

PRIME CLASS A MAG MILE® OFFICE SPACE!
*****IN THE CENTER OF IT ALL*****

430 North Michigan Avenue, Chicago, IL 60611

Available Suite(s):	6th floor – up to 9,648 SF rentable including separate reception area with elevator ID; excellent west and south views
Divisibility:	Will divide to suit - 2,500 SF or larger
Building Class:	Class A
Building Size:	218,215 SF (currently over 96% occupied)
Facility Type:	Multi-story commercial – ‘class A’ space
Construction:	Granite & glass with steel infrastructure
Number of Stories:	13 stories
Ceiling Height:	Standard office height
HVAC:	Variable zones via modern VAV system
Sprinklers:	Fully sprinklered – wet system throughout
Internet Access:	Fiber infrastructure & riser system in place; service per tenant’s arrangement
Security:	Attended lobby desk during business hours; keycard access afterhours; video monitors & restricted elevator access in place
TI Allowance:	Negotiable
Parking:	Discounted parking available at nearby lots
Zoning:	B6-7
Lease Price:	Starting at \$29.50/SF Gross; \$31.00/SF Gross if divided
Real Estate Taxes/CAM:	Included in Gross lease price
Possession:	Summer 2010 or sooner by mutual agreement
Highlights:	<ul style="list-style-type: none">• Enjoy a Mag Mile® presence and extensive area amenities• Immediate access to public transportation, hotels, restaurants, Starbucks, Walgreens, Charles Schwab, Wrigley Building, Trump Tower, NBC-TV studios, Tribune Tower, the Chicago River and more!• ENERGY STAR - 2009; LEED registered, Gold certification pending• Energy-efficient window replacement & plaza renovation complete by 9/10• Located in the Realtor® Building; strong ownership & on-site management• \$1.25/SF COMMISSION TO CO-OP BROKERS!

CONTACT: Geoffrey Kasselmann, SIOR, LEED AP // gkasselmann@op2mize.com



“Optimal Commercial Real Estate Strategies”

888-831-9595 // 847-813-9898

www.op2mize.com

All information is from sources deemed reliable but is subject to errors, omissions, changes, prior transactions, other conditions, or withdrawal without notice. No representation/warranty is made as to the environmental condition of this property, or those adjacent to it.