

# Property Summary Report

## 1101-1115 W Lawrence Ave

Chicago, IL 60640 - Northwest City Submarket



### BUILDING

Type:	<b>Retail Condo</b>
Subtype:	<b>Storefront Retail/O...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1922; Renov 2004</b>
GLA:	<b>30,000 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>10,000 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.26 AC</b>
Zoning:	<b>B3-3</b>
Parcel	<b>14-17-201-017-0000</b>

### EXPENSES PER SF

Taxes:	<b>\$0.63 (2013)</b>
Opex:	<b>\$1.00 (2011)</b>

### AMENITIES

Banking, Metro/Subway, Restaurant, Signage

### LEASING

Available Spaces: 1,700 - 5,200 SF Available in 2 Spaces

Availability: 17.3% Available; 17.3% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	1,700	5,200	5,200	Withheld	Vacant	2 - 3 Yrs
P 1st	Off/Ret	Relet	3,500	5,200	5,200	Withheld	Vacant	3 - 5 Yrs

### SALE

Last Sale: Sold on Jun 18, 2015 for \$1,300,000 (\$130.00/SF)

### TRAFFIC & FRONTAGE

Traffic Volume: 15,500 on W Lawrence Ave & N Winthrop Ave (2014)

19,500 on N Broadway St & N Clifton Ave (2014)

Frontage: 147' on Lawrence Ave

88' on Winthrop Ave

Made with TrafficMetrix® Products



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### TRANSPORTATION

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Parking: 100 Surface Spaces are available; Ratio of 3.33/1,000 SF

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Transit/Subway: 1 minute walk to Lawrence Station (Red Line)

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Commuter Rail: 5 minute drive to Ravenswood Station Commuter Rail (Union Pacific North Line)

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Airport: 30 minute drive to Chicago O'Hare International Airport

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Walk Score ®: Walker's Paradise (96)

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Transit Score ®: Excellent Transit (80)

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# Lease Availability Report

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Typical Floor:	<b>10,000 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>1,700 SF</b>
Max Contig:	<b>5,200 SF</b>
Total Available:	<b>5,200 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES PER SF

Taxes:	<b>\$0.63 (2013)</b>
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### KEY TENANTS

Chase Bank	2,500 SF	For A Cause Inc	500 SF
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