

LOW-COST HIGH-QUALITY OFFICE SPACE AVAILABLE!!!

**Ford City Office Plaza
7601 South Kostner Ave., Chicago, IL 60682**

Available Unit Sizes:	Suite 110 – 1,804 SF Suite 125 – 1,176 SF (combine with Suite 175 for 4,895 SF) Suite 175 – 3,719 SF (combine with Suite 125 for 4,895 SF) Suite 204 – 517 SF Suite 207 – 1,181 SF Suite 306 – 3,682 SF Suite 408 – 2,075 SF Suite 500 – 5,239 SF (combine with Suites 507 & 510 for 10,591 SF) Suite 507 – 2,750 SF (combine with Suites 500 & 510 for 10,591 SF) Suite 510 – 2,610 SF (combine with Suites 500 & 507 for 10,591 SF)
Maximum Contiguous:	10,591 SF – FULL FLOOR (5 th Floor) – BUILDING IDENTITY POSSIBLE
Divisibility/Smallest Space:	Divisible to 517 SF
Total Building Size:	50,734 SF
Construction Type:	Masonry & metal
Year Built:	1975; recently refurbished; other upgrades planned or under way
Number of Stories:	Five plus lower lever storage
Ceiling Height:	1 st Floor: 16' / Upper Floors: 9' – 10'
Parking:	Private on-site lot + easement access parking + overflow parking @ FCM
Internet Access:	Landlord provided high-speed wired internet or private access available
Security:	Key card access after hours; normal security during business hours
Zoning:	B5-1
TI Allowance:	Negotiable; will vary with Suite and lease term, etc.
Lease Price:	1st Floor: \$23.75/SF Gross 5th Floor: \$21.75/SF Gross 2nd thru 4th Floors: \$19.75/SF Gross Lower-level storage: \$4.00/SF Gross
Base Year:	2008
Real Estate Taxes/CAM:	Included in Lease Price
Possession:	2nd Quarter, 2008
Comments:	<ul style="list-style-type: none">♦ <i>New ownership - motivated to make aggressive deals!</i>♦ Renovated building lobby & corridors; more upgrades planned♦ Excellent window line and building identity/signage opportunity♦ Lower-level storage available♦ Convenient to transportation: Pace Bus #379 & Orange Midway CTA♦ Extensive retail/restaurant/hotel amenities in immediate area

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