

Property Summary Report

4753 N Broadway St

Chicago, IL 60640 - Northwest City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1929
RBA:	128,200 SF
Floors:	11
Typical Floor:	12,664 SF
Construction:	Masonry

LAND

Land Area:	0.40 AC
Parcel	14-17-200-001-0000

EXPENSES PER SF

Taxes:	\$2.67 (2014)
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AMENITIES

Energy Star Labeled

LEASING

Available Spaces: 570 - 2,600 SF Available in 3 Spaces

Availability: 3.4% Available; 0.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	001	Retail	Relet	2,600	2,600	2,600	\$22.00/MG	30 Days	Negotiable
P 5th	514	Off/Med	Relet	570	570	570	\$22.00/MG	Vacant	Negotiable
P 10th	1025	Off/Med	Relet	1,190	1,190	1,190	\$22.00/MG	Vacant	Negotiable

TRANSPORTATION

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

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

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

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Excellent Transit (80)



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KEY TENANTS

Starbucks	2,533 SF	Bridgeview Bank Group	2,500 SF
Accel Construction	1,484 SF	Working America	1,130 SF
Psychiatry Specialists	613 SF	William Amattey Law Office	527 SF

PROPERTY CONTACTS

True Owner: **Arizona Bank & Trust**

Recorded Owner: **Broadway Clark Bldg Co**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	1.4%	▲ 1.4%
Submarket 2-4 Star	13.7%	▲ 2.6%
Market Overall	13.4%	▲ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	527,477	▼ 4.4%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.00	▲ 29.4%
Submarket 2-4 Star	\$19.45	▲ 0.5%
Market Overall	\$23.59	▲ 1.2%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$114.6	▲ 60.8%
12 Mo. Price Per SF	\$151	▲ 39.1%



Lease Availability Report

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AVAILABILITY

Min Divisible:	570 SF
Max Contig:	2,600 SF
Total Available:	4,360 SF
Asking Rent:	\$22.00/MG

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