

# Property Summary Report

## 5035 N Broadway St

Chicago, IL 60640 - Northwest City Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1912</b>
RBA:	<b>45,120 SF</b>
Floors:	<b>5</b>
Typical Floor:	<b>9,024 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.27 AC</b>
Zoning:	<b>C2-5</b>

### EXPENSES PER SF

Taxes:	<b>\$0.71 (2010)</b>
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### PARCEL

14-08-404-009-0000, 14-08-404-010-0000

### AMENITIES

Bus Line, Fenced Lot, Metro/Subway, Signage

### LEASING

Available Spaces: 1,500 - 44,720 SF Available in 6 Spaces

Availability: 99.1% Available; 99.1% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E LL	Retail	Relet	1,500 - 4,120	4,120	44,720	Withheld	Vacant	Negotiable
E 1st	Retail	Relet	1,500 - 8,000	8,000	44,720	Withheld	Vacant	Negotiable
E 2nd	Off/Ret	Relet	1,500 - 8,000	8,000	44,720	Withheld	Vacant	Negotiable
E 3rd	Off/Ret	Relet	1,500 - 8,200	8,200	44,720	Withheld	Vacant	Negotiable
E 4th	Off/Ret	Relet	1,500 - 8,200	8,200	44,720	Withheld	Vacant	Negotiable
E 5th	Off/Ret	Relet	1,500 - 8,200	8,200	44,720	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Aug 5, 2013 for \$1,000,000 (\$22.16/SF)



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### TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 0.88/1,000 SF
Transit/Subway:	2 minute walk to Argyle Station (Red Line)
Commuter Rail:	5 minute drive to Ravenswood Station Commuter Rail (Union Pacific North Line)
Airport:	31 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Walker's Paradise (93)
Transit Score ®:	Excellent Transit (78)

### PROPERTY CONTACTS

True Owner:	<b>Cedar Street Companies</b>	Recorded Owner:	<b>Broadway 5035 LLC</b>
Prior True Owner:	<b>Aon Corporation</b>		

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	99.1%	▼ 0.9%
Submarket 1-3 Star	11.1%	▼ 1.0%
Market Overall	13.4%	▼ 0.1%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$17.92	▼ 3.9%
Market Overall	\$23.13	▲ 0.5%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	658,072	▲ 49.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$91.8	▲ 26.6%
12 Mo. Price Per SF	\$147	▲ 35.5%

