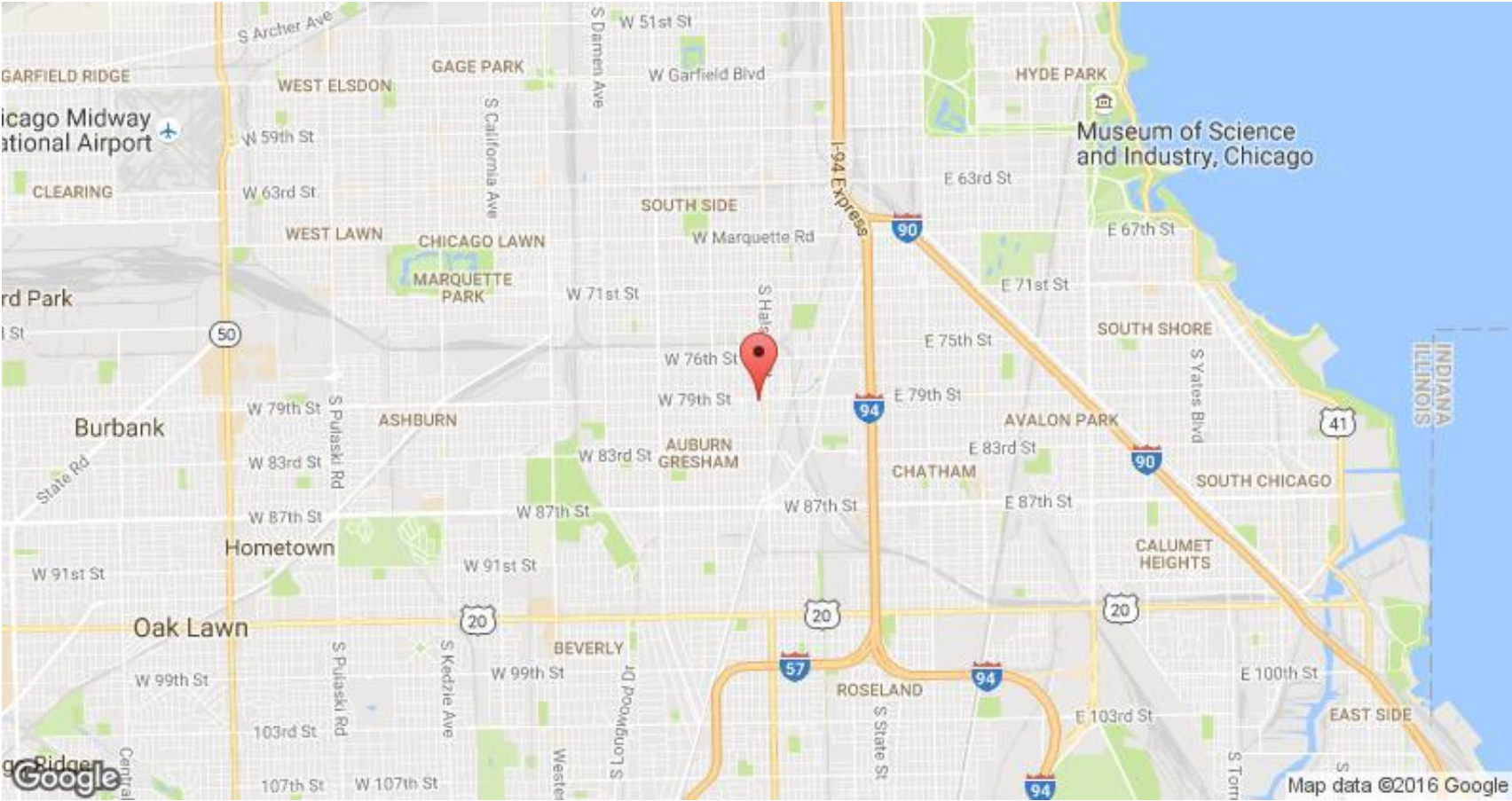


AG Healthy Lifestyle Building

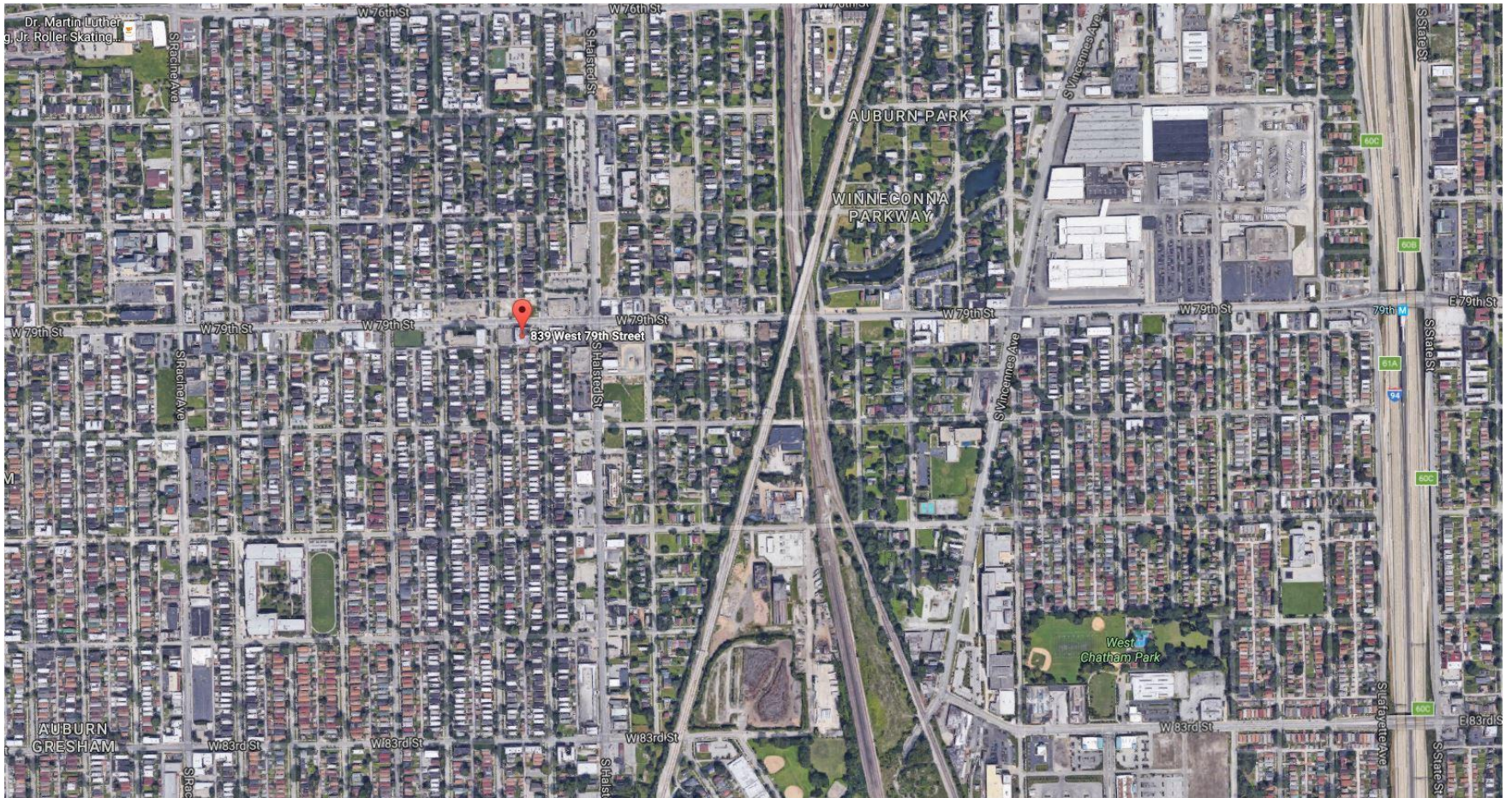


839 W. 79th Street, Chicago, IL 60620

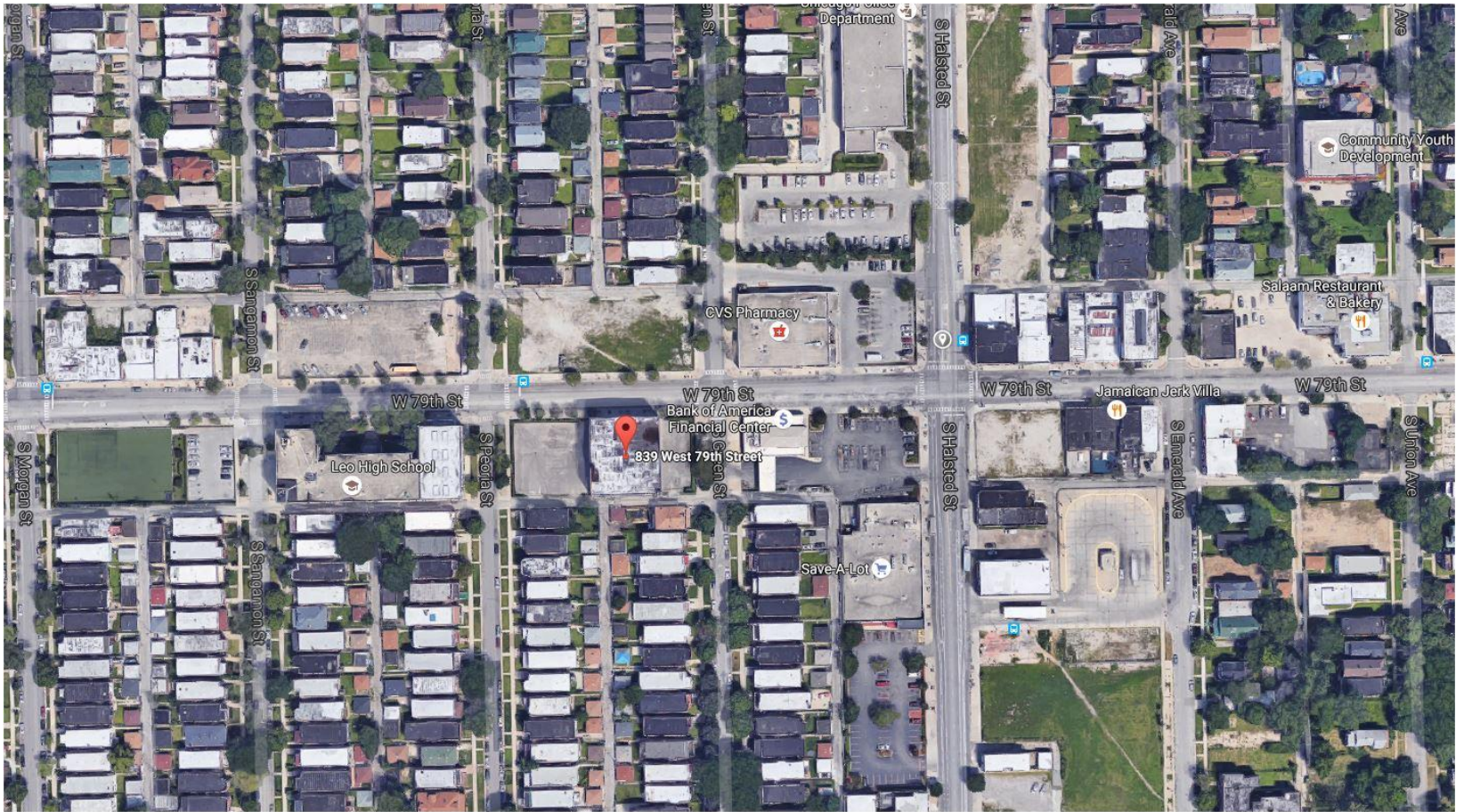
AG Healthy Lifestyle Building site

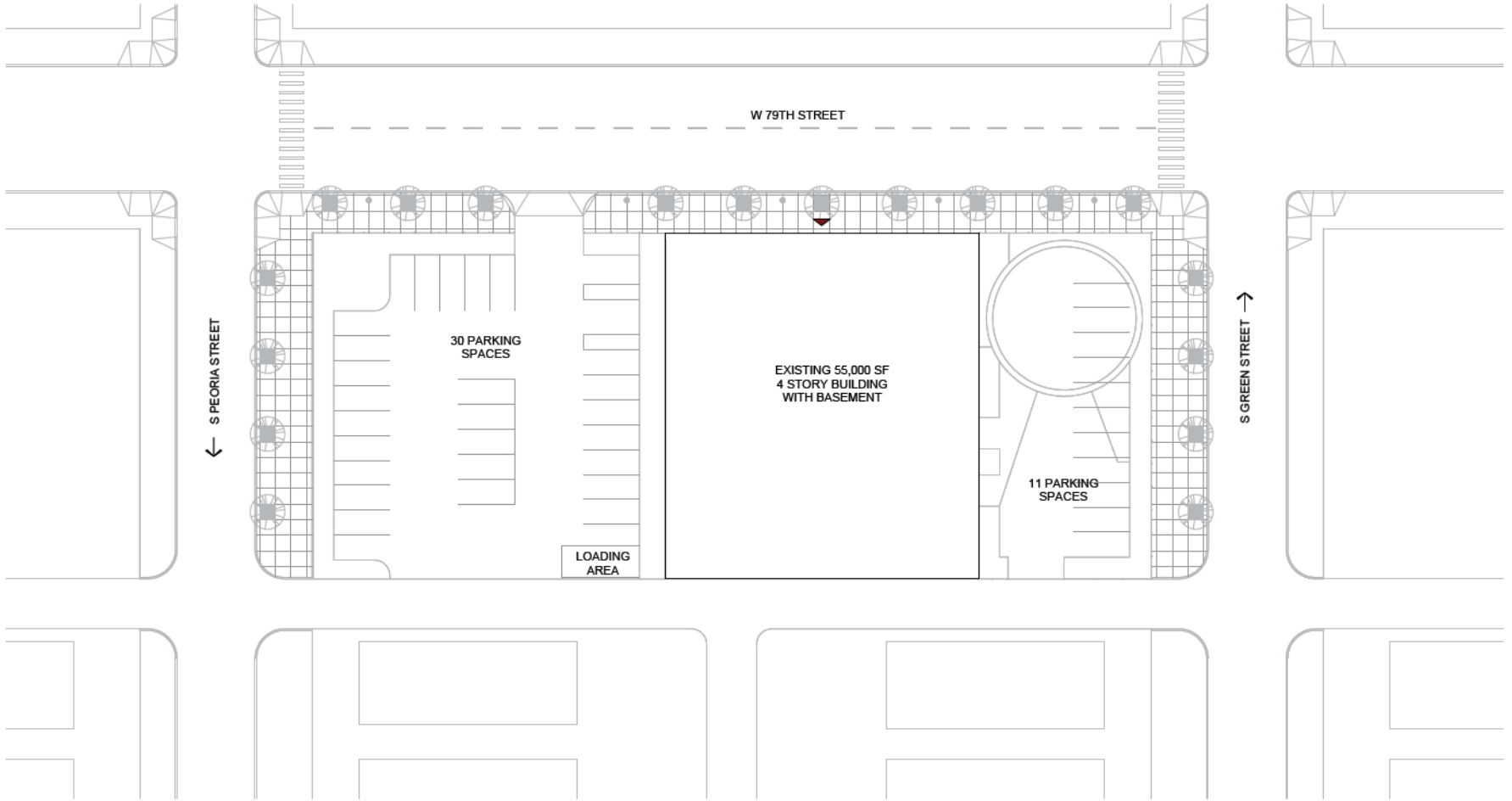


AG HealthStyle Building aerial #1



AG Healthy Lifestyle Building aerial #2







Greater Auburn-Gresham Development Corporation

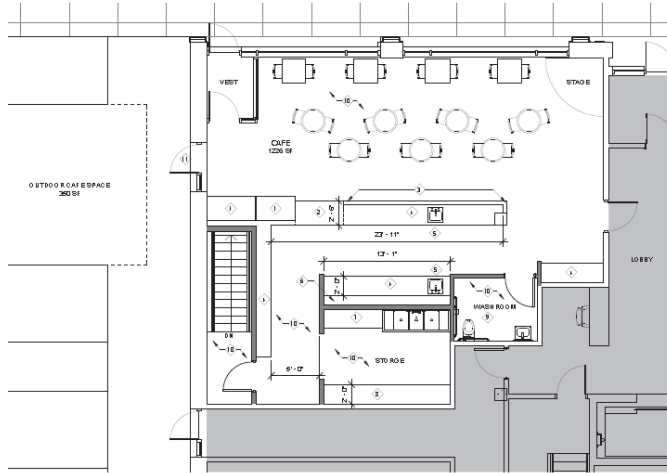
839 W 79th Street

McBride Kelley Baurer, Inc.
November 10, 2018



79th Street Elevation





McBride Kelley Bauer
 ARCHITECTS
 1000 N. LA SALLE ST. SUITE 100
 CHICAGO, IL 60610

McBRIDE KELLEY BAUER & ASSOCIATES
 ARCHITECTS

KEYNOTES

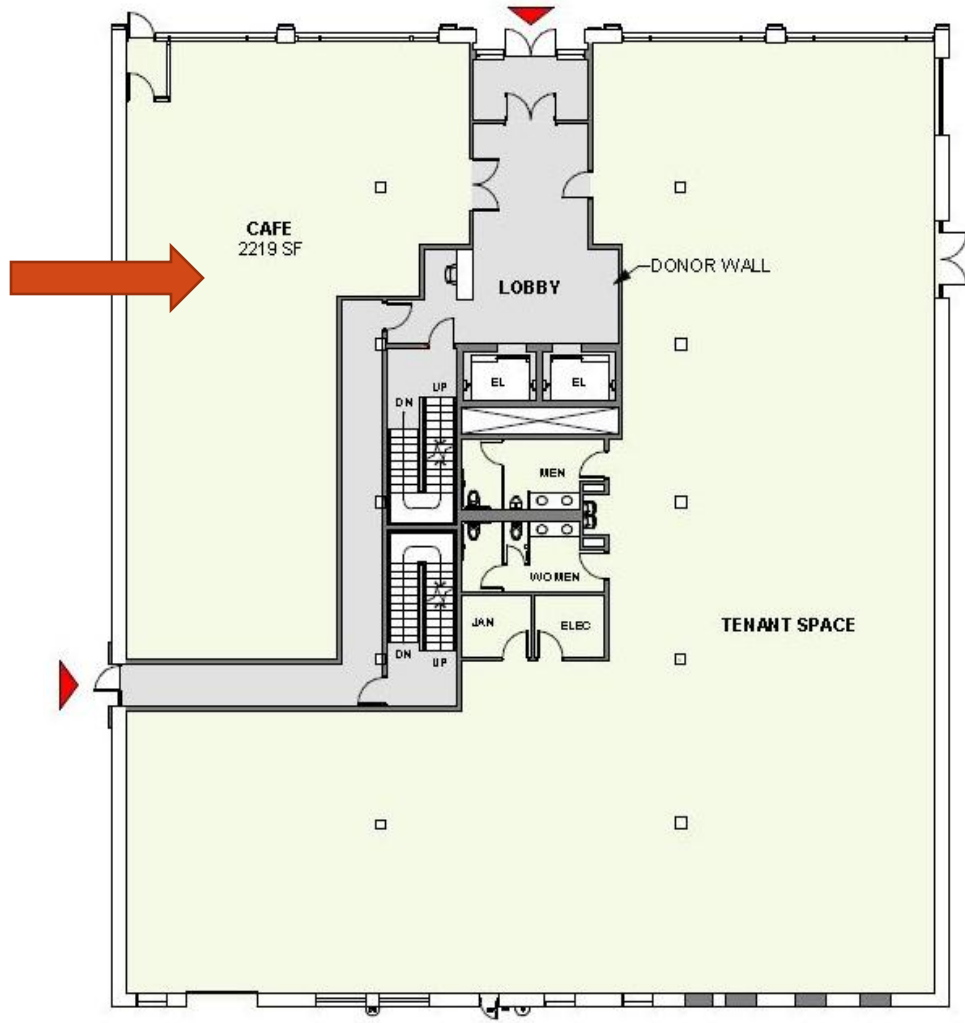
- FOOD CAFE
- POINT OF SALE
- UP/STAIR STATION
- 24-HOUR COUNTER SERVICE COUNTERS
- SINK / PREP AREA / CEILING FLOWERS
- UP/STAIR CASE
- SEAT / COUNTER / STAIR / SERVICE SINK / FRONT RECEIPT / SERVICE
- STORAGE AREA
- ALL EXISTING STAIRS / FRONT RECEIPT / STAIRS
- UP/STAIR POINT OF SERVICE
- NEW STAIRS / FRONT RECEIPT

LEGEND

- AREA OF WORK / INTER CONTRACT
- PROPOSED WORK TO EXIST
- NEW PARTITION

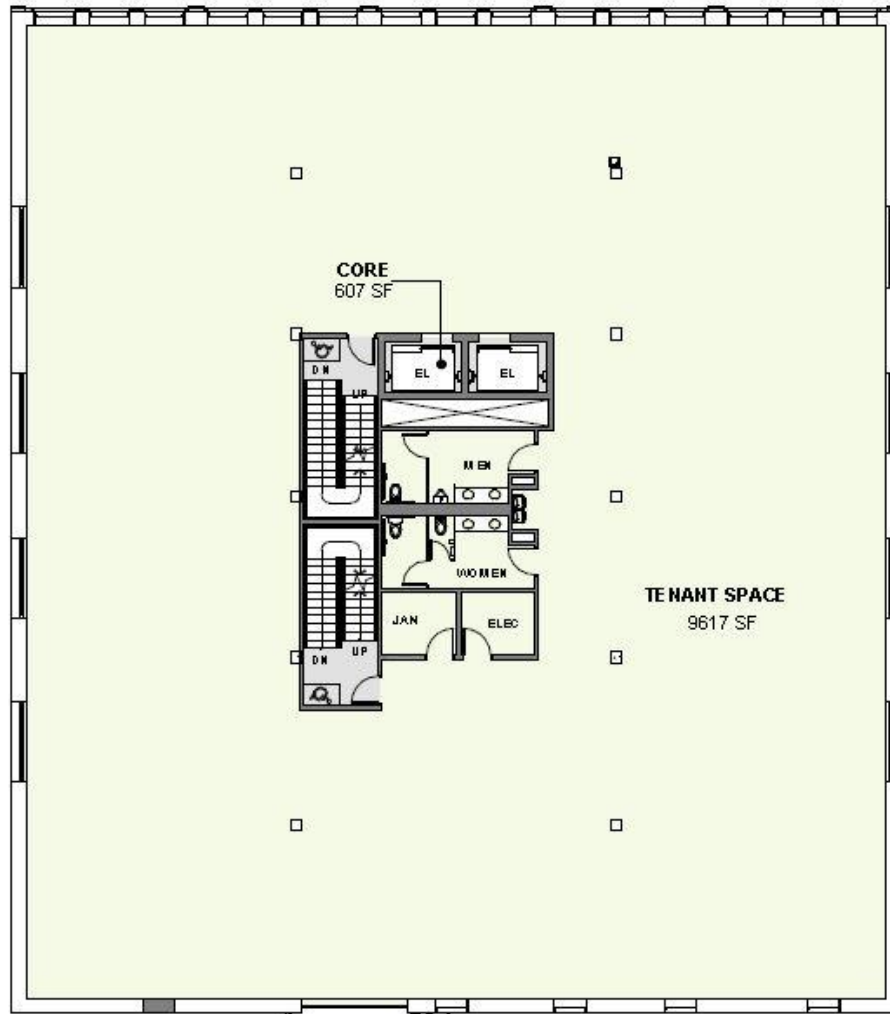
CAFE FLOOR PLAN

JULY 21, 2018 SCALE: 1/8" = 1'-0" A1



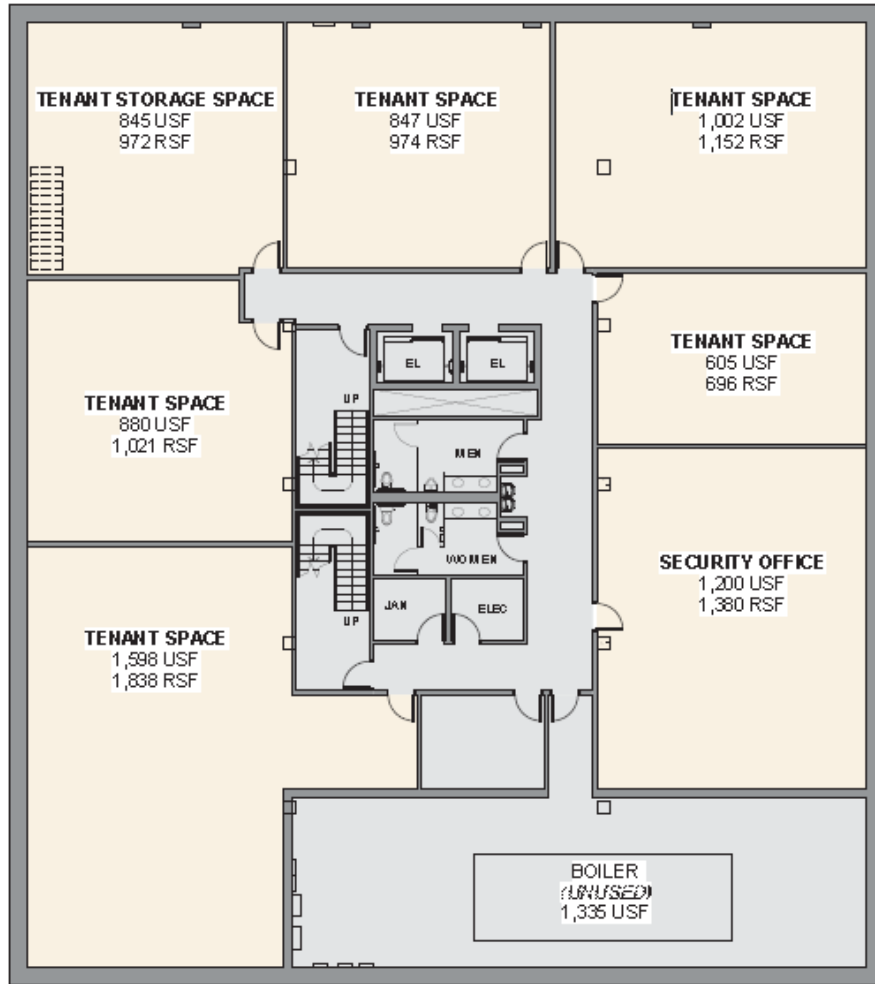
Ground Floor Plan





2nd - 3rd Floor Plans





- Tenant Space (RSF = USF x 1.15)
- Core Space

Lower Level Plan NTS



AG HealthStyle Building

Target Tenant Profile:

- Healthcare
- Physical Therapy
- Laboratories
- Fitness
- Education
- Technical Training
- Technology
- Established NPOs
- Food/Cafe Operator*
- **Capacity to fulfill 7-10 year lease**
- **Desire to lease 2,500 SF or more**

* 2,219 SF retail space available for Food/Cafe concept



Property Highlights:

- Located within Tax Increment Financing District.
- Located within SBIF eligible district. Prospective tenants eligible for up to \$50,000 in capital improvements.
- Located within the eligible Neighborhood Opportunities Funds area. Prospective businesses eligible for up to \$250,000 in grant funds.
- Located within SSA #32 including: professional security patrol, debris removal, integration into **Build on 79th Street** business development campaign.
- Located within ½ mile of proposed NEW 79th/Lowe Metra station (projected 2021)
- Located in proximity to Interstate 90/94 and Interstate 57.
- Sits along two major CTA bus lines (#79th Street bus and #8 Halsted bus) and close proximity to Red Line Station @ 79th & Dan Ryan.

AG HealthStyle Building

• Base Lease Rates

- Lower Level **\$8-10/SF**
- Ground Floor **\$15-\$17/SF**
- 2nd and 3rd Floors **\$11.50-\$14/SF**



- Operational Expenses **\$6.41/SF (estimated)**
(CAM, taxes, insurance, security)
- Tenant Improvement allowance up to **\$30/SF** for qualifying tenants



Traffic Count Report

839 W 79th St, Chicago, IL 60620

Building Type: Class B Office
 Class: B
 RBA: 55,890 \$F
 Typical Floor: 13,972 \$F
 Total Available: 0 \$F
 % Leased: 100%
 Rent/\$F/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 79th St	S Emerald Ave	0.02 E	2012	23,661	MPSI	.13
2	W 79th St	S Emerald Ave	0.02 E	2014	20,000	MPSI	.13
3	S Halsted St	W 80th St	0.00 N	2010	19,956	MPSI	.15
4	S Halsted St	W 80th St	0.01 N	2014	8,300	AADT	.15
5	S Morgan St	Alley	0.04 S	2014	2,750	AADT	.18
6	W 79th St	S Aberdeen St	0.02 E	2014	17,600	MPSI	.31
7	S Halsted St	W 77th St	0.05 S	2014	14,000	MPSI	.32
8	W 79th St	S Wallace St	0.02 W	2014	17,600	MPSI	.33
9	W 79th St	S Fielding Ave	0.03 E	2010	18,198	MPSI	.34
10	W 76th St	S Green St	0.01 E	2014	13,300	AADT	.39



For Leasing Inquiries Contact:

Byam Alexander

Managing Broker

773-255-4443 (direct)

byam@cream.properties

