

318 Adams

2ND FLOOR OFFICE CONDO

COURT ORDERED SALE



Exclusively Marketed by:

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MILLENNIUM PROPERTIES R/E, INC

Two First National Plaza
20 South Clark Street | Suite 630
Chicago, Illinois 60603

The Offering

318 WEST ADAMS STREET | 2ND FLOOR | CHICAGO, ILLINOIS



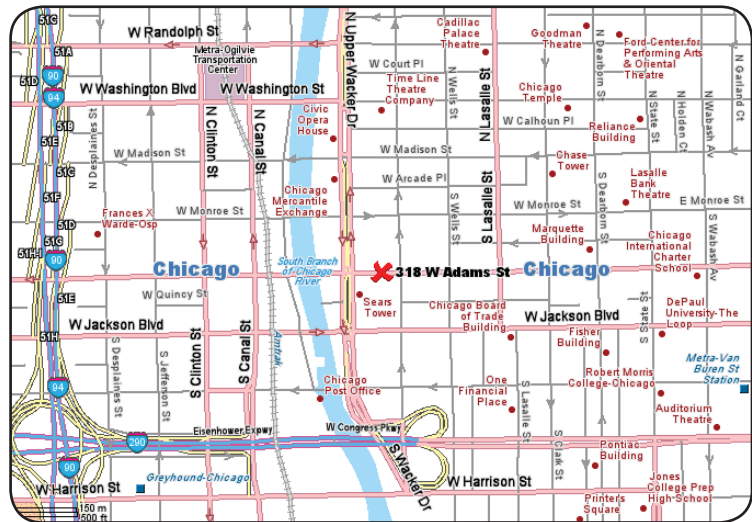
Millennium Properties is exclusively marketing the full second floor office condo located at 318 West Adams Street in Chicago, Illinois on behalf of Attorney General Lisa Madigan and the State of Illinois. This is a court ordered sale and is brought to market with an asking price of \$1,495,000.



Located in the shadow of the Willis (formerly Sears) Tower, the Property is located in the heart of Chicago's Loop. It boasts easy access to expressways and main thoroughfares



(I-90, I-94, I-290, I-55 & Lake Shore Drive), Union, LaSalle and Olgilvie Station (both commuter Metra and Amtrak trains) as well as elevated trains. The Property is approximately three blocks to the Chicago Board of Trade, two blocks from the Chicago Mercantile Exchange and six blocks from the Daley Center.



The Property was built-out as an office for a non-profit school; however it was never occupied. Entangled in controversy resulting from former Governor Blagojevich's misallocations of funds, the Loop Lab was forced to repay the state grant used to purchase this Property. The Property is currently in receivership.



The office is ideal for a school or small business who would benefit from owning a prime location. Specifically, it presents an excellent opportunity for trade schools, day cares, trading firms, law offices and no-profit organizations.



Building amenities include 24-hour doorman/ security, on-site property management, rooftop access, professional lounge and a fitness club.



To schedule a property tour, contact Greg Block at (312) 338-3002.

DISCLAIMER



Millennium Properties R/E, Inc. is the Owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Property Specifications

2ND FLOOR SPACE



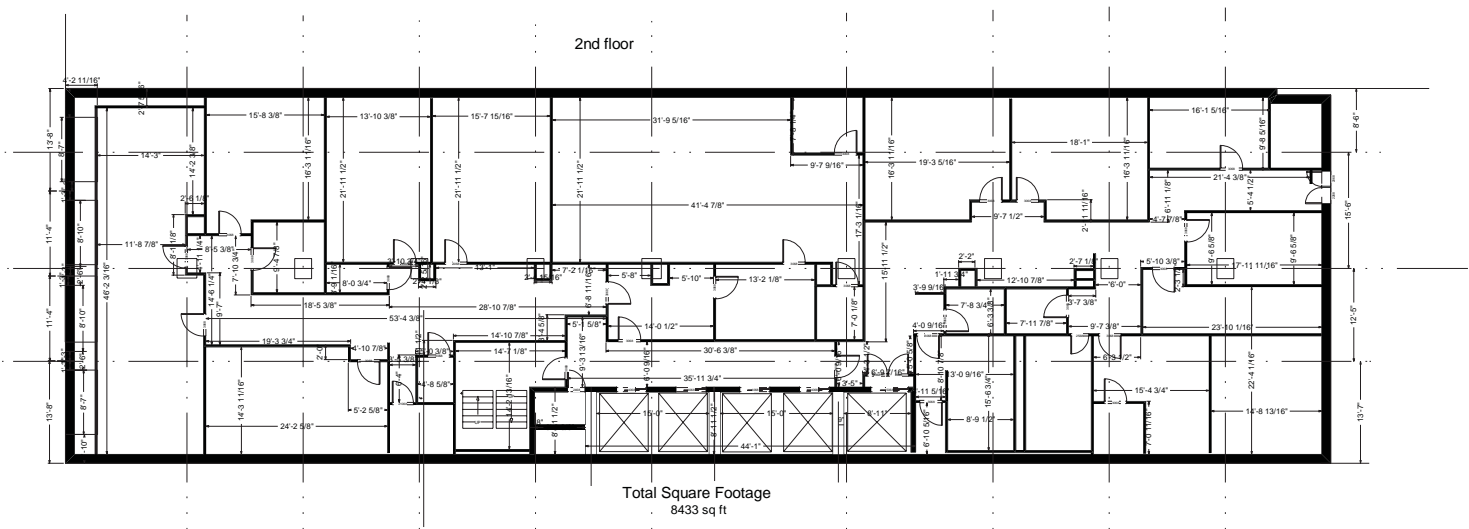
The Subject is located in a 19-story office building constructed in 1927 and renovated in 2000. The second floor contains 8,433sf and is built out in 2007 as a school, however, it was never occupied.

The space consists of fifteen offices, classrooms, reception area, and kitchenette. The southern wall is lined with windows overlooking Adams Street and the Willis (formerly Sears) Tower.

- PIN: 17-16-208-014-0000
- Historical Tax Data: n/a; previously owned by a non-profit organization
- Monthly Assessments: \$3.60/sf/yr

Building amenities include on-site property management and building security in the main lobby, five elevators, cabling infrastructure and much more.

Floor Plan



Comparable Sales



Property Address	Suite/ Floor	Sales Date	Size	Sale Price	Sale Price/sf
55 W. Wacker Dr.	750	9/16/08	3,509	\$1,075,000	\$306.36
221 N. LaSalle Drive	3800	9/29/08	3,943	\$1,100,000	\$278.98
211 W. Wacker Dr.	100	5/13/08	4,325	\$1,145,000	\$264.74
55 W. Wacker Dr.	1100	8/26/08	5,113	\$1,310,000	\$256.21
221 N. LaSalle Drive	5/18/1904	9/25/08	2,958	\$745,000	\$251.86
221 N. LaSalle Drive	2700	10/1/08	4,484	\$1,125,000	\$250.89
160-62 N. Franklin	162 - 6th Floor	3/25/08	4,800	\$1,100,000	\$229.17
221 N. LaSalle Drive	2500	2/4/09	4,352	\$955,000	\$219.44
555 W. Jackson	4th Floor	3/17/08	4,200	\$820,000	\$195.24
211 W. Wacker Dr.	450	1/23/08	3,949	\$770,500	\$195.11
216 S. Jefferson	401 & 402	1/11/08	2,650	\$482,500	\$182.08
216 S. Jefferson	303	8/8/08	2,950	\$529,900	\$179.63
216 S. Jefferson	200 & 202	8/20/08	5,450	\$975,000	\$178.90
318 W. Adams	2nd Floor	Subject	8,433	\$1,495,000	\$177.28