

Office & Retail Space Available



**218 – 228 South Wabash
Chicago IL.**

THREE GREAT BUILDINGS ONE GREAT ADDRESS

- Classic Architectural Elements
- Entire Property Undergoing Total Renovation
- New Life-Safety Systems
- Owner will build the spaces to suit your needs
- Tenant Controlled HVAC in select spaces
- High Speed Internet Connectivity Throughout
- Owner Occupied Property
- Heavy Floor Loads
- Space from 960- 22,882 RSF
- OFFICE RATES AS LOW AS \$15.50 GROSS
- RETAIL RATES FROM \$35 NNN

For more information, please contact:

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312-373-9072
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Suite 300
Chicago, IL 60610



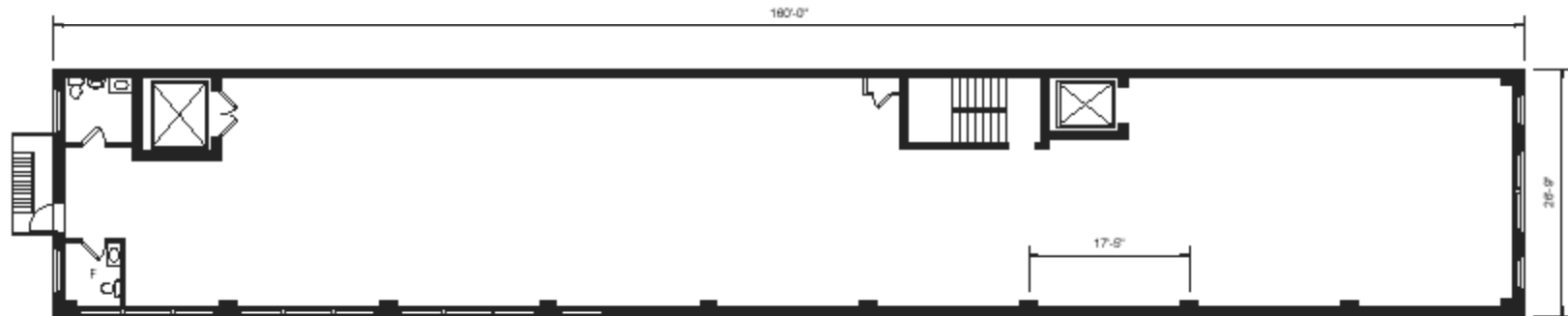
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



AVAILABLE SUITES

218 - 228 S. Wabash, Chicago Il.

<u>Suite</u>	<u>Date Available</u>	<u>Sq. Ft.</u>	<u>Rental Rate</u>	<u>Monthly</u>	<u>Annual</u>	<u>Comments</u>
<u>228 South Wabash Building</u>						
320	Now	960	\$ 15.50	\$ 1,240.00	\$ 14,880.00	Includes Base Building Heat & AC
350	01/01/10	4,160	\$ 16.00	\$ 5,546.67	\$ 66,560.00	Includes Base Building Heat & AC; supplemental AC system; kitchen, etc.
		5,120		\$ 6,786.67	\$ 81,440.00	
<u>218 South Wabash Building</u>						
220R	Now	2,968	\$ 35.00	\$ 8,656.67	\$ 103,880.00	Retail Space - can be combined with 222R
222R	Now	2,304	\$ 35.00	\$ 6,720.00	\$ 80,640.00	Retail Space -
200	05/01/10	2,805	\$ 17.50	\$ 4,090.63	\$ 49,087.50	Special kitchen area, unique layout, large windows; "L" exposure
280	90 Days	2,802	\$ 16.50	\$ 3,852.75	\$ 46,233.00	West side of 2nd floor. Custom buildout.
300 /400	Now	11,443 – 22,882	\$17.50	\$16,687.00	\$200,252.50	Landlord will build to suit.
650	90 Days	2,534	\$ 17.50	\$ 3,695.42	\$ 44,345.00	West side of 6th floor. City view; custom buildout.
<u>226 South Wabash Building</u>						
600	120 Days	3,554	\$ 17.50	\$ 5,182.92	\$ 62,195.00	New elevator, handicap entry system, custom buildout, full floor
700	120 Days	3,554	\$ 17.50	\$ 5,182.92	\$ 62,195.00	New elevator, handicap entry system, custom buildout, full floor
800	05/01/10	3,554	\$ 17.50	\$ 5,182.92	\$ 62,195.00	New elevator, handicap entry system, custom buildout, full floor

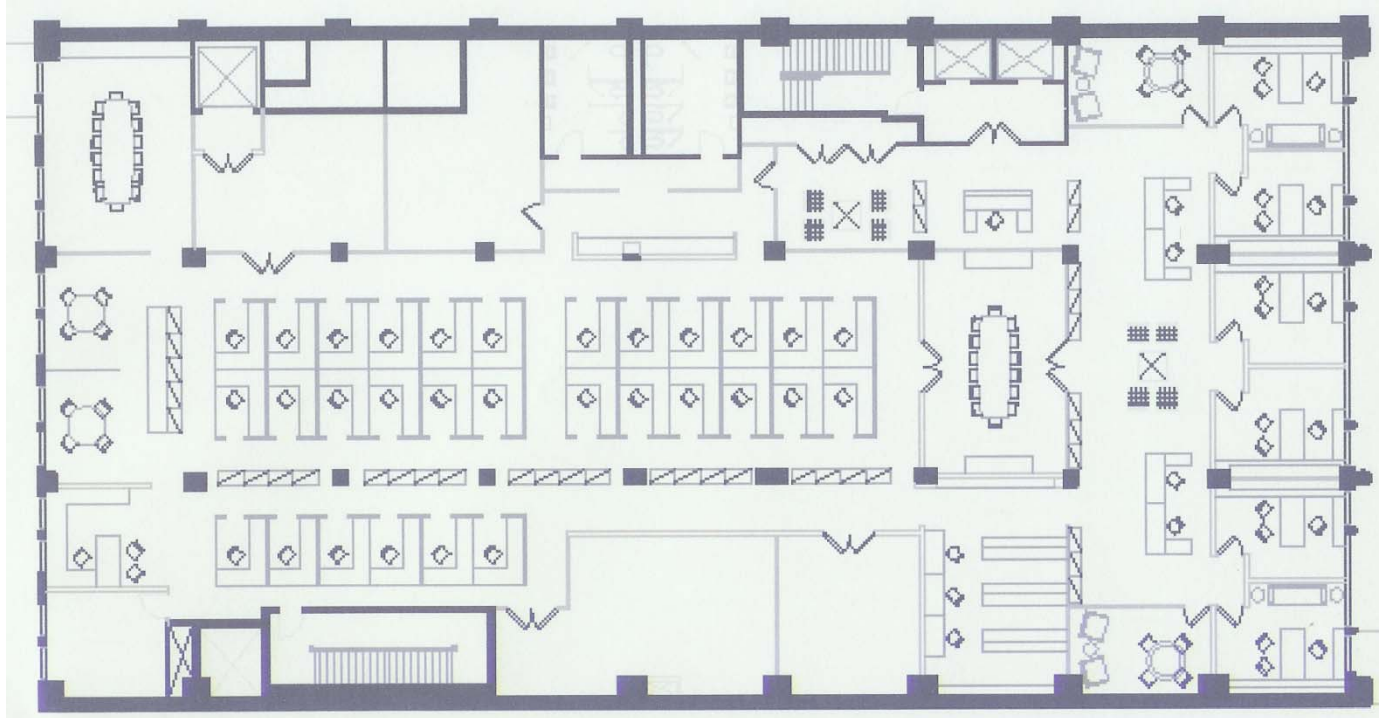


SAMPLE LAYOUT
TYPICAL FLOOR

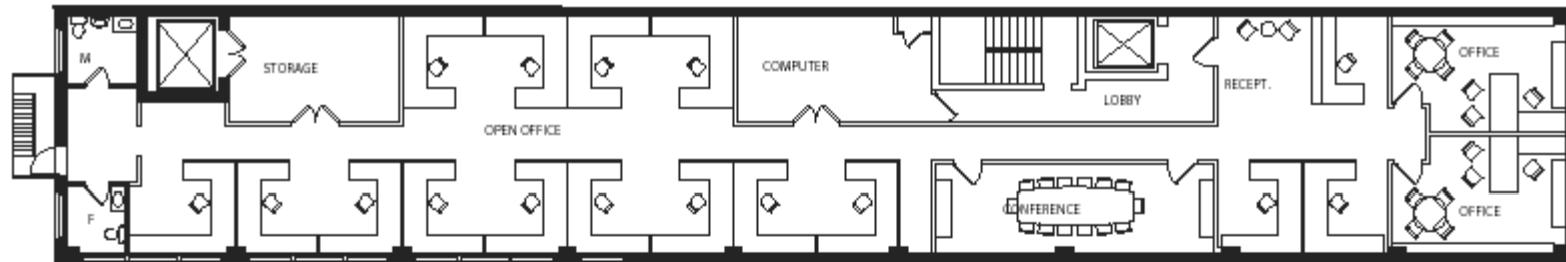
226 South Wabash Building

Ashwood Properties, Inc.
312-663-1700

Sample Open Plan Layout



Sample Layout

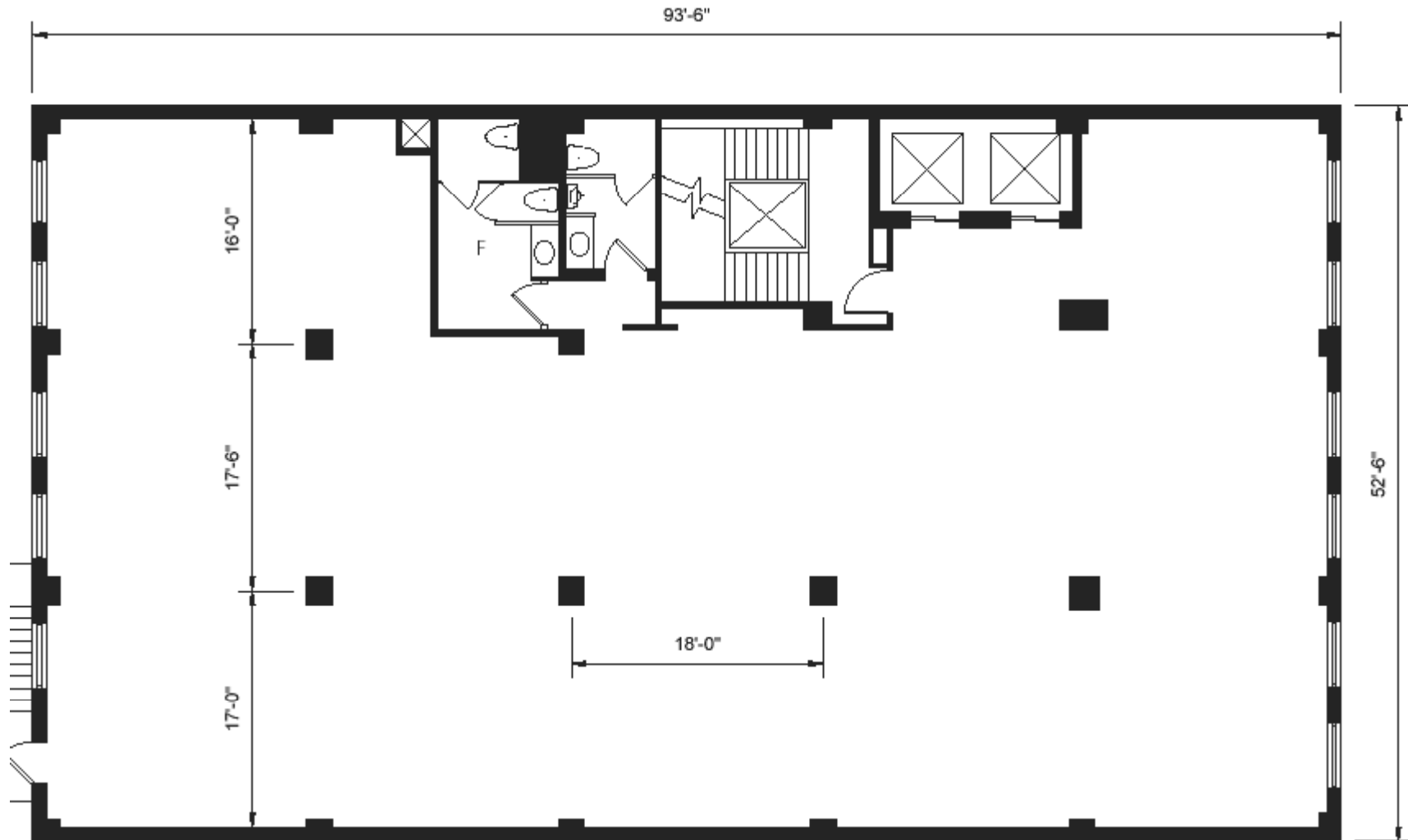


SAMPLE LAYOUT
TYPICAL FLOOR

226 South Wabash Building

Ashwood Properties, Inc.
312-663-1700

Sample Layout With Offices



Sample Layout