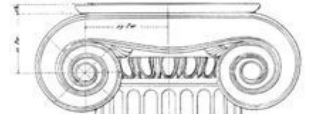
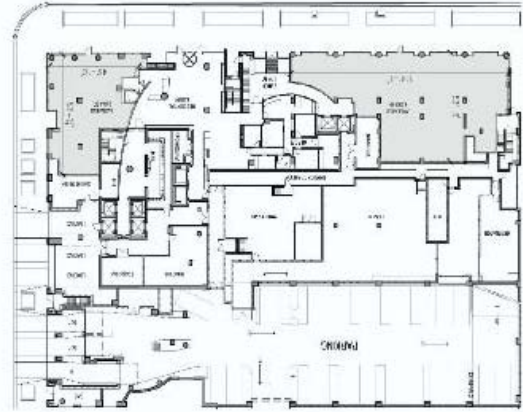


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



- 1255 South Michigan Avenue - - Retail Space Available at Central Station -



The Central Station development in Chicago's South Loop is the site of two new adjoined apartment buildings. The taller of the two buildings, at 40 stories, will have 411 market-rate apartments. The adjacent 11-story mid-rise building will have 91 affordable apartments for seniors and retail storefronts on the first floor along Michigan Avenue.

AVAILABLE SPACE

Approx. 1,000 - 4,252 sq. ft.

LEASE RATE:

\$30.00 - \$35.00 / sq. ft. NNN

\$42.00 - \$45.00 / sq. ft. NNN

(2,644 sq. ft. Corner Space)

TAXES:

Estimated Taxes: \$3.00 - \$5.00 / sq. ft.

CAM:

Estimated CAM: \$2.00 - \$4.00 / sq. ft.

AVAILABILITY:

Immediate

For Additional Information, Please Contact:

Phil Burnstine

Direct: 773-255-1506 Fax: 312.944.3759

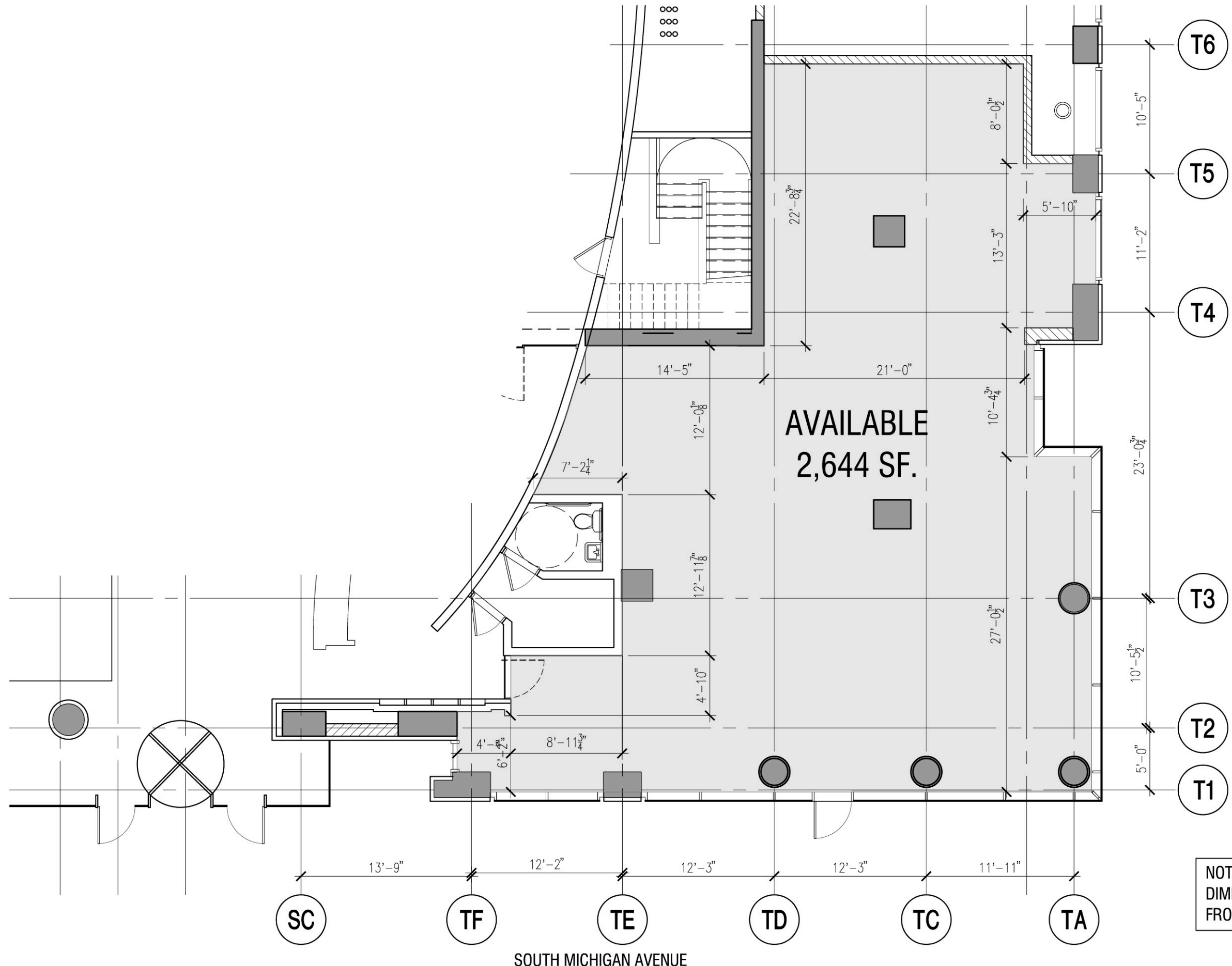
philburnstine@lordcompanies.com

Keith E. Lord

Office: 312.944.6270 Fax: 312.944.3759

keithelord@lordcompanies.com

**Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



NOTE: ALL INTERIOR DIMENSIONS ARE APPROXIMATE FROM FACE OF FINISH

