

MILLENNIUM  
PROPERTIES R/E

**COURT-ORDERED RECEIVERSHIP SALE**  
**OFFICE/RETAIL FLOORS AT**  
**208 S LASALLE STREET**  
**CHICAGO, IL**

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# PROPERTY HIGHLIGHTS

- 219,332 SF office/retail portion of an approximately 825,000 SF landmark building 208 S. LaSalle St.
  - Include ground floor retail spaces on Adams, LaSalle and Wells Streets
- Approximately 49% occupied with leasing opportunities or redevelop and imagine this large block of prime space
- Best-in-class access control and operations technology
- Two high-end hotels: JW Marriott Hotel and The LaSalle - Autograph Hotel (brand new hotel opening July 2022) amenities available to tenants
- Tenants in the building include 7-Eleven, CT Corp, Heartland Alliance and Charles Tyrwhitt Inc
- Hotel amenities include full-service conference facilities, restaurant and bars
- Manned 24-hour security
- Easy access to public transportation
- Premier location - close proximity to the Art Institute of Chicago, Columbia College, Millennium Park, Chicago Board of Trade, Northern Trust, Wintrust, CIBC, upscale shopping, numerous award winning restaurants and 5-star hotels

# INVESTMENT SUMMARY



## 208 S. LaSalle Street | Chicago, IL

208 S. LaSalle Street office/retail assets are situated in a 1.1 million square foot mixed use building in Chicago's central Loop and financial district. The Property is only one block from Willis Tower and three blocks from Union Station, Amtrak's flagship station in the Midwest that services 140,000 passengers daily in the bustling central loop of downtown Chicago.

Millennium Properties R/E, Inc ("MPI") has been retained by the Receiver of a prime and prominent historic, mixed-use retail/office building located on the most respected thoroughfare in Chicago's CBD.

This offering provides investors with a unique opportunity to acquire retail space in a key building in the Loop occupied by international tenants. In addition, over 200,000 square feet of well-occupied office space is sandwiched between two high-end hotel operations.

# BUILDING OVERVIEW



## 208 S. LaSalle Street | Chicago, IL

208 S. LaSalle Street was designed by D. H. Burnham & Co and Graham, Anderson, Probst & White in the Classical Revival style. The building is orange-rated in the Chicago Historic Resources Survey. Additionally, 208 S. LaSalle Street is a contributing building to the West Loop – LaSalle Street Historic District listed on the National Register of Historic Places.

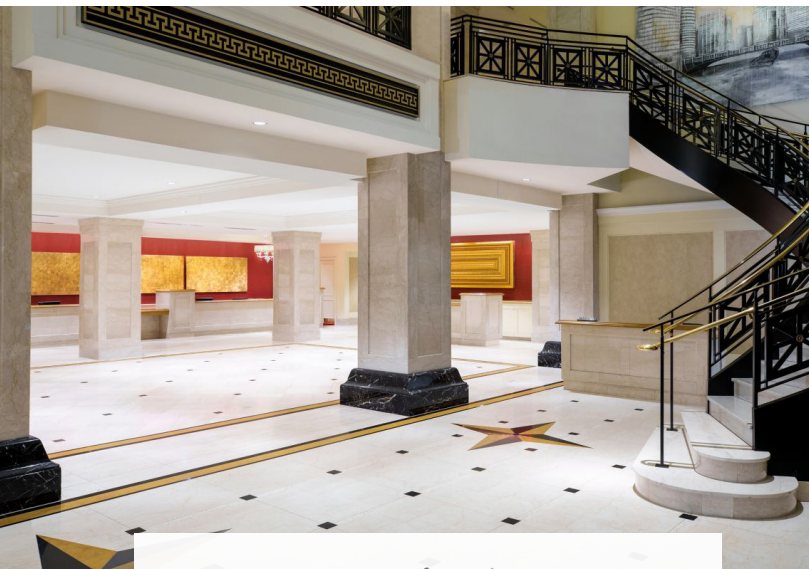
This 20-story building occupies a full half-block, bounded by LaSalle, Adams, and Wells Streets and with the Quincy Street alley to the south. The facades are ornamented with classical detailing with center bays of paired windows with ornamented spandrels. Great opportunity to obtain a new “Class L” standing for the real estate taxes.

LaSalle Street is the Midwest’s most famous financial thoroughfare, the Financial District. The building is situated amongst the country’s leading banks, investment and law firms. This prime location (in the center of financial district in Chicago’s central loop, adjacent to the Federal Reserve Building) makes 208 South LaSalle a well-coveted address for work, shopping, hotels, living space and entertainment.

# BUILDING AMENITIES

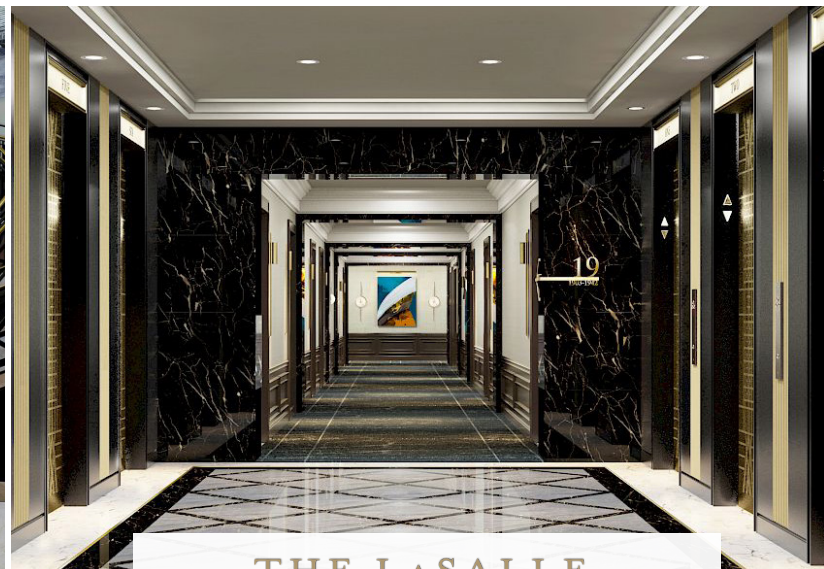


# BUILDING AMENITIES



## JW MARRIOTT

- 610 well-appointed guest rooms with 30 luxury suites
  - Updated rooms are inspired by the iconic Pullman luxury railcar
  - Beautiful finishes include luxury bedding, a flat-screen TV, ergonomic workspaces, marble bathrooms with magnificent downtown views
- Luxury amenities, include the opulent Burnham Ballroom, an on-site spa, an indoor swimming pool, a modern fitness center and a restaurant

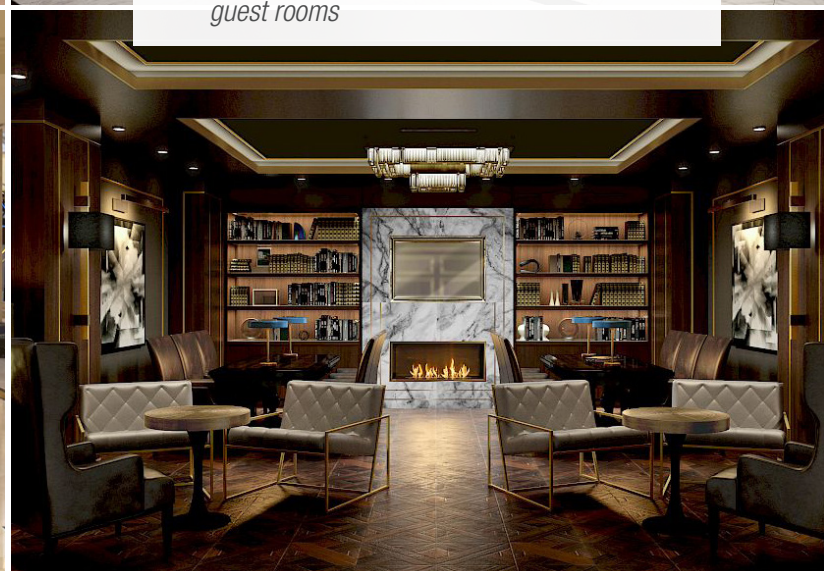
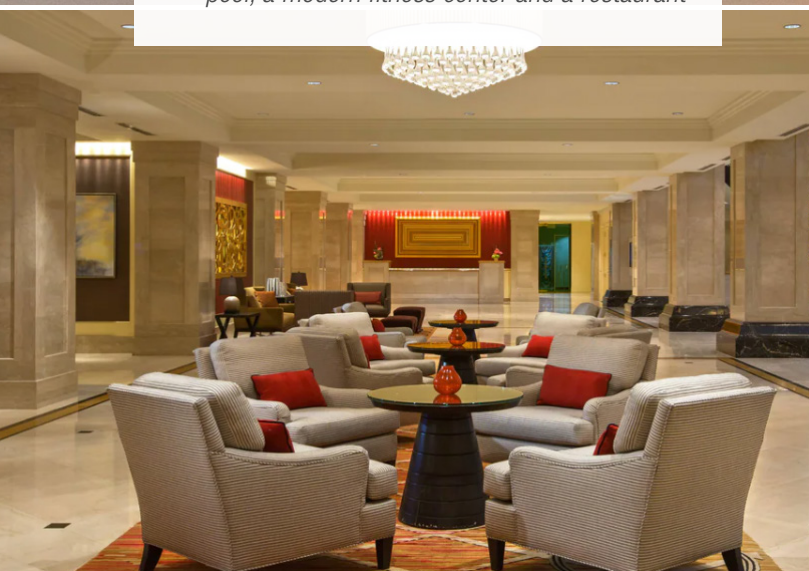


## THE LASALLE CHICAGO



AUTOGRAPH COLLECTION  
HOTELS

- 232 oversized, luxuriously appointed neo-classical guest rooms and suites
  - Elegant furnishings, Frette linen Calcutta marble-clad bathrooms, 65-inch TVs, wood floors with Egyptian area rugs among other stylish finishes
- Designed by one of Chicago's most notable architects, Daniel Burnham
- ADA accessible mobility and hearing enhanced guest rooms



# ASSET OVERVIEW



## Retail at 208 S. LaSalle Street

9,544 total square feet of retail spaces are available on the ground floor of the building. Situated on a prime corner location on main route to Union Station, a 2,700 square foot 7-Eleven corporate leased store under a triple net long term lease is available. There are five, 5-Year renewals with 10% increases on those options. Also available is the well-known international retailer Charles Tyrwhitt under a triple net lease. Great opportunity to sell off locations individually to net leased investors. Also available for lease is a 3,240 square foot retail/office on premier corner of LaSalle and Adams Streets.

Thank you for your interest!  
A confidentiality agreement must be signed to  
view this offering in its entirety.

**Please email: [Info@MPIrealestate.com](mailto:Info@MPIrealestate.com)**  
to request the confidentiality agreement -  
Full OM (Dropbox docs available) will be  
provided upon receipt of your signed CA.

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