

AVAILABLE

219 N. JUSTINE ST.

WEST FULTON MARKET



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OFFERING OVERVIEW

INVESTMENT HIGHLIGHTS

- Fulton Market convenience, without Fulton Market Pricing
- Favorable relaxed PMD 4B Zoning: Permits
- Extremely unique second floor Bowstring Truss
- Desirable lofted space with exposed brick & timber
- One block to Ashland CTA Station & Union Park
- Walking distance to Chicago Brew District, Fulton Market and West Loop amenities
- Stand-alone brick & timber building with setbacks on three sides
- Complete building rehab delivering new, warm box conditions
- Built-To-Suit Option Available
- Efficient column-free floor plates
- Individually metered floors with Dual-Zone climate control
- South and West exposure with unencumbered views of Union Park
- Two, enclosed stairwells for ingress/egress
- Exterior Building Signage Available
- Transferable Due Diligence, Permits, Plans

OFFERING OVERVIEW



Address:	219 N. Justine St.
Neighborhood:	West Fulton Market
Total Building Area:	8,000 Sq.Ft
Available Space:	8,000 Sq.Ft 4,000 - 1st Floor 4,000 - 2nd Floor
Delivery (For Lease):	New Warm Shell Built-To-Suit Option
Asking Price:	\$2,150,000
Lease Rate:	\$18.00 - \$22.00 NNN per Sq.Ft

BUILDING SPECIFICATIONS

Building Type:	Brick & Heavy Timber
Space:	Exposed brick, timber, bow string truss
Zoning:	Relaxed PMD 4-B
Taxes:	\$1.90 per RSF (2019)
Delivery:	New Warm Shell Owner will Built-To-Suit
Parking:	Street Parking Parking Available For Lease - Adjacent Surface Parking Lot
Loading:	1 Rear, Drive-In Door
Power:	600-AMP 120/240-V 3 Phase Each Floor - Separately Metered & Independent
Floor Plate Dimensions:	Approx. 40'(W) x 100'(D)
Construction Type:	Brick & Heavy Timber, Steel Beams (1st FL) 1st Floor: Lofted, Exposed Brick, Timber & Steel Beams 2nd Floor: Bowstring Truss System, Exposed Brick & Timber
Ceiling Heights:	1st Floor: 9.2' - Clear 12' - Floor to Ceiling 2nd Floor: 10.2' - Clear to underside of Truss Beam 15.7' - Between Trusses, Floor to Ceiling
Column Spacing:	Column Free Span; 1st & 2nd Floors
Ingress/Egress:	Walk-Up Building One Front & One Rear Access Door One Rear Overhead Door Front & Rear enclosed stairwells

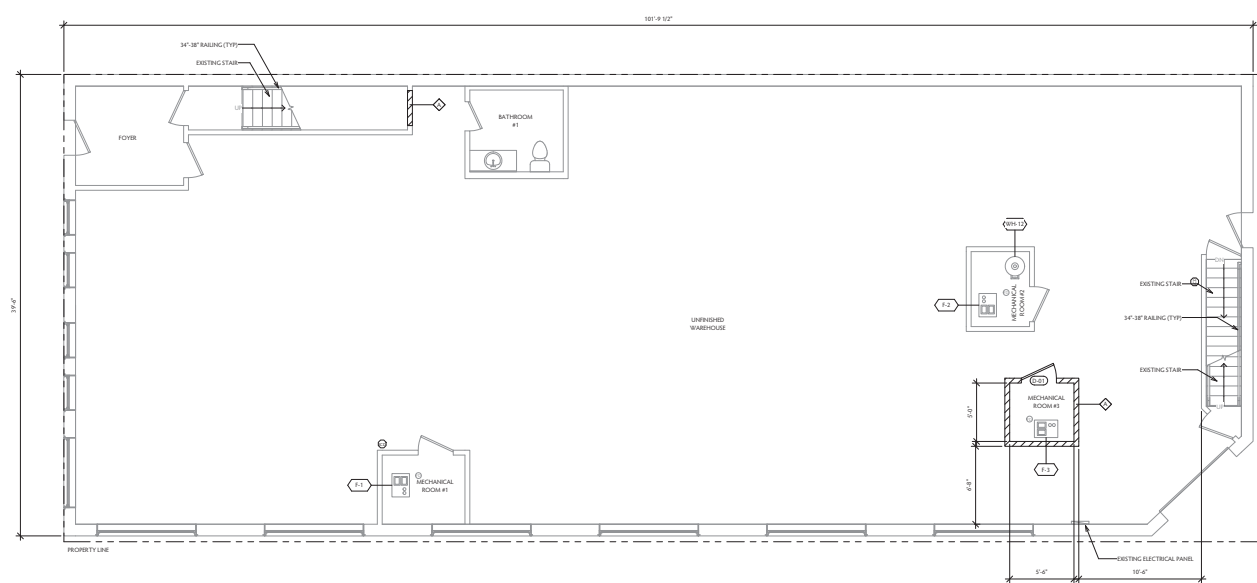


FIRST FLOOR | 4,000 RSF



SPACE HIGHLIGHTS

- 4,000 RSF of efficient, column free span
- Lofted space with exposed brick & timber, and polished concrete flooring
- Excellent natural light with southern and western exposure
- Secure access direct to space
- Rear, drive-in door
- Generous 9.2' clear to underside of beams & approx. 10' slab to ceiling
- Enclosed internal, front foyer

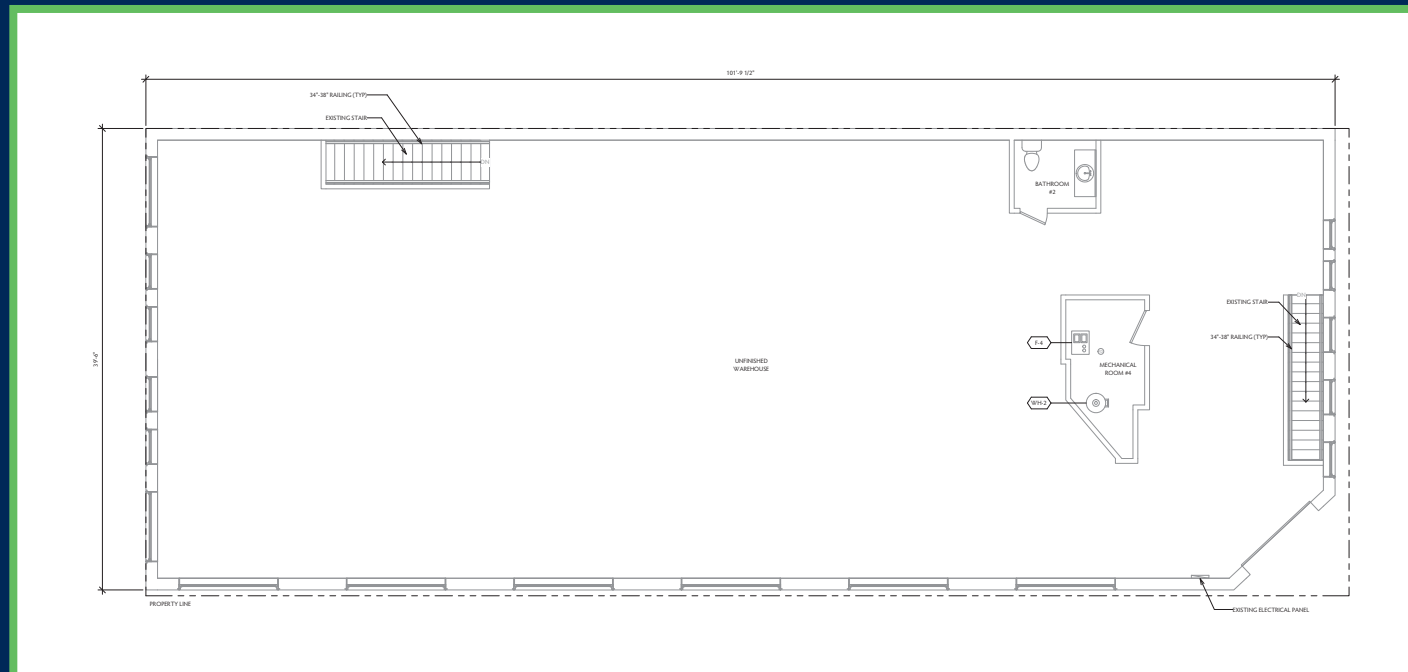


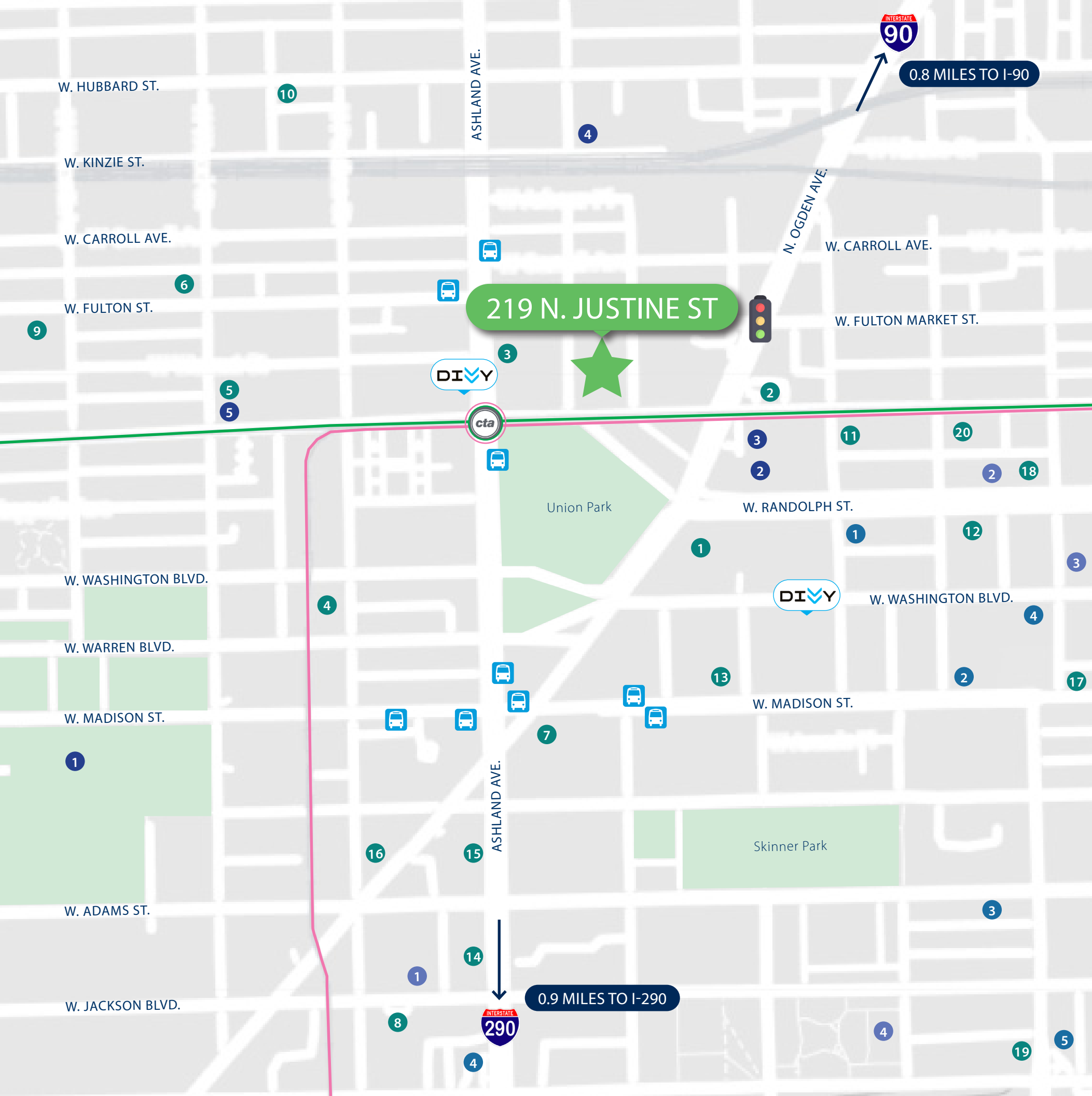
SECOND FLOOR | 4,000 RSF



SPACE HIGHLIGHTS

- 4,000 RSF - Extremely unique 2nd floor bowstring truss
- Dramatic lofted ceilings
- Abundance of natural light with southern and western exposure
- 10.2' Clear to underside of beams & 15.7' clear between beams
- Exposed brick & timber
- Narrow plank hardwood floors
- Private bathroom
- Views to south of Union Park
- Ideal for creative, open plan user
- Access via enclosed stairwells
- Independent electrical, gas, water heater





ATTRACTIONS

1. United Center
2. West Loop Athletic Club
3. Bad Axe Throwing
4. Ignite Glass Studios
5. The Lakewood

RESTAURANTS/BARS

- | | |
|----------------------------------|---------------------------------|
| 1. Kaiser Tiger | 11. Smyth |
| 2. McDonalds | 12. Lou Malnati's |
| 3. Cobra Lounge | 13. Palace Grill |
| 4. Eat Purely | 14. Ricano's |
| 5. Great Central Brewing Company | 15. La Lagatija Taqueria |
| 6. Goose Island Tap Room | 16. Su Taqueria El Rey Del Taco |
| 7. Billy Goat Tavern | 17. The Great American Bagel |
| 8. Park Tavern | 18. City Winery |
| 9. Metric Coffee Co. | 19. Wise Owl |
| 10. On Tour Brewing Co. | 20. Macello Cucina di Puglia |

CONVENIENCE/GROCERY

1. Randolph Street Market
2. West Loop Market
3. 7/11
4. BP
5. Circle K

HOTELS

1. Hotel Chicago West Loop
2. Standard Hotel (Proposed)
3. Hyatt House Chicago
4. Academy Square



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HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

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