

216 W. Jackson Boulevard

West Loop Office Space for Lease

BUILDING UNDER NEW OWNERSHIP

READY TO DO DEALS – \$19.50/SF GROSS

FOR MORE INFORMATION CONTACT:

JOSH CRANE

312.275.3117 // josh@baumrealty.com

PAUL FISHBEIN

312.275.3121 // paul@baumrealty.com



For Lease

Boutique Office Property



PROPERTY HIGHLIGHTS

- ④ 10-story vintage office building located in the commuter friendly West Loop just steps from Quincy CTA 'L' station
- ④ The building is under new ownership and eager to make deals happen
- ④ Asking rate: \$19.50/SF Gross
- ④ Less than a 10 min walk to Union Station, Ogilvie Transportation Center, and LaSalle Street Metra station
- ④ Vibrant West Loop / Fulton River District location close to restaurants, shopping, gyms, hotels, and other amenities
- ④ Nearby attractions include the Willis Tower, The Old Post Office, and the BMO Harris Bank Tower
- ④ On-site amenities include a restaurant, convenience store, and sundry shop
- ④ Multiple configurations available including partial floor, full floor, and multi-floor options

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High-tech infrastructure designed to keep your business connected.

HIGH SPEED INTERNET CONNECTIONS

6 fiber providers for the building (AT&T, Comcast, Crown Castle Fiber, Verizon Enterprise, and Zayo Group) give you options for dedicated, business-grade fiber-optic internet connection with guaranteed upload/download speeds

Coaxial cabling can provide **bundled phone, cable TV, and basic internet**

MAXIMUM OUTAGE PROTECTION

Multiple points of entry on different sides of the building and diverse riser pathways create **maximum redundancy to mitigate the risk of on outage**

FUTURE READY INFRASTRUCTURE

Additional riser capacity is available throughout the building to provide **support for future internet service providers and tenant needs**

DEDICATED TELECOM PROTECTION SYSTEMS

Protected **telecom equipment area separate from other utilities** to reduce the potential of service disruption

Dedicated risers contain and protect telecom cables from damage



WiredScore
GOLD

Available
Space

Floor 2	Suite 200	4,221 SF
Floor 2	Suite 205	7,136 SF
Floor 3	Suite 300	18,189 SF
Floor 4	Suite 400	18,198 SF (spec)
Floor 5	Suite 500	18,199 SF (spec)
Floor 6	Suite 625	3,835 SF
Floor 6	Suite 635	771 SF
Floor 6	Suite 645	1,334 SF
Floor 7	Suite 700	18,240 SF
Floor 8	Suite 800	18,240 SF
Floor 9	Suite 915	3,850 SF
Floor 9	Suite 975	4,631 SF

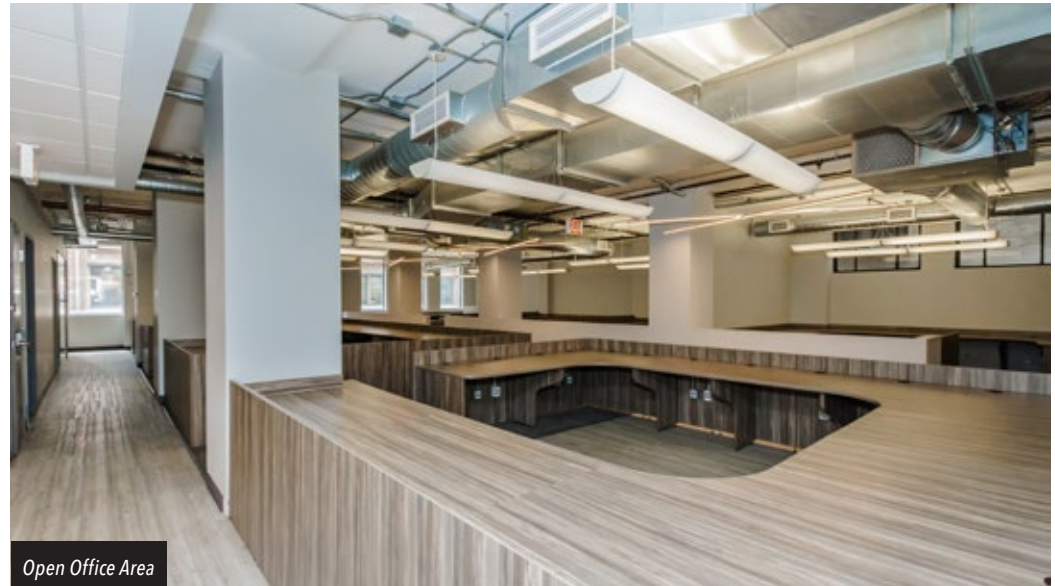
Typical Full Floor Plate ±18,199 RSF
(5th Floor Spec Layout)





Building
Photos

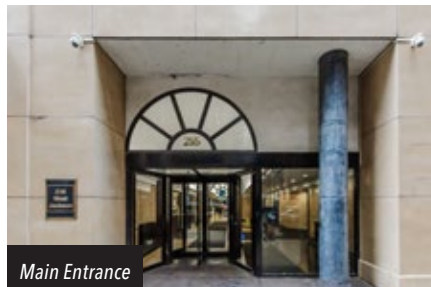
Office Common Area



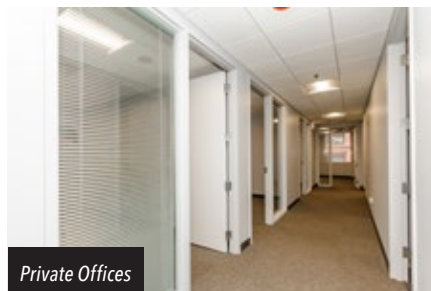
Open Office Area



Reception



Main Entrance



Private Offices



Lobby

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Unparalleled

West Loop Location

The property is next door to the Quincy CTA station with Green, Pink, Orange, Purple, and Brown line service. Ogilvie Transportation Center, Chicago's main Metra rail commuter hub, Union Station, and the LaSalle Metra station are all within a 10 minute walk.

WITHIN WALKING DISTANCE OF

32

Hotels

213

Retail Locations

380

Restaurants

15

Fitness Options



98

Walk Score



100

Transit Score



86

Bike Score

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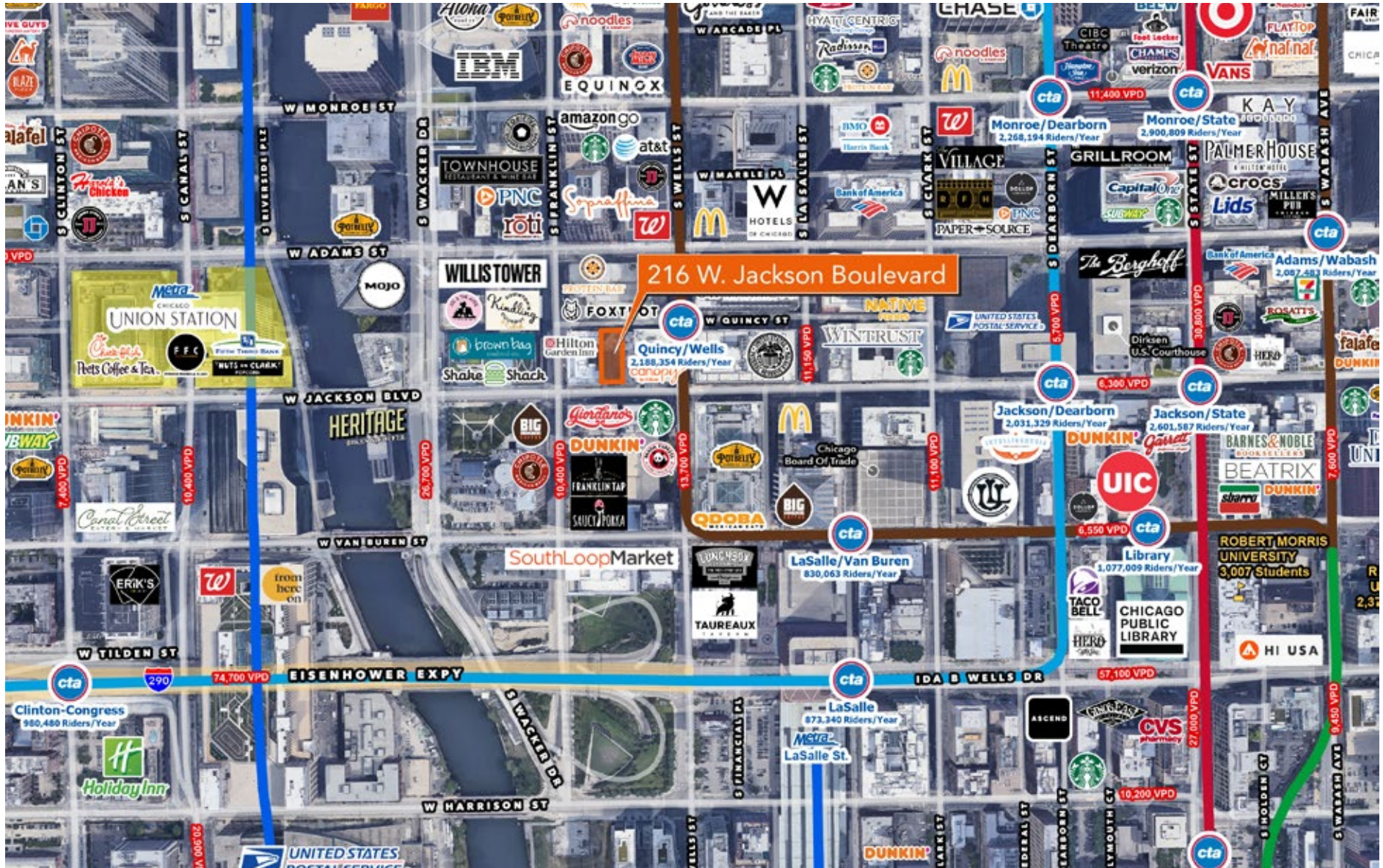
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