

# 2,700 SF SPACE FOR LEASE

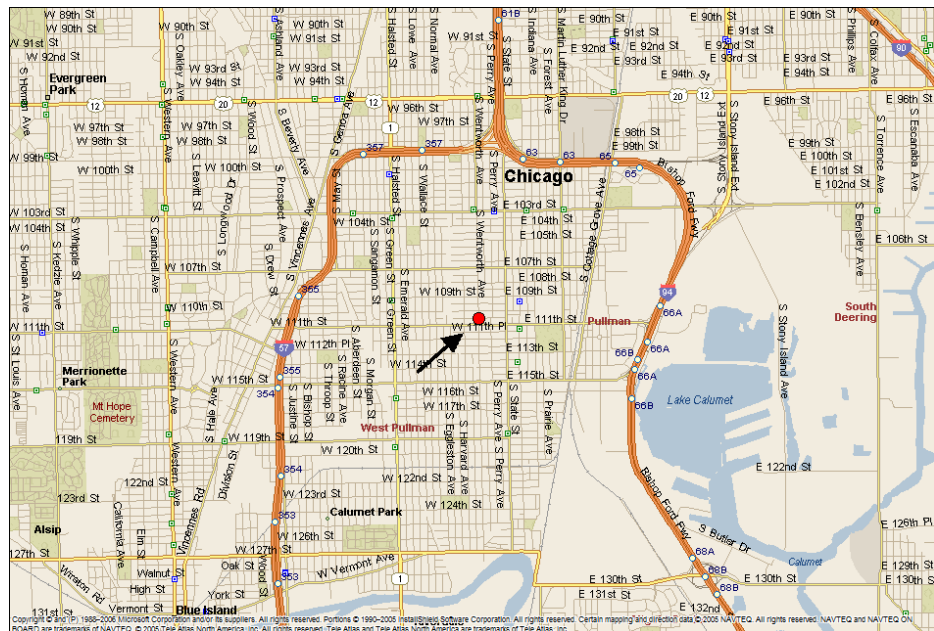
## 11045 S. Wentworth

### Chicago, IL 60628



**Asking Rental Rate: \$16.00 NNN**

**Description:** Space consists of 2,700 square feet located in Mercy Housing/Wentworth Commons. Space perfect for day care center or office; also has private outdoor area access from space




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# Wentworth Commons

Property ID: 15643236  
<http://listing.loopnet.com/15643236>

**Wentworth Commons**   
 11045 S Wentworth  
 Chicago, IL 60628  
 County: Cook

**CONTACT LISTING BROKER**  
**David Ariola** (312) 464-0597

**Chicago Realty Company**



**For Lease** **Active**

**Primary Type:** Retail  
Street Retail

**Divisible To:** 2,700 SF

**Maximum Contiguous:** 2,700 SF

**Building Size:** 65,800 SF

**Date Last Verified:** 4/1/2008

**Property ID:** 15643236

## Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	2700 SF			\$16.00/SF/Year	Immediate	Street Retail	No

**Lease Type:** NNN

## Additional Photos



## Additional Information

### Property Description:

New construction, street level, raw retail space located in Roseland Mercy Housing Wentworth Commons building. Perfect for day care or medical/clinic uses with access to outdoor area. Building has received LEED certification by U.S. Green Building Council.

### Location Description:

111th and Wentworth Chicago. Very close to the Dan Ryan.

**Additional Types:** Retail (Other)

**Lot Size:** 70,000 SF



4/1/2008

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

2) Wentworth



1 FIRST FLOOR PLAN  
 NOT TO SCALE

LAKEFRONT SUPPORTIVE HOUSING  
 WENTWORTH COMMONS

11045 S. WENTWORTH AVE., CHICAGO, ILLINOIS 60628

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Wentworth Commons

# 11045 S Wentworth Ave - Wentworth Commons



Location: Wentworth Commons  
 South Chicago Office Cluster  
 South Chicago Submarket  
 Cook County  
 Chicago, IL 60628

Landlord Rep: Chicago Realty Company  
 Developer: -  
 Management: -  
 Recorded Owner: -

Amenities: LEED Certified

Parking: -

Building Type: Retail/Storefront Retail/Residential  
 Bldg Status: Existing

Building Size: 57,904 SF  
 Typical Floor Size: 14,641 SF  
 Stories: 4  
 Land Area: 70,001 SF  
 Total Avail: 2,700 SF  
 % Leased: 0%  
 Total Spaces Avail: 1  
 Smallest Space: 2,700 SF  
 Bldg Vacant: 2700

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,700	2,700	2,700	\$16.00N/n	Vacant	3-10 yrs	New

Chicago Realty Company / David Ariola (312) 464-0597

New construction, street level, raw retail space located in Roseland Mercy Housing Wentworth Commons building. Perfect for Day Care or Medical/Clinic uses with access to outdoor area. Building has received Leed cert. by the U.S. Green building council.

## Building Notes

Wentworth Commons is a 4-story, 65,800 sf apartment building with 51 units and supportive services on the first floor. Typical green features found here include low-emission materials, concrete with fly ash, a reflective roof, and a highly insulated envelope. A protected rear-yard includes bioswales to reduce stormwater runoff, but the project goes one step farther by placing a bridge over the swale, encourage residents to learn more about this feature. The site required environmental remediation because it once housed a dry-cleaning plant - these types of sites are often used for green affordable housing projects.

The most obvious green feature is the rooftop photovoltaic array, which rather than being hidden away is celebrated as part of the building's design.

## 11045 S Wentworth Ave - Wentworth Commons(cont'd)



Like Rubloff Hall, the mechanical system is also considerably more sophisticated (and efficient) than often found in this building type, including a heat recovery unit and building automation system. The automation system, while common in large commercial buildings, is not always seen on this type of project but is a very important element in allowing the owner to maintain control of the energy use of the building systems.

In 2007, this building was awarded LEED certification by the U.S. Green Building Council.

GENERAL NOTES:  
1. REFER TO CIVIL DRAWING FOR LANDSCAPE SKETCH AND BUMP DETAILS.  
2. REFER TO CIVIL DRAWING FOR SITE DRAINAGE UTILITIES. GEOTECHNICAL PAVED AREA CROSS AND EARTHWORKS, ETC.

NO.	REVISION/ISSUE	DATE
6	BANKING REVIEW	11.09.03
5	ISSUE FOR CONSTRUCTION	09.17.03
4	FIRE PROTECTION PERMIT RESPONSE	05.14.03
3	PERMIT RESPONSE	05.01.03
1	ISSUE FOR PERMIT / FINAL BID	12.23.02
	D.O.H. REVIEW	12.16.02
	D.O.H. STAGE 1 RESPONSE	10.09.02
	D.O.H. STAGE 1 REVIEW	09.19.02
	IN PROGRESS ISSUE FOR ALDERMAN	09.12.02
	SCOPE REVISION #1	07.23.02
	SCOPE FINISHING	07.02.02
	PRELIMINARY ZONING REVIEW	06.25.02
	FINAL S/D PLANS FOR OWNER'S RECORD	05.21.02
	OWNER REVIEW	04.24.02
	REVISION/ISSUE	



A Solution to Homelessness  
4040 State Street  
Chicago, IL 60640

**High Prairie Apartments**

11045 S. Wentworth  
Chicago - IL 60628

PROJECT NO: H2001121021/SHEETS/A-101

DATE: 21.02.01

DESIGNED BY: SFK

DRAWN BY: EU

CHECKED BY: EU

DATE: 21.02.01

PROJECT NO: H2001121021/SHEETS/A-101

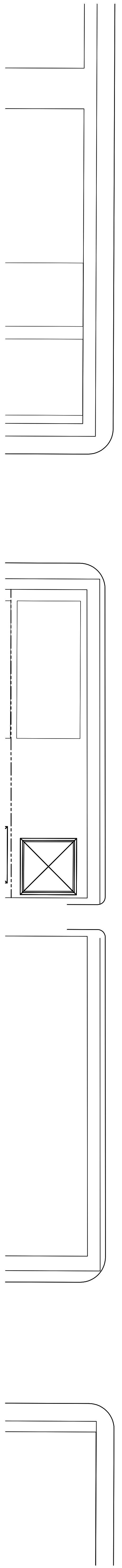
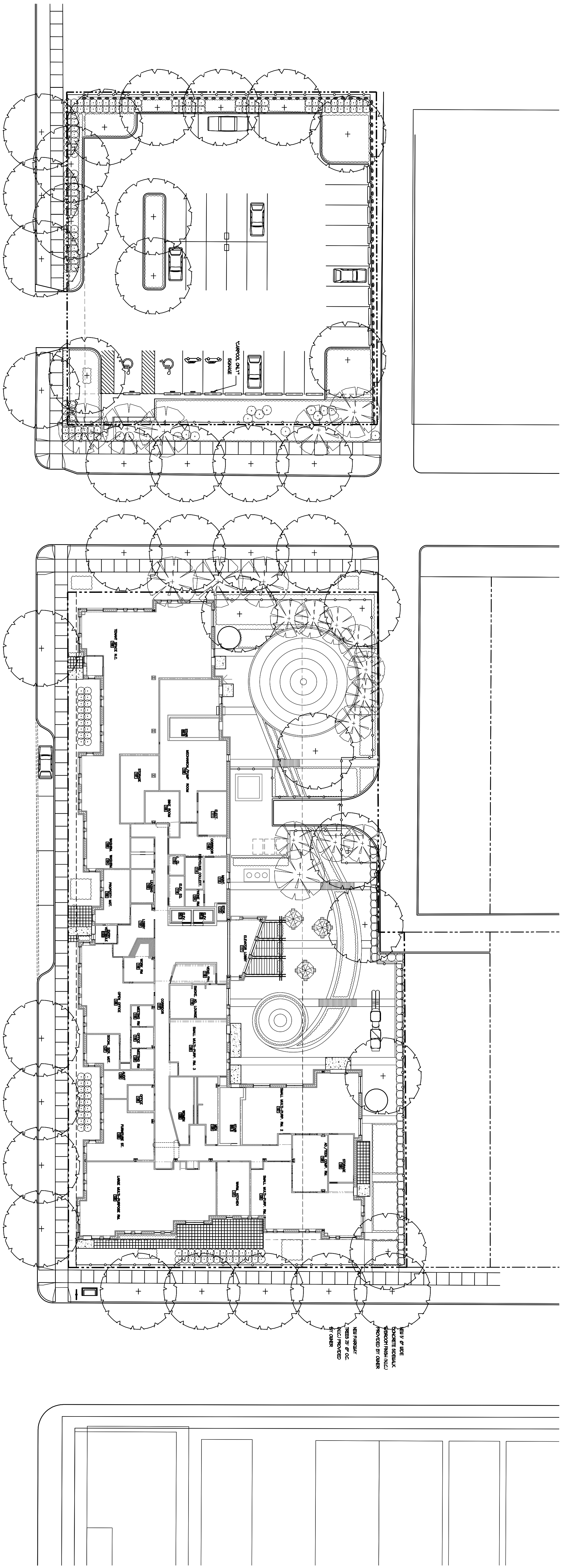
DATE: 21.02.01

DESIGNED BY: SFK

DRAWN BY: EU

CHECKED BY: EU

DATE: 21.02.01



1 SITE PLAN  
1"=20'-0"

A-101