

Office & Retail Space Available



**218 – 228 South Wabash
Chicago II.**

THREE GREAT BUILDINGS ONE GREAT ADDRESS

- Classic Architectural Elements
- Entire Property Undergoing Total Renovation
- New Life-Safety Systems
- Owner will build the spaces to suit your needs
- Tenant Controlled HVAC in select spaces
- High Speed Internet Connectivity Throughout
- Owner Occupied Property
- Heavy Floor Loads
- Space from 845-11,443 RSF
- OFFICE RATES AS LOW AS \$14.00 PSF MG
- RETAIL RATES FROM \$35 NNN

For more information, please contact:



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935 West Chestnut St. Suite 530
Chicago, Illinois 60642

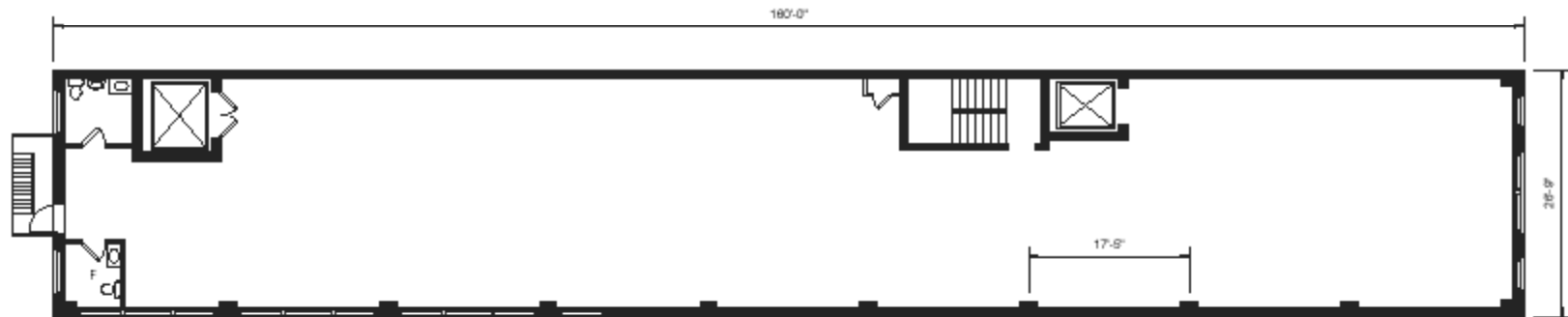


FFICESPACE
Chicago, Inc.

AVAILABLE SUITES

218 - 228 S. Wabash, Chicago Il.

<u>Suite</u>	<u>Date Available</u>	<u>Sq. Ft.</u>	<u>Rental Rate</u>	<u>Monthly</u>	<u>Annual</u>	<u>Comments</u>
<u>228 South Wabash Building</u>						
320	Now	960	\$ 15.50	\$ 1,240.00	\$ 14,880.00	Includes Base Building Heat & AC
350	01/01/10	4,160	\$ 16.00	\$ 5,546.67	\$ 66,560.00	Includes Base Building Heat & AC; supplemental AC system; kitchen, etc.
		5,120		\$ 6,786.67	\$ 81,440.00	
<u>218 South Wabash Building</u>						
220R	Now	2,968	\$ 35.00	\$ 8,656.67	\$ 103,880.00	Retail Space - can be combined with 222R
222R	Now	2,304	\$ 35.00	\$ 6,720.00	\$ 80,640.00	Retail Space -
200	05/01/10	2,805	\$ 17.50	\$ 4,090.63	\$ 49,087.50	Special kitchen area, unique layout, large windows; "L" exposure
280	90 Days	2,802	\$ 16.50	\$ 3,852.75	\$ 46,233.00	West side of 2nd floor. Custom buildout.
300	Now	11,443	\$17.50	\$16,687.00	\$200,252.50	Landlord will build to suit.
400	120 Days	7,000 ?	\$ 17.50	\$ 10,208.33	\$ 122,500.00	East side of 4th floor. Could be larger or smaller.
650	90 Days	2,534	\$ 17.50	\$ 3,695.42	\$ 44,345.00	West side of 6th floor. City view; custom buildout.
<u>226 South Wabash Building</u>						
600	120 Days	3,554	\$ 17.50	\$ 5,182.92	\$ 62,195.00	New elevator, handicap entry system, custom buildout, full floor
700	120 Days	3,554	\$ 17.50	\$ 5,182.92	\$ 62,195.00	New elevator, handicap entry system, custom buildout, full floor
800	05/01/10	3,554	\$ 17.50	\$ 5,182.92	\$ 62,195.00	New elevator, handicap entry system, custom buildout, full floor

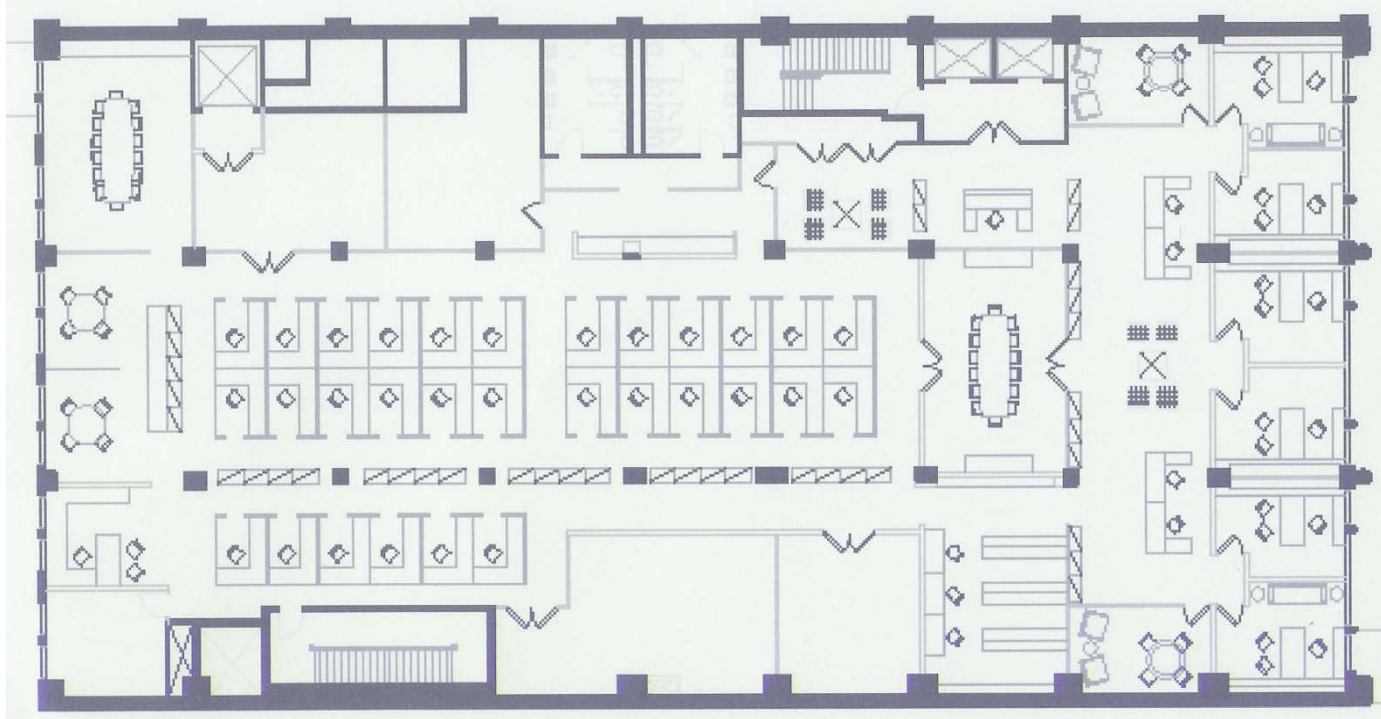


SAMPLE LAYOUT
TYPICAL FLOOR

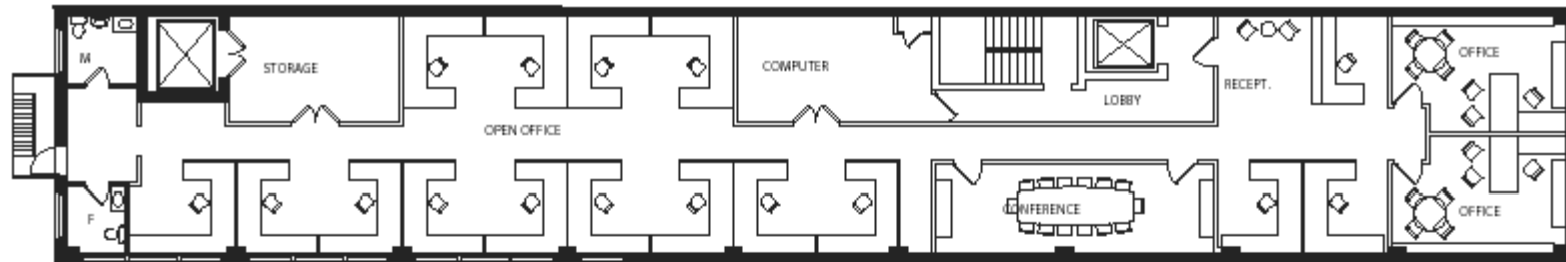
226 South Wabash Building

Ashwood Properties, Inc.
312-663-1700

Sample Open Plan Layout



Sample Layout

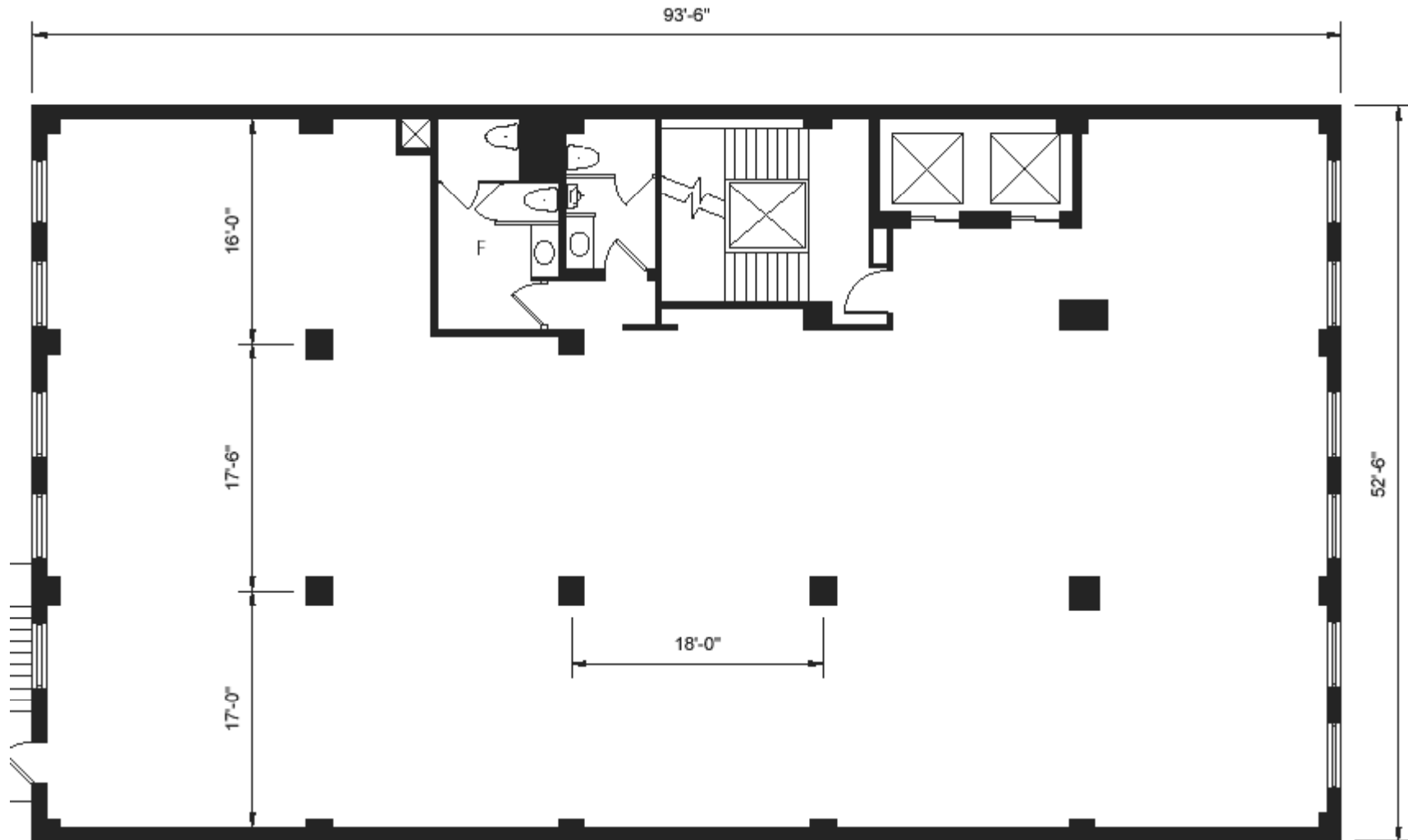


SAMPLE LAYOUT
TYPICAL FLOOR

226 South Wabash Building

Ashwood Properties, Inc.
312-663-1700

Sample Layout With Offices



Sample Layout