



**110 N Peoria #104 - \$349,900**

**BILL WENTHEN, BROKER OWNER**

**312-663-6035**

**WDWPROPERTIES.COM**



# Prime 1650 sq/ft office space

*Vibrant west loop location 1/2 block south of Randolph street and restaurant row in the heart of the booming Chicago West Loop.*

*1650 square ft space offers 5 office spaces with a large conference room and kitchenette adjacent. Everywhere wireless fiber-speed internet.*

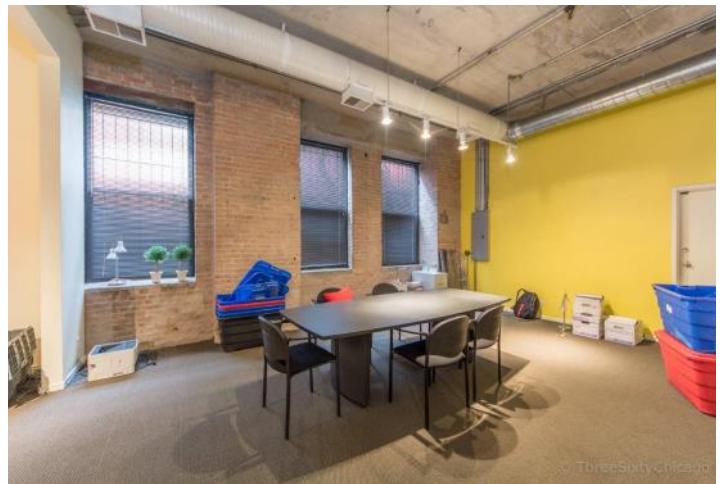
*This space is in superb condition and ready for use, requires no build-out but can be modified/built out for a myriad of uses.*

*First floor entrance from sidewalk, secure building. One parking spot is included in the price. Zoned DX-3. The west loop has experienced significant real estate development recently. Google, Accenture, Vertex and McDonalds have headquarters here to name just a few.*

*The restaurant and retail corridor along Randolph street and thru-out the vicinity of 110 N Peoria is very dynamic and the entire area is a business and retail hub.*

*Steps to the Chicago Loop and major transportation options including Metra, CTA & proximity to expressways. Available for rent at \$22/square foot, tenant pays gas + electric. Taxes under appeal.*

*This location is unrivaled for city office space, the space is clean with a contemporary & open floor plan.*



**Office space is ready for use, generous conference room**



***Large office spaces with fiber speed internet***



**Smartly designed office space, well-lit with high ceilings**



**Four office spaces each with multi-worker capacity**



**Ample office storage space and kitchenette**



**Parking included in price, located in secure garage in building**



**Everywhere Wireless**

Your Multi-Family Internet Solution

## THIS PROPERTY IS EQUIPPED WITH FIBER-SPEED INTERNET!

Everywhere Wireless is the preeminent provider of high-speed Internet, offering the fastest speeds in Chicago, coupled with first-class customer service.

### IS THIS SERVICE WI-FI?

It is not. You can utilize a Wi-Fi router for wireless within your unit. Visit our website for our recommended "dual-band" routers.

### DO I NEED A MODEM?

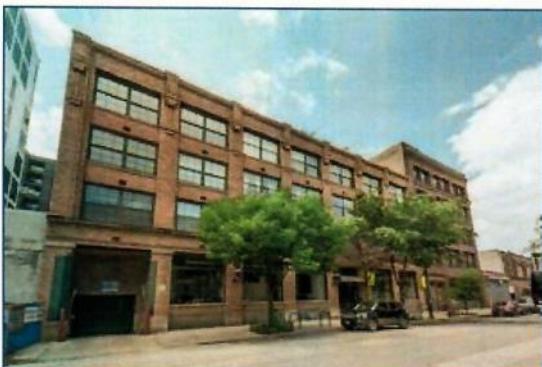
Nope! This is a "plug-and-play" Ethernet deployment similar to an office environment.

### WHAT'S THE COST?

This service is provided to you by your property. Additional services and speed upgrades are available.

Internet is already provided to you by your property. To view speed upgrades, please visit your property's page on our website at:

**[www.EverywhereWireless.com](http://www.EverywhereWireless.com)**



**Office/Tech** MLS #: **10553769** List Price: **\$349,900**  
 Status: **ACTV** List Date: **10/21/2019** Orig List Price: **\$374,000**  
 Area: **8028** List Dt Rec: **10/21/2019** Sold Price:  
 CTGF: **90/94 exit Randolph - take Randolph west to Peoria, south on Peoria**  
 County: **Cook** to **110**  
 Directions: **Lease SF/Y:**  
**Closed:** **Contract:**  
**Off Mkt:** **Concessions:**  
**CTGF:** **List. Mkt Time:** **35** **Rented Price:**  
**County:** **Township:** **West Chicago** **Mthly. Rnt. Price:**  
**Year Built:** **1915** **PIN #:** **17084400231060** **Multiple PINs:** **No**  
**Subtype:** **Condo, Loft Building, Office** **Blt Before 78:** **Yes**  
**Zoning Type:** **Office** **# Stories:** **4**  
**Actual Zoning:** **DX-3** **# Units:** **1**  
**Unit SF:** **1700** (Leasable Area) **Min Rent. SF:** **1650**  
**Units:** **Square Feet** **Max Rent. SF:** **1650**  
**Relist:**

Mobility Score: **96 - Excellent Mobility!**  
 List Price Per SF: **\$205.82** Sold Price Per SF: **\$0**



Lot Dimensions: **1700**  
 Acreage: **0**  
 Land Sq Ft: **10000**

Approx Total Bldg SF: **40000**  
 Gross Rentable Area: **1650**  
 Net Rentable Area: **1650**

Estimated Cam/Sf: **\$0**  
 Est Tax per SF/Y: **\$0**  
 Lease Type: **Modified Gross**

Remarks: **Vibrant west loop location 1/2 block south of Randolph street and restaurant row in the heart of the booming Chicago West Loop. 1650 square ft space offers 5 office spaces with a large conference room and kitchenette adjacent. Everywhere wireless fiber-speed internet. This space is in superb condition and ready for use, requires no build-out but can be modified/built out for a myriad of uses. First floor entrance from sidewalk, secure building. One parking spot is included in the price. Zoned DX-3. The west loop has experienced significant real estate development recently. Google, Accenture, Vertex and McDonalds have headquarters here to name just a few. The restaurant and retail corridor along Randolph street and thru-out the vicinity of 110 N Peoria is very dynamic and the entire area is a business and retail hub. Steps to the Chicago Loop and major transportation options including Metra, CTA & proximity to expressways. Available for rent at \$22/square foot, tenant pays gas + electric. Taxes under appeal. This location is unrivaled for city office space, the space is clean with a contemporary & open floor plan.**

Approximate Age: **Older**

Type Ownership:

Frontage Acc:

Docks/Delivery:

# Drive in Doors: **1**

# Trailer Docks: **1**

Geographic Locale: **Downtown Chicago**

Location: **Central Business District, Public Transport Avail, Urban**

Construction: **Brick, Concrete**

Building Exterior:

Foundation:

Roof Structure:

Roof Coverings:

Air Conditioning: **Central Air, Central Individual**

Heat/Ventilation: **Central Heat/Indiv Controls**

Electrical Svcs: **201-600 Amps**

Fire Protection: **Alarm On Site, Sprinklers-Wet**

Current Use: **Commercial, Condominium, Office and Research, Other**

Potential Use: **Commercial, Office and Research, Other**

Client Needs:

Client Will:

#### Financial Information

Gross Rental Income: **\$0**

Total Income/Month: **\$0**

Total Income/Annual: **\$0**

Annual Net Operating Income: **\$0**

Net Operating Income Year:

Cap Rate:

Misc. Outside:

# Parking Spaces: **1**

Indoor Parking: **1-5 Spaces**

Outdoor Parking:

Parking Ratio:

Misc. Inside:

Floor Finish: **Carpet, Concrete**

Extra Storage Space Available:

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays: **Air Conditioning, Electric, Heat**

Possession:

Sale Terms:

Investment:

Users:

Real Estate Taxes: **\$16,414**

Tax Year: **2018**

Total Annual Expenses: **\$5,484**

Expense Year: **2018**

Expense Source: **Owner Projection**

Loss Factor:

Broker: **WDW Properties (17130) / (312) 663-6035**

List Broker: **Bill Wenthen (140806) / (312) 663-6035 / info@wdwproperties.com**

CoList Broker:

More Agent Contact Info:

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MLS #: 10553769

Prepared By: Bill Wenthen | WDW Properties | 11/24/2019 12:31 PM

