

240 N. Ashland Avenue, Chicago

A Peppercorn Capital Property

20-Jul-22

		SF	Base Rate	RE Taxes	OpEx	MG/SF	\$/Yr.	TIA
1st Floor	Former Crate & Barrel office with 3-bay dock	22,693	\$25.94	\$8.50	\$3.50	\$37.94	\$860,972	\$340,395 / \$15 per RSF
	Former Channelled Resources office	5,301	\$27.44	\$8.50	\$3.50	\$39.44	\$209,071	\$79,515 / \$15 per RSF
	Former Goose Island Beer Company office	9,544	\$26.94	\$8.50	\$3.50	\$38.94	\$371,643	\$143,160 / \$15 per RSF
	Former Octane Rich office	1,667	\$24.94	\$8.50	\$3.50	\$36.94	\$61,579	\$25,005 / \$15 per RSF
2nd Floor	Former CB2 Headquarters office/full-floor	20,386	\$27.44	\$8.50	\$3.50	\$39.44	\$804,024	\$305,790 / \$15 per RSF
3rd Floor	Former Crate & Barrel Photo Studio/full-floor	20,386	\$27.48	\$8.50	\$3.50	\$39.48	\$804,839	\$509,650 / \$25 per RSF

Proposed Lease Terms:

5-year initial term

5 month's "free rent"

Parking: 1 dedicated parking space per 1,000 RSF

One 5-year option at then market rate

Tenant improvement allowance indicated above. Unused portion can typically be applied toward rent payments.

Annual rate escalation either CPI or 3.75%, at tenant's discretion.

Photos, floorplans and Matterport virtual tour links

1st Floor Former Crate & Barrel office with 3-bay dock <https://my.matterport.com/show/?m=byxTvT9mN1M>
Former Channelled Resources office <https://my.matterport.com/show/?m=1bX19jSgAXv>
Former Goose Island Beer Company office <https://my.matterport.com/show/?m=tDbGSZdMYai>
Former Drive Automotive office

2nd Floor Former CB2 Headquarters office/Full floor <https://www.dropbox.com/sh/3dcvcattjz2nf4s/AADcuja1BowOGkgKkR9prC8a?dl=0>

3rd Floor Former Crate & Barrel Photo Studio/Full floor <https://www.dropbox.com/sh/rm6f2bvlvyc84y1/AABWCKHKrjFPXbMQaKt7mssPa?dl=0>

Utilities: Tenant pays prorata share of expenses related to building-wide heating and cooling systems located on the roof of the building.
Tenant pays to distribute tempered air throughout its space via ducts equipped with fan-powered VAV boxes
This function is directly connected to the tenant's electric meter and paid directly by tenant.

Notes: If currently prohibited residential zoning is allowed at time of renewal option:
LL has the right to relocate tenant's parking to within 2 blocks during redevelopment period.
Thereafter, parking shall be located in new development.

Real estate tax rates indicated above are estimates. Final determination from the Cook County tax assessor due later this year.

Disclaimer: Information contained above is intended for discussion purposes only and is subject to change at any time.