



Office/Tech

Status: **ACTV**
 Area: **8005**
 Address: **2248 W Irving Park Rd , Chicago, Illinois 60618**
 Directions: **North on Damen, west on Irving Park.**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Cook**
 Coordinates: **N:4000 W:2248**
 Year Built: **2016**
 Subtype: **New Construction/Build to Suit, Office**
 Zoning Type: **Office**
 Actual Zoning: **B1**

MLS #: **09304566**
 List Date: **08/02/2016**
 List Dt Rec: **08/02/2016**
 Contract:
 Points:
 List. Mkt Time: **172**
 Township: **Lake View**
 PIN #: **(Map)**
 Blt Before 78: **No**
 # Stories: **4**
 # Units:
 # Tenants:

List Price:
 Orig List Price: **\$0**
 Sold Price:
 Lease SF/Y: **\$15**
 Rented Price:
 Mthly. Rnt. Price: **\$2,138**
 Subdivision:
 Multiple PINs:
 Min Rent. SF: **1425**
 Max Rent. SF: **1425**

Lot Dimensions:
 Acreage:
 Land Sq Ft:
 Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:
 Estimated Cam/Sf: **\$3**
 Est Tax per SF/Y: **\$0.80**
 Lease Type: **Net**

Remarks: **Brand new construction, never occupied store front in outstanding Lincoln Square/North Center area walking distance to brown line, high-traffic location with great exposure. This is a 1425 SF store front vanilla box and the owner may assist tenant with the build-out depending on terms. Space is fill of natural lights, 14" ceilings, private bathroom, separate HVAC system and possible signage rights on the west side of the building. Perfect for retail, service or office use.**

Approximate Age: **New Construction**
 Type Ownership:
 Frontage Acc:
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Chicago North**
 Location:
 Construction:
 Building Exterior:
 Foundation:
 Roof Structure:
 Roof Coverings:
 Air Conditioning: **Central Air, Zoned**
 Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air**
 Electrical Svcs: **Other/Unknown**
 Fire Protection: **Other**
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:
 Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Misc. Inside:
 Floor Finish:
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Operating Stops, Insurance, Repairs and Maintenance, Roof, Water/Sewer**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income/Month:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:
 Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Agent Remarks:

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **\$1.00 PER SF PER YEARS OF LEASE - \$150 (on Net SP)**
 Information: **Short Notice OK**
 Broker: **@properties (84025)**
 List Agent: **Valdir Barion (120856)**
 Email: **VBCHICAGO1@GMAIL.COM; vbchicago1@gmail.com**
 Co-lister:
 Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Address on Internet: **Yes**
 Other Compensation:
 Cont. to Show?:
 Ph #: **(773) 432-0200**
 Ph #: **(312) 446-5000**
 Agent Alt Ph #: **(312) 799-1705**
 Ph #:
 Agent Owned/Interest: **No**
 Lock Box:
 Special Comp Info: **None**
 Call for Rent Roll Info:
 Expiration Date:
 Team:
 Agent Addn'l Info: **Valdir (312)446-5000**

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