

SPACE AVAILABLE DAMEN CENTER

1340 S. DAMEN— CHICAGO



Space ready to be finished to-suit located in a totally refurbished loft building on Chicago's near west side within the Illinois Medical District.

Space Available:	14,968 SF
Location:	2 nd Floor
Parking:	30 (2 per 1,000 SF)
HVAC:	Separately metered
Bays:	20' x 20'
Clear Height:	11' loft or finished
Rent:	\$14.50 PSF Net with \$25 PSF work letter
Taxes:	\$2.15 PSF (2008 projected)
Operating Expenses:	\$3.90 PSF (2008 projected)
Features include:	<ul style="list-style-type: none">▶ Key-carded lobby▶ Common loading docks▶ 2 independent substations▶ 2 passenger / 1 freight elevator(s)

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas M. Condon, SIOR
Senior Vice President
Direct: 847.698.8212
tcondon@colliersbk.com

Vernon F. Schultz
Executive Vice President
Direct: 847.698.8233
vschultz@colliersbk.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



6250 N. River Rd., Ste. 11-100
Rosemont, Illinois 60018
Tel 847-698-8444
Fax 847-698-8445
www.colliersbk.com



Fitzgerald Earles Architects, Inc.

1820 W. Hubbard, Suite 320 | Chicago, IL 60622
312.491.9840 | Fax 312.491.9844

Client 2011 WEST HASTINGS, 2ND FLOOR, TENANT C RSF _____

Sketch No. SK-32 Project No. 05185.04

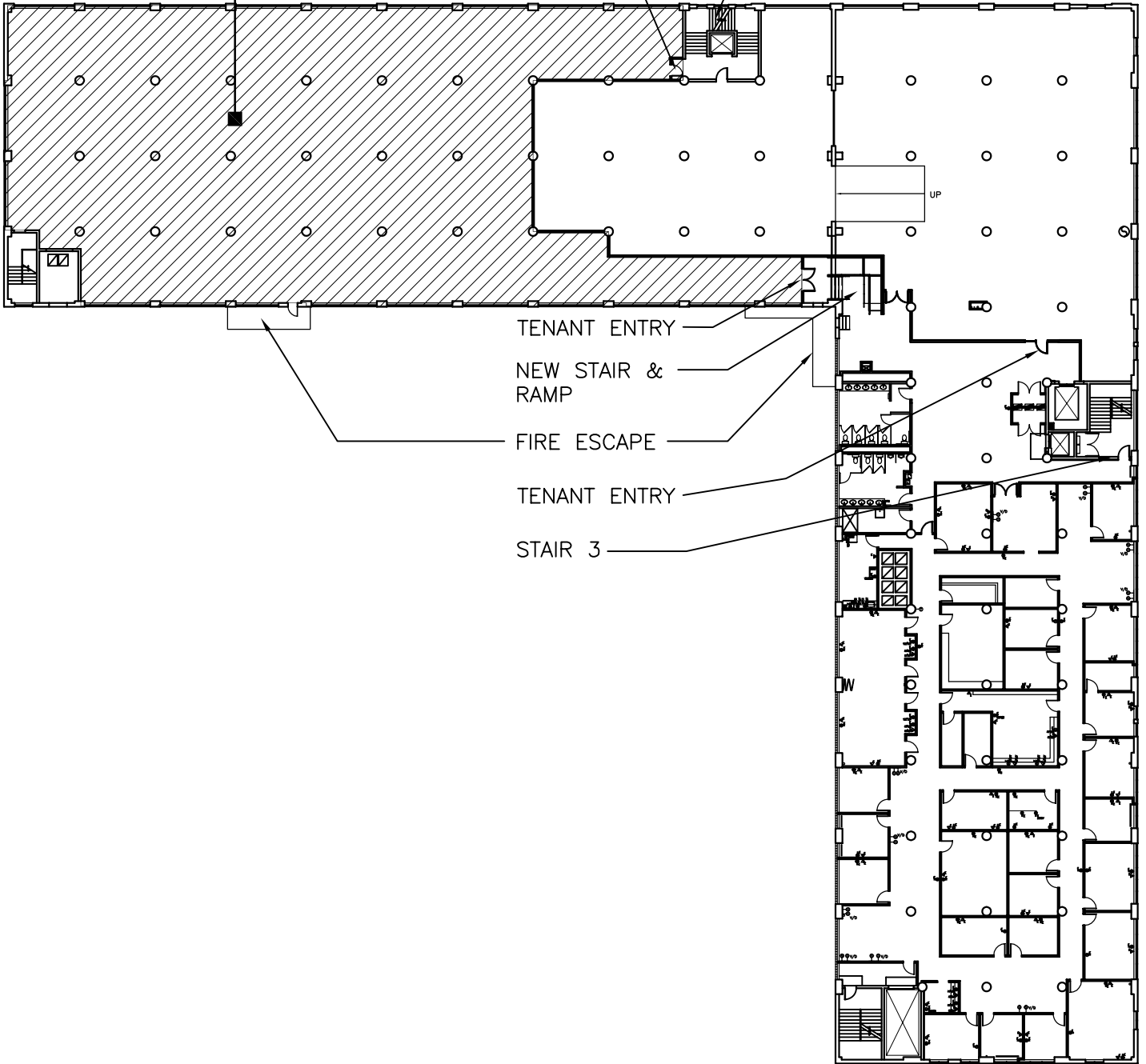
Scale NTS Date 02-28-08

File Name 1-4M.dwg Drawn by: JG Sht. Rev. _____

14,968 R.S.F.
12,597 U.S.F.

TENANT EXIT

STAIR 2



TENANT ENTRY

NEW STAIR &
RAMP

FIRE ESCAPE

TENANT ENTRY

STAIR 3

AVAILABLE

2061 HASTINGS – CHICAGO



6250 N. River Rd., Ste. 11-100
Rosemont, Illinois 60018
Tel 847-698-8444
Fax 847-698-8445
www.colliersbk.com

Rare, flexible, 24' high / bay space located close to downtown in the Illinois Medical District.

Available:	28,015 SF
Total Space:	75,680 SF
Office:	1,000 SF expandable
Loading:	2 exterior docks with levelers
Power:	480 volts
Heat:	Gas unit heaters
Bays:	35' x 31'
Sprinklered:	Yes
Parking:	20 cars (expandable)
Lease Price:	\$5.50 PSF Net
Property Taxes:	\$.59 / SF
CAM:	\$.35 / SF

FOR MORE INFORMATION, PLEASE CONTACT:

Handwritten signature of Thomas M. Condon in black ink.

Thomas M. Condon, SIOR
Senior Vice President
Direct: 847.698.8212
tcondon@colliersbk.com

Handwritten signature of Vernon F. Schultz in black ink.

Vernon F. Schultz
Executive Vice President
Direct: 847.698.8233
vschultz@colliersbk.com

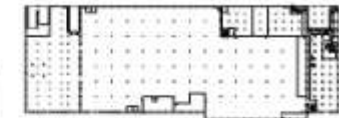
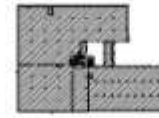
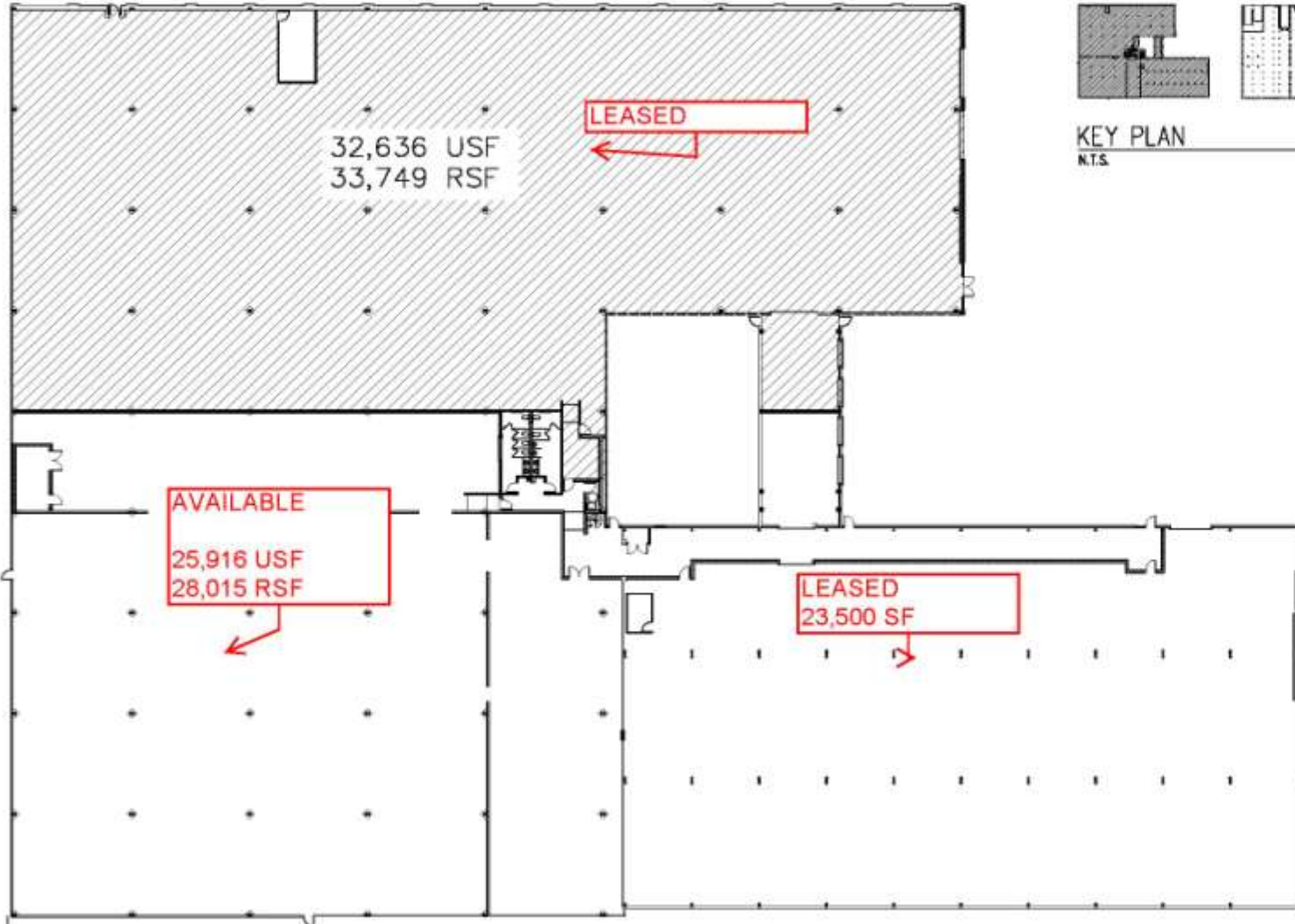
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Fitzgerald Earles Architects, Inc.

1820 W. Hubbard, Suite 320 | Chicago, IL 60622
312.491.9840 | Fax 312.491.9844

Client 2061 HASTINGS - EXHIBIT A RSF 22,780
Sketch No. SK-18 Project No. 06114.01
Scale NTS Date 07-10-07
File Name sf-calculation/1st floor.dwg Drawn by: SM Sht. Rev.



KEY PLAN
N.T.S.

