

MILLENNIUM
PROPERTIES R/E

**FOR SALE/
FOR LEASE**

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455 North LaSalle Street
Chicago, IL

For Sale or Lease | Price Reduced

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PROPERTY HIGHLIGHTS

- 5,400 SF, three-story single-tenant office building plus a lower level
- Recently renovated
 - Updated in 1988 with newer mechanicals and flexible floorplans.
 - Potential for retail or bar/restaurant concepts
- Site license agreement with Verizon. Annual rent is \$20,559.47
- Signage offers excellent exposure
- Smaller, easily adaptable floor plates
- Easy access to public transportation
- Small boutique property with ability to obtain SBA financing
- Site Size: 2,213 SF
- Traffic count: 31,224 vehicles daily
- Zoning: DX-7

PROPERTY OVERVIEW



445 N LaSalle Street is located on North LaSalle Street in Chicago's River North Neighborhood. This 5,400 SF, multi-story, single-tenant boutique office building has been completely renovated and has been improved with numerous high-end upgrades including a center staircase, atrium and skylight. The property benefits from an FAR of 3.25 and is zoned DX-7, which allows for a variety of uses including office, retail and residential. A long-term lease with Verizon Wireless provides the property with in-place income. The visibility and the in-place income coupled with the easy access to Lake Shore Drive, the I-90/I-94 Expressway and public transportation makes this offering the perfect opportunity for an investor or user to acquire a well-maintained boutique office building in the heart of the vibrant River North neighborhood.

The River North neighborhood of Chicago is a sought-after location for both businesses and residential because of its central location, connecting Fulton Market, River West, the Loop, Gold Coast, Streeterville, and the Magnificent Mile. This desirable neighborhood hosts a multitude of retail shopping options, art galleries, hotels and high-end residential. The neighborhood is also Chicago's go-to hub of nightlife and entertainment, featuring many of the city's acclaimed bars and clubs. This area has a high population density with more than 14,300 existing multi-family units, 2,760 more under construction, and over 1,380 proposed. The area continues to see a significant increase in residential developments and developer/investor activity over the past several years.