

# Lease Availability Report

## 1217 W Wilson Ave

Chicago, IL 60640 - Northwest City Submarket



### BUILDING

Type:	<b>Retail Condo</b>
Subtype:	<b>Storefront Retail/R...</b>
GLA:	<b>2,500 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,500 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,500 SF</b>
Max Contig:	<b>2,500 SF</b>
Total Available:	<b>2,500 SF</b>
Asking Rent:	<b>\$13.44/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$5.16 (2014)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1217	Retail	Relet	2,500	2,500	2,500	\$13.44/NNN	Vacant	Negotiable

### TRAFFIC & FRONTAGE

Traffic Volume:	10,610 on W Wilson Ave & N Magnolia Ave (2010)
	21,600 on N Broadway St & W Wilson Ave (2014)

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### TRANSPORTATION

Transit/Subway:	5 minute walk to Wilson Station (Red Line)
Commuter Rail:	5 minute drive to Ravenswood Station Commuter Rail (Union Pacific North Line)
Airport:	29 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Excellent Transit (80)



# Property Summary Report

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Typical Floor:	<b>2,500 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.14 AC</b>
Zoning:	<b>B3-3</b>

### EXPENSES PER SF

Taxes:	<b>\$5.16 (2014)</b>
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### LEASING

Available Spaces: 2,500 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

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### PROPERTY CONTACTS

Recorded Owner: **1217 Wilson Llc**



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### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 80.0%
Submarket 2-4 Star	5.3%	▼ 0.6%
Market Overall	7.3%	▼ 0.5%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$13.44	
Submarket 2-4 Star	\$20.43	▲ 2.3%
Market Overall	\$15.65	▲ 0.2%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,320,742	▼ 24.7%
Months On Market	12.8	▲ 0.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$461.7	▼ 11.8%
12 Mo. Price Per SF	\$226	▲ 5.3%

