

222

south morgan



BUILDING INFORMATION



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AAA has compiled the information contained within the Offering Memorandum for 222 S. Morgan Street from sources deemed to be reliable, including the information from the Owner, public sources, consultants and other parties. However, such information has not been verified independently. In addition to the foregoing, you acknowledge and agree that Owner and AAA does not warrant or represent the accuracy or completeness of the information contained within the Offering Memorandum or subsequent materials that may be requested by you and supplied by Owner or AAA. Furthermore, the Offering Memorandum is subject to modification, updates, errors and omissions and may or may not represent changes in condition of the property or its operation. If, after review of the information contained herein, you have no further interest in the property, please notify AAA of such and return the property information and related materials to AAA.

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Confidentiality Agreement





Asking Price: \$5,000,000

Property Stats

Property Type:	Timber Loft
Rentable Building Area:	36,729 sq. ft.
Stories:	5
Site Area:	9,375 sq. ft.
Occupancy:	66.47%
Submarket:	West Loop
Age:	1893
Zoning:	DX-5
2023 NOI:	\$794,389



222 S Morgan Stats

222 S Morgan Street Overview

PIN #: Parcel ID 17-17-218-020-1001 thru 17-17-218-020-1014

Land: 9,375 sq. ft.

Gross Building Area: 39,339 sq. ft.

Net Rentable Building Area: 36,729 sq. ft.

Year Built: 1893

CONSTRUCTION

Structure: Timber Loft

Exterior: Masonry

Foundation: Poured Concrete

Roof: Modified Bitumen

HVAC: 19 Forced air furnaces, gas heat, electric cooling

New Heil furnaces; 2014-2016

Electric: 800 Amps 120/240 3 phase

Water/Sewer: 6" water main, 10" sanitary sewer

Elevators: 1 passenger (1,000 lb capacity)

1 freight (4,000 lb capacity)

Loading Dock: Exterior loading dock access

Telecommunications: AT&T (Fiber), Comcast, Silver IP

Ceiling Heights: Ground Level: 14"

First Floor: 12"

Second Floor: 12"

Third Floor: 12.34"

Fourth Floor: 13.5"

Sprinkler: Fully sprinkled wet system, 24 hour monitoring,

Aurora Pump: 500 GPM, 65 PSI

Zoning: DX-5

2023 Paid Taxes: \$193,588.12



For Sales Inquiries:

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