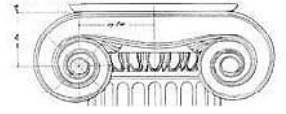


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OFFICE SPACE FOR LEASE

THE CENTURY (2828 N CLARK)

LAKEVIEW, CHICAGO 60657



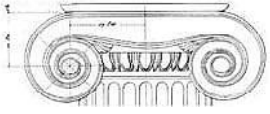
Commercial Space: Iconic multi-use building with vintage ornate terra cotta façade, unique interior atrium and attached parking garage

- 175,000 SF on 8 floors with 400+ car attached parking garage
- Anchor tenants include LA Fitness (51,000 SF), Landmark Century Cinemas (32,000 SF), Aveda Institute (20,000 SF) and Bad Axe Throwing (5,800 SF)
- 21,000 SF floorplates open to 7-story interior atrium topped with 1,500 SF skylight
- Suites available ranging from 976 SF to 18,850 SF+
 - Suite 201 – 1,489 SF **[LEASE PENDING]**
 - Suites 208 - 211 – 6,428 SF **[LEASE PENDING]**
 - Suites 215 - 219 – 6,300 SF, divisible to approx. 1,300 SF
 - Suites 301 - 339 – 18,850 SF, divisible (see demising plan)
 - Suite 401 - 408 – 976 + 1,400 SF, combinable for 2,376 SF
 - Suite 416 – 4,089 SF **[LEASE PENDING]**
 - Suite 422 – 2,048 SF

“Turnkey” delivery and/or TI allowances available for credit-worthy tenants.

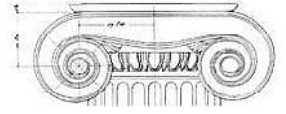
Base Rent: \$28-\$35/SF, modified gross for basic office build-out. Additional tenant-specific build-out is available and can be amortized as an addition the base rent.

Additional Expenses: Pro rata share of *increases* in real estate taxes and common area maintenance (CAM) expenses of approx. \$10.35/SF.



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Location: In the historic Diversey/Century theatre complex just north of the five-way intersection at Clark Street, Diversey Parkway and Broadway. This is one of the strongest market areas in Chicago and is one of the primary commercial districts in East Lakeview/Lincoln Park.

Demographics: (2017)	1.0 mi	3.0 mi
Population	85,581	408,366
Households	48,527	214,168
Total Daytime Population	69,149	435,105
Average Household Income	\$102,323	\$104,820
Median Household Income	\$67,207	\$69,918

Traffic Counts: 10-20,000 vehicles per day (VPD) on Clark Street, 13,500 VPD on Diversey Pkwy.

The Landmark Century Theatre in the building serves 3 -6,000 movie patrons per week.

Zoning: PD139 (Planned Development) that permits a very broad range of commercial uses based on historic B5 zoning

Availability: Typically 60 - 90 days from lease execution

For further information, please contact:

Scott Fithian
(773) 404-4314 (direct)
Scott@lordcompanies.com

Keith Lord
(312) 944-6270
Keith@lordcompanies.com

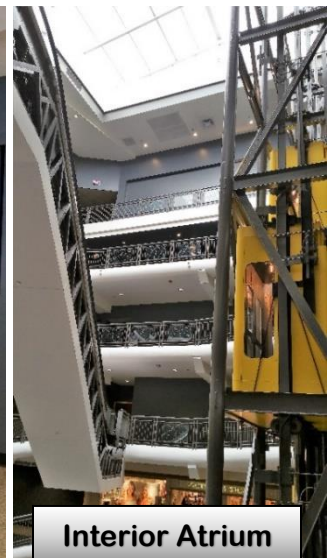
**Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



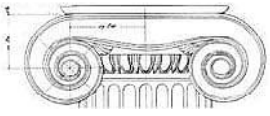
Retail Brokers Network affiliate for Chicago.
The Retail Brokers Network has over 65 independent commercial real estate offices providing their local expertise to retailers, developers and investors throughout North America
www.retailbrokersnetwork.com



Main Entry Lobby

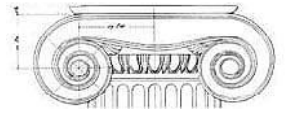


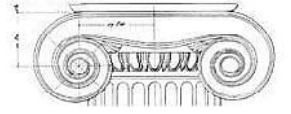
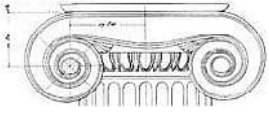
Interior Atrium



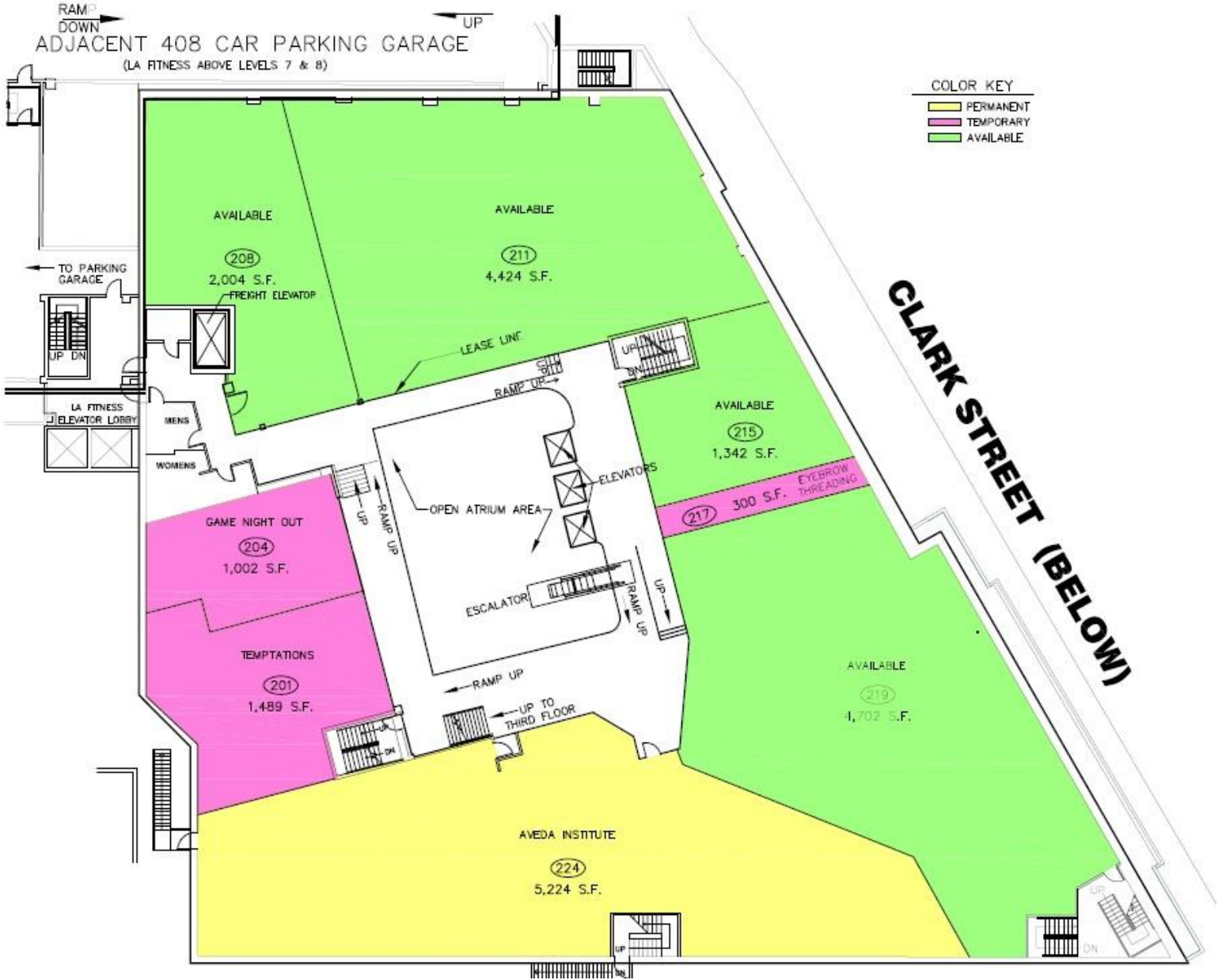
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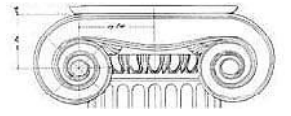
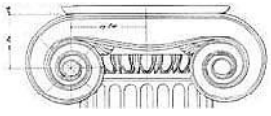
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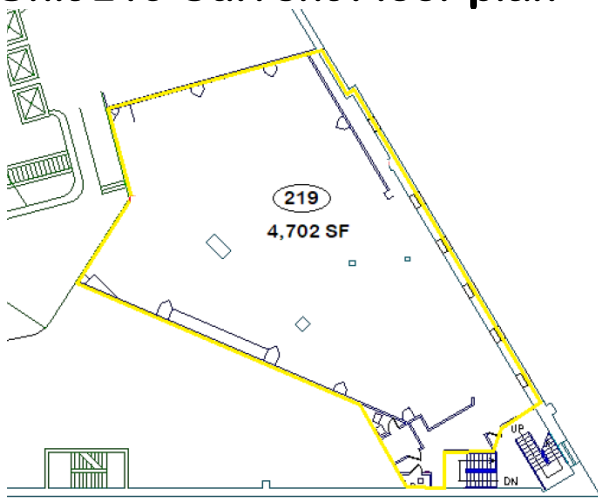


2nd floor Leasing Plan





Unit 219 Current Floor plan



Front entrance from atrium (outside)



Front entrance from inside



View toward front

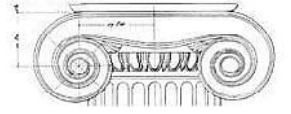
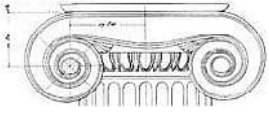


View from rear

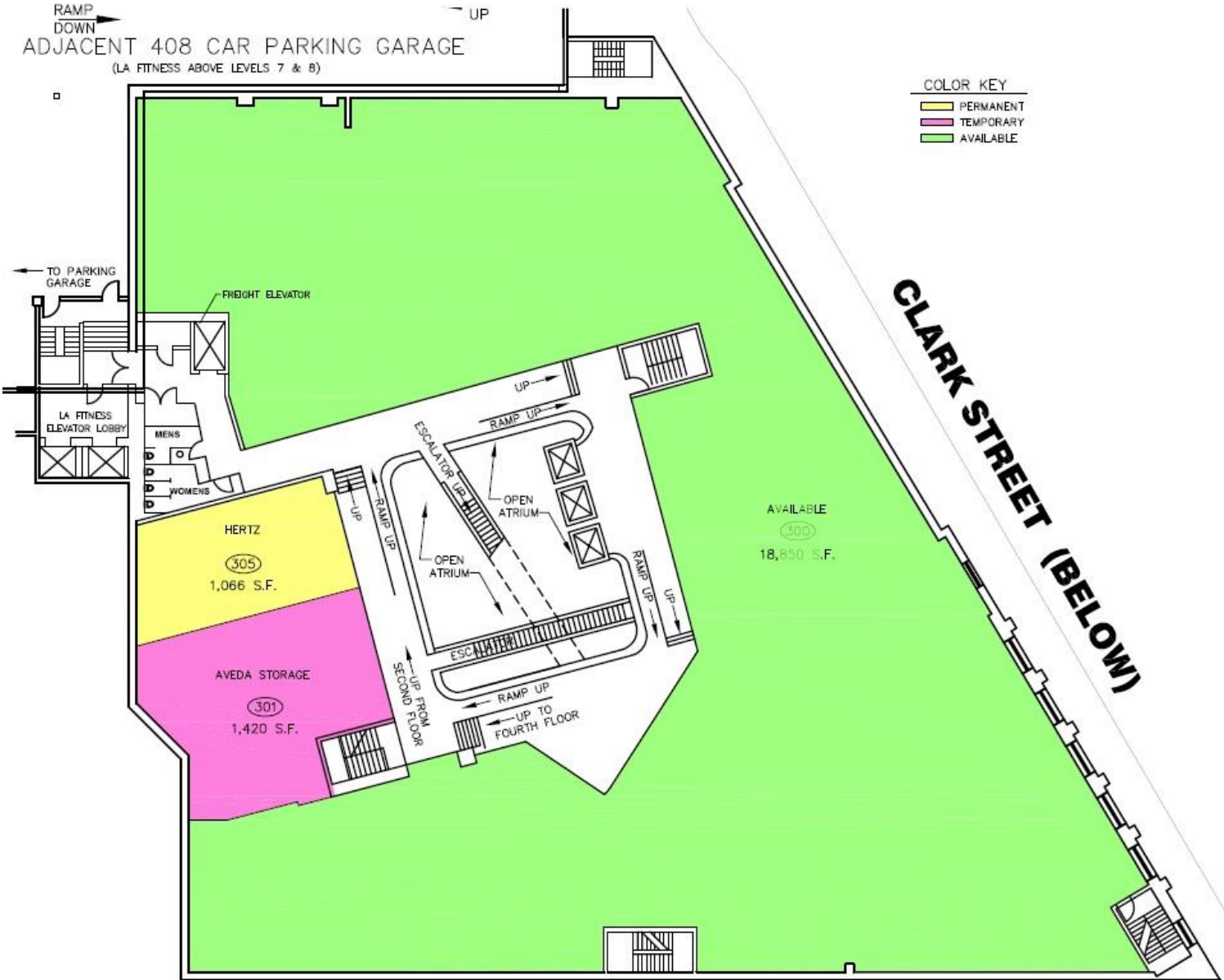


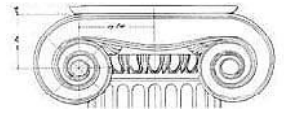
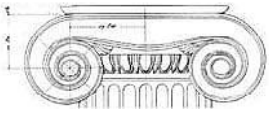
Exposed brick and windows in rear



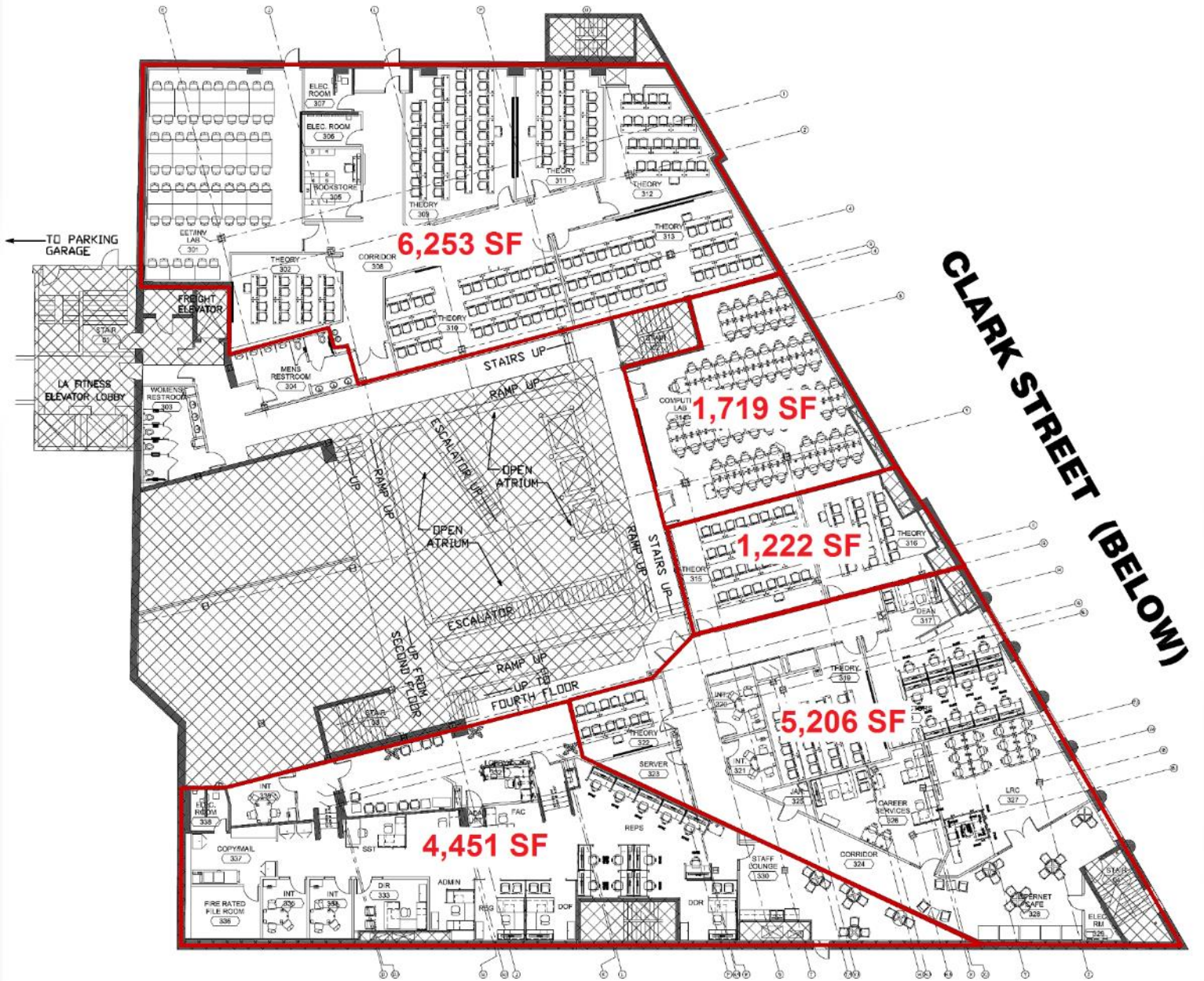


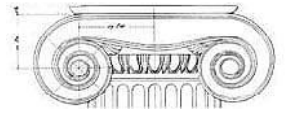
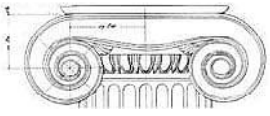
3rd floor Leasing Plan





3rd Floor Potential Demising Plan





3rd Floor Photos

Admin offices entry



Admin office view toward atrium



Admin workstations



Front workstation Area



Student resource center entry



Student resource center

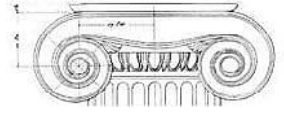
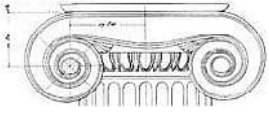


Computer lab

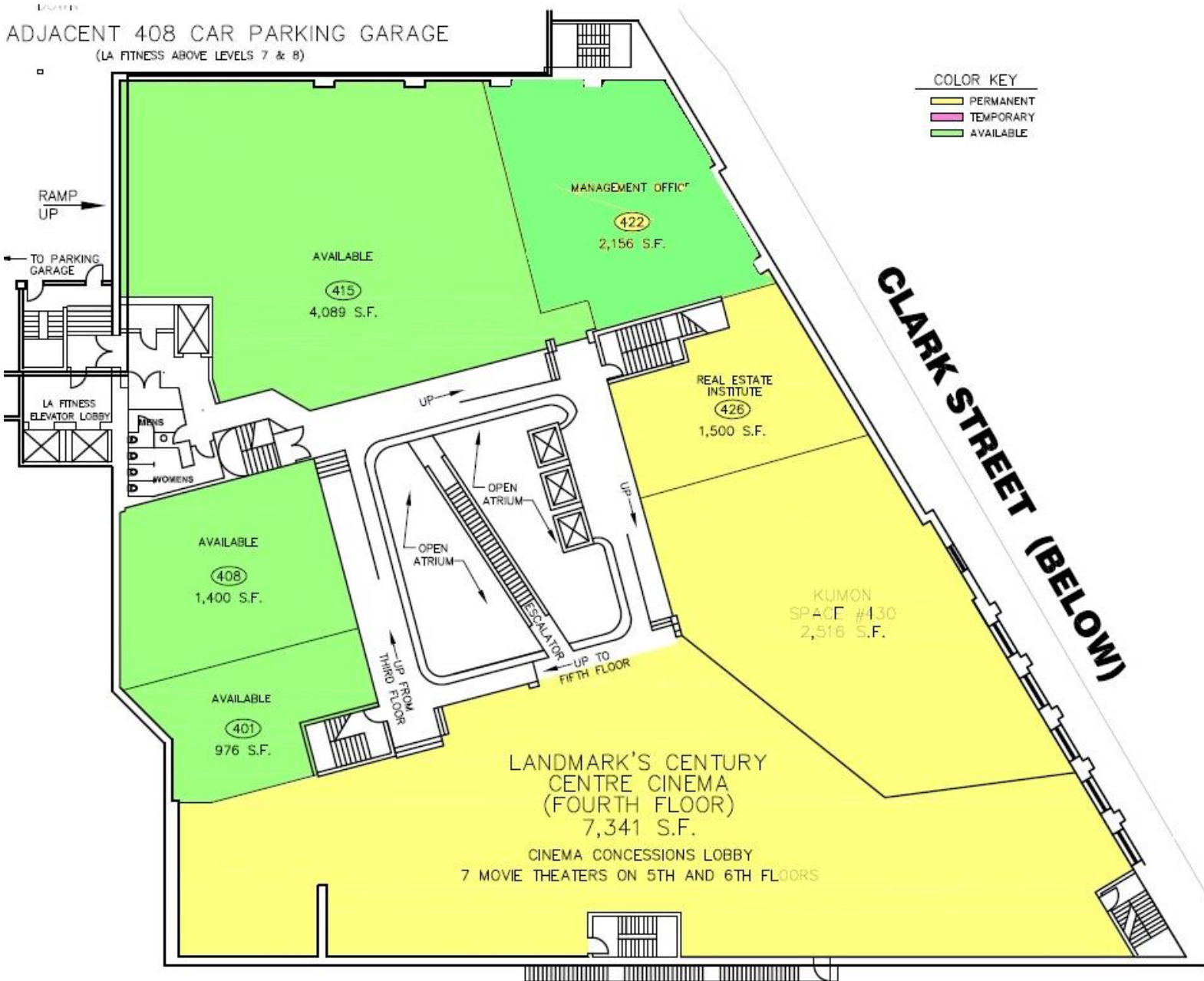


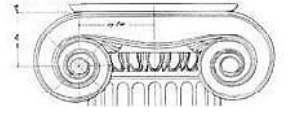
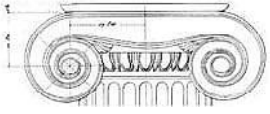
Classroom



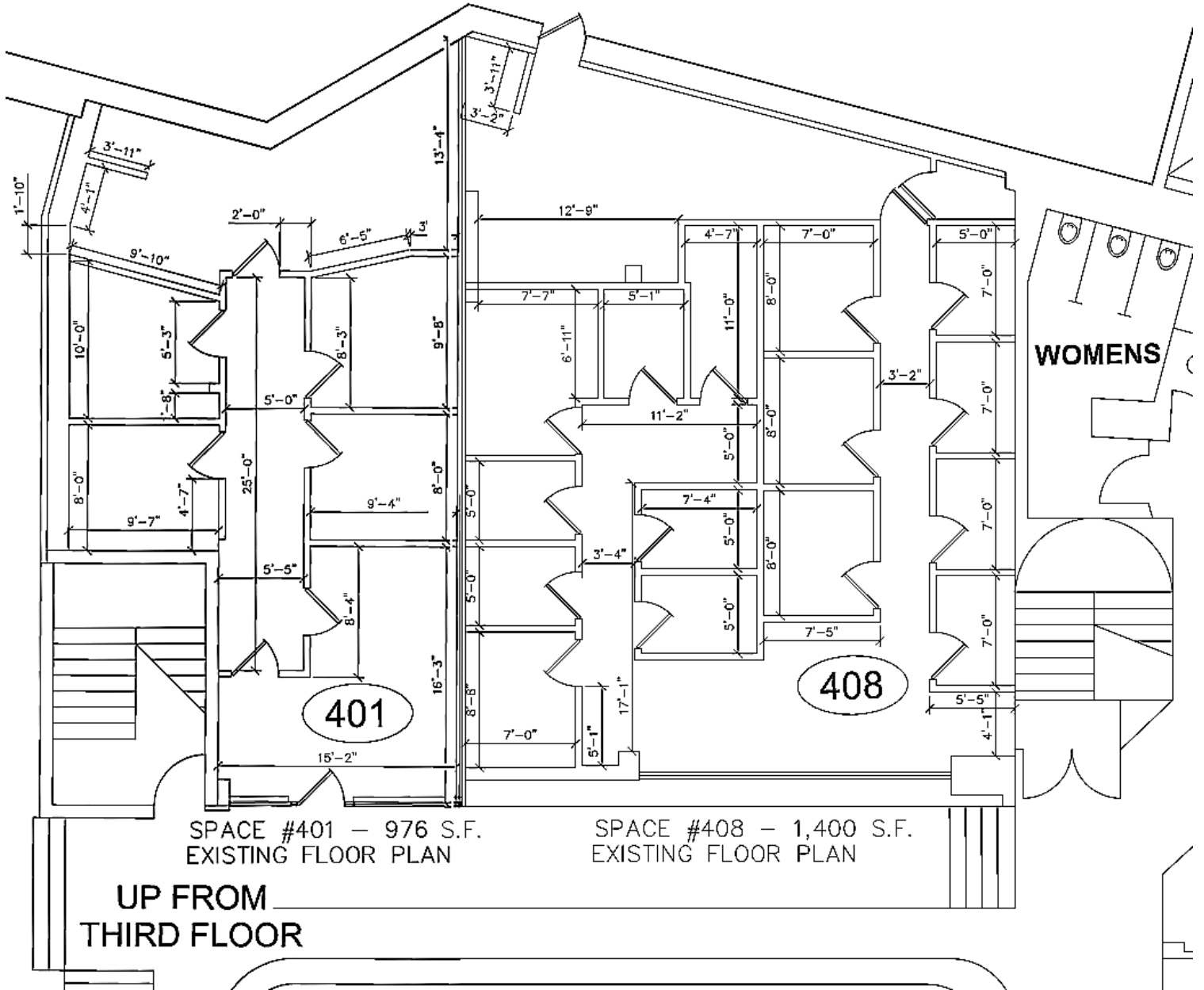


4th floor Leasing Plan





Units 401 & 408 Current Space Plans

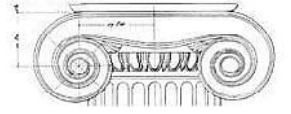
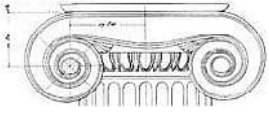


Unit 401 storefront



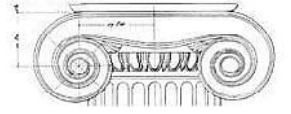
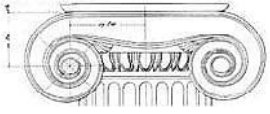
Unit 408 storefront





Units 415 & 422 Current Space Plans





Area Retailers

