

CLINTON PLACE

1719 South Clinton

PILSEN LOFT OFFICE SPACE FOR LEASE

COLLABORATE

CREATE

GROW



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LEASING OVERVIEW

Property Summary

Building Size:	34,200 RSF
Floorplate Size:	5,700 RSF
Minimum Divisible:	2,500 RSF
Floors Available:	Ground - 6th Floor
Asking Rent:	\$18-22/RSF MG
Ceiling Heights:	10' - 20'
Parking:	27 Spaces
Sub-Market:	Pilsen



Property Highlights

- Pilsen office/retail loft space available
- Building fully rehabbed in 2018
- All new windows, elevator, open floor plans, bathrooms, security system, common areas and shared roof-top deck
- Concrete loft construction with +15 foot ceilings
- On-site parking available
- Full floor occupancy with signage potential from I-90 Expressway
- Easy access to/from I-90 Expressway

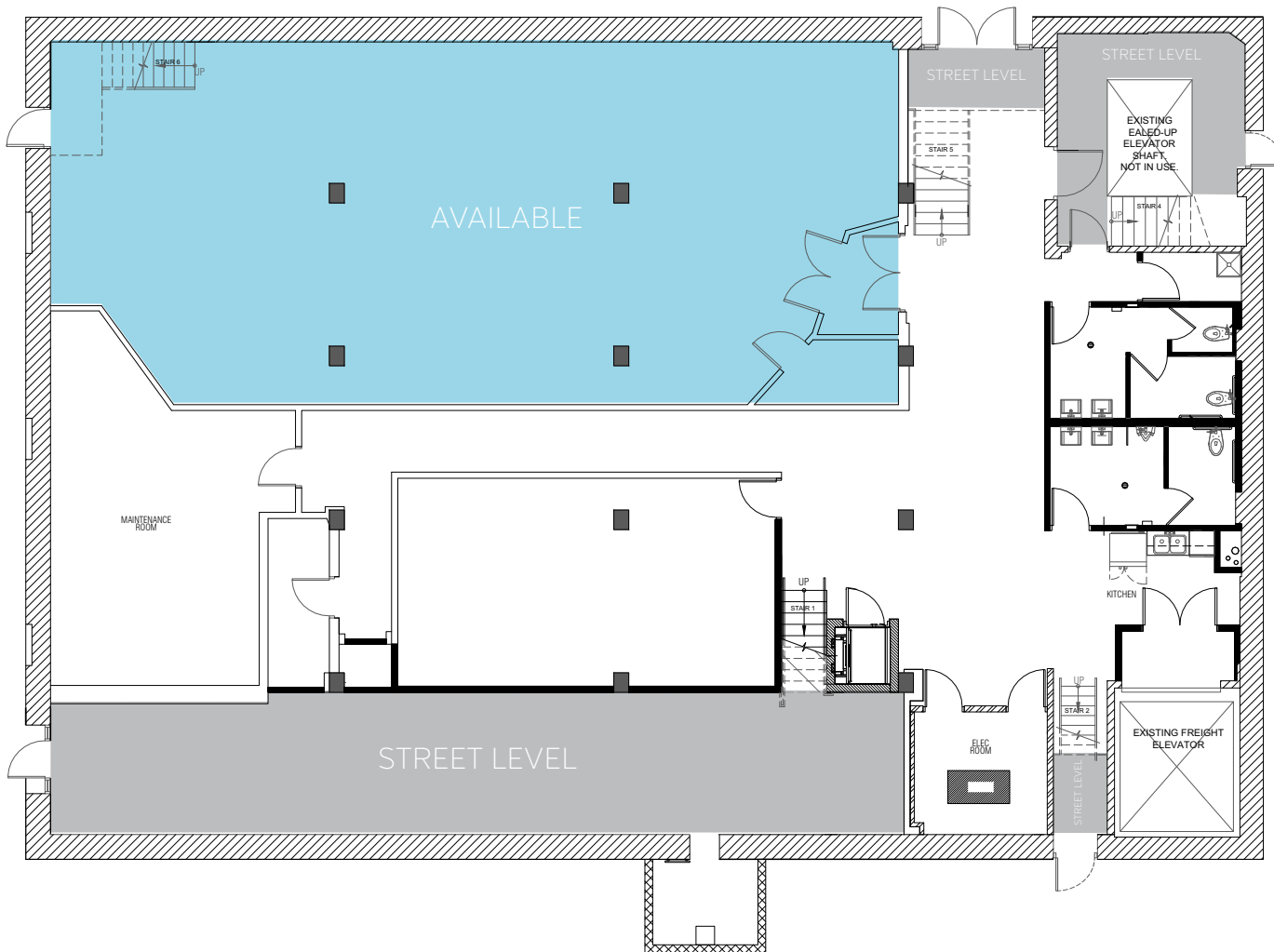
FLOOR PLAN

GROUND FLOOR

Ground Floor Overview

Space:	2,500 RSF
Asking Rent:	\$10-18/RSF MG
Ceiling Height:	10' - 15'
Condition:	Vanilla Box
Available:	Immediately

* Conceptual rendering of finished interior



FLOOR PLAN

2ND FLOOR

CLINTON
PLACE

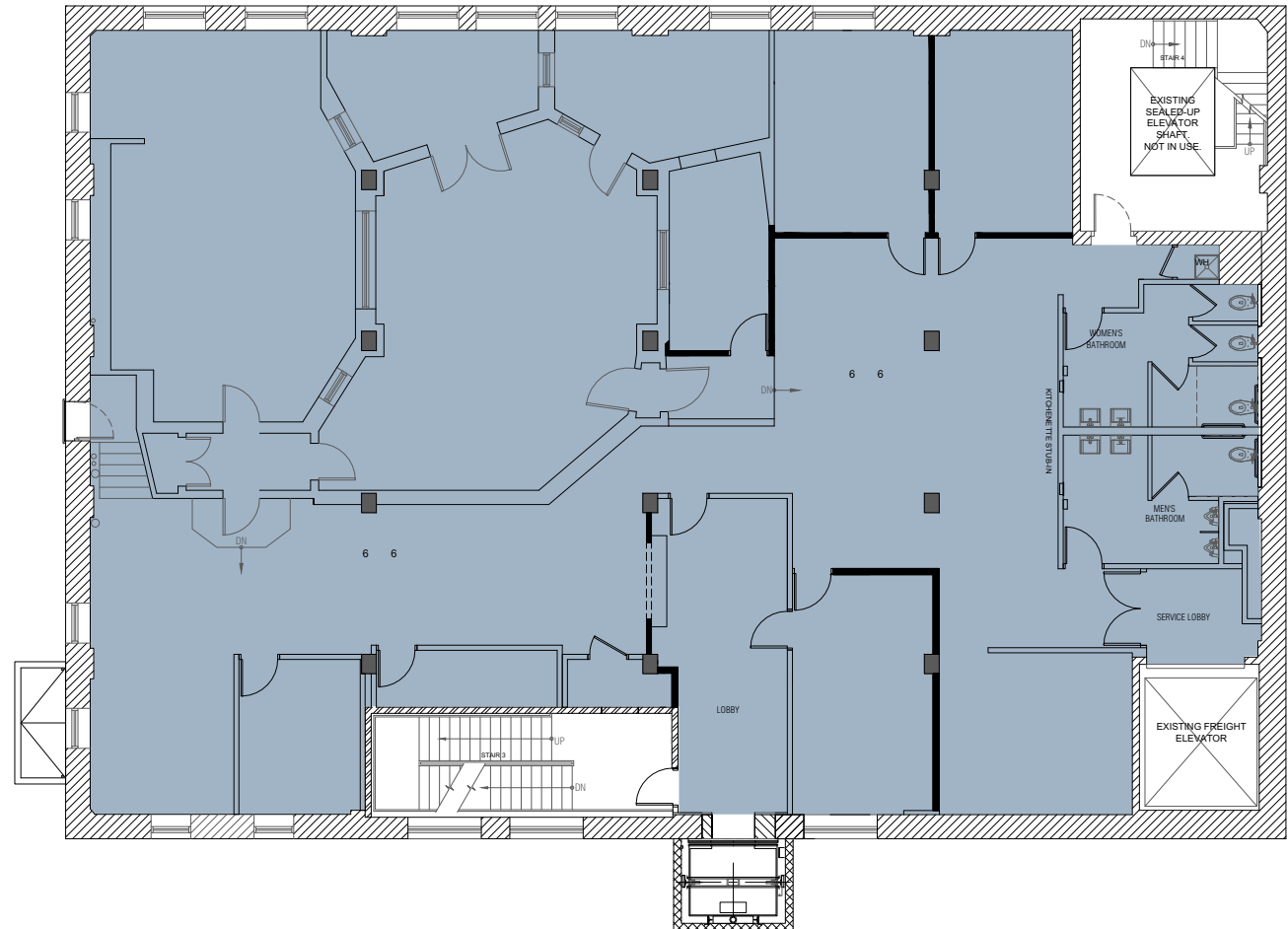
1719 South Clinton



3D Virtual Walk-Thru Available

2nd Floor Overview

Space:	5,700 RSF
Asking Rent:	\$18/SF MG
Ceiling Height:	10' - 15'
Condition:	Vanilla Box
Available:	Immediately



FLOOR PLAN

3RD FLOOR

CLINTON PLACE

1719 South Clinton

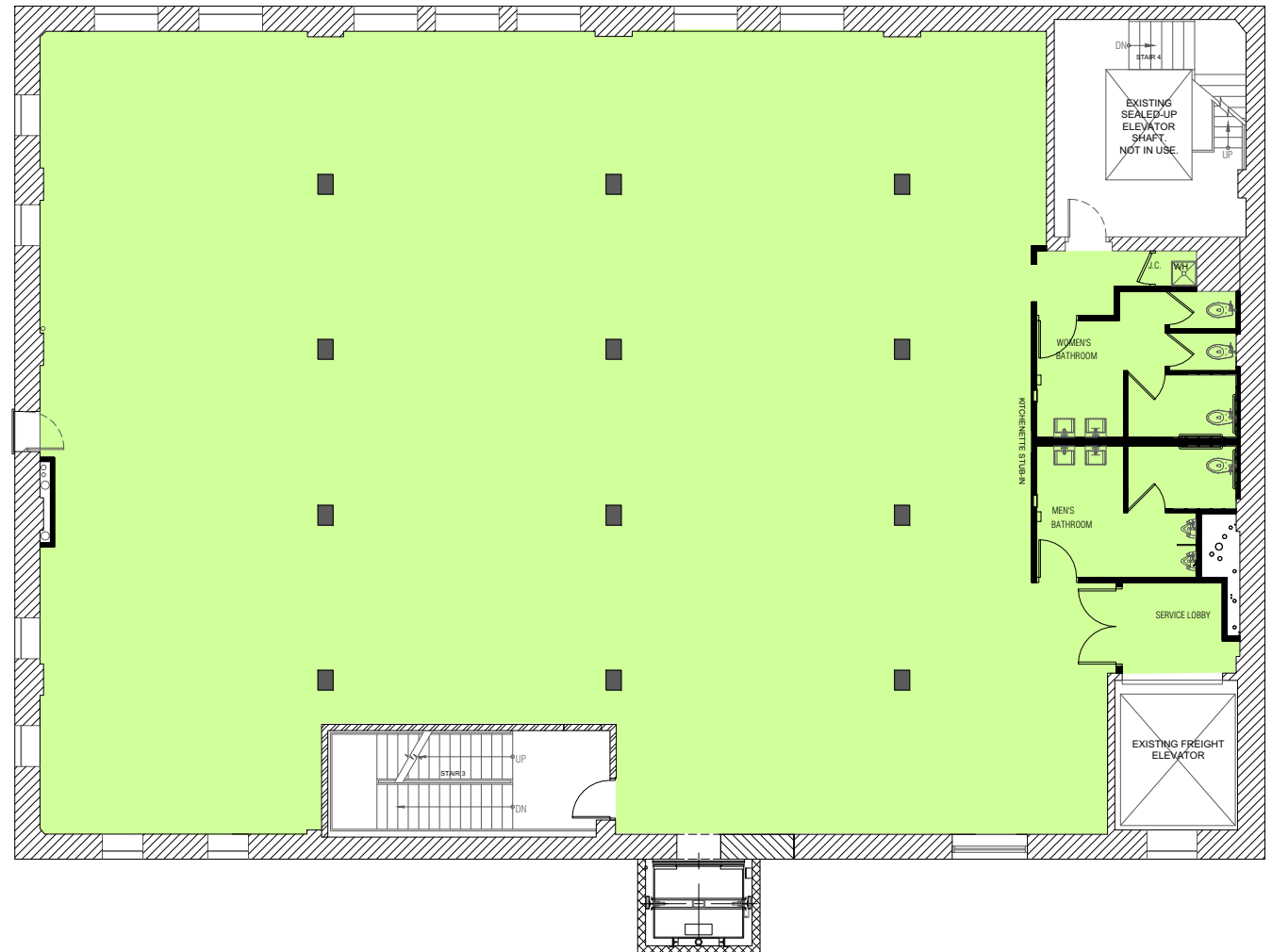


3D Virtual Walk-Thru Available

* Conceptual rendering of finished interior

3rd Floor Overview

Space:	5,700 RSF
Asking Rent:	\$18/SF MG
Ceiling Height:	13' - 19'
Condition:	Vanilla Box
Available:	Immediately



FLOOR PLAN

4TH FLOOR

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PLACE

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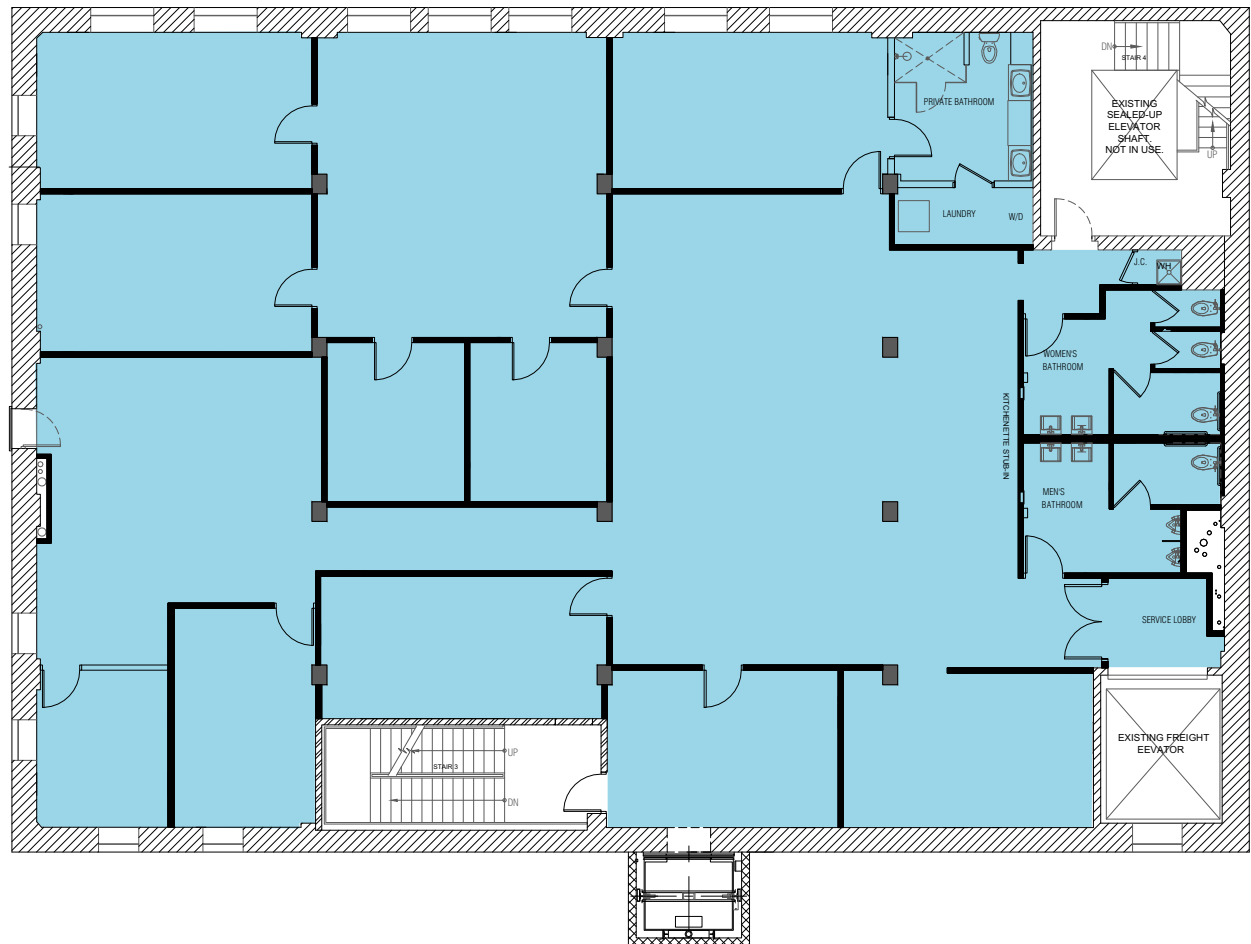


3D Virtual Walk-Thru Available

* Conceptual rendering
of finished interior

4th Floor Overview

Space:	5,700 RSF
Asking Rent:	\$18/SF MG
Ceiling Height:	13' - 15'
Condition:	Vanilla Box
Available:	Immediately



FLOOR PLAN

5TH FLOOR

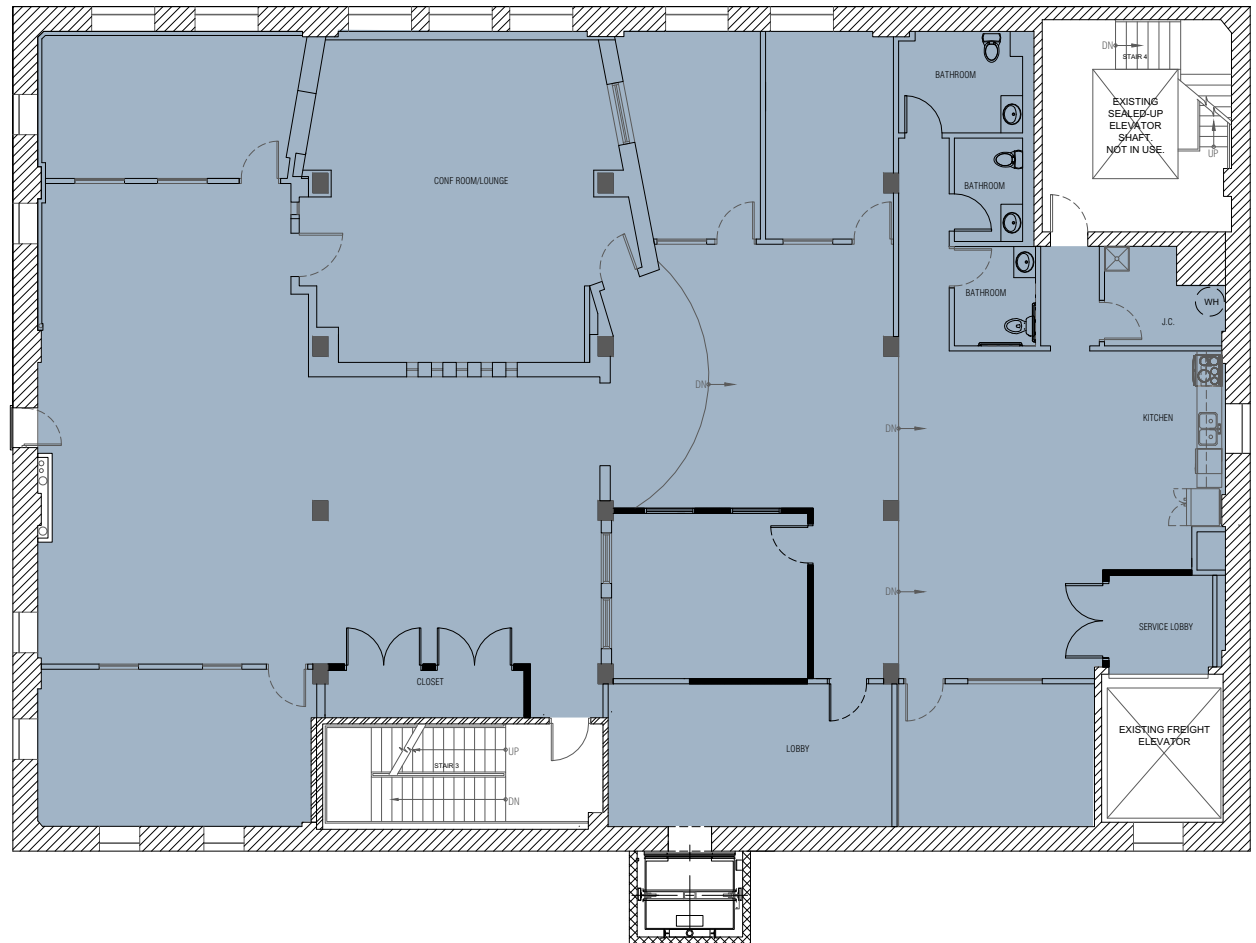
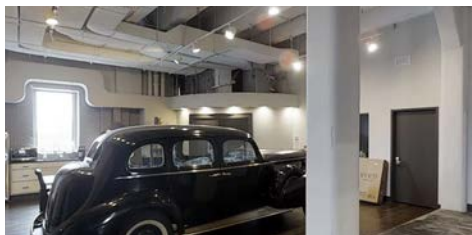
CLINTON PLACE

1719 South Clinton

* Conceptual rendering of finished interior

5th Floor Overview

Space:	5,700 RSF
Asking Rent:	\$20/SF MG
Ceiling Height:	10' - 15'
Condition:	Vanilla Box
Available:	Immediately



3D Virtual Walk-Thru Available

FLOOR PLAN

6TH FLOOR

CLINTON PLACE

1719 South Clinton

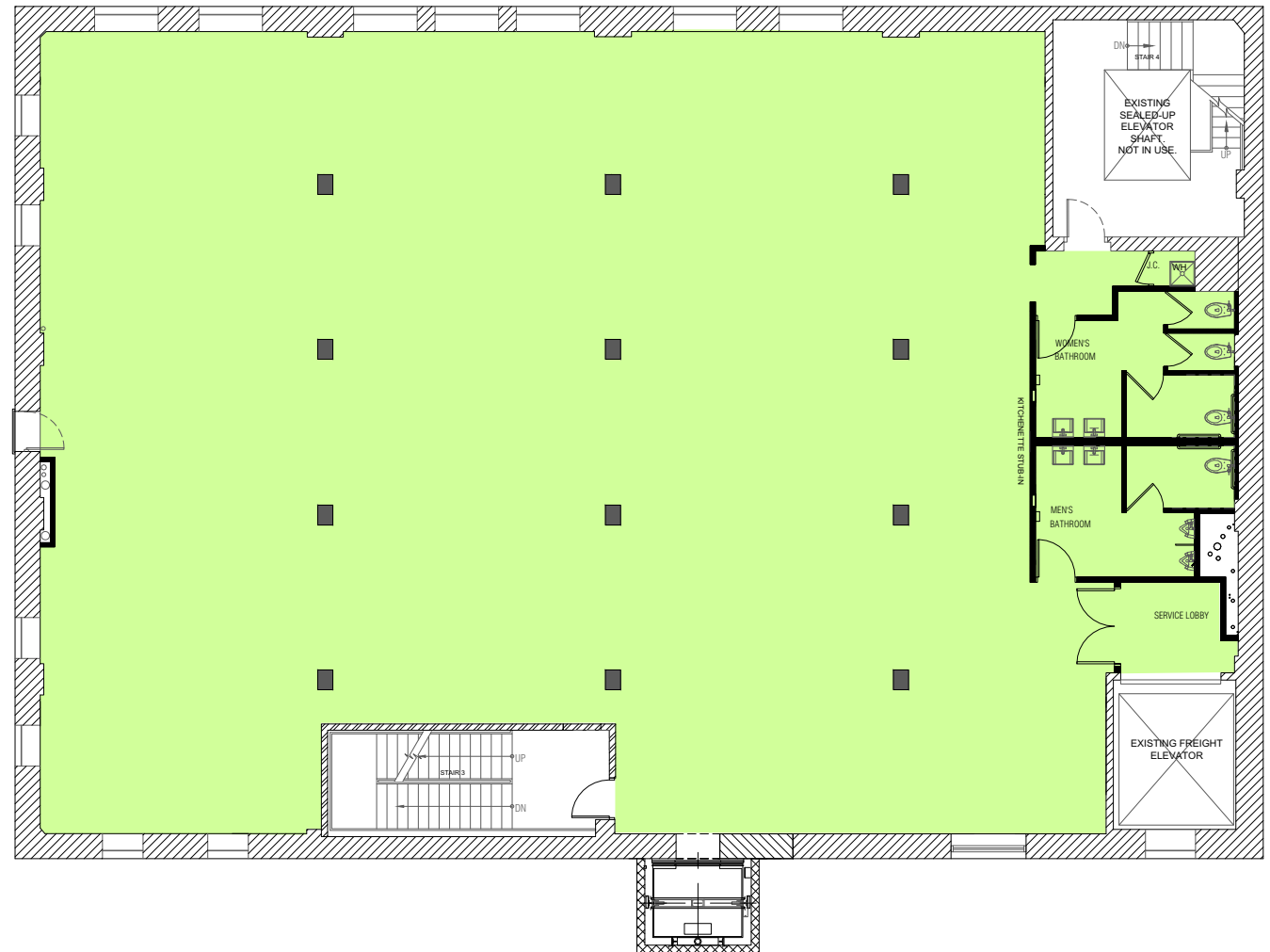


3D Virtual Walk-Thru Available

* Conceptual rendering of finished interior

6th Floor Overview

Space:	5,700 RSF
Asking Rent:	\$22/SF MG
Ceiling Height:	13' - 20'
Condition:	Vanilla Box
Available:	Immediately



PILSEN INFORMATION

1719 S Clinton is located in the highly desirable Pilsen neighborhood of Chicago near Pilsen's iconic 18th Street and just east of Halsted Street - home to the Pilsen Arts District.

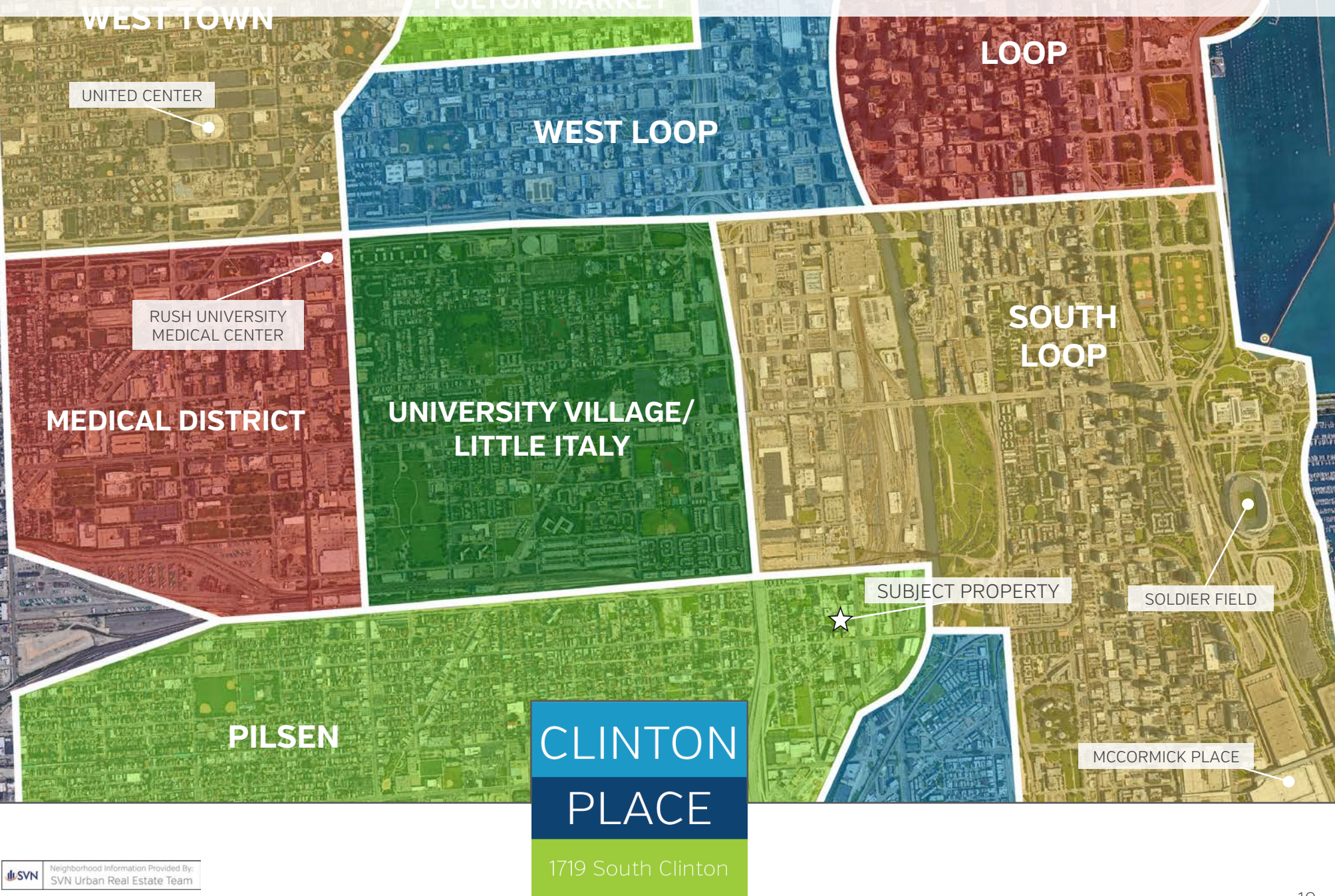
Pilsen features easy access to Chicago's Loop, major expressways and public transportation. Pilsen is home to recognizable established restaurants and bars including HaiSous, SKY, Dusek's, Punch House, Simone's, Honky Tonk BBQ, La Vaca and Carnitas Don Pedro.

In addition to the restaurants and bars, Pilsen's 18th Street is lined with a growing number of independent retailers as Pilsen's industrial past is being re-purposed to large multi-family developments, data centers such as QTS' 317,000 square foot facility and well-known breweries like Moody-Tongue Brewing Company.

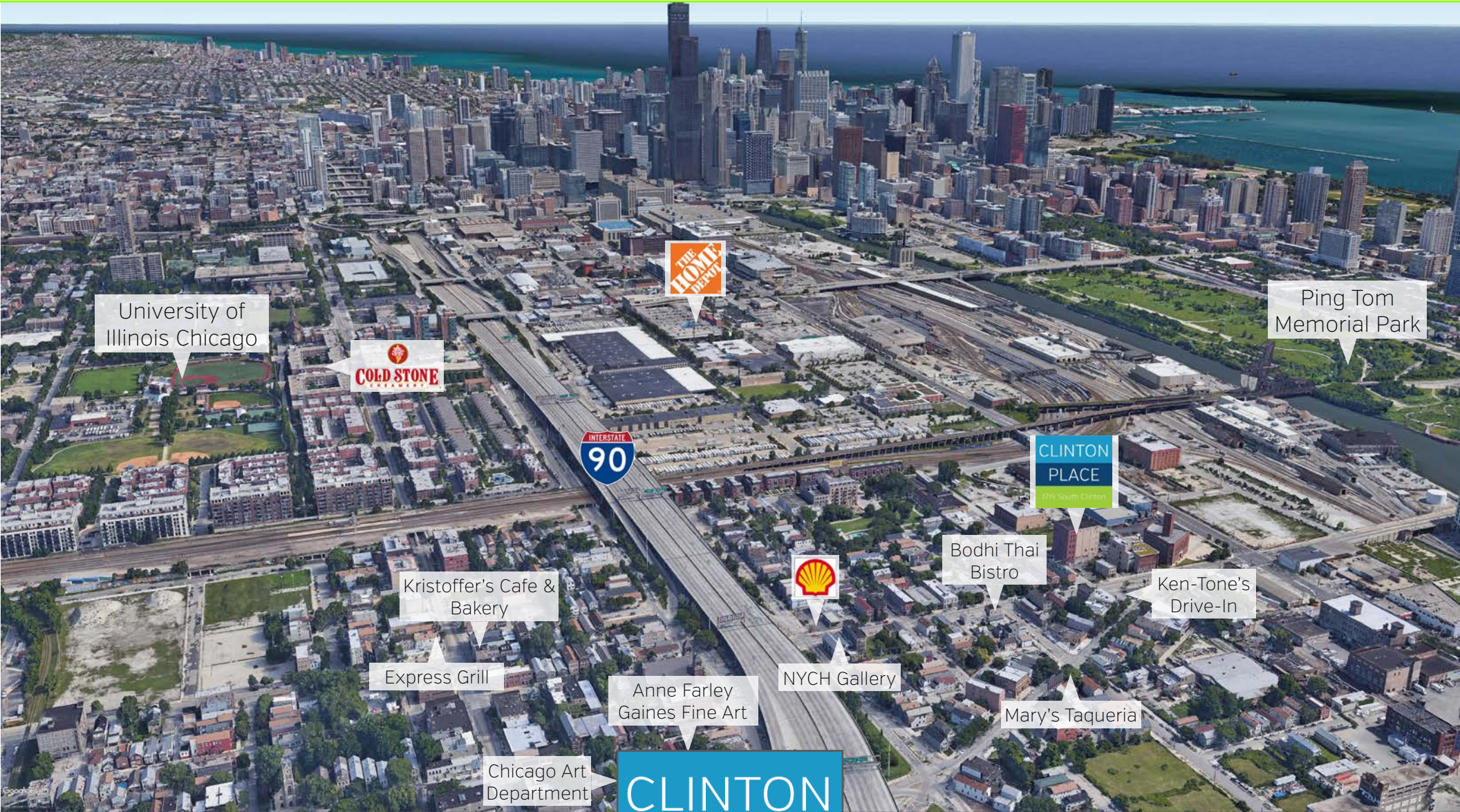
Demographic Snapshot

	.5 Miles	1.0 Miles	1.5 Miles
Total Population:	13,674	38,320	78,692
Median Age:	30.6	31.0	32.2
Median Age (Male):	30.4	30.9	32.3
Median Age (Female):	31.9	31.5	32.7
Total Households:	5,478	14,903	30,478
Avg Household Size:	2.5	2.6	2.6
Avg Household Income:	\$44,246	\$51,470	\$59,519
Avg House Value:	\$296,666	\$359,180	\$353,775

NEIGHBORHOOD MAP



PROPERTY AERIAL



University of Illinois Chicago

COLD STONE
CREAMERY

THE HOME
DEPOT

Ping Tom
Memorial Park

INTERSTATE
90

CLINTON
PLACE
The South Clinton

Kristoffer's Cafe &
Bakery

SHELL

Bodhi Thai
Bistro

Ken-Tone's
Drive-In

Express Grill

Anne Farley
Gaines Fine Art

NYCH Gallery

Mary's Taqueria

Chicago Art
Department

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