

FOR LEASE



**174 N Michigan Avenue,
Chicago, IL 60601**

Highlights:

- 5,800 SF on Top Floor
- Building Signage
- Express and local Public Transportation
- Passenger and Freight Elevator
- Marketed Rent: \$20 psf
- *Landlord will build out office space with long term lease at marketed rent.*
- Building Lease Type: NNN
- Zoning: DX-16
- Traffic Count per day
Michigan Avenue: 37,1 00

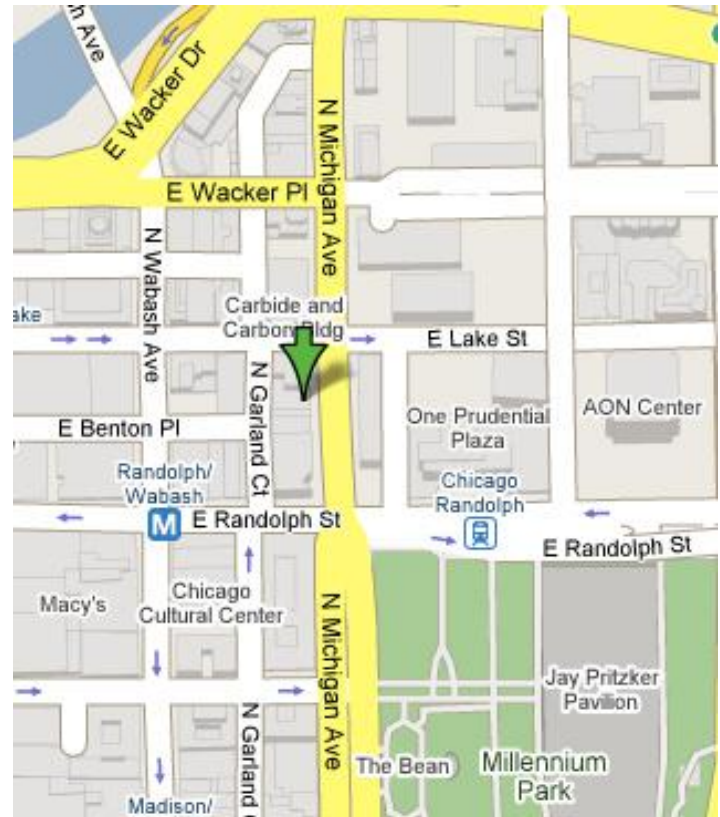
Top Floor Office Space On Michigan Avenue

Property Description:

4 Story Mixed use building with 1st Floor Retail with national tenants: 7-Eleven and Sticky Fingers and 2nd – 4th Floor Office space with tenant: Intrax International Institute, an English language school, located just steps away from Millennium Park.

Space Plan:

5,800 SF Space is ideal for insurance claim offices, attorney firm, collection services, call center, financial firm, computer company and other professionals.



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