



EXTRAORDINARY NORTH SIDE OPPORTUNITY

2718 & 3401

W. ROSCOE ST.
CHICAGO, ILLINOIS

N. CALIFORNIA AVE.

OFFERING MEMORANDUM

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2718 W. Roscoe & 3401 N. California



Exclusive Agent Agreement

Colliers International has been retained by ownership as exclusive agent to market ("Seller/Landlord") 2718 W. Roscoe Street & 3401 N. California Avenue, Chicago, IL ("property"). Please review, execute and return the "Non-Disclosure Agreement" to receive access to confidential property information. If you have any questions please feel free to contact us.

Contacts

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2718 W. Roscoe & 3401 N. California



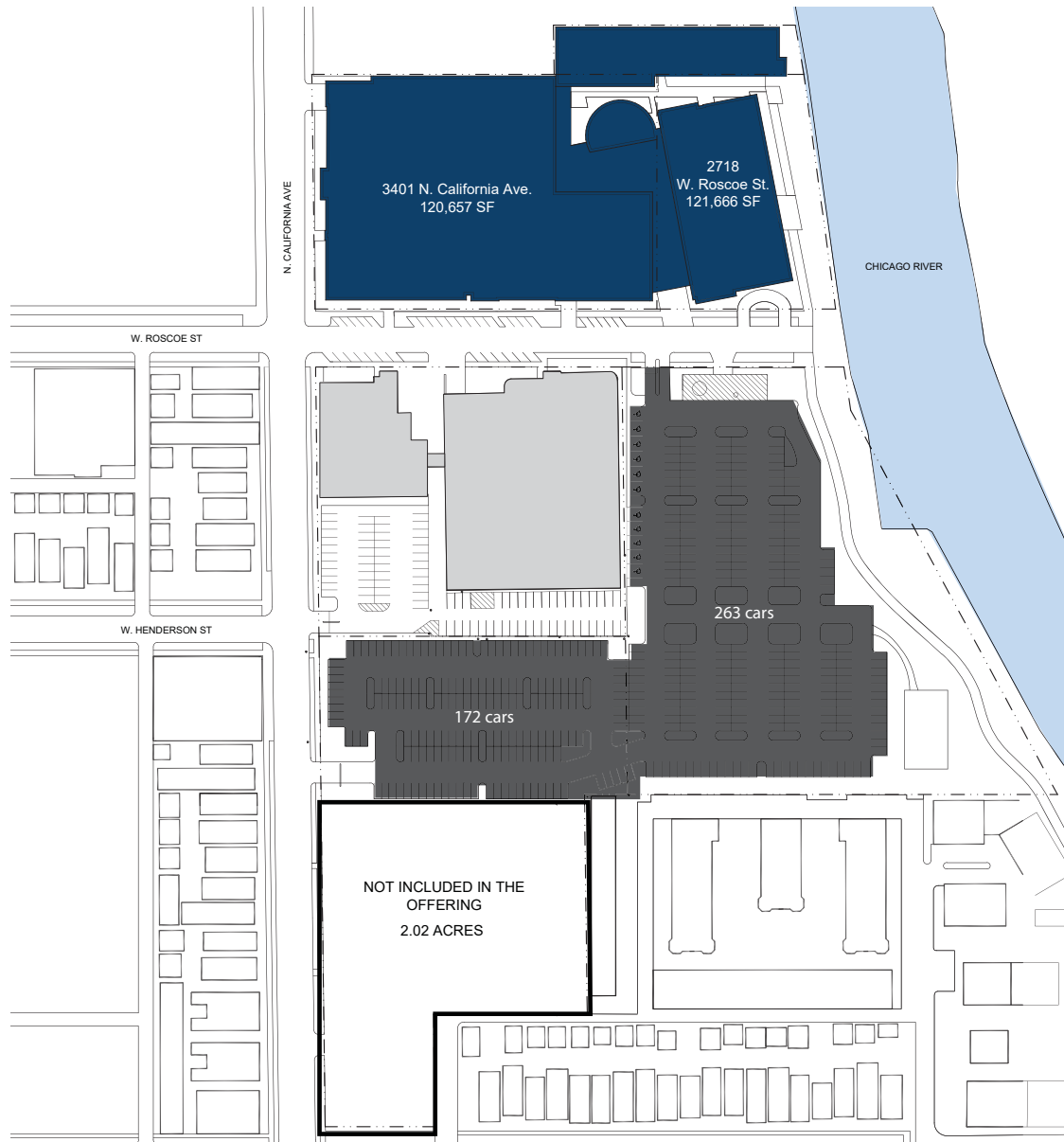
Offering Summary

Colliers International is pleased to present an exceptional opportunity to acquire two state of the art office/R&D facilities on Chicago's coveted Northside. The offering consists of a 121,666 square foot, five (5) story LEED Platinum structure built in 2012 and a 120,657 square foot two (2) story building which was entirely repositioned in 2014. The offering includes a fully improved 435 stall parking lot. Located on Roscoe Street between the Chicago River and California Avenue, offerings of this quality rarely become available for sale.

2718 W. Roscoe & 3401 N. California



Overview of The Offering



SUMMARY OF THE IMPROVEMENTS AND PARKING LOTS

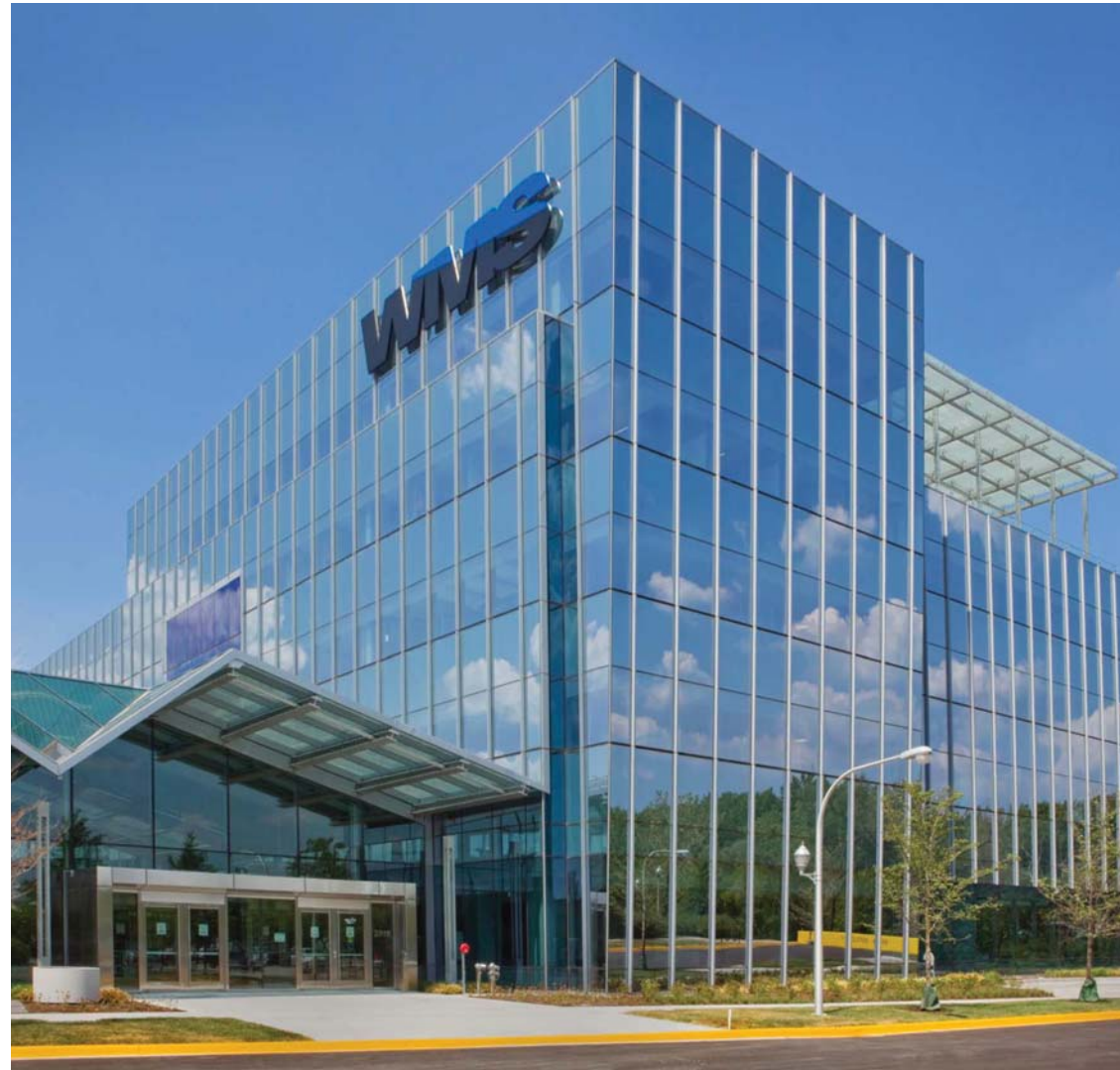
| | |
|--------------------|------------------------------|
| 2718 W. Roscoe | 121, 666 SF on 1.11 Acres |
| 3401 N. California | 120,657 SF on 2.76 Acres |
| East parking lot | 4.04 Acres |
| West parking lot | 1.53 Acres |

2718 W. Roscoe & 3401 N. California



Property Highlights

- » 2718 N. Roscoe Street is a world class five (5) story office building delivered in 2012. The 121,666 square foot structure has all the amenities required to capture the attention of today's creative class.
- » 3401 N. California Avenue consists of a 120,657 square foot, primarily single story building which was fully repositioned as modern collaborative space in 2014.
- » 2718 N. Roscoe is a Leed Platinum building featuring a green roof, water harvesting, automated lighting and shading
- » 435 parking spaces
- » The Properties' superb location, high visibility, as well as access to public transportation, expressways, and recreational activities will play a significant role in appealing to an educated and ambitious work force.
- » The positive demographic profile of the offering's market area underlies the Properties' potential for a new corporate campus, successful multi-tenant repositioning or an adaptive re-use of the structures and land sites.
- » Th Chicago River amenity, collaborative environment on-site food service and wellness improvements address the demands of today's workforce.

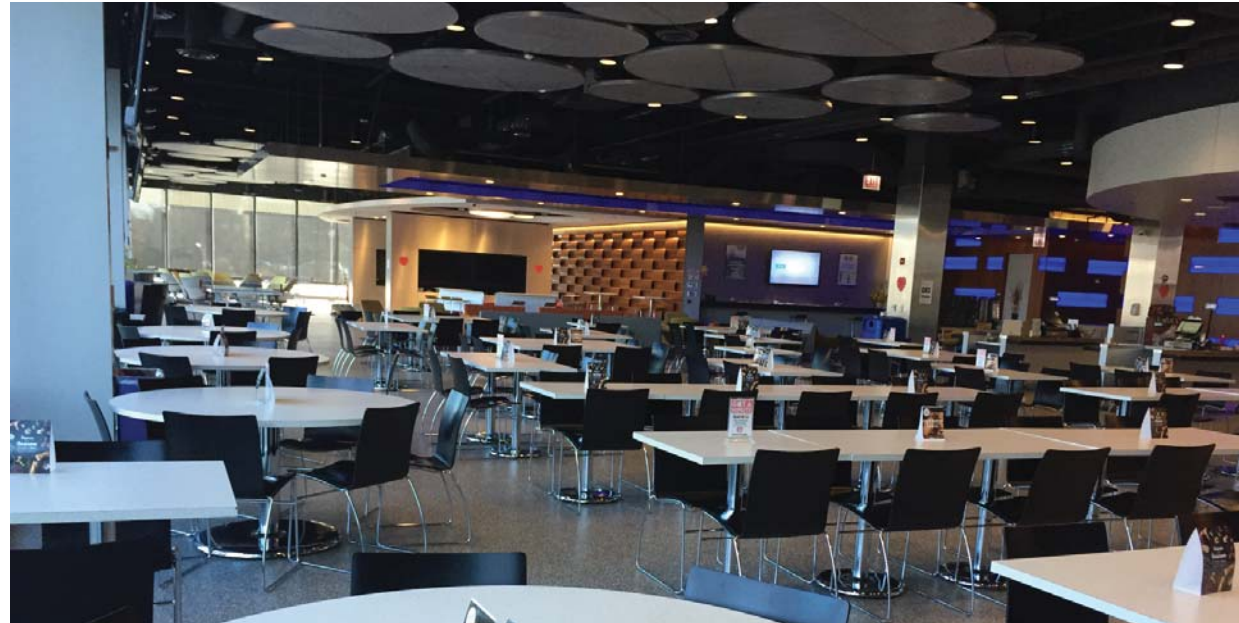


2718 W. Roscoe



Property Information - 2718 N. Roscoe

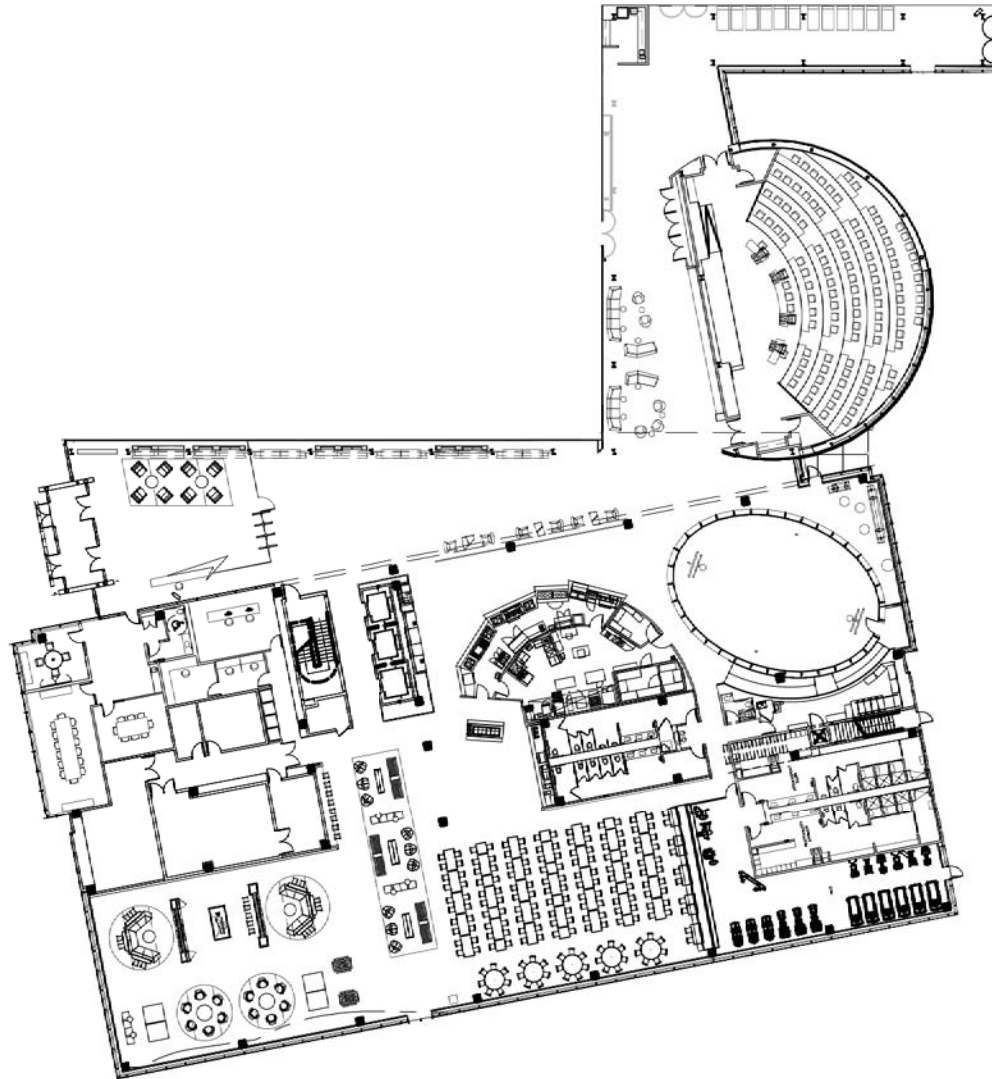
| | |
|---|---|
| MARKET | Chicago |
| SUBMARKET | Avondale |
| BUILDING DESCRIPTION | Five (5) story steel and glass office R&D structure |
| IMPROVEMENTS | 121,666 square feet |
| DATE OF CONSTRUCTION | 2012 |
| PIN NUMBERS | 13-24-400-004 13-24-404-035 |
| FLOOR | 1 – 38,031 SF 2 – 25,038 SF 3 – 25,038 SF 4 – 25,082 SF 5 – 8,477 SF |
| LAND SITE | 1.11 acres |
| PARKING | 263 off street parking spaces |
| THE OFFERING INCLUDES THE FOLLOWING AMENITIES | <ul style="list-style-type: none">• Auditorium• Food Court• Terrace• Workout Facility• Basketball Court• Chicago River setting |



2718 W. Roscoe

Floor Plans

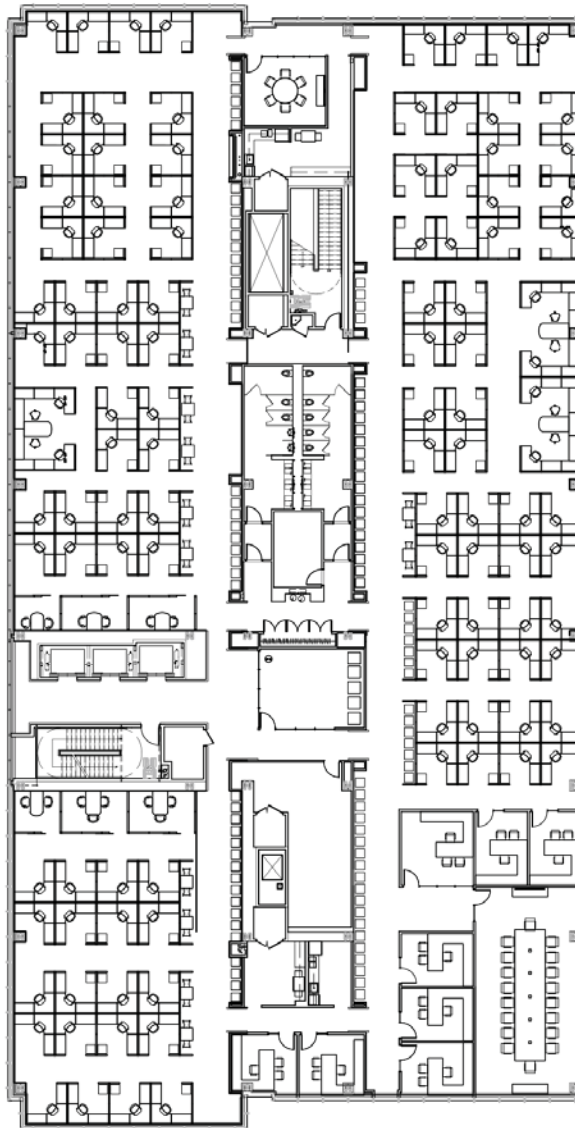
2718 W. Roscoe 1st Floor



2718 W. Roscoe

Floor Plans

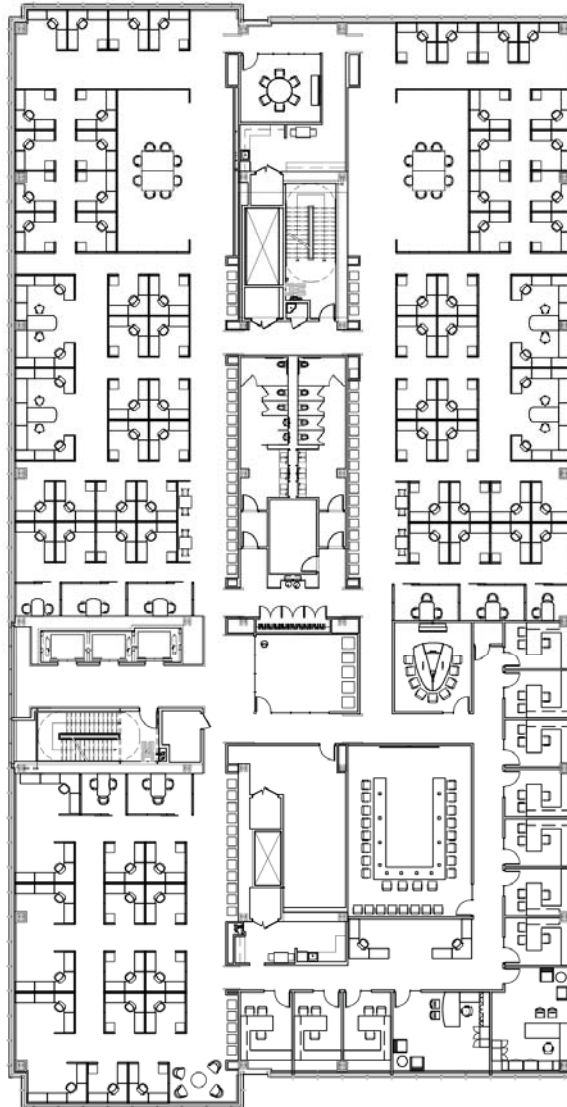
2718 W. Roscoe 2nd Floor



2718 W. Roscoe

Floor Plans

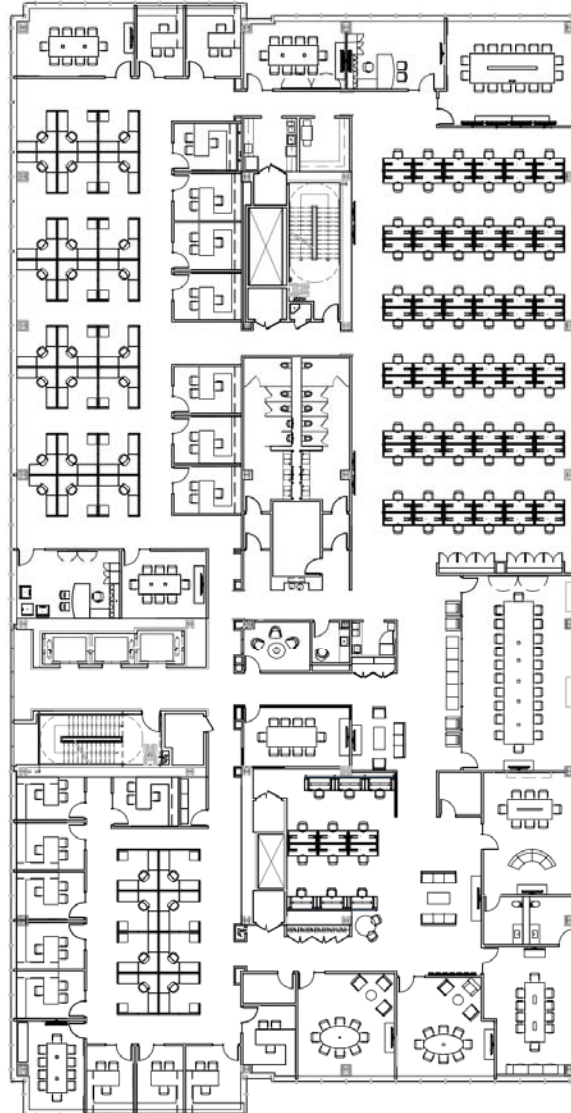
2718 W. Roscoe 3rd Floor



2718 W. Roscoe

Floor Plans

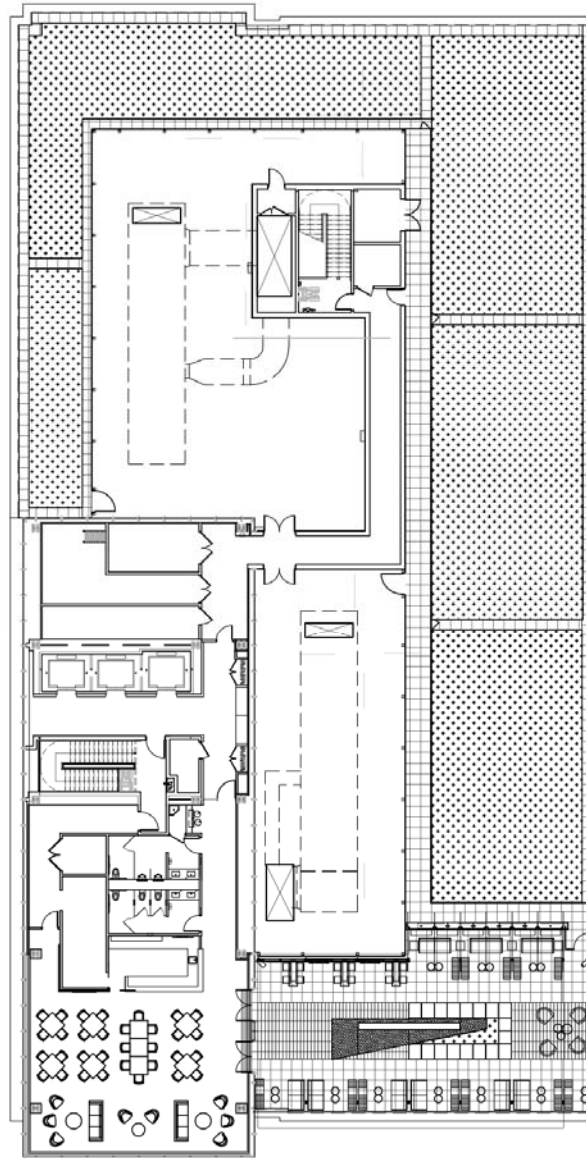
2718 W. Roscoe 4th Floor



2718 W. Roscoe

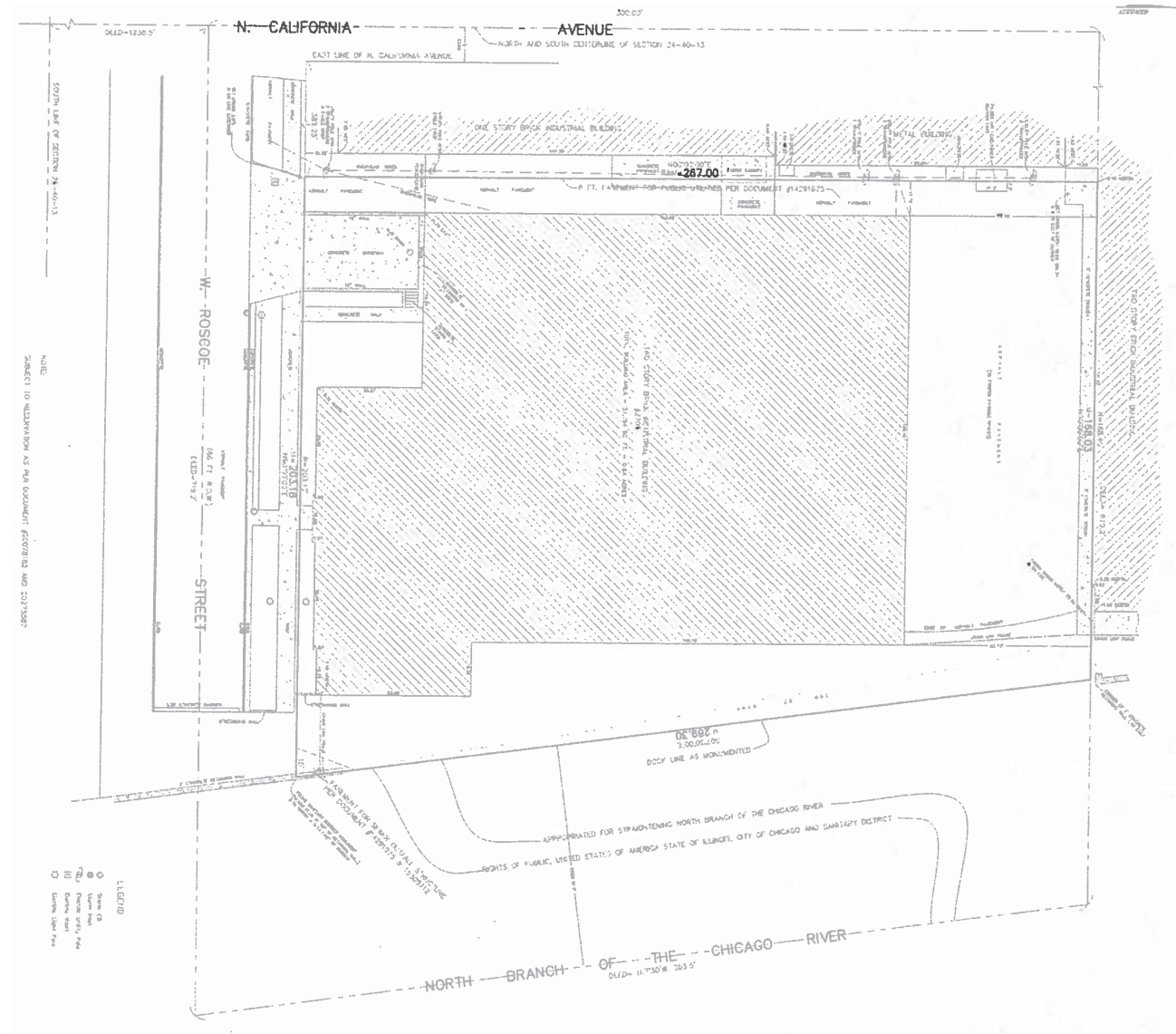
Floor Plans

2718 W. Roscoe 5th Floor



2718 W. Roscoe

Survey



3401 N. California



Property Information - 3401 N. California

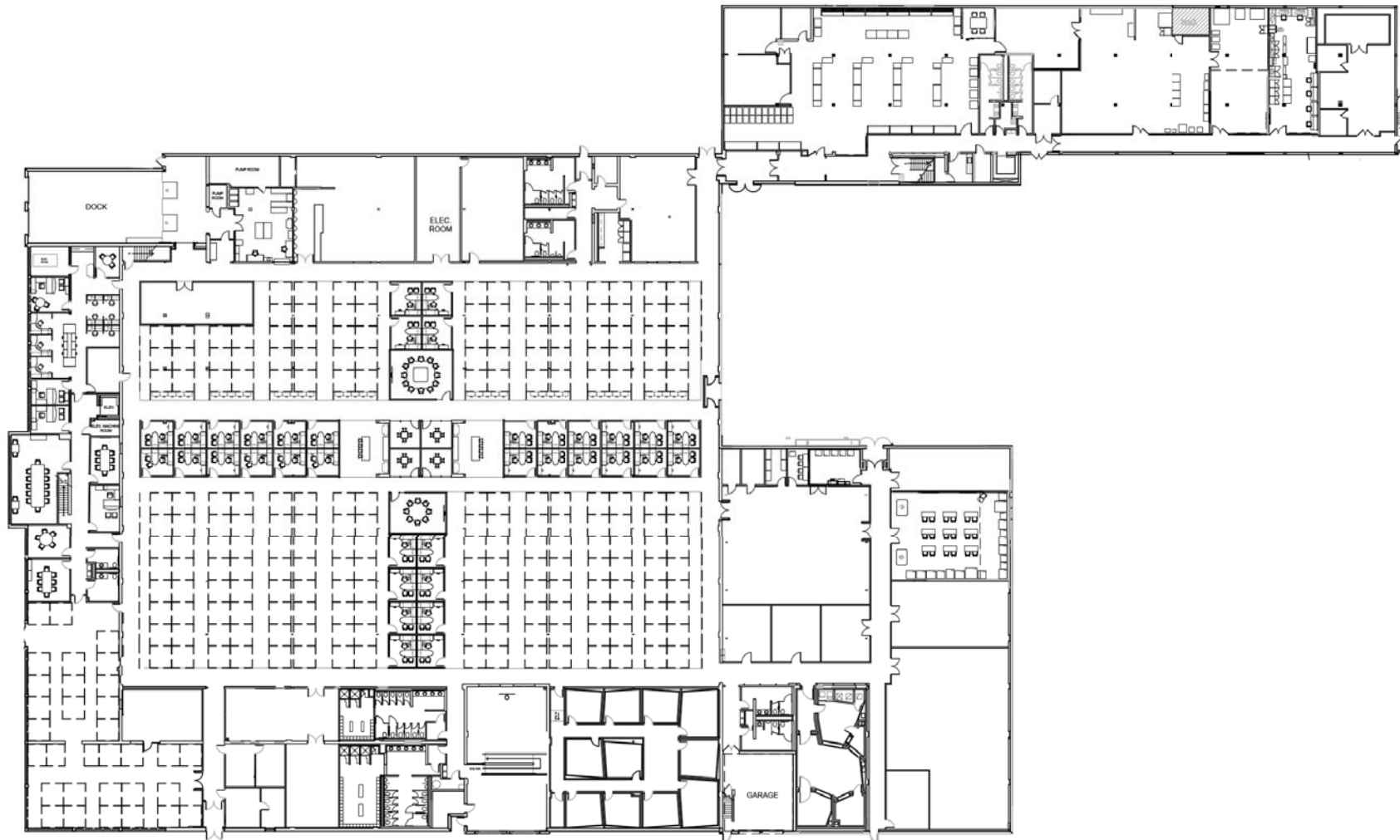
| | |
|----------------------|--|
| MARKET | Chicago |
| SUBMARKET | Avondale |
| BUILDING DESCRIPTION | Two (2) story masonry |
| IMPROVEMENTS | 120,657 SF Floor 1 – 96,282 SF Floor 2 – 24,376 SF |
| LAND SITE | 2.76 acres |
| DATE OF CONSTRUCTION | Fully renovated in 2014 |
| PIN NUMBERS | 13-24-400-003 13-24-404-006 |
| PARKING | 172 off street parking spaces |



3401 N. California

Floor Plans

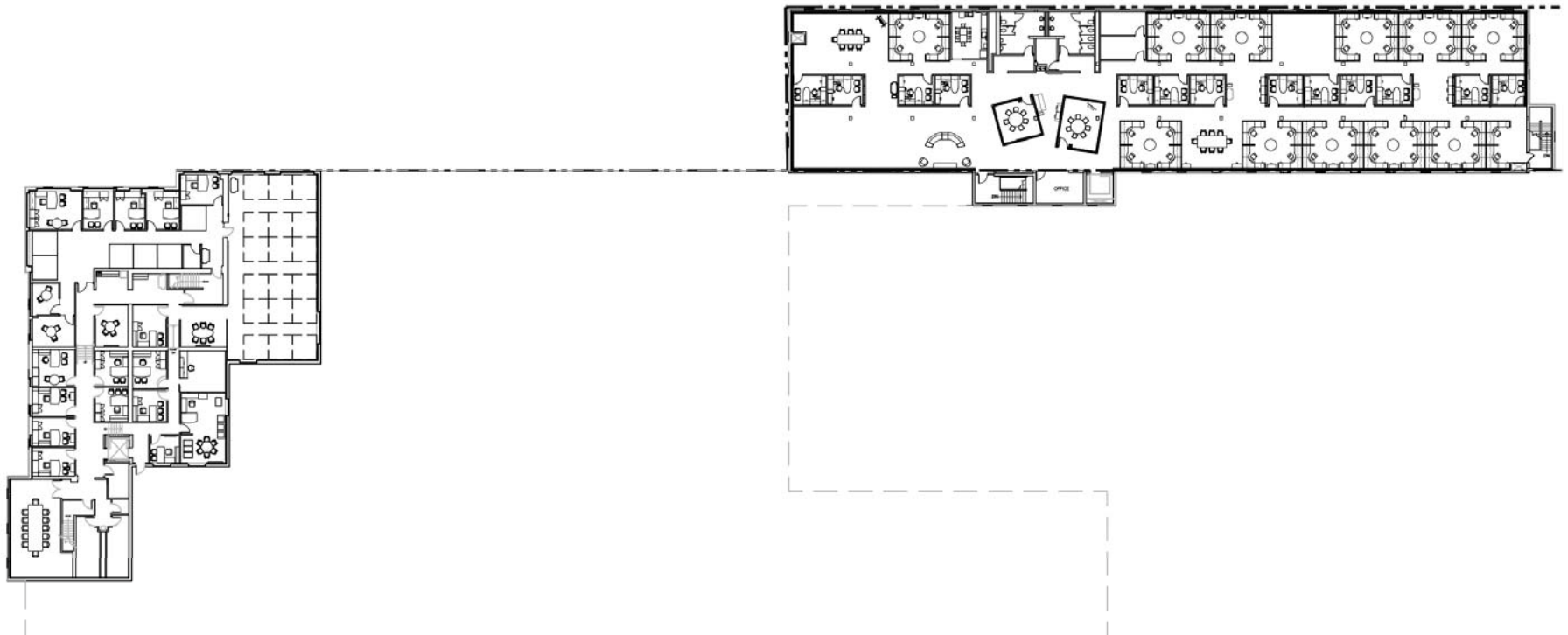
3401 N. California 1st Floor

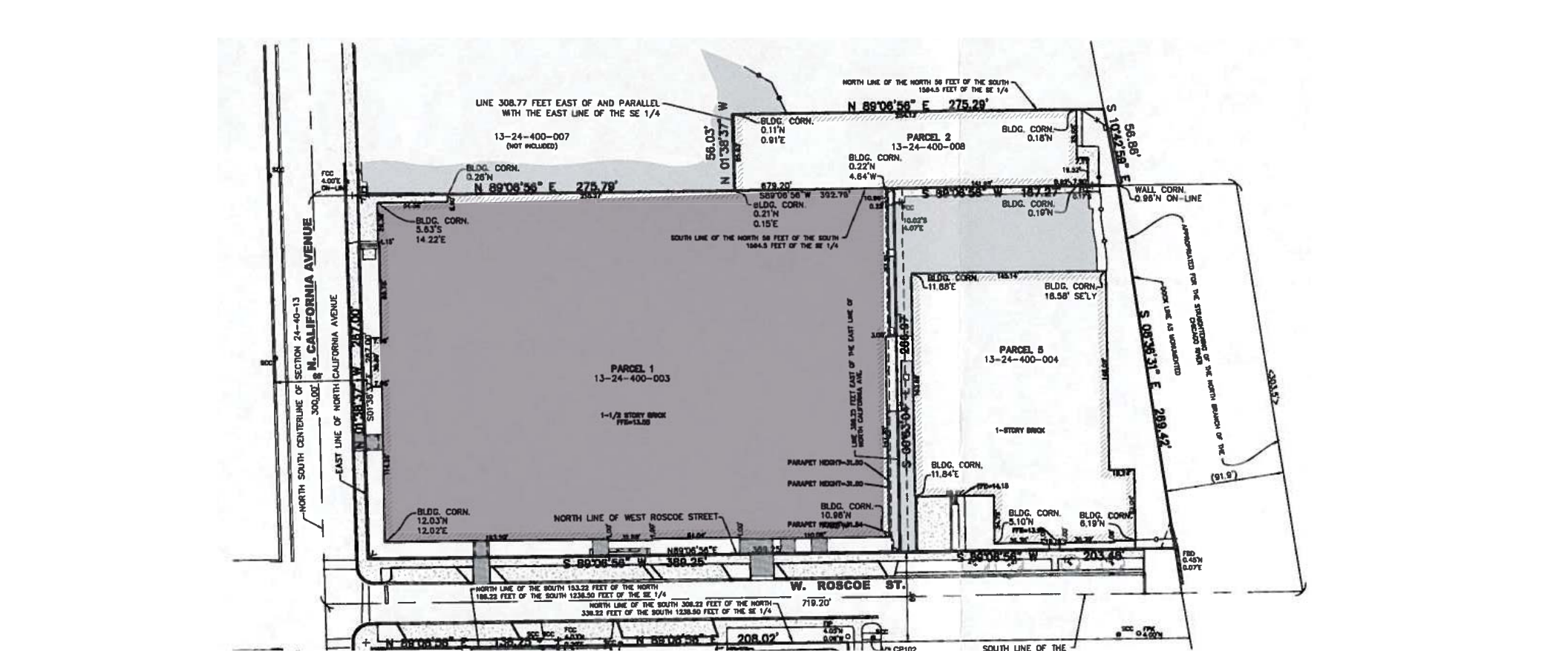


3401 N. California

Floor Plans

3401 N. California 2nd Floor





2718 W. Roscoe & 3401 N. California



Tax Map



2718 W. ROSCOE STREET

| PIN NUMBERS | 2017 TAXES |
|-----------------------------|--------------|
| 13-24-400-004 | \$319,976.12 |
| 13-26-400-035 - parking lot | \$100,656.85 |

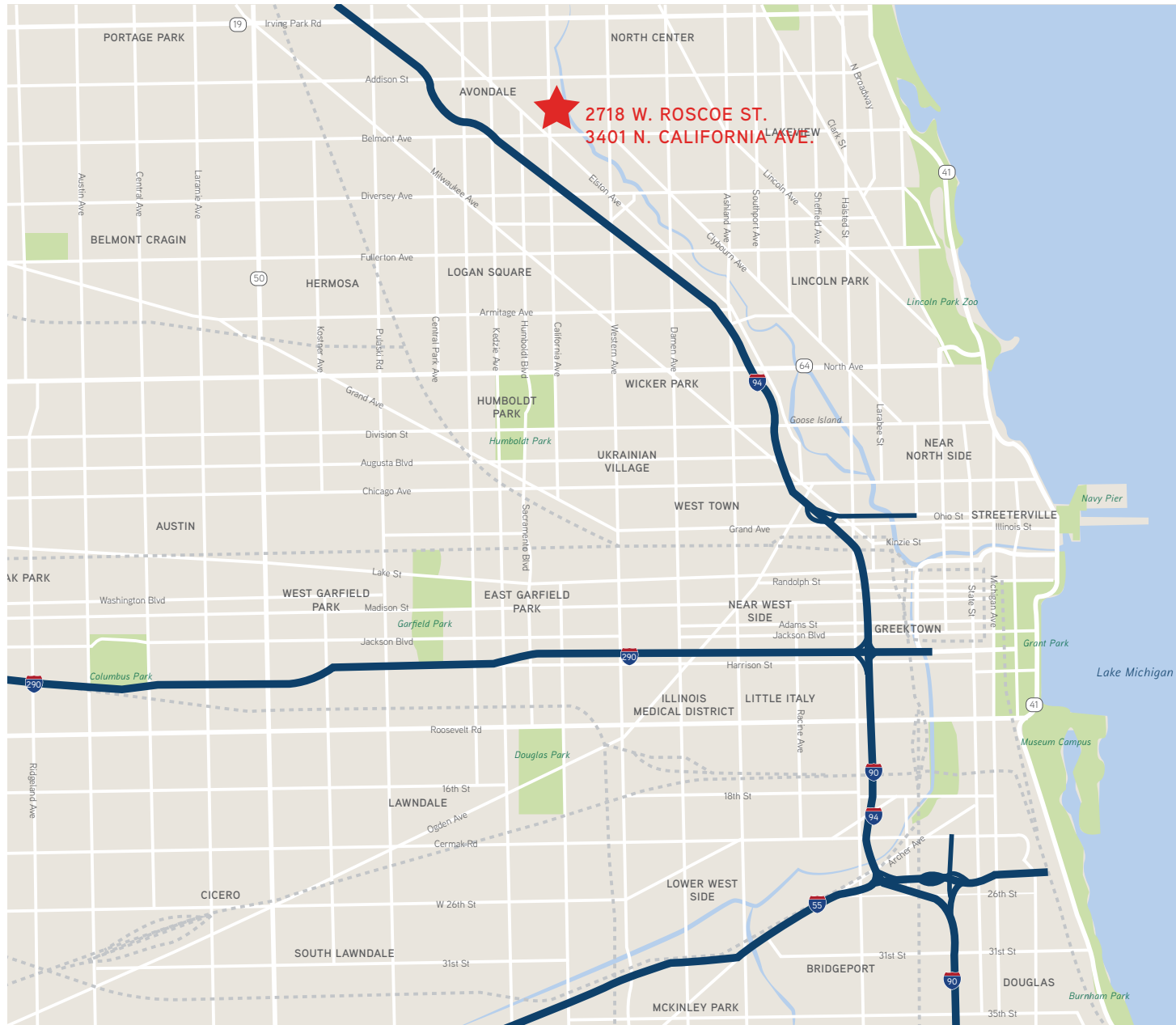
3401 N. CALIFORNIA AVENUE

| | |
|-----------------------------|--------------|
| 13-24-400-003 | \$298,191.32 |
| 13-24-400-006 | \$45,331.13 |
| 13-24-404-010 - parking lot | \$6,481.14 |
| 13-24-404-013 - parking lot | \$9,560.98 |

2718 W. Roscoe & 3401 N. California



Area Map



2718 W. Roscoe & 3401 N. California



Area Description

The subject property is located approximately seven miles northwest of Chicago's Loop, in the Avondale community. Avondale is bounded by Diversey Avenue on the south, Addison Street on the north, Pulaski Road and the Chicago, Milwaukee, & St. Paul railroad on the west and the North Branch of the Chicago River on the east. Adjoining communities include Logan Square on the south, North Center on the east, Irving Park on the north and Hermosa on the west.

Avondale is one of several northwest side communities that grew with the development of Milwaukee Road and the two railroads running northwest through or along the community: the Chicago, Milwaukee, and St. Paul and the Chicago and Northwestern. Manufacturing developed along both railroad tracks, the North Branch of the Chicago River as well as the brickyards in the vicinity of Belmont and California Avenues.

The Kennedy Expressway (I-90/94) runs through the community and there are multiple access points. Public transportation to the Loop is convenient and widely available. Bus service is available along Elston Avenue and Addison Avenue.



2718 W. Roscoe & 3401 N. California

Property Photographs

