

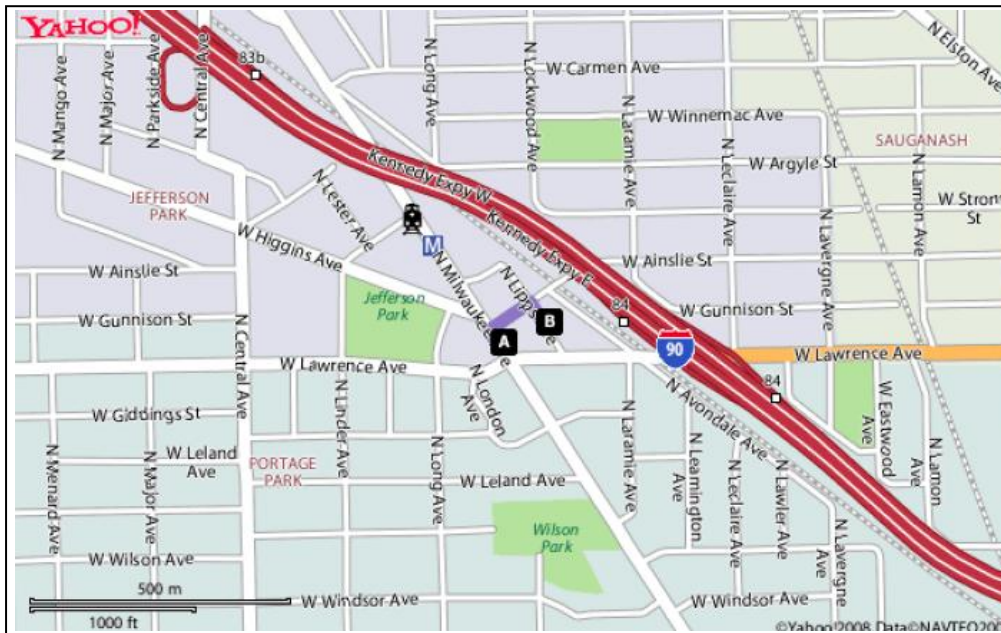
JEFFERSON PARK CAMPUS PROPERTIES

3 Parcels near Milwaukee and Lawrence, Chicago, IL For Sale or Lease Separately or as a Package

A. 4811 N Milwaukee Ave - 21,695 sf building on 7,470 sf of land
4826-30 N Lipps – 20,000 sq. ft. Parking Lot/Vacant Land

B. 4829 N Lipps - 18,000 sq. ft. building on 24,930 sq. ft. of land

- Currently operating and built out as a **school** with over 20 classrooms, library and lab space
- Potential uses include Educational, Medical, Office, Retail, New Development/Redevelopment
- Located in the **Jefferson Park Business District TIF**
- Adjacent to **Jefferson Park Transportation Center** and the Kennedy Expressway



Presented By: Chicago Realty Company
 David Ariola
 (312) 464-0597
dariola@chicagorealtycompany.com

www.chicagorealtycompany.com
 Chris Hill
 (312) 224-1022
chill@chicagorealtycompany.com

JEFFERSON PARK CAMPUS PROPERTIES

Opportunity

	A		B
PROPERTY	4811 N Milwaukee	4826-30 N Lipps	4829 N Lipps
Improvements	21,695 sf, 3 story school building, built 1920's, partial sprinklers	Gated parking lot, one-story storage bldg	18,000 sf, 2-story school building, built 1984
Land Area, sf	7,470	20,000	24,930
Current Use	Office/Educational/Retail	Parking Lot	Office/Educational/Retail
Parking Spaces	None	50	57
No. of Classrooms	6 -12, library, lab rooms	-	11, computer lab and expansion space
Potential Use	Office/Medical/School with retail	Parking/Development site	Office/Medical/School with retail
TIF	Jefferson Park	Jefferson Park	Jefferson Park
Ward	45, Alderman Levar	45, Alderman Levar	45, Alderman Levar
P.I.N.	13-09-331-002-0000	13-09-331-008-0000 13-09-331-009-0000	13-09-332-010-0000
Zoning	B1-2	B1-2	B3-2
Taxes	Exempt	Exempt	Exempt
Sale Price	\$2,075,000	Included with 4811	\$1,975,000
Lease Rate, \$/sf	\$10 – 19	-	\$10-19



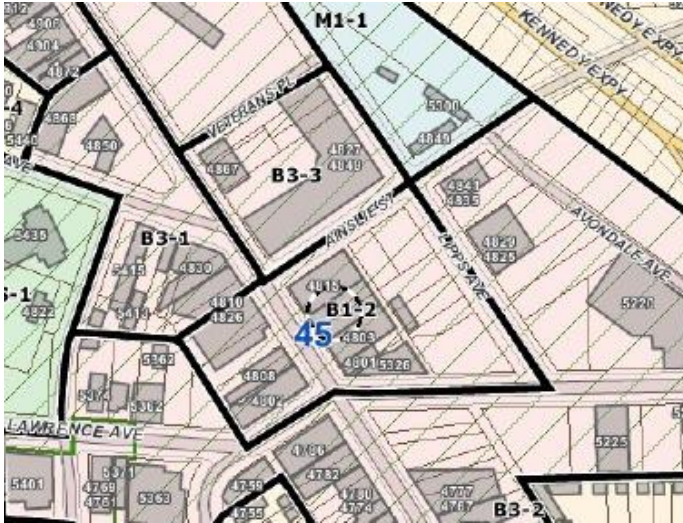
4811 N Milwaukee

Parking Lot

4829 N Lipps

DISCLAIMER. All information contained herein has been obtained from sources deemed reliable, however, it is presented without representation or warranty for its accuracy or completeness.

JEFFERSON PARK CAMPUS PROPERTIES

Property Description**Purchase / Redevelopment Opportunity.**

These properties offer developers or investors an exciting opportunity and several options to purchase or redevelop buildings and vacant land in the exciting Jefferson Park neighborhood on Chicago's Northwest Side.

Location. All three properties are located near the intersection of Milwaukee and Lawrence in Chicago's Jefferson Park Neighborhood. They are easily accessed via the Kennedy Expressway and the **Jefferson Park Transportation Center**. The Center has access for the CTA Blue Line trains, Metra commuter trains and several major bus routes. The Copernicus

Center, Veterans Center office/retail building and the Gale Street Inn are all in the immediate area.

TIF. All properties are in the Jefferson Park TIF. Acquisition and rehabilitation costs are TIF eligible.

Zoning. The properties are zoned B1-2 and B3-2.

Deal Structure. All three properties are currently owned and occupied by the owner, Northwestern College, and used as a school.

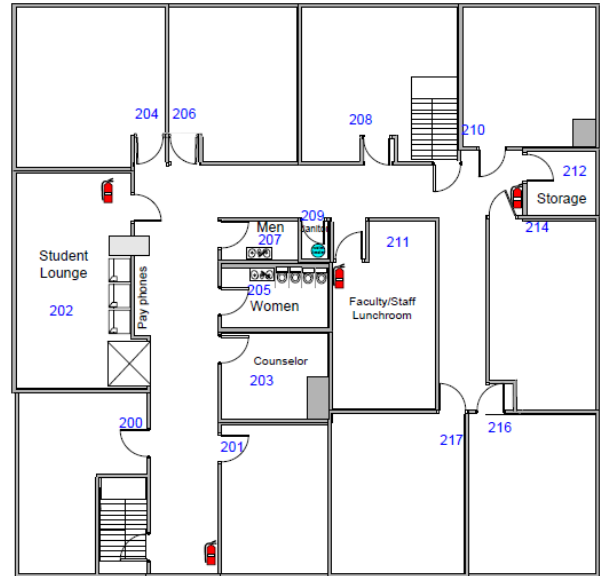
The College is in the process of relocating and anticipates moving by mid to late 2011. They will consider closing on these properties prior to the move and leasing them back until the move is completed.

Jefferson Park TIF District Map



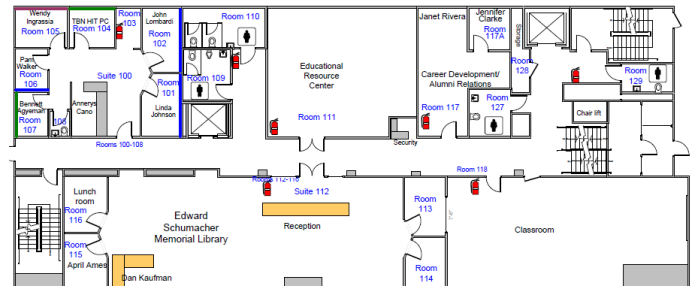
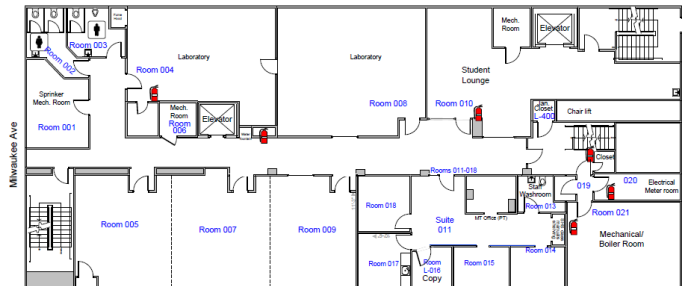
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Floor Plans



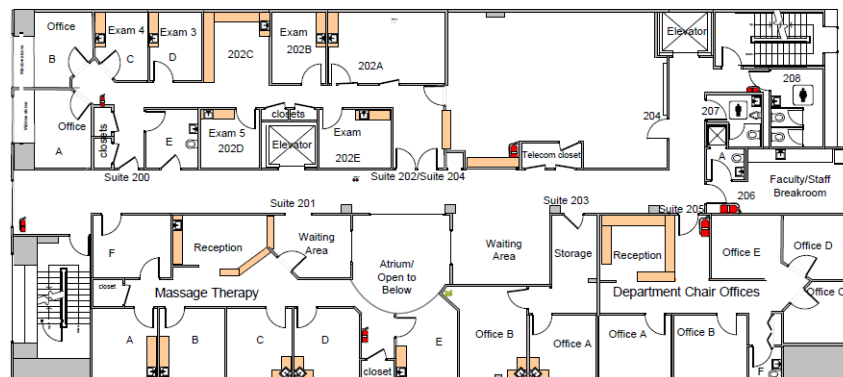
4829 N Lipps – 1st Floor

4829 N Lipps – 2nd Floor



4811 N Milwaukee – Lower Level

4811 N Milwaukee – 1st Floor



4811 N Milwaukee – 2nd Floor

JEFFERSON PARK CAMPUS PROPERTIES

Pictures

4829 N Lipps



JEFFERSON PARK CAMPUS PROPERTIES

4811 N Milwaukee

