

917

W. 18TH ST

PILSEN

# FOR LEASE

## 917 W. 18th Street

In partnership with Villa Capital Partners, NelsonHill is pleased to present 917 W. 18th Street, a new 44,000 SF brick & timber redevelopment for lease. The property is in a convenient and prominent location in the heart of the thriving Pilsen neighborhood.

The five story building will consist of two floors of retail space, with four floors of office. The well thought out design will provide each tenant, regardless of size, the look and feel of high end office/retail space, with multi-zoned climate control, operable windows, access to bike storage and parking.

### BUILDING HIGHLIGHTS

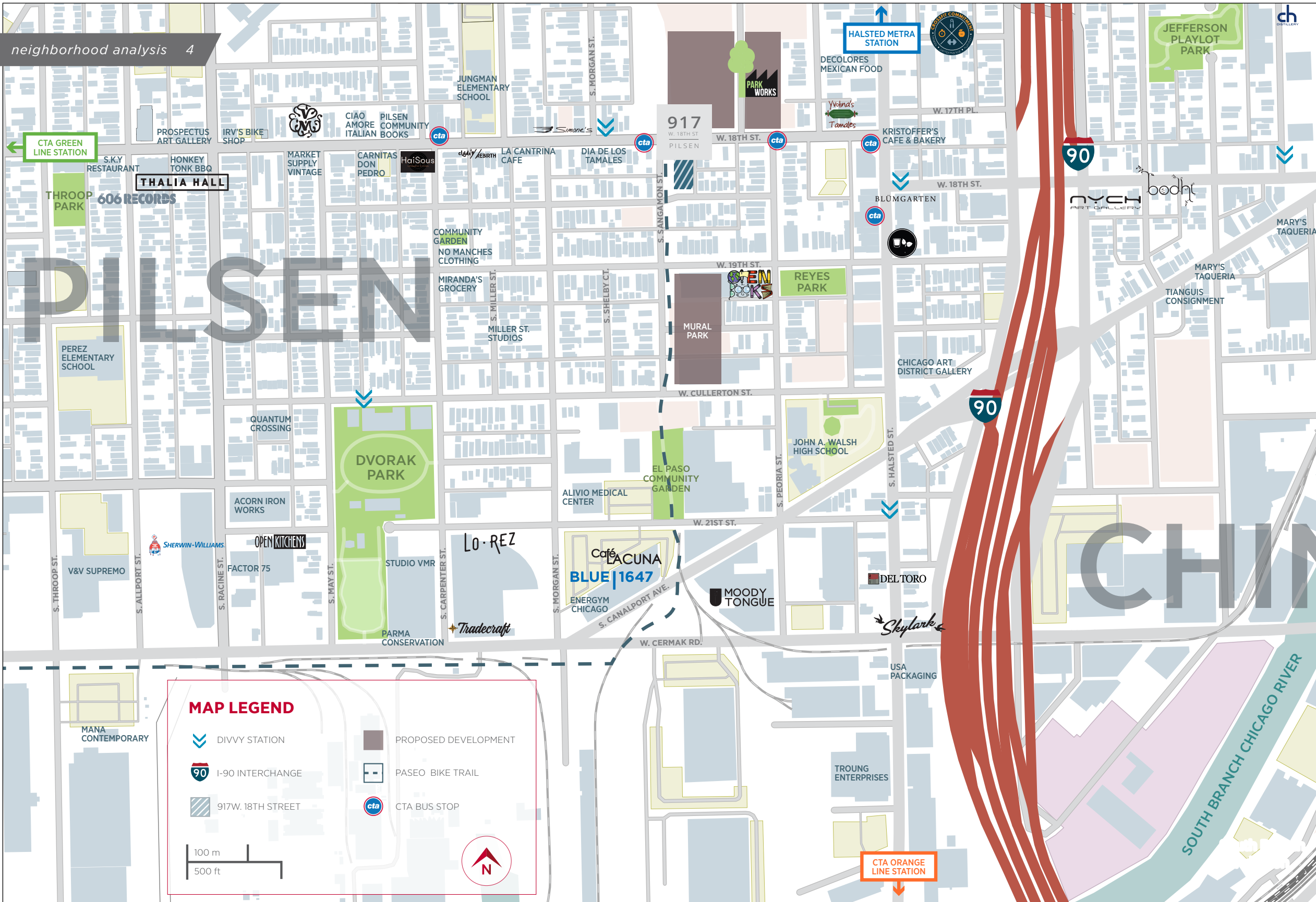
- Exposed Brick & Timber beam
- Unencumbered views of downtown
- Abundant natural light with newly installed windows on all four sides of building
- Bike storage room
- Opportunities for exterior branding / signage
- 20 Car parking lot
- One mile from CTA 18<sup>th</sup> St. Pink Line & Halsted St. Orange Line
- Located on the new Paseo Public Trail
- Interstate access to downtown, McCormick Place and Museum Park
- 5 minute walk to Metra Halsted St. Station

### SPECIFICATIONS

BUILDING SIZE	44,000 SF
STORIES	5
DIVISIBILITY	1,500 SF
MAX CONTIGUOUS OFFICE	27,760 SF
PARKING	20 SPACES
LEASE RATE(S)	\$16.00 - \$22.00 PSF MODIFIED GROSS
TERM	3 OR 5 YEARS



# 917 W. 18th Street DISTANCE MAP



### CTA PINK LINE

- 20 MIN WALK
- 5 MIN BIKE
- 5 MIN BUS

### CTA ORANGE LINE

- 20 MIN WALK
- 5 MIN BIKE
- 5 MIN BUS

### METRA

- 5 MIN WALK
- 2 MIN BIKE

### OGILVIE

- 13 MIN BIKE
- 9 MIN DRIVE
- 12 MIN BUS



### DAN RYAN EXPRESSWAY

- 2 MIN DRIVE

### EISENHOWER EXPRESSWAY

- 10 MIN DRIVE



### PASEO BIKE TRAIL

- 0 MIN BIKE

### NEAREST DIVVY

- 1 MIN WALK

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

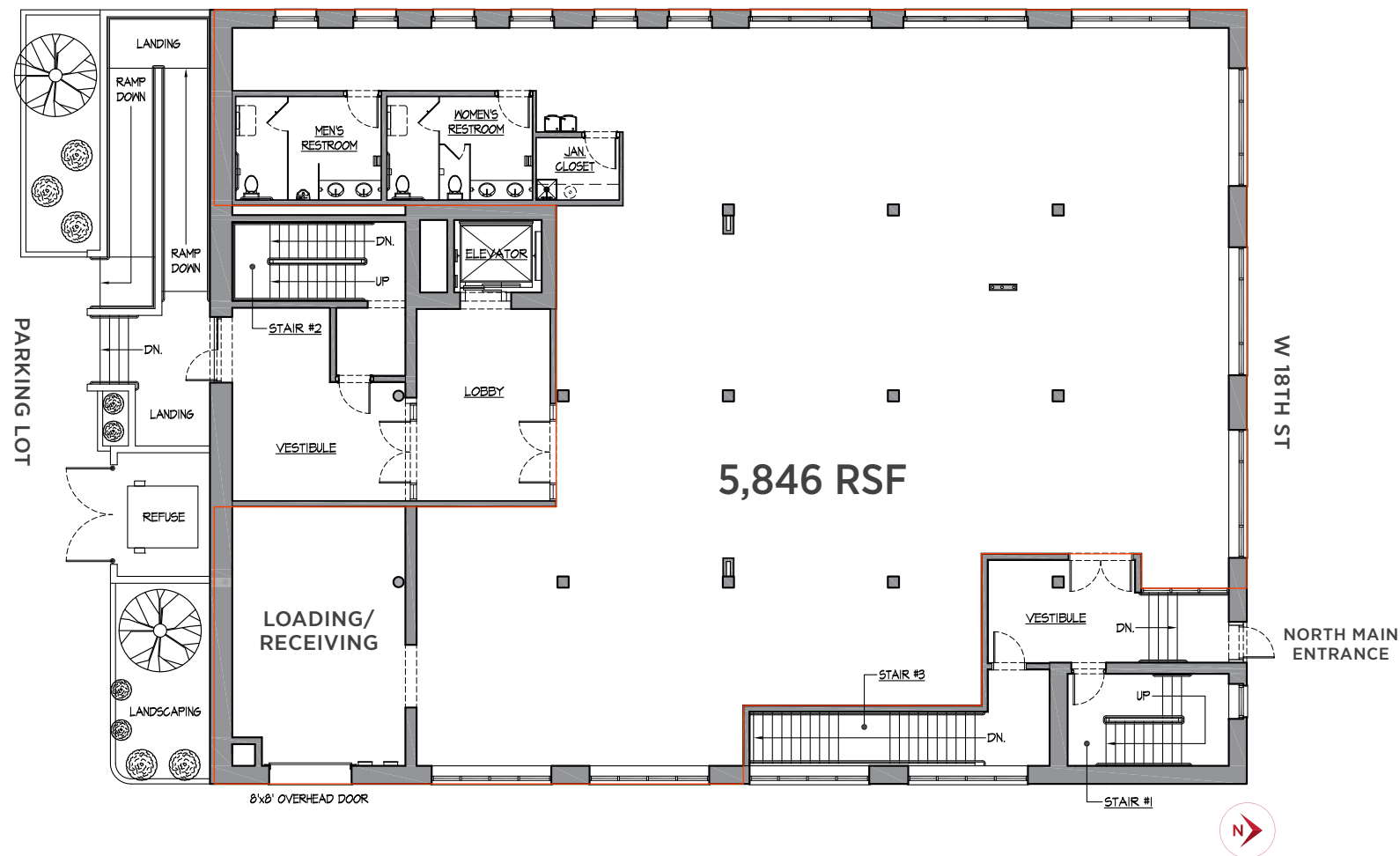


# RETAIL FOR LEASE

## 917 W. 18th Street

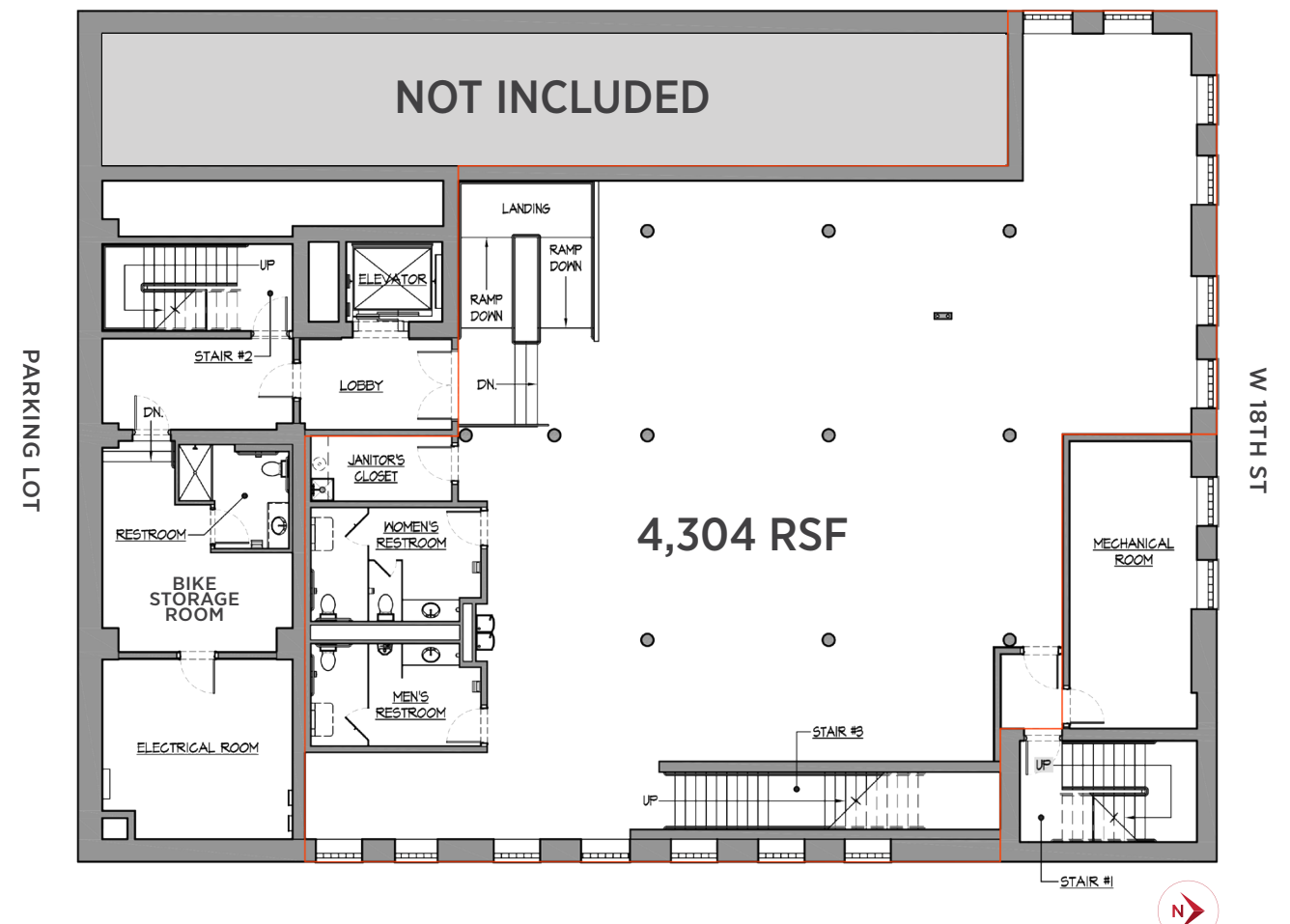
### FIRST FLOOR PLAN

S SANGAMON ST  
PASEO BIKE TRAIL



### LOWER LEVEL FLOOR PLAN

S SANGAMON ST  
PASEO BIKE TRAIL



### RETAIL SPACE FEATURES

- 5,846 RSF of first floor with additional 4,304 RSF of lower level space
- Newly installed windows & storefront floods space with natural light
- Exterior branding / signage available
- Private retail entrance with enclosed vestibule
- 13' Ceiling height (1st Floor)
- 12' Ceiling height (Lower Level)
- Rear loading with 8' x 8' overhead door

- 400-Amps dedicated to 1st Floor and Lower Level
- Dedicated HVAC / VAV for 1st Floor and Lower Level; individually metered
- Natural light from new windows on West, North and East sides of space
- 3 North-facing & 3 West-facing storefronts
- Maximum exposure to street traffic on 18th Street
- Lower level space with new windows; ideal for back of house/operations
- Exposed timber columns

**ASKING RATE: \$18.00 - \$22.00 NNN / RSF**

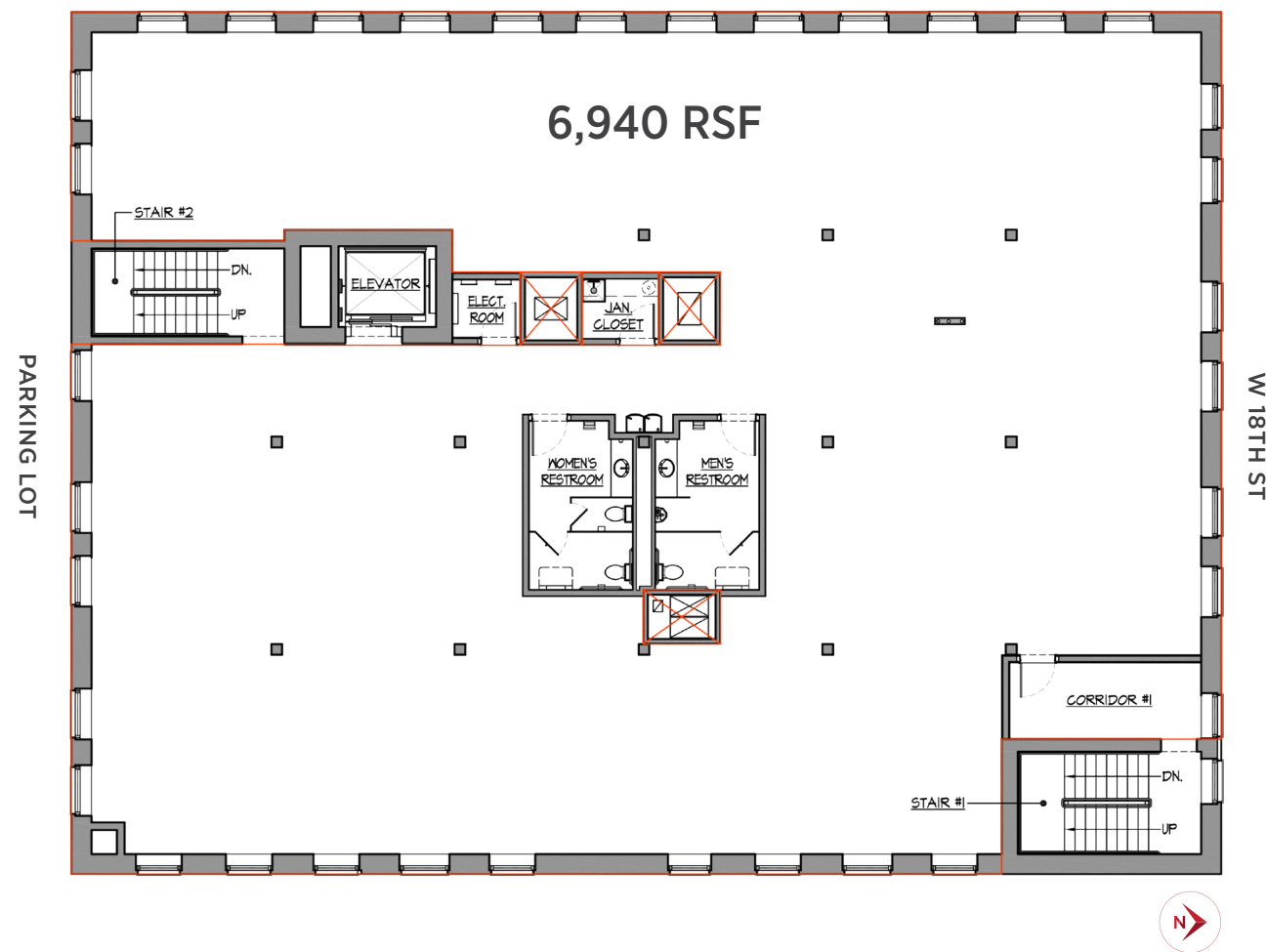
# OFFICE FOR LEASE

## 917 W. 18th Street

### UPPER FLOOR PLANS (SINGLE TENANT LAYOUT)

S SANGAMON ST

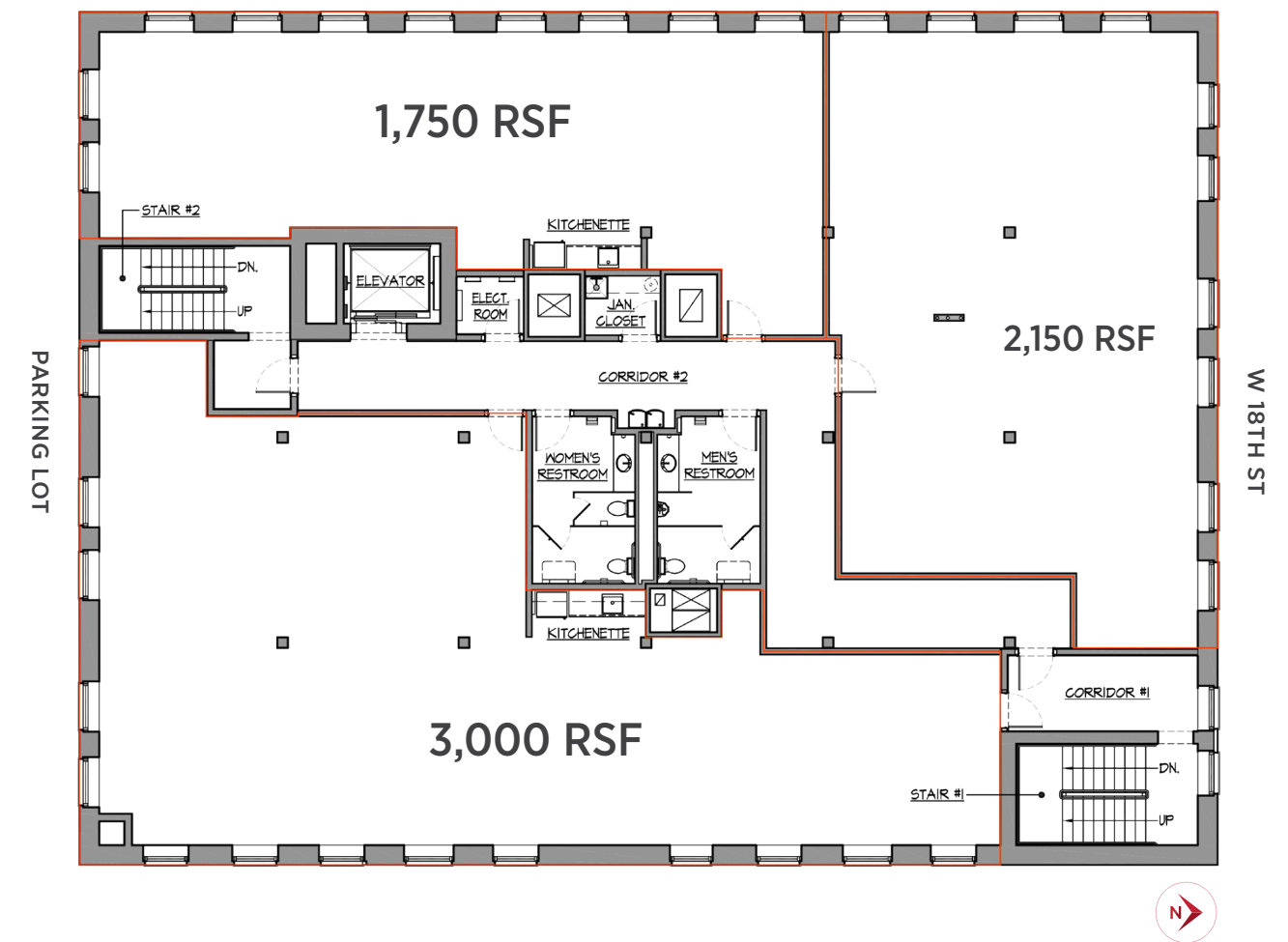
PASEO BIKE TRAIL



### UPPER FLOOR PLANS (MULTI-TENANT LAYOUT)

S SANGAMON ST

PASEO BIKE TRAIL



### OFFICE SPACE FEATURES

- 6,940 RSF single floor foot plates
- Small suites available (1,750 - 3,000 RSF)
- Polished concrete floors, exposed brick and timber
- Abundant natural light on all four sides of building
- High end finishes in lobby, common areas and restrooms
- New windows installed on all four sides
- Customized build-out packages offered

- 11'-12' Ceiling heights
- Multiple opportunities for prominent exterior branding / signage
- Unencumbered views of downtown & Pilsen
- New high efficiency HVAC, individually controlled by tenant with multi-zone climate control
- 2400-Amp service

**ASKING RATE: \$18.00 - \$20.00 / RSF MODIFIED GROSS**

NOTE: Window locations may vary per floor



**PILSEN**

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**LOFT OFFICE  
REDEVELOPMENT  
FOR LEASE**



**917**  
W. 18TH ST  
**PILSEN**

**ACTUAL VIEWS**



**NelsonHill**  
Creating Maximum Value in Real Estate



**CONTACT**

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**NelsonHill**  
Creating Maximum Value in Real Estate

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