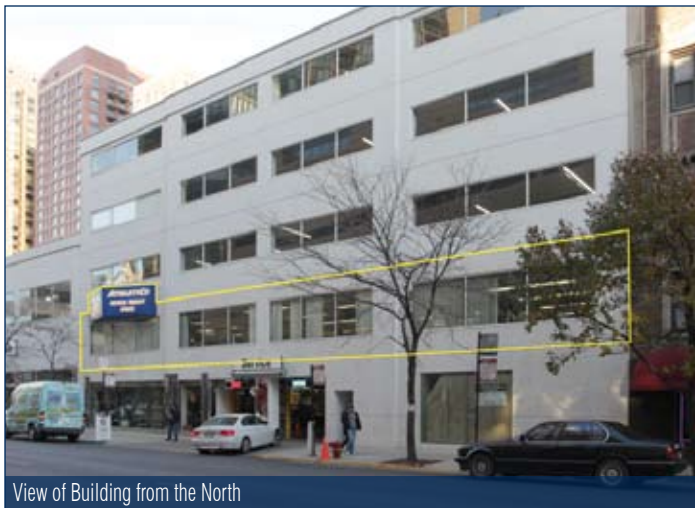




View of Building

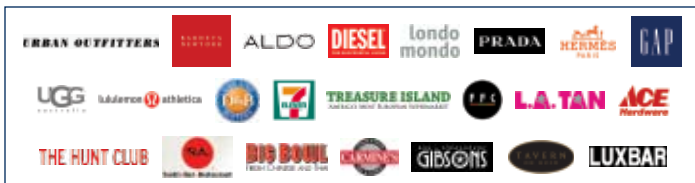


View of Building from the North

PROPERTY DESCRIPTION & FEATURES

- +/-10,000 SF of 2nd level office/retail space - currently built-out as a rehabilitation clinic (Athletico)
- Direct elevator access into space from 1st floor lobby
- Great signage opportunities
- Surrounded by an abundance of residential units, hotels, restaurants, and high-end retail
- Located just 2 blocks from the CTA Red Line Clark/Division Station
- 14,800 VPD on Clark Street

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	.5 MILE	1 MILE	1.5 MILE
Population	37,975	85,793	126,694
Households	24,582	53,730	72,256
Average Household Income	\$128,528	\$132,696	\$135,079
Daytime Employees	37,039	115,467	448,423

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1031 North Clark Chicago, IL 60610

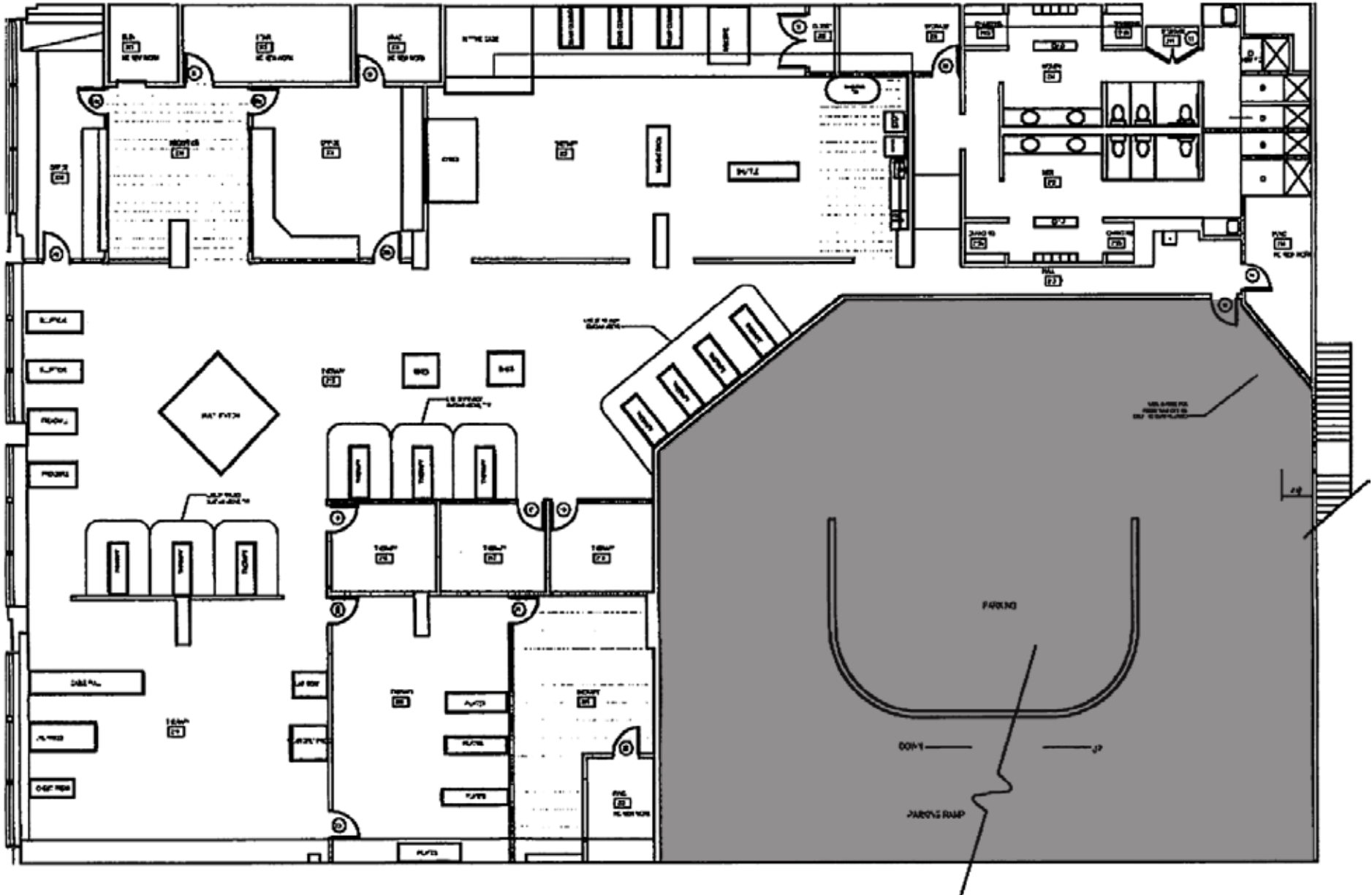
Excellent 2nd Level Office/Retail Opportunity in Chicago's Gold Coast



Direct elevator access
into space from
1st floor lobby



CLARK STREET



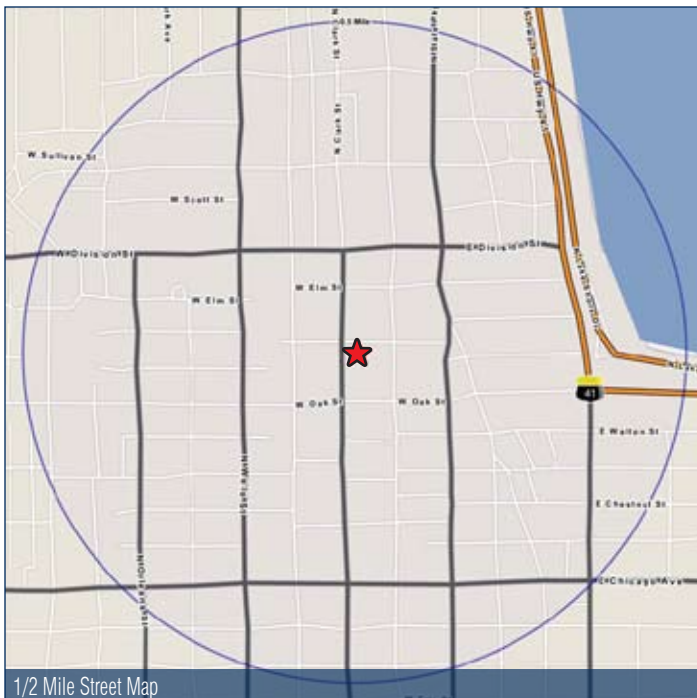
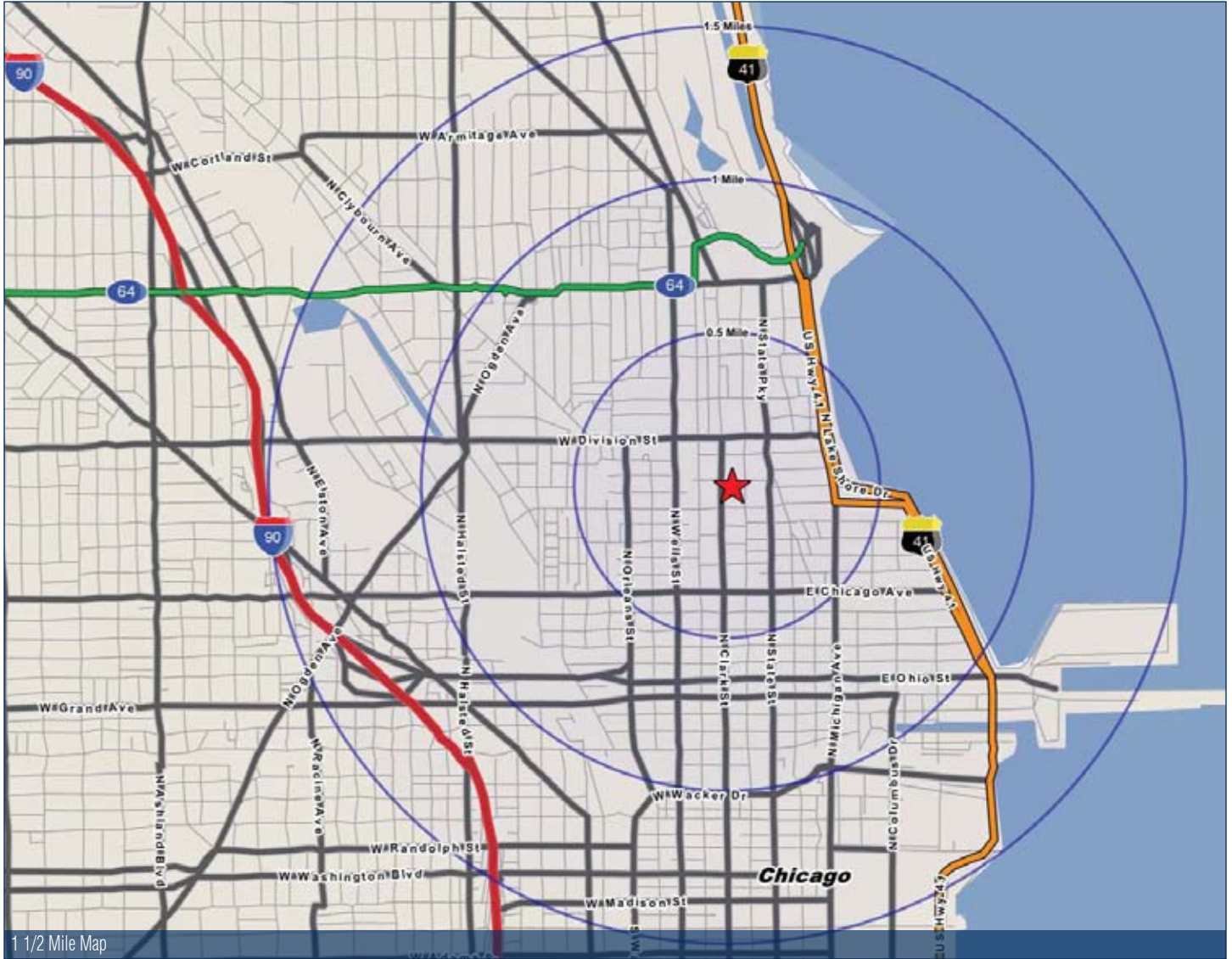
FLOOR PLAN

1031 North Clark Chicago, IL 60610

Excellent 2nd Level Office/Retail Opportunity in Chicago's Gold Coast



LOCATION STUDY



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.90171/-87.6312

1031 N. Clark St.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	37,975	85,793	126,694
	2015 Projected Population	49,977	119,031	174,601
	2000 Census Population	36,050	75,787	104,481
	1990 Census Population	33,233	66,785	89,820
	Historical Annual Growth 1990 to 2010	0.7%	1.4%	2.1%
	Projected Annual Growth 2010 to 2015	6.3%	7.7%	7.6%
HOUSEHOLDS	2010 Est. Households	24,582	53,730	77,256
	2015 Proj. Households	33,563	76,281	108,835
	2000 Census Households	23,520	47,308	63,646
	1990 Census Households	20,475	39,830	52,852
	Historical Annual Growth 1990 to 2010	1.0%	1.7%	2.3%
	Projected Annual Growth 2010 to 2015	7.3%	8.4%	8.2%
AGE	2010 Est. Population 0 to 9 Years	6.6%	8.2%	8.2%
	2010 Est. Population 10 to 19 Years	6.5%	7.0%	6.8%
	2010 Est. Population 20 to 29 Years	19.1%	18.2%	18.5%
	2010 Est. Population 30 to 44 Years	25.0%	26.7%	27.4%
	2010 Est. Population 45 to 59 Years	23.3%	22.6%	22.6%
	2010 Est. Population 60 to 74 Years	13.7%	12.5%	11.9%
	2010 Est. Population 75 Years Plus	5.7%	4.9%	4.5%
	2010 Est. Median Age	39.1	37.7	37.4
MARITAL STATUS & SEX	2010 Est. Male Population	47.3%	47.6%	48.6%
	2010 Est. Female Population	52.7%	52.4%	51.4%
	2010 Est. Never Married	48.5%	47.7%	46.1%
	2010 Est. Now Married	29.0%	31.7%	34.4%
	2010 Est. Separated or Divorced	17.4%	16.3%	15.6%
	2010 Est. Widowed	5.2%	4.3%	3.9%
INCOME	2010 Est. HH Income \$200,000 or More	15.6%	16.3%	16.5%
	2010 Est. HH Income \$150,000 to \$199,999	8.9%	9.9%	11.2%
	2010 Est. HH Income \$100,000 to \$149,999	14.7%	15.8%	17.0%
	2010 Est. HH Income \$75,000 to \$99,999	10.4%	10.5%	10.8%
	2010 Est. HH Income \$50,000 to \$74,999	14.7%	14.2%	13.7%
	2010 Est. HH Income \$35,000 to \$49,999	10.4%	9.8%	9.7%
	2010 Est. HH Income \$25,000 to \$34,999	6.6%	6.0%	5.4%
	2010 Est. HH Income \$15,000 to \$24,999	6.5%	6.0%	5.6%
	2010 Est. HH Income \$0 to \$14,999	12.2%	11.6%	10.1%
	2010 Est. Average Household Income	\$128,528	\$132,696	\$135,079
	2010 Est. Median HH Income	\$79,488	\$84,561	\$91,048
	2010 Est. Per Capita Income	\$84,891	\$84,054	\$83,280
2010 Est. Number of Businesses	2,819	10,035	23,943	
2010 Est. Total Number of Employees	37,039	155,467	448,423	

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Lat/Lon: 41.90171/-87.6312

1031 N. Clark St.

Chicago, IL

	0.5 Mile	1 Mile	1.5 Miles	
RACE	2010 Est. White Population	79.7%	75.2%	76.8%
	2010 Est. Black Population	13.8%	17.5%	15.6%
	2010 Est. Asian & Pacific Islander	5.9%	6.6%	6.8%
	2010 Est. American Indian & Alaska Native	0.2%	0.2%	0.3%
	2010 Est. Other Races Population	0.4%	0.4%	0.5%
HISPANIC	2010 Est. Hispanic Population	3,382	7,634	12,680
	2010 Est. Hispanic Population Percent	8.9%	8.9%	10.0%
	2015 Proj. Hispanic Population Percent	12.0%	11.9%	13.0%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	29,711	66,303	98,322
	2010 Est. Elementary (0 to 8)	2.0%	2.0%	2.2%
	2010 Est. Some High School (9 to 11)	3.1%	3.4%	2.9%
	2010 Est. High School Graduate (12)	9.3%	9.2%	8.8%
	2010 Est. Some College (13 to 16)	13.6%	12.9%	12.3%
	2010 Est. Associate Degree Only	4.1%	3.9%	3.9%
	2010 Est. Bachelor Degree Only	35.5%	35.5%	36.4%
	2010 Est. Graduate Degree	32.4%	33.1%	33.4%
HOUSING	2010 Est. Total Housing Units	28,541	63,601	92,058
	2010 Est. Owner Occupied Percent	38.4%	39.3%	40.4%
	2010 Est. Renter Occupied Percent	47.7%	45.2%	43.5%
	2010 Est. Vacant Housing Percent	13.9%	15.5%	16.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.7%	2.5%	2.7%
	2000 Homes Built 1995 to 1998	5.0%	4.9%	4.8%
	2000 Homes Built 1990 to 1994	4.8%	5.9%	6.5%
	2000 Homes Built 1980 to 1989	15.1%	14.1%	15.1%
	2000 Homes Built 1970 to 1979	21.2%	20.2%	19.2%
	2000 Homes Built 1960 to 1969	18.5%	18.8%	17.0%
	2000 Homes Built 1950 to 1959	9.5%	10.0%	8.7%
	2000 Homes Built Before 1949	24.3%	23.6%	26.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	32.2%	20.3%	15.9%
	2000 Home Value \$500,000 to \$999,999	46.2%	41.7%	36.6%
	2000 Home Value \$400,000 to \$499,999	9.1%	15.2%	15.0%
	2000 Home Value \$300,000 to \$399,999	3.7%	8.8%	14.4%
	2000 Home Value \$200,000 to \$299,999	4.3%	7.2%	9.1%
	2000 Home Value \$150,000 to \$199,999	1.5%	3.8%	4.8%
	2000 Home Value \$100,000 to \$149,999	2.3%	1.4%	3.2%
	2000 Home Value \$50,000 to \$99,999	0.7%	1.6%	1.1%
	2000 Home Value \$25,000 to \$49,999	-	-	-
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$851,137	\$679,493	\$575,517
	2000 Median Rent	\$901	\$891	\$931

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1031 N. Clark St. Chicago, IL		0.5 Mile	1 Mile	1.5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	34,230	75,203	111,179
	2010 Est. Civilian Employed	68.1%	69.2%	71.2%
	2010 Est. Civilian Unemployed	5.8%	5.6%	4.9%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	26.1%	25.2%	23.9%
	2010 Labor Force: Males	47.3%	47.6%	48.5%
	2010 Labor Force: Females	52.7%	52.4%	51.5%
OCCUPATION	2000 Occupation: Population Age 16+	23,401	48,056	68,310
	2000 Mgmt, Business, & Financial Operations	31.2%	31.2%	31.9%
	2000 Professional & Related	31.6%	32.4%	32.3%
	2000 Service	7.9%	7.4%	6.8%
	2000 Sales and Office	25.8%	25.2%	25.0%
	2000 Farming, Fishing, and Forestry	0.1%	-	-
	2000 Construction, Extraction, & Maintenance	0.7%	1.0%	1.1%
	2000 Production, Transport, & Material Moving	2.7%	2.8%	2.8%
	2000 Percent White Collar Workers	88.5%	88.7%	89.3%
	2000 Percent Blue Collar Workers	11.5%	11.3%	10.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	28.0%	30.5%	32.5%
	2000 Drive to Work in Carpool	5.8%	6.1%	6.5%
	2000 Travel to Work by Public Transportation	36.4%	34.3%	33.5%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	23.7%	23.5%	21.7%
	2000 Other Means	0.6%	0.7%	0.8%
	2000 Work at Home	5.4%	5.0%	5.1%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.5%	26.2%	25.2%
	2000 Travel to Work in 15 to 29 Minutes	41.3%	40.6%	40.4%
	2000 Travel to Work in 30 to 59 Minutes	24.6%	24.9%	25.8%
	2000 Travel to Work in 60 Minutes or More	7.6%	8.3%	8.6%
	2000 Average Travel Time to Work	22.9	24.0	24.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$2.05 B	\$4.60 B	\$6.72 B
	2010 Est. Apparel	\$99.9 M	\$224 M	\$327 M
	2010 Est. Contributions & Gifts	\$158 M	\$357 M	\$525 M
	2010 Est. Education & Reading	\$68.6 M	\$155 M	\$228 M
	2010 Est. Entertainment	\$116 M	\$260 M	\$380 M
	2010 Est. Food, Beverages & Tobacco	\$310 M	\$693 M	\$1.01 B
	2010 Est. Furnishings & Equipment	\$94.4 M	\$212 M	\$311 M
	2010 Est. Health Care & Insurance	\$141 M	\$315 M	\$458 M
	2010 Est. Household Operations & Shelter & Utilities	\$620 M	\$1.39 B	\$2.03 B
	2010 Est. Miscellaneous Expenses	\$33.4 M	\$74.6 M	\$108 M
	2010 Est. Personal Care	\$29.5 M	\$66.0 M	\$96.3 M
	2010 Est. Transportation	\$381 M	\$855 M	\$1.25 B

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