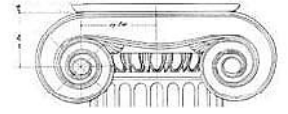


THE LORD COMPANIES L.L.C.

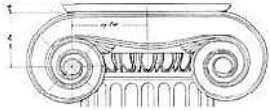
Brokerage • Development • Investment • Consulting



FOR SALE OR FOR LEASE
PRIME RETAIL/RESTAURANT SPACE
VETRO (611 S. WELLS) – SOUTH LOOP

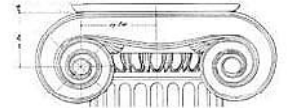


Vetro is a brand new condominium and retail building located on the southeast corner of Harrison and Wells. The site is situated right next to the Financial District in the booming South Loop. With over 1,000 condominium units, a Bally's Total Fitness, numerous commuter lots and the Chicago Metra Station within blocks, Vetro is a "can't miss" area for retail.



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With 3,825 square feet available (divisible into 2 units), this location would be ideal for a restaurant, office, coffee shop, bank or storefront retail.

PROPERTY DETAILS:

- Tenant signage/visibility on Harrison, Congress and Wells.
- High traffic count of 9,000 cars daily along Harrison and 5,800 cars daily along Wells.
- Brand new 31-story, 232-unit condominium tower directly above the space.
- 3,825 square foot floor plate with windows facing the north and west corner of the building.
- Steps away from the LaSalle CTA Blue Line which averages over 3,000 people per day.
- Abundant parking available at adjacent parking lots surrounding the location.
- Tenant controlled HVAC.
- Outdoor seating available.
- Multiple electric grids for redundancy.
- State-of-the-art systems.

LEASE RATE:

\$40 - \$60/ft, net. Delivered as “cold shell” with sewer, plumbing and 400 amp electric service stubbed to space.

SALES PRICE:

\$390 per square foot.

AVAILABILITY:

Delivery scheduled for Winter 2007.

For Additional Information Please Contact:

Keith E. Lord

Office: 312.944.6270 x 19

keithelord@lordcompanies.com

Scott Fithian

Direct: 773.404.4314

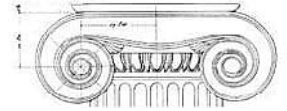
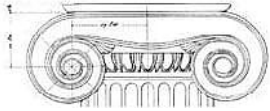
scottf@lordcompanies.com

Mark Fredericks

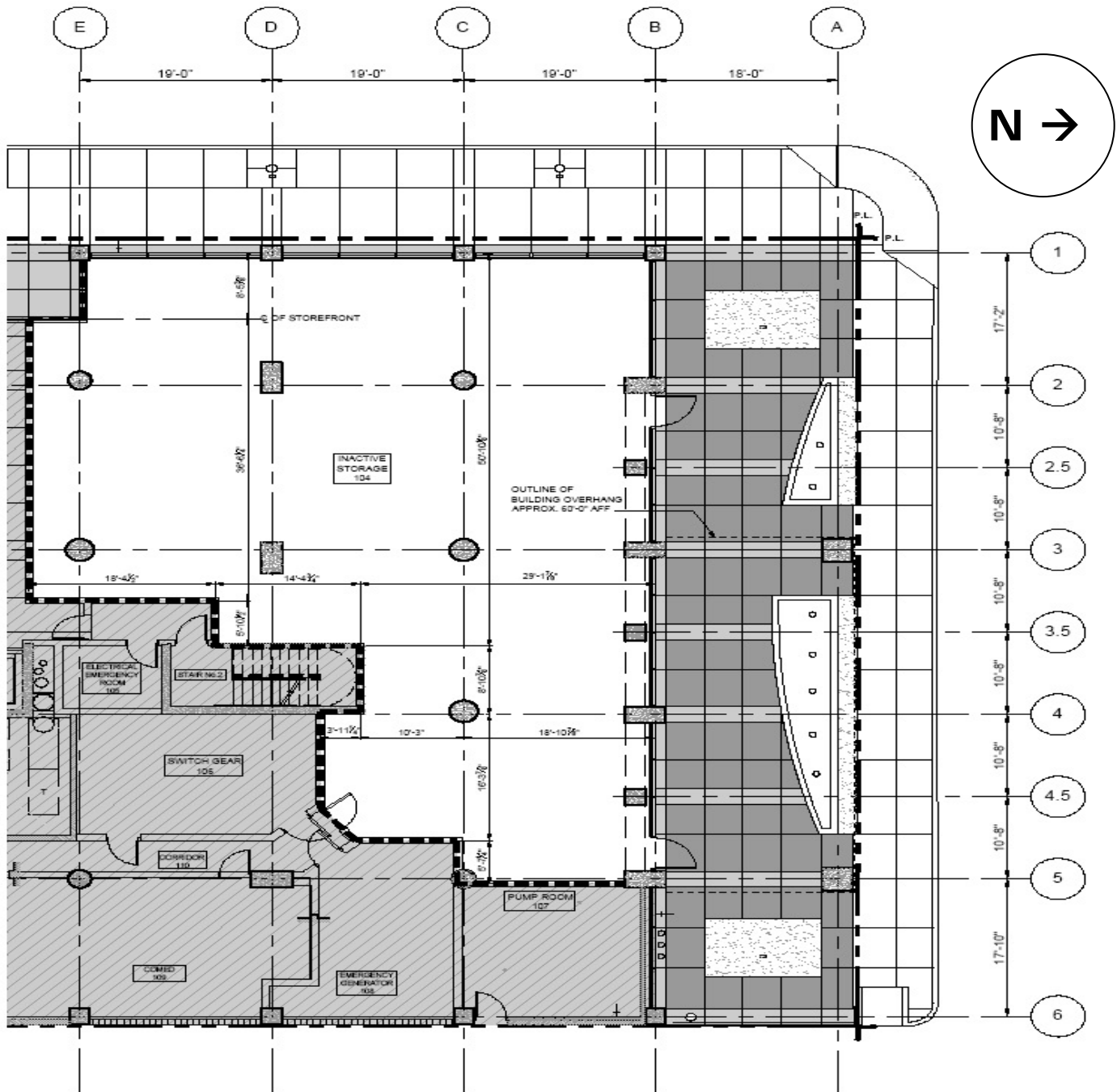
Office: 312.944.6270 x 21

markfredericks@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.*



VETRO (611 S. WELLS) FLOOR PLANS



RETAIL SPACE

611 SOUTH WELLS

FUJIKAWA JOHNSON GOBEL ARCHITECTS

SCALE: 3/32"=1'-0"

DATE: 11.13.06



SK-145A