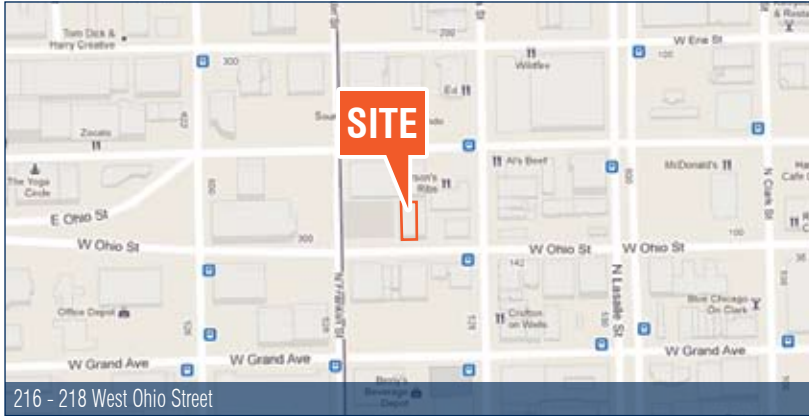


216-218 West Ohio Chicago, IL 60654

Mixed Use Building - Up to 25,000 SF Available for LEASE



PROPERTY FACT SHEET



PROPERTY HIGHLIGHTS

- Recently renovated building with 5 floors of prime space
 - 1st floor is a great space for retail, office, bar or restaurant
 - 2nd - 5th floors have an excellent loft atmosphere, perfect for office use or specialty retail
- 15' ceilings
- Beautiful hardwood floors throughout
- Two new private bathrooms
- Fully appointed kitchen with granite counter tops
- Large freight elevator and brand new passenger elevator
- Off-street, tail board-loading dock
- Refinished exterior facade
- Exterior signage available
- 24/7 access
- Discounted parking available in adjacent lot
- Located in the much desired River North area
- Easy access to Kennedy Expressway (I-90 / I-94), Lake Shore Drive and public transportation

2010 DEMOGRAPHIC PROFILE

	0.5 MILE	1.0 MILE	1.5 MILE
Population	21,936	83,841	134,683
Households	14,401	52,546	80,106
Average Household Income	\$120,684	\$127,426	\$126,619
Daytime Employees	96,238	452,243	619,622

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216-218 West Ohio Chicago, IL 60654

Mixed Use Building - Up to 25,000 SF Available for LEASE



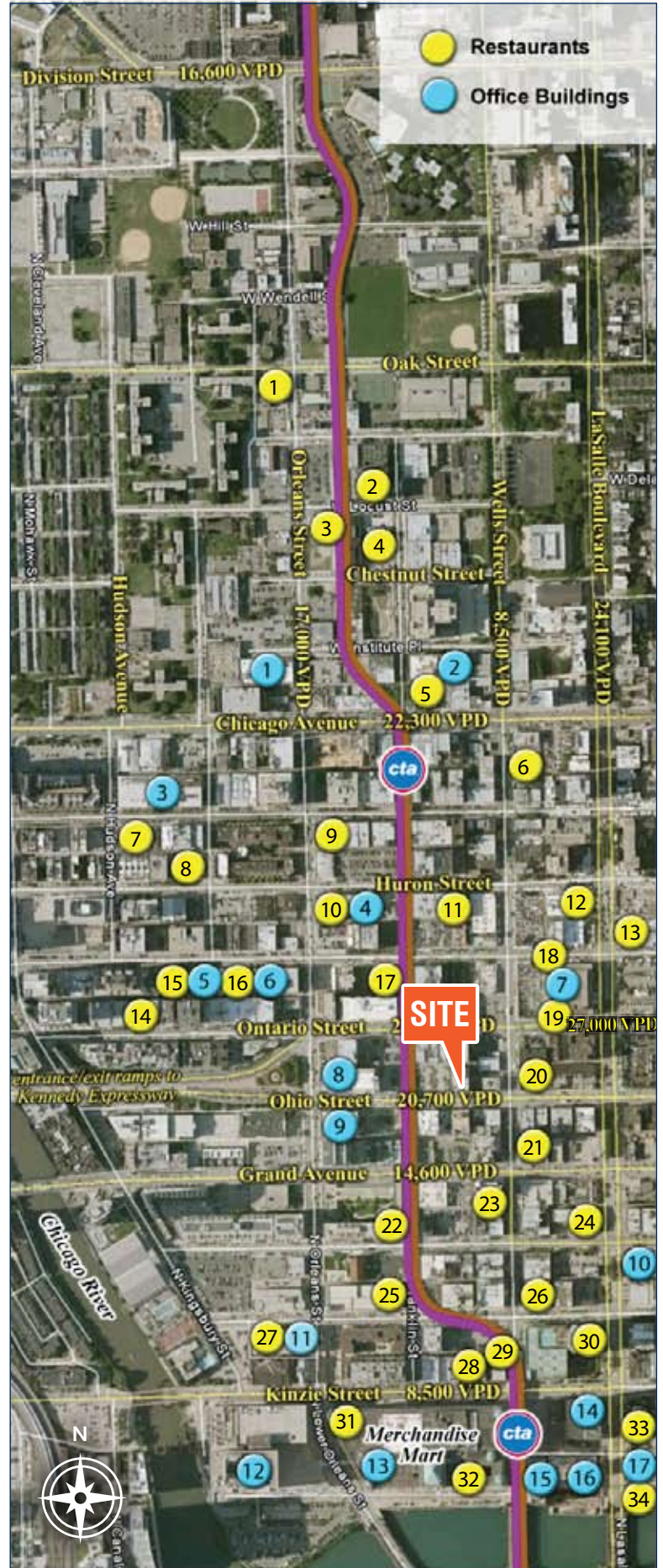
AREA CO-TENANTS

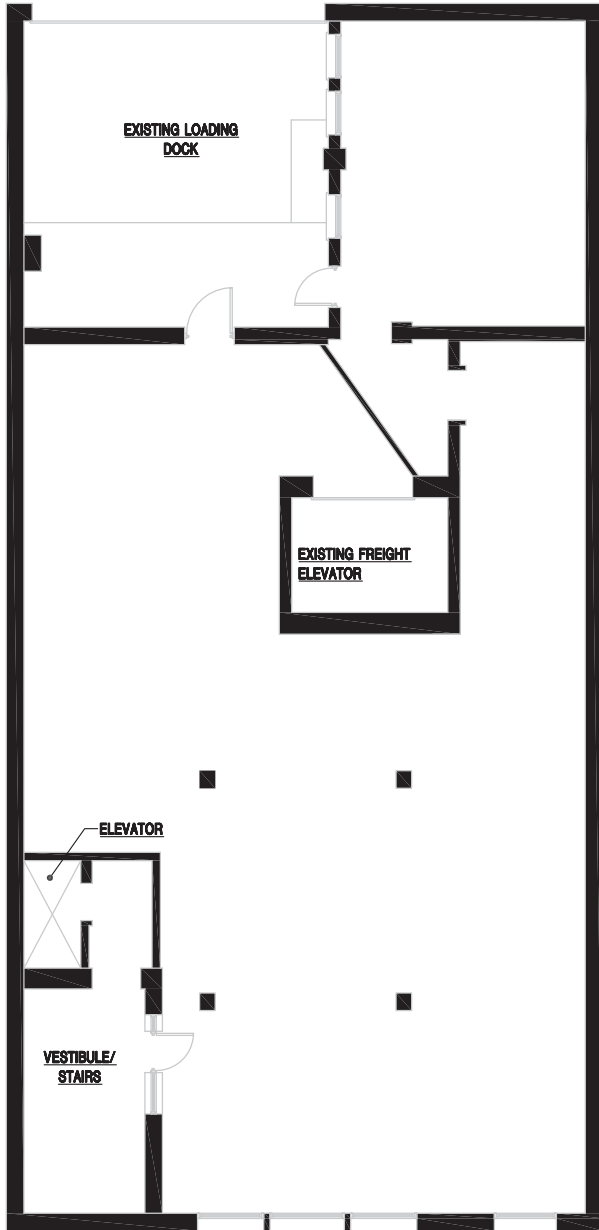
RESTAURANTS

- | | | | |
|----|---------------------------------|----|-------------------------|
| 1 | Bocadillos | 18 | Wildfire |
| 2 | Kiki's Bistro | 19 | The District |
| 3 | Stone Lotus | 20 | Naniwa Sushi |
| 4 | MK Restaurant | 21 | Tizi Melloul |
| 5 | Bar Louie | 22 | Gene & Georgetti's |
| 6 | Cafe Iberico | 23 | Sushi Samba |
| 7 | Zealous Restaurant | 24 | LaSalle Power Co. |
| 8 | Scoozi | 25 | Coco Pazzo |
| 9 | Club Lago | 26 | Bull & Bear |
| 10 | Nacional 27 | 27 | Rumba |
| 11 | Graham Elliot | 28 | Kinzie Chop House |
| 12 | Blue Frog Bar & Grill | 29 | Mambo Grill |
| 13 | Fogo de Chão | 30 | English |
| 14 | Blue 13 | 31 | Blueprint Restaurant |
| 15 | Reza's Restaurant | 32 | Billy Goat Tavern |
| 16 | Ai Japanese Restaurant & Lounge | 33 | Morton's the Steakhouse |
| 17 | Hop Haus | 34 | Fulton's on the River |

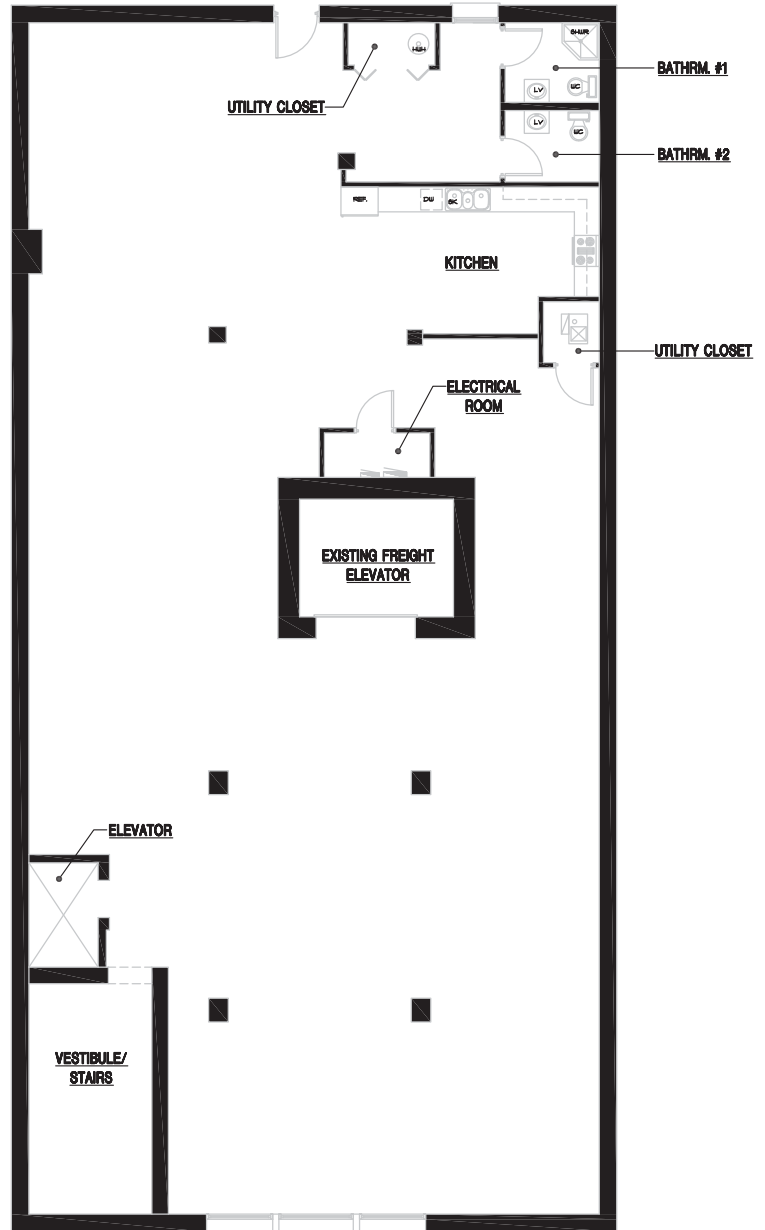
OFFICE BUILDINGS OVER 100,000 SF

- | | | |
|----|--------------------|--------------|
| 1 | 820 N. Orleans | 154,716 SF |
| 2 | 213 W. Institute | 147,600 SF |
| 3 | 400 W. Superior | 255,000 SF |
| 4 | 325 W. Huron | 116,000 SF |
| 5 | 363 W. Erie | 112,600 SF |
| 6 | 357 W. Erie | 110,000 SF |
| 7 | 640 N. LaSalle | 350,000 SF |
| 8 | 320 W. Ohio | 192,200 SF |
| 9 | 333 W. Ohio | 114,824 SF |
| 10 | 111 W. Illinois | 227,604 SF |
| 11 | 351 W. Hubbard | 191,155 SF |
| 12 | 350 W. Mart Center | 1,208,000 SF |
| 13 | Merchandise Mart | 4,000,000 SF |
| 14 | 350 N. LaSalle | 121,153 SF |
| 15 | 325 N. Wells | 164,945 SF |
| 16 | 300 N. LaSalle | 1,302,901 SF |
| 17 | 325 N. LaSalle | 325,000 SF |



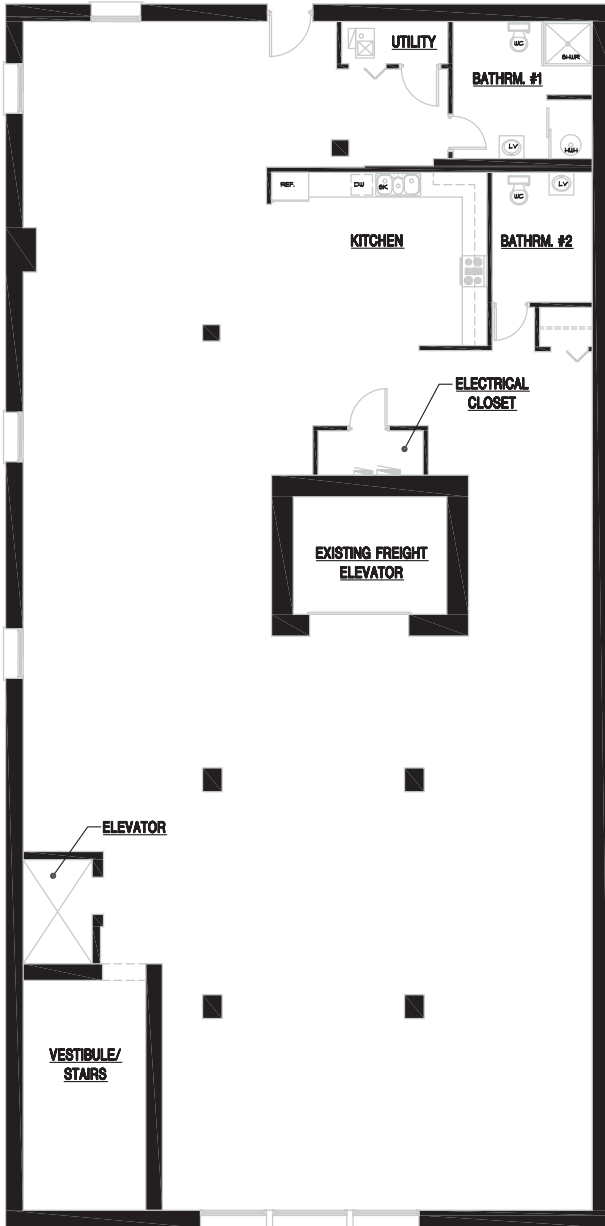


**216 W. OHIO STREET
 FIRST FLOOR UNIT PLAN**

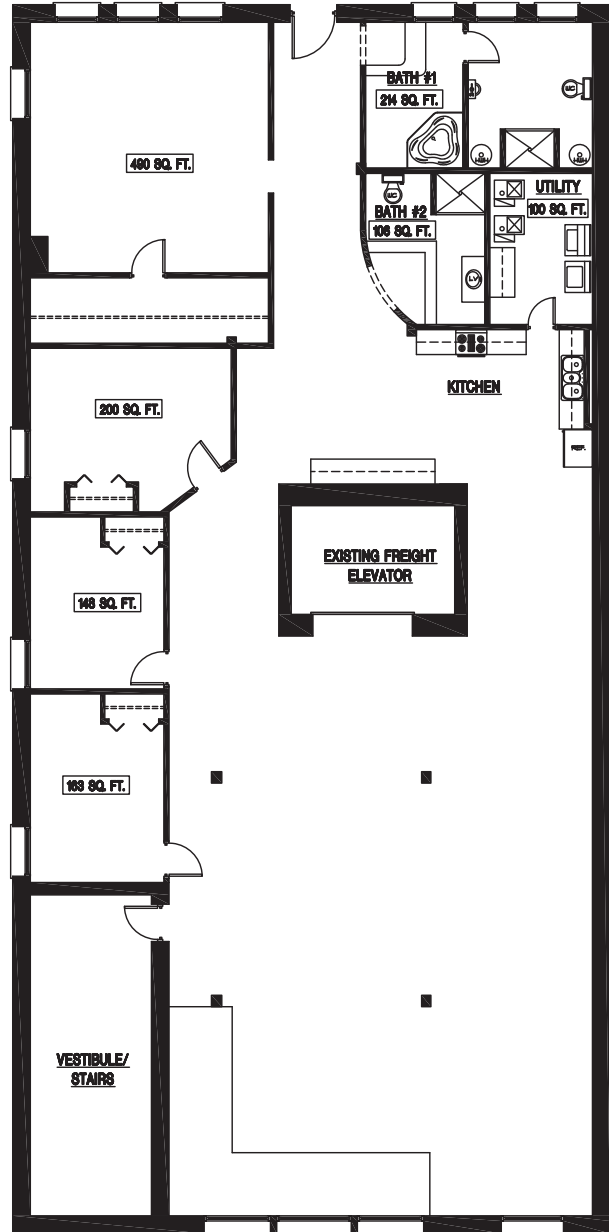


**216 W. OHIO STREET
 SECOND FLOOR UNIT PLAN**





**216 W. OHIO STREET
 THIRD FLOOR UNIT PLAN**



**216 W. OHIO STREET
 FOURTH FLOOR UNIT PLAN**



FULL PROFILE

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



Lat/Lon: 41.89262/-87.63478

216 W Ohio		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	21,936	83,841	134,683
	2015 Projected Population	32,341	118,750	189,811
	2000 Census Population	13,753	62,673	105,971
	1990 Census Population	9,808	51,046	86,701
	Historical Annual Growth 1990 to 2010	6.2%	3.2%	2.8%
	Projected Annual Growth 2010 to 2015	9.5%	8.3%	8.2%
HOUSEHOLDS	2010 Est. Households	14,401	52,546	80,106
	2015 Proj. Households	21,356	75,940	116,213
	2000 Census Households	9,040	39,686	63,090
	1990 Census Households	6,030	30,559	49,071
	Historical Annual Growth 1990 to 2010	6.9%	3.6%	3.2%
	Projected Annual Growth 2010 to 2015	9.7%	8.9%	9.0%
AGE	2010 Est. Population 0 to 9 Years	7.1%	7.2%	8.2%
	2010 Est. Population 10 to 19 Years	6.4%	6.4%	7.3%
	2010 Est. Population 20 to 29 Years	20.7%	19.0%	18.5%
	2010 Est. Population 30 to 44 Years	31.4%	28.1%	27.7%
	2010 Est. Population 45 to 59 Years	20.7%	22.6%	22.3%
	2010 Est. Population 60 to 74 Years	10.2%	12.0%	11.6%
	2010 Est. Population 75 Years Plus	3.5%	4.7%	4.4%
	2010 Est. Median Age	35.3	37.7	37.2
MARITAL STATUS & SEX	2010 Est. Male Population	50.9%	49.2%	49.6%
	2010 Est. Female Population	49.1%	50.8%	50.4%
	2010 Est. Never Married	48.8%	45.4%	45.6%
	2010 Est. Now Married	29.7%	33.9%	33.9%
	2010 Est. Separated or Divorced	18.7%	16.8%	16.5%
	2010 Est. Widowed	2.8%	3.9%	4.0%
INCOME	2010 Est. HH Income \$200,000 or More	12.7%	14.6%	14.4%
	2010 Est. HH Income \$150,000 to \$199,999	10.9%	10.9%	11.1%
	2010 Est. HH Income \$100,000 to \$149,999	18.3%	17.6%	17.1%
	2010 Est. HH Income \$75,000 to \$99,999	11.9%	10.9%	10.8%
	2010 Est. HH Income \$50,000 to \$74,999	14.0%	14.0%	14.1%
	2010 Est. HH Income \$35,000 to \$49,999	10.5%	10.5%	10.3%
	2010 Est. HH Income \$25,000 to \$34,999	5.4%	5.7%	5.7%
	2010 Est. HH Income \$15,000 to \$24,999	4.9%	5.5%	5.8%
	2010 Est. HH Income \$0 to \$14,999	11.4%	10.3%	10.8%
	2010 Est. Average Household Income	\$120,684	\$127,426	\$126,619
	2010 Est. Median HH Income	\$84,835	\$87,812	\$86,841
	2010 Est. Per Capita Income	\$79,881	\$80,861	\$76,256
	2010 Est. Number of Businesses	5,562	23,360	31,061
	2010 Est. Total Number of Employees	96,238	452,243	619,622

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FULL PROFILE

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



Lat/Lon: 41.89262/-87.63478

216 W Ohio		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
RACE	2010 Est. White Population	76.1%	76.2%	73.8%
	2010 Est. Black Population	15.3%	14.8%	17.9%
	2010 Est. Asian & Pacific Islander	7.9%	8.3%	7.5%
	2010 Est. American Indian & Alaska Native	0.3%	0.3%	0.3%
	2010 Est. Other Races Population	0.5%	0.5%	0.6%
HISPANIC	2010 Est. Hispanic Population	2,153	8,465	15,672
	2010 Est. Hispanic Population Percent	9.8%	10.1%	11.6%
	2015 Proj. Hispanic Population Percent	12.8%	13.3%	14.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	17,184	65,982	103,750
	2010 Est. Elementary (0 to 8)	1.5%	2.0%	2.8%
	2010 Est. Some High School (9 to 11)	3.0%	2.9%	3.6%
	2010 Est. High School Graduate (12)	8.1%	8.7%	9.9%
	2010 Est. Some College (13 to 16)	13.5%	12.9%	12.9%
	2010 Est. Associate Degree Only	4.3%	4.3%	4.2%
	2010 Est. Bachelor Degree Only	37.1%	35.6%	34.8%
	2010 Est. Graduate Degree	32.5%	33.6%	31.9%
HOUSING	2010 Est. Total Housing Units	17,552	63,846	95,909
	2010 Est. Owner Occupied Percent	35.4%	38.2%	39.8%
	2010 Est. Renter Occupied Percent	46.6%	44.1%	43.8%
	2010 Est. Vacant Housing Percent	18.0%	17.7%	16.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	9.1%	3.7%	3.0%
	2000 Homes Built 1995 to 1998	9.8%	5.1%	4.9%
	2000 Homes Built 1990 to 1994	7.3%	8.2%	6.7%
	2000 Homes Built 1980 to 1989	20.9%	18.4%	16.7%
	2000 Homes Built 1970 to 1979	12.7%	17.8%	17.6%
	2000 Homes Built 1960 to 1969	11.6%	15.7%	16.2%
	2000 Homes Built 1950 to 1959	5.7%	8.6%	8.5%
	2000 Homes Built Before 1949	22.9%	22.6%	26.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	5.8%	19.7%	15.3%
	2000 Home Value \$500,000 to \$999,999	44.9%	34.4%	31.9%
	2000 Home Value \$400,000 to \$499,999	5.7%	7.6%	13.1%
	2000 Home Value \$300,000 to \$399,999	13.5%	11.0%	11.5%
	2000 Home Value \$200,000 to \$299,999	10.7%	9.9%	12.2%
	2000 Home Value \$150,000 to \$199,999	14.7%	8.5%	8.8%
	2000 Home Value \$100,000 to \$149,999	4.7%	6.8%	5.3%
	2000 Home Value \$50,000 to \$99,999	-	2.2%	2.0%
	2000 Home Value \$25,000 to \$49,999	-	-	-
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$474,868	\$632,491	\$563,931
	2000 Median Rent	\$982	\$965	\$930

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216 W Ohio		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	19,653	74,817	118,240
	2010 Est. Civilian Employed	73.5%	70.7%	69.8%
	2010 Est. Civilian Unemployed	5.2%	5.2%	5.5%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	21.4%	24.1%	24.7%
	2010 Labor Force: Males	51.0%	49.3%	49.6%
	2010 Labor Force: Females	49.0%	50.7%	50.4%
OCCUPATION	2000 Occupation: Population Age 16+	9,622	40,633	67,148
	2000 Mgmt, Business, & Financial Operations	30.8%	30.7%	30.5%
	2000 Professional & Related	31.0%	33.2%	32.7%
	2000 Service	8.0%	7.3%	7.6%
	2000 Sales and Office	25.2%	24.6%	24.5%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	1.3%	1.1%	1.5%
	2000 Production, Transport, & Material Moving	3.6%	3.0%	3.3%
	2000 Percent White Collar Workers	87.0%	88.6%	87.6%
	2000 Percent Blue Collar Workers	13.0%	11.4%	12.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	27.0%	27.8%	31.0%
	2000 Drive to Work in Carpool	5.2%	5.8%	6.8%
	2000 Travel to Work by Public Transportation	28.4%	30.4%	30.9%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	35.3%	30.5%	25.3%
	2000 Other Means	0.7%	0.8%	0.7%
	2000 Work at Home	3.3%	4.7%	5.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	31.8%	30.2%	27.8%
	2000 Travel to Work in 15 to 29 Minutes	39.4%	40.0%	40.0%
	2000 Travel to Work in 30 to 59 Minutes	19.5%	21.7%	23.8%
	2000 Travel to Work in 60 Minutes or More	9.3%	8.1%	8.4%
	2000 Average Travel Time to Work	24.2	22.9	23.6
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$1.15 B	\$4.38 B	\$6.64 B
	2010 Est. Apparel	\$56.1 M	\$213 M	\$323 M
	2010 Est. Contributions & Gifts	\$87.2 M	\$338 M	\$512 M
	2010 Est. Education & Reading	\$38.3 M	\$147 M	\$223 M
	2010 Est. Entertainment	\$65.0 M	\$247 M	\$375 M
	2010 Est. Food, Beverages & Tobacco	\$175 M	\$660 M	\$1.00 B
	2010 Est. Furnishings & Equipment	\$53.2 M	\$203 M	\$307 M
	2010 Est. Health Care & Insurance	\$79.2 M	\$300 M	\$455 M
	2010 Est. Household Operations & Shelter & Utilities	\$348 M	\$1.32 B	\$2.00 B
	2010 Est. Miscellaneous Expenses	\$18.8 M	\$71.0 M	\$108 M
	2010 Est. Personal Care	\$16.7 M	\$62.9 M	\$95.3 M
	2010 Est. Transportation	\$217 M	\$816 M	\$1.24 B

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