

DYNAMIC MAG MILE® RETAIL OPPORTUNITY

**430 North Michigan Avenue
Chicago, IL 60611**

IN THE CENTER OF IT ALL!

Available Unit Size:	14,713 SF of Street Level & Mezzanine Space (ADA Compliant)
Divisibility:	Not divisible
Building Size:	218,215 SF (currently 90.1% occupied)
Facility Type:	Multi-story commercial – class “A” space
Construction Type:	Granite & glass
Number of Stories:	12 stories plus mezzanine & full lower level (incl. full dock/freight access)
Ceiling Height:	Varies
Parking:	Up to 5 on-site spaces; discounted parking available at nearby lots
Sprinklers:	Fully sprinklered – wet system
Internet Access:	High speed T3 cabling in place; service per tenant’s arrangement
Security:	Per Tenant (supported by 24/7 manned security in office lobby)
Zoning:	B6-7
TI Allowance:	Negotiable
Lease Price:	Starting at \$65.00/SF Net
Purchase Price:	Not for sale
Real Estate Taxes/CAM:	\$15.11/SF combined OE (2006)
Possession:	Immediate
Highlights:	<ul style="list-style-type: none">• Profound window opportunity: 2 levels on Mich. Ave + South elevation• Striking two-story foyer with wide-open mezzanine and support space• Dramatic "impact" space at a fraction of typical Michigan Ave. prices• Highest pedestrian traffic counts on Mag Mile®• Daytime population: 40,055 within ¼ mile; 134,991 within 1 mile• More than 22,000 hotel rooms in the GNMAA area• New exterior building facade installed 2006; many other upgrades• Immediate proximity to Wrigley Building, Tribune Tower, Trump Tower, hotels, restaurants, Walgreen's, Starbucks & public transit• Class A office suites also available (1,690 SF; 1,912 SF; 3,908 SF)

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