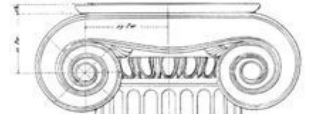
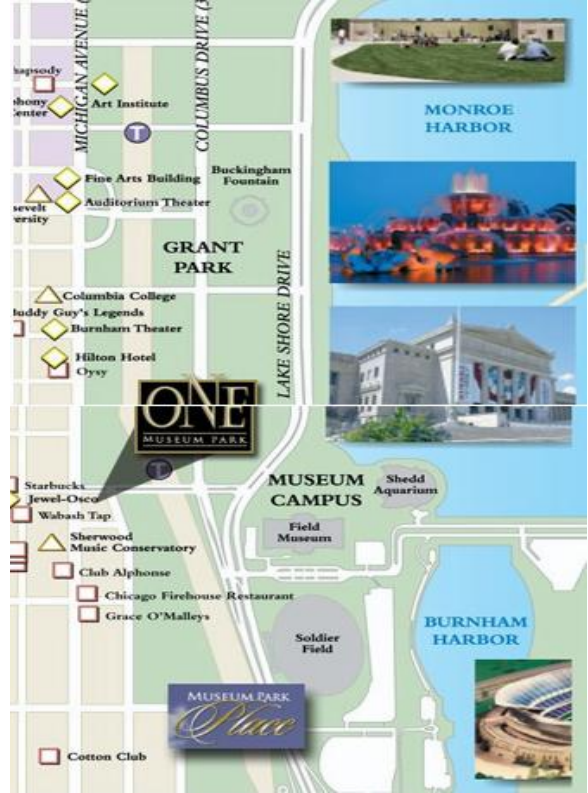


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



- 1305 South Michigan Avenue -
- Museum Park Retail Space -



Museum Park Lofts II is a 22-story concrete frame condominium building located in the south Loop. The mixed-use building has 202 luxury residential condominiums and up to three (3) retail storefronts located on the first floor along Michigan Avenue.

The ceilings are concrete and range in height from 10-12 feet. Flooring is poured concrete with water/sewer run to each space. Individual HVAC (3-5 tons) and electric (225 amps) is provided in each space (but not distributed). Each space has a sprinkler system.

AVAILABLE SPACE:

Approx. 1,342-2,875 sq. ft.

CAM:

Estimated CAM: \$2.00/ sq. ft.

LEASE RATE:

\$28.00-32.00/ sq. ft. NNN

AVAILABILITY:

Immediate

TAXES:

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

For Additional Information Please Contact:

John-Paul Wolfe
 Office: 312.944.6270, Fax: 312.944.3759
jpwolfe@lordcompanies.com

Keith 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.*