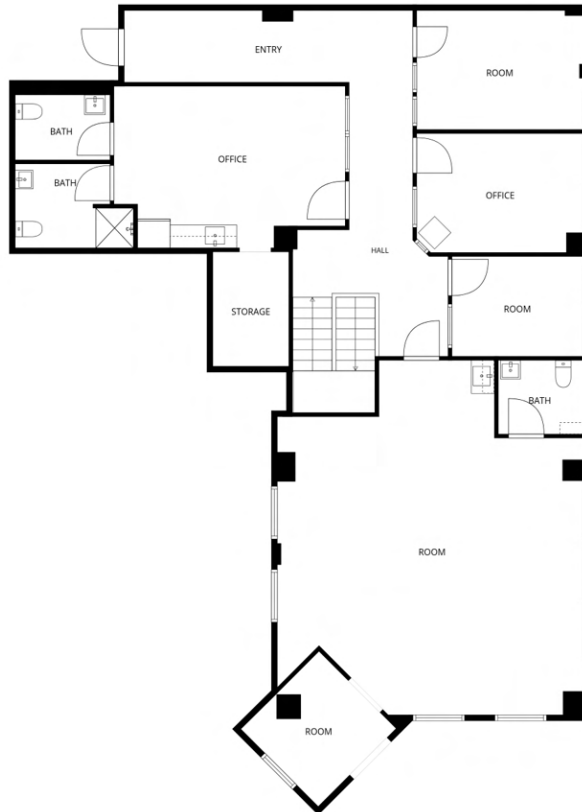
Kevin Barnett
Commercial Broker
(317) 965-7316
kevin.barnett@cbrealty.com



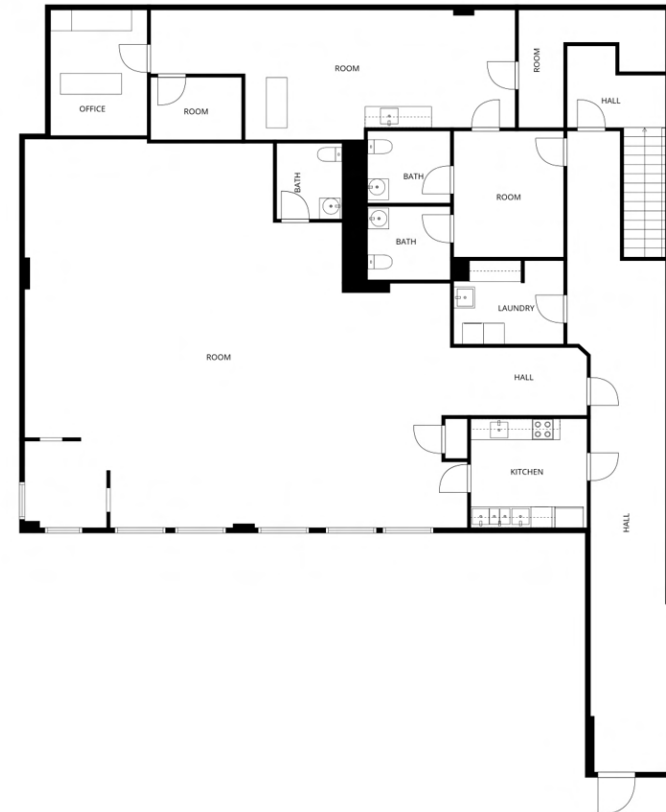
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Children's Daycare Floorplan - Mezzanines 3,000 Square Feet

118 Ashland Avenue
Chicago, IL 60607



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Sheryl Fisher

Commercial Broker

(312) 988-9070

sherylfisher@cbcncrt.com

Bruce Heller

Senior Commercial Broker

(312) 915-4722

bheller@cbcncrt.com

Kevin Barnett

Commercial Broker

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