



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$7.35 PSF
Building Size:	125,000 SF
Available SF:	2,007 - 13,000 SF
Zoning:	PD-233
Year Built:	1986
Renovated:	2010
Residential Units:	2,346 Apartments
Market:	Chicago
Submarket:	West Loop

Property Overview

Incredible leasing opportunity at Presidential Towers, a trophy asset in Chicago's affluent West Loop neighborhood. Presidential Towers is comprised of four (4) 49-story apartment buildings, situated across two (2) full city blocks just steps from Ogilvie Transportation Center and Union Station. This prime leasing opportunity provides a captive audience with over 4,000 residents in Presidential Towers and a daytime population of over 183,000 pedestrians within a half-mile radius. Presidential Towers recently finished a multi-million dollar renovation including a new fitness club, a sundeck, along with an upgraded lobby and restaurants to service the residents and the expanding office population in the West Loop. With just over 135,000 SF of retail space, Presidential Towers features an excellent opportunity for an array of retail, restaurant, medical office or any service oriented business. The available units feature second generation kitchen equipment, a former grocer, a former coffee shop, spacious interiors flexible for various tenants, and expansive window lines that provide exposure to up to 45,000 VPD. Additionally, the property features parking on-site, convenient access to the Kennedy Expressway and finds itself submerged in an affluent neighborhood with an average household income of \$107,394.

Property Highlights

- Prime leasing opportunity in the heart of Chicago's west loop, located between the Chicago River to the east and the Kennedy Expressway to the west
- The West Loop features a daytime employee population of 492,000 within one (1) mile of the property

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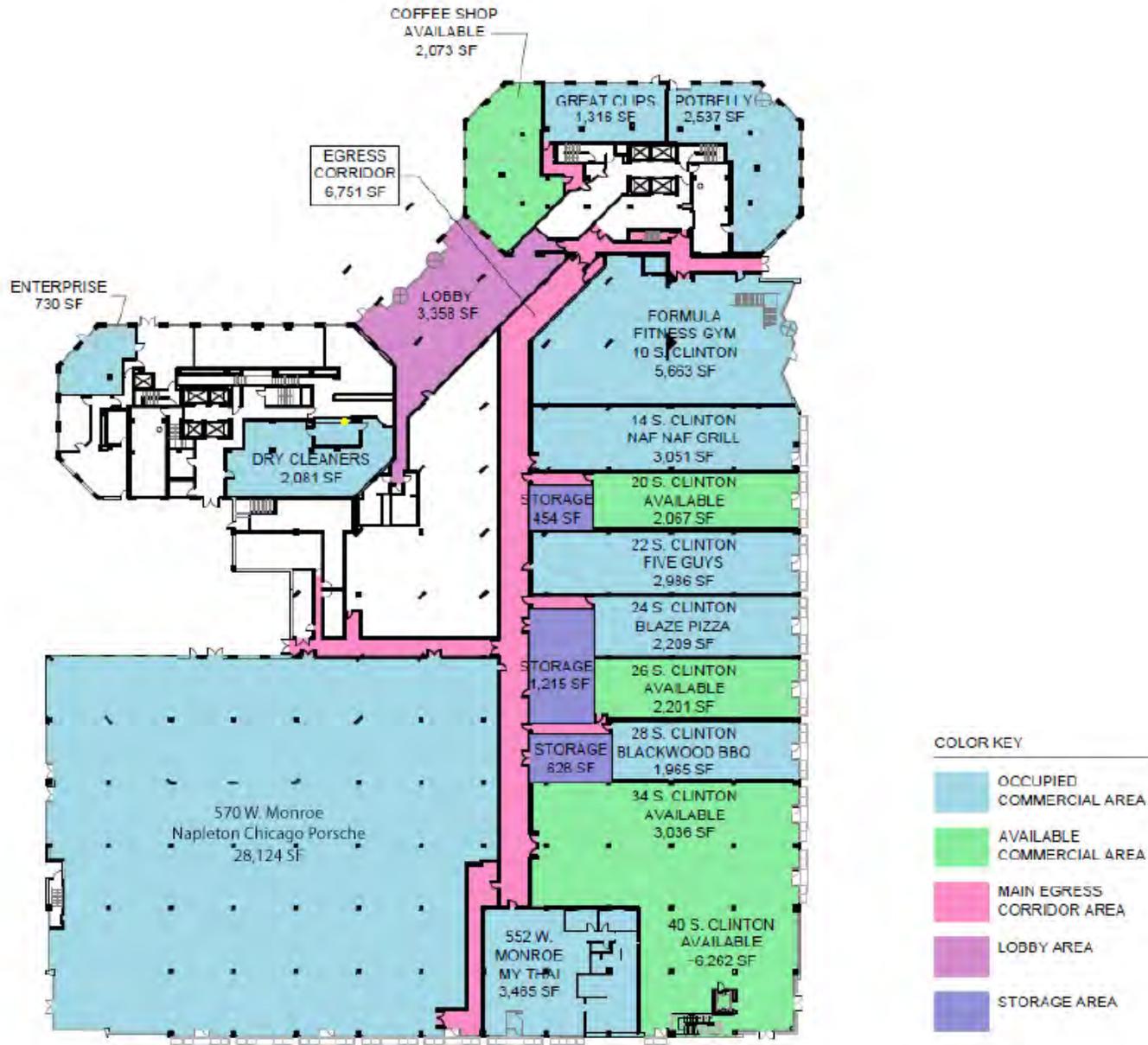
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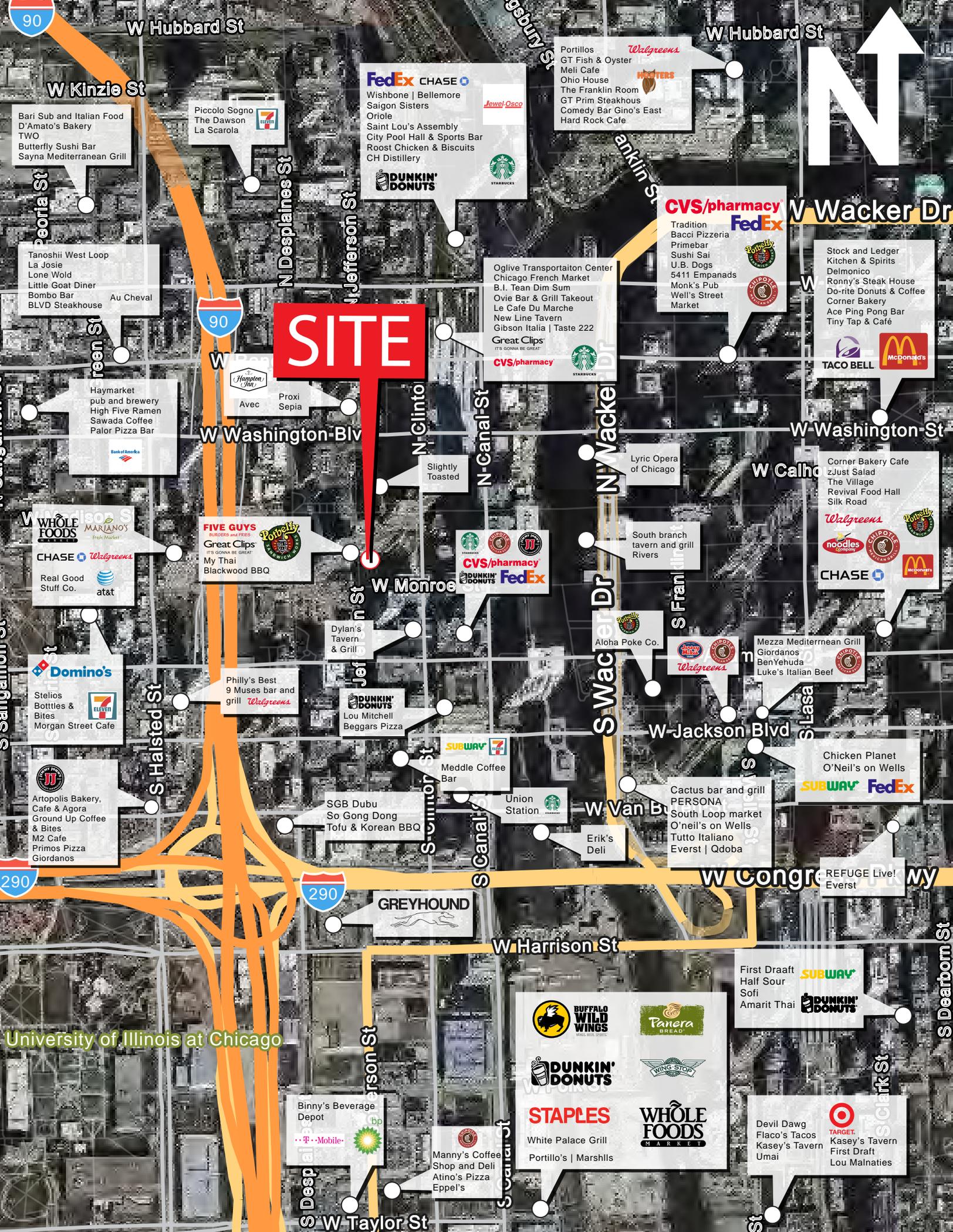
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W Hubbard St

W Kinzie St

W Hubbard St



Bari Sub and Italian Food
D'Amato's Bakery
TWO
Butterfly Sushi Bar
Sayna Mediterranean Grill

Piccolo Sogno
The Dawson
La Scarola

FedEx CHASE
Wishbone | Bellemore
Saigon Sisters
Oriole
Saint Lou's Assembly
City Pool Hall & Sports Bar
Roost Chicken & Biscuits
CH Distillery

Portillos
GT Fish & Oyster
Meli Cafe
Ohio House
The Franklin Room
GT Prim Steakhous
Comedy Bar Gino's East
Hard Rock Cafe

Tanoshii West Loop
La Josie
Lone Wold
Little Goat Diner
Bombo Bar
BLVD Steakhouse

W Wacker Dr

SITE

DUNKIN' DONUTS

STARBUCKS

CVS/pharmacy
FedEx
Tradition
Bacci Pizzeria
Primebar
Sushi Sai
U.B. Dogs
5411 Empanads
Monk's Pub
Well's Street Market

Stock and Ledger
Kitchen & Spirits
Delmonico
Ronny's Steak House
Do-rite Donuts & Coffee
Corner Bakery
Ace Ping Pong Bar
Tiny Tap & Café

TACO BELL
McDonald's

Haymarket
pub and brewery
High Five Ramen
Sawada Coffee
Palor Pizza Bar

W Washington Blvd

W Wacker Dr

N-Clinton St

Olive Transportaiton Center
Chicago French Market
B.L. Tean Dim Sum
Ovie Bar & Grill Takeout
Le Cafe Du Marche
New Line Tavern
Gibson Italia | Taste 222
Great Clips
IT'S GONNA BE GREAT
CVS/pharmacy
STARBUCKS

STARBUCKS

Corner Bakery Cafe
ZJust Salad
The Village
Revival Food Hall
Silk Road
Walgreens
NOODLES
AMPOLE RESTAURANT
McDonald's

WHOLE FOODS
MARIANO'S
Fresh Market
CHASE
Walgreens
Real Good
Stuff Co.
at&t

FIVE GUYS
BURGERS and FRIES
POTBELLY
Great Clips
IT'S GONNA BE GREAT
My Thai
Blackwood BBQ

Slightly
Toasted
STARBUCKS
CVS/pharmacy
DUNKIN' DONUTS
FedEx

Lyric Opera
of Chicago
South branch
tavern and grill
Rivers

CHASE
Walgreens
NOODLES
AMPOLE RESTAURANT
McDonald's

Domino's
Stelios
Bottles &
Bites
Morgan Street Cafe

S Halsted St

Philly's Best
9 Muses bar and
grill
Walgreens

Dylan's
Tavern
& Grill
DUNKIN' DONUTS
Lou Mitchell
Beggars Pizza

SUBWAY
7-ELEVEN

Wacker Dr

Aloha Poke Co.

Walgreens

Mezza Mediternean Grill
Giordanos
Ben Yehuda
Luke's Italian Beef

Artopolis Bakery,
Cafe & Agora
Ground Up Coffee
& Bites
M2 Cafe
Primos Pizza
Giordanos

SGB Dubu
So Gong Dong
Tofu & Korean BBQ

Middle Coffee
Bar
STARBUCKS

Union
Station
STARBUCKS

W Van Buren St

Cactus bar and grill
PERSONA
South Loop market
O'neil's on Wells
Tutto Italiano
Everst | Qdoba

Chicken Planet
O'Neil's on Wells
SUBWAY
FedEx

I-290

I-290

GREYHOUND

W Congress St

W Harrison St

First Draft
Half Sour
Sofi
Amarit Thai
SUBWAY
DUNKIN' DONUTS

BUFFALO WILD WINGS

Panera BREAD

DUNKIN' DONUTS

WING STOP

STAPLES

WHOLE FOODS MARKET

White Palace Grill
Portillo's | Marshlls

Devil Dawg
Flaco's Tacos
Kasey's Tavern
Umami
TARGET
Kasey's Tavern
First Draft
Lou Malnatis

University of Illinois at Chicago

Binni's Beverage
Depot
Mobile

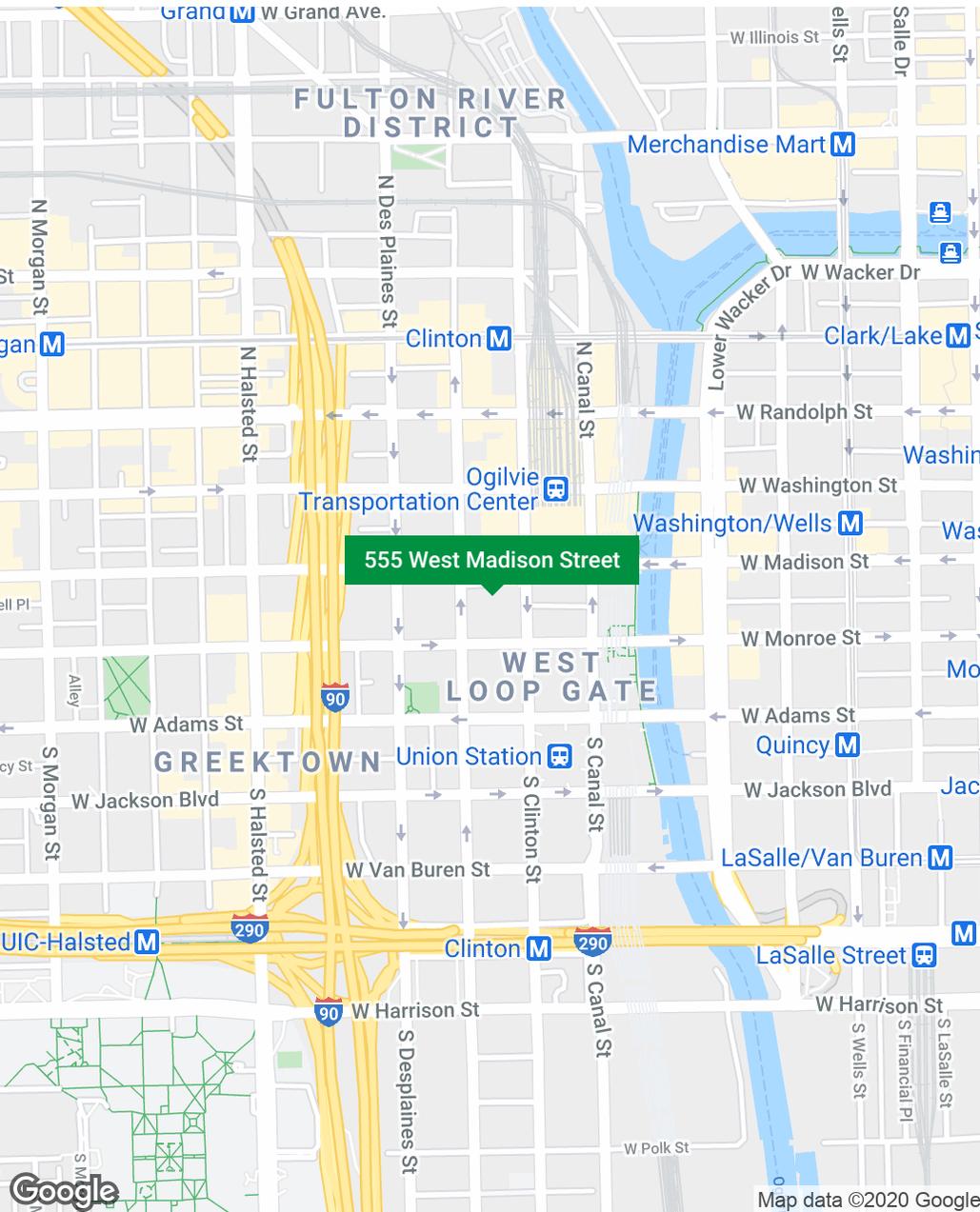
Manny's Coffee
Shop and Deli
Atino's Pizza
Eppel's

W Taylor St

S Canal St

S Dearborn St

S Clark St



Location Description

Presidential Towers is located within Downtown Chicago in the affluent West Loop neighborhood. The Property is part of a thriving community that will experience a projected 7.07% population growth over the next five (5) years and maintains a median household income of \$107,394 within a half mile radius. The Property is situated on two (2) city blocks between West Madison Street and West Monroe Street (east/west thoroughfares) and between South Clinton Street and South Des Plaines Street with South Jefferson Street running through the middle (north/south thoroughfares). With this location, Presidential Towers finds itself in one of Chicago's most densely populated neighborhoods (94,000 residents within a one-mile radius) with excellent public transit options. Presidential Towers is just steps from both Union Station and Ogilvie Transportation Center as well as being steps from the Clinton Green/Pink "L" Station and Clinton Blue "L" station. It is worth noting that the asset is surrounded by several companies that help drive a daytime employee population of approximately 492,000 pedestrians within one (1) mile of the Property. Some of those companies include: Boeing Corporate Offices, CDW, Deloitte, Ernst & Young, Google, IBM Chicago Offices, and Walgreen's Corporate Offices among many others. Another feature of this location is the convenient accessibility via the Kennedy Expressway (Interstate-90 & Interstate-94), and Interstate-290 with the access ramps located just two (2) blocks to the west. Neighboring retailers include: Whole Foods, Mariano's, Chicago's French Market, Revival Food Hall, Walgreen's, CVS/Pharmacy, Starbucks, Girl and the Goat, Little Goat, Au Cheval, Chipotle, and many others.

Location Details

Market	Chicago
Sub Market	West Loop
County	Cook
Cross Streets	Monroe/Jefferson, Monroe/Clinton, Madison/Clinton, Madison/Jefferson
Traffic Count:	Up To 45,000 VPD

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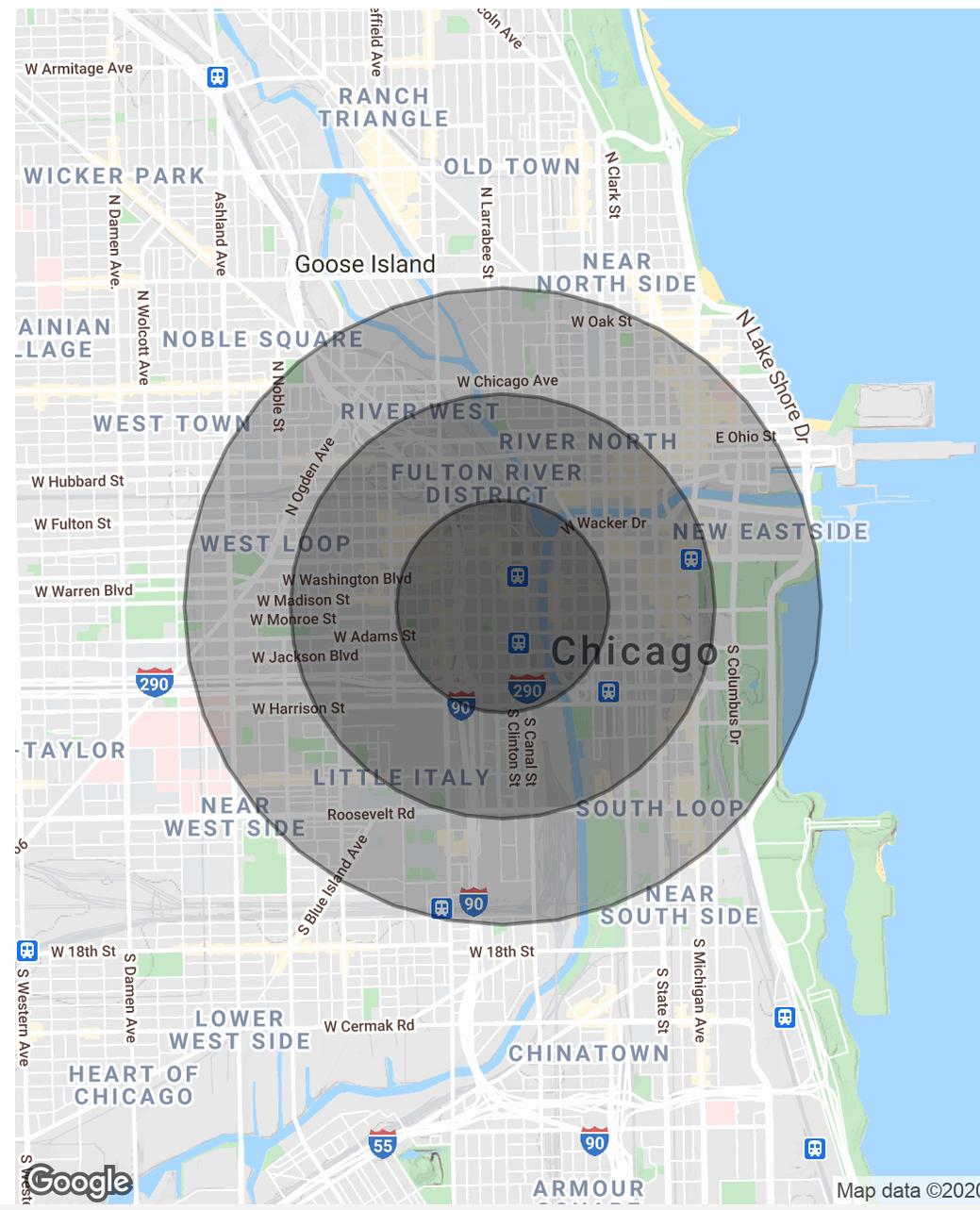
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	11,319	35,778	92,361
Average age	31.3	32.1	32.9
Average age (Male)	31.5	32.9	33.4
Average age (Female)	32.0	31.8	32.4

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total households	7,188	20,068	51,833
# of persons per HH	1.6	1.8	1.8
Average HH income	\$107,394	\$118,973	\$115,576
Average house value	\$480,249	\$429,906	\$466,869

Race	0.5 Miles	1 Mile	1.5 Miles
% White	66.7%	68.1%	67.0%
% Black	9.6%	12.4%	14.3%
% Asian	20.4%	14.8%	13.6%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.2%
% Other	1.0%	2.3%	2.8%

* Demographic data derived from 2010 US Census



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