

30 N. Racine Avenue / 1201 W. Washington Boulevard, Chicago

A Peppercorn Capital Property

2022-09-05

Available Suites		RSF	Base Rate	RE Taxes	OpEx	MG/RSF	\$/Yr.
1st Floor	Former Sprout Social Office/Potential Retail	7,375	\$30.00	\$6.50	\$3.00	\$39.50	\$291,313
	Current Goodwill Store/Retail	15,562	\$35.00	\$6.50	\$3.00	\$44.50	\$692,509
2nd Floor	Former Basecamp Office	12,882	\$30.00	\$6.50	\$3.00	\$39.50	\$508,839
	Former Vital Proteins Office	15,229	\$27.50	\$6.50	\$3.00	\$37.00	\$563,473
3rd Floor	Former SunTimes Newspaper Office	28,522	\$30.00	\$6.50	\$3.00	\$39.50	\$1,126,619

Proposed Lease Terms

5-year initial lease term.

Includes a 5-month "free rent" period which includes real estate taxes and operating expenses.

Lease rates **do not** include any tenant improvement allowance provided by ownership.

One dedicated parking space per 2,000 RSF, located in heated underground garage.

One 5-year renewal option is included. Renewal option lease rate shall be consistent with comparable rates in the area at that time.

Annual lease rate escalation shall be either CPI or 3.0%, at tenant's discretion.

Additional Property Information and Marketing Materials

Website: <https://30northracine.com/>

1st Floor Former Sprout Social Office/Potential Retail https://my.matterport.com/show/?m=XBoxMFG08Uu&utm_source=4&utm_source=3
Current Goodwill Store/Retail

2nd Floor Former Basecamp Office <https://www.dropbox.com/sh/caeykqn5xpwxil/AABcXeUtylrJh3VmhcYgYyj4a?dl=0>

Former Vital Proteins Office <https://www.dropbox.com/sh/tm01hy8asu48zpw/AAB3t7XVvNns6O3MlvjQY20Da?dl=0>

3rd Floor Former SunTimes Newspaper Office <https://www.dropbox.com/sh/gl9spe3d5vtm12i/AADisw-CxixvgdYLViy1wzvta?dl=0>

Notes

Amenities, which include a roof-top pool and fitness center, listed in separate corresponding marketing materials.

Tenants are responsible for housekeeping and janitorial within their space.

Additional underground parking spaces are available on a limited basis for \$350/month.

Loss-factors range from 13% to 30% based on common corridors, common restrooms, amenities-access corridors and loading docks.

Utilities not included in lease rates, above. All utilities are separately metered.

Disclaimer: Information contained above is intended for discussion purposes only and is subject to change at any time.

Information herein is understood to be accurate however no representations or warranties are intended to be made.