

# AVAILABLE: Class A Michigan Avenue Office Space

## 430 North Michigan Avenue, Chicago, Illinois 60611



### PROPERTY OVERVIEW

- Located in the newly renovated and prestigious Realtor® Building - "In the Center of it All"
- Great Michigan Avenue location with World Class amenities and services-Restaurants, public transportation and shopping
- Stable, long-term ownership & on-site property management

### PROPERTY SPECS

**Available Space:**

**5,310 SF**

*May be expandable/divisible*

**Construction Type:**

New energy efficient façade

**Sprinklers:**

Fully sprinklered

**Security:**

Manned 24/7 lobby desk,  
video/security, restricted ele-  
vator access

**Internet Access:**

Fiber/riser system in place

**Lease Rate:**

**\$29.50 / SF Gross**



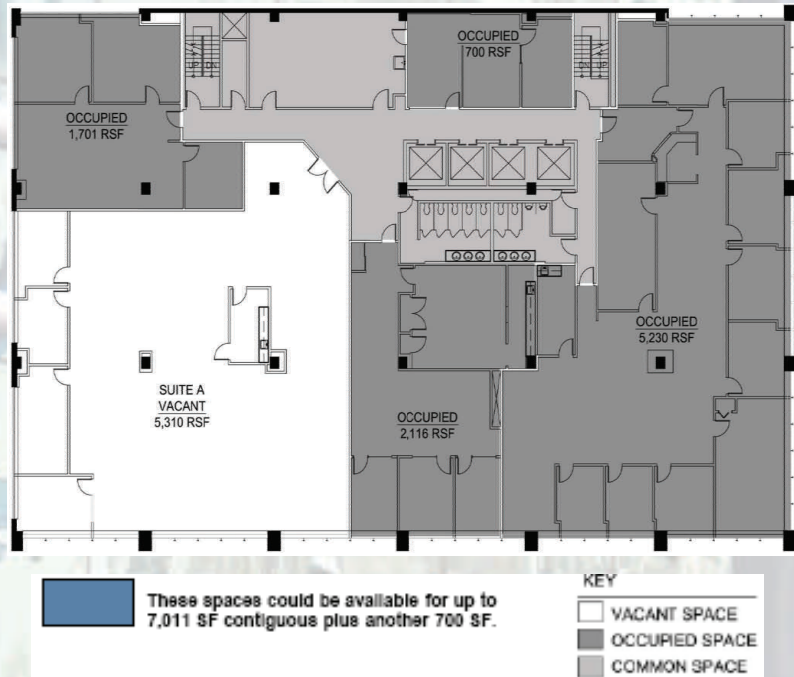
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# AVAILABLE Great Space: 5,310 SF Expandable/Divisible

## 430 North Michigan Avenue, Chicago, Illinois 60611 (6th Floor)



**Note—Floor plan is *not* to scale. Landlord will finish the space to tenant's specifications subject to negotiations and a fully executed lease.**

- 5,310 SF—please inquire about expansion/division or other potentially available space
- Elevator lobby ID plus great west and south view—Expansive window line
- Energy efficient space with low operating costs
- Ideal for law firms, professional services, advertising/PR, associations, non-for profits, foreign consulates, etc.
- Great visibility & access to key clients/employees
- Discounted parking nearby
- Energy Star 2009 & LEED Gold pending
- Stable, long-term ownership
- Professional on-site property management

**For More Information  
Contact Exclusive Agent:**