

Opportunity Analysis

Prepared By: ADMIN ACCOUNT

BUILDING	FLOOR/ SUITE	AREA	AVAILABLE	TERM	BASIC RENT	ADTL. RENT	ANNUAL RENT	MONTHLY RENT	TENANT INDCMNTS	PARKING RATIO	CLASS
1 John Hancock 875 N. Michigan Avenue	Suite 200	3,000	IMMEDIATE	3-5 YEARS	\$12.00	\$10.00	\$66,000.00	\$5,500.00	NEGOTAIBLE	1:7	CLASS-C
2 WESTERN UNION BUILDING 640 - 8 AVE SW	Suite 520	3,540	IMMEDIATE	3-5 YEARS	\$18.50	\$10.00	\$100,890.00	\$8,407.50	SHOW SUITE	1:7, 300 sq.ft	CLASS-C
	Suite 555	4,000	IMMEDIATE	3-5 YEARS	\$17.50	\$9.00	\$106,000.00	\$8,833.33	NEGOTIABLE	1:7, 300 sq.ft	CLASS-C



JOHN HANCOCK

John Hancock

875 N. Michigan Avenue



Property Information

Landlord:	MCEVOY REALTY
Building Class:	CLASS-C
Building Size:	100,000.00 SQ. FT.
Year Built:	1970
Number of Floors:	100
Typical Floor Size:	10000
Parking Ratio:	1:7
HVAC:	6AM TO 6PM
Plus 15 Connected:	YES
Operating Costs:	2000

Property Features

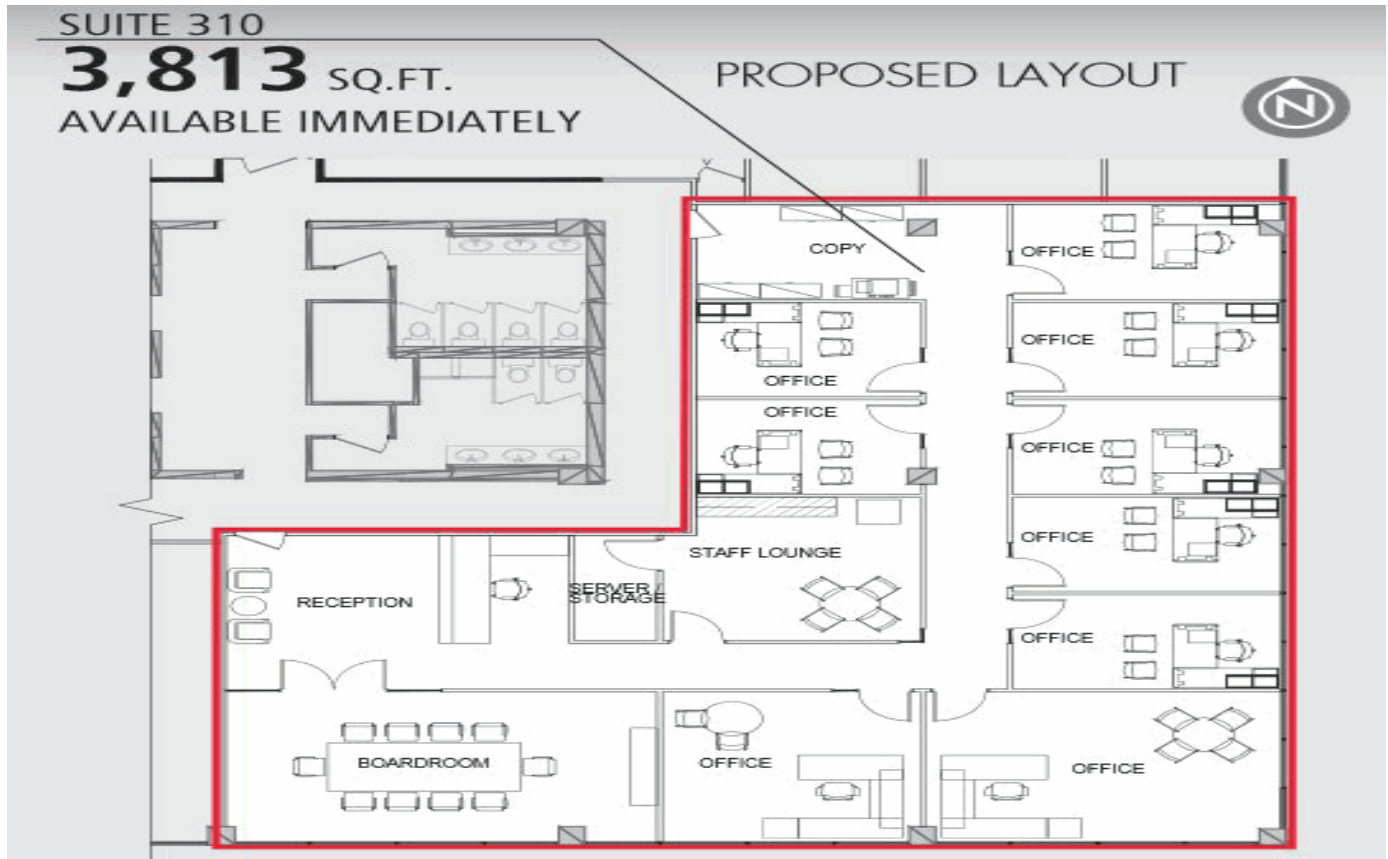
- OPENING WINDOWS
- SECURITY PATROL AFTER HOURS AND ON WEEKENDS
- ONE BLOCK FROM LRT
- MICHIGAN AVENUE SHOPPING



Lease Type: HEADLEASE

John Hancock

875 N. Michigan Avenue



Tenant Allowance:	NEGOTIABLE
Availability:	IMMEDIATE
Term:	3-5 YEARS
Net Rent:	20000

Suite 200

3,000 Square Feet



DOWNTOWN CENTRAL CORE
WEST

WESTERN UNION BUILDING

640 - 8 AVE SW



Property Information

Landlord:	First Real Properties Limited
Building Class:	CLASS-C
Building Size:	73,300.00 SQ. FT.
Year Built:	1964
Number of Floors:	12
Typical Floor Size:	6,237 sq.ft
Parking Ratio:	1:7, 300 sq.ft
HVAC:	MONDAY TO FRIDAY 6AM TO 6PM
Plus 15 Connected:	NO
Operating Costs:	\$15.00 PER SQ.FT (2014)

Property Features

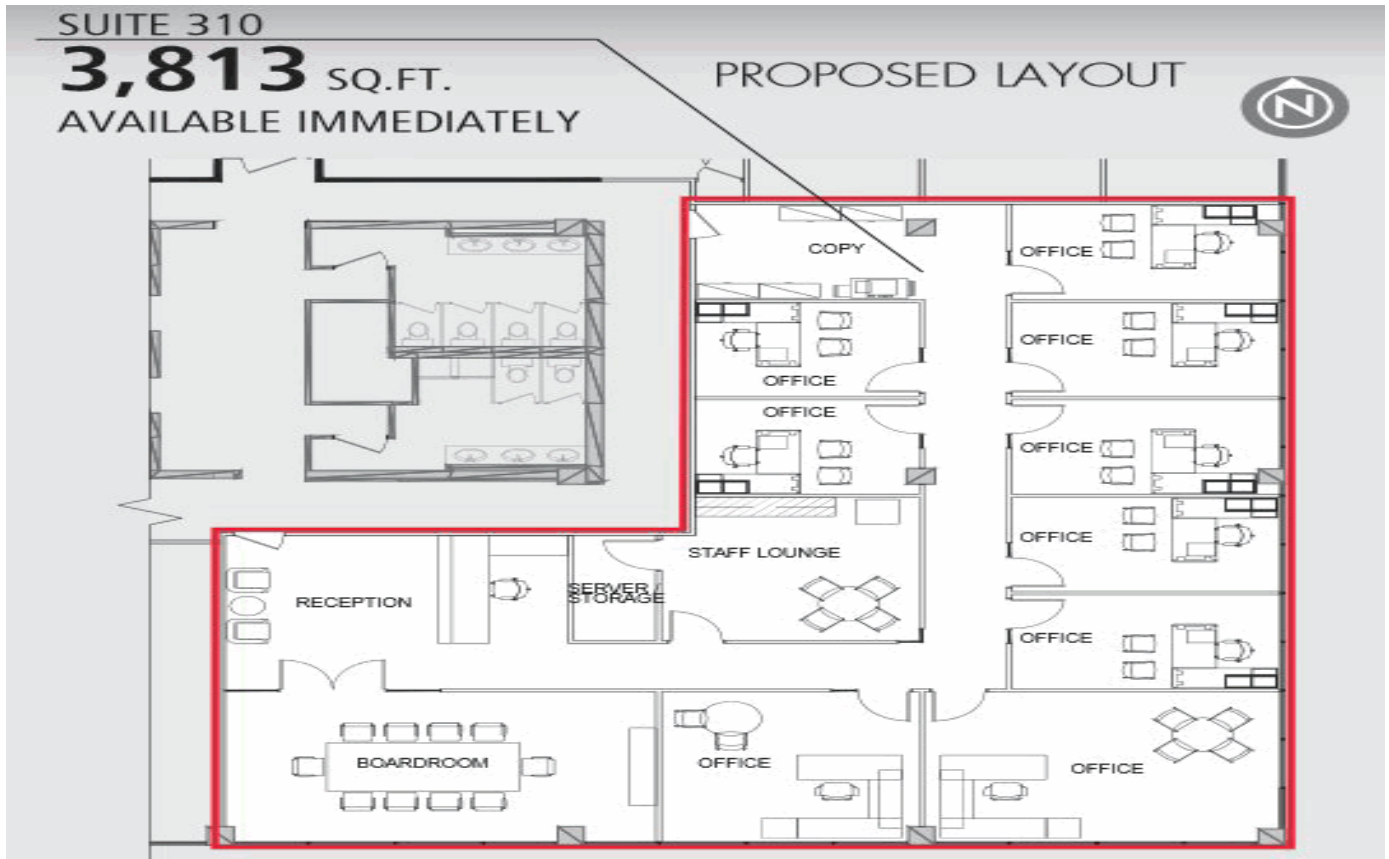
- OPENING WINDOWS
- SECURITY PATROL AFTER HOURS AND ON WEEKENDS
- ONE BLOCK FROM LRT



Lease Type: HEADLEASE

WESTERN UNION BUILDING

640 - 8 AVE SW



Tenant Allowance:	SHOW SUITE
Availability:	IMMEDIATE
Term:	3-5 YEARS
Net Rent:	\$18.50 PER SQ. FT.

Suite 520

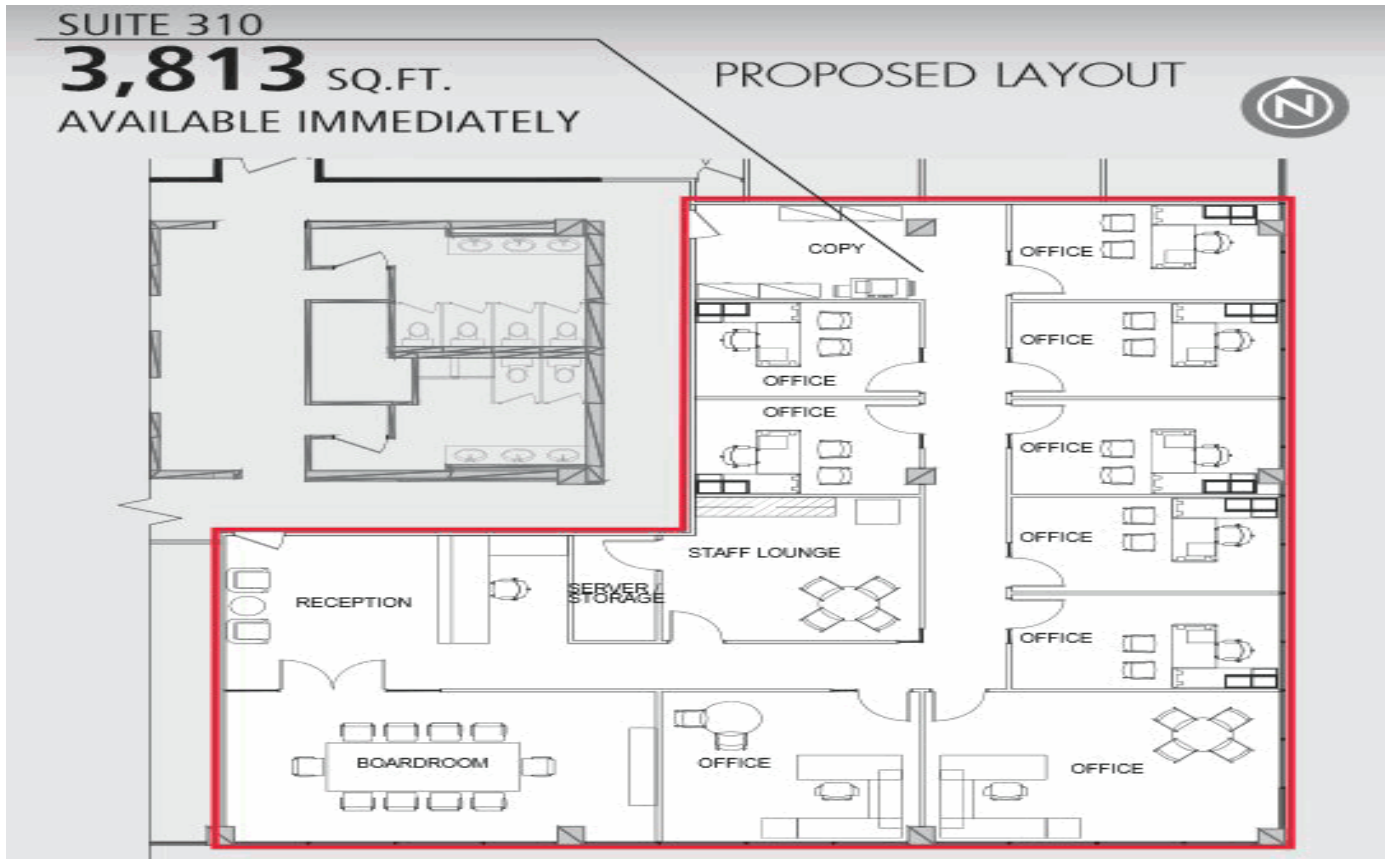
3,540 Square Feet



Lease Type: SUB

WESTERN UNION BUILDING

640 - 8 AVE SW



Tenant Allowance:	NEGOTIABLE
Availability:	IMMEDIATE
Term:	3-5 YEARS
Net Rent:	\$17.50 SQ.FT

Suite 555

4,000 Square Feet

