

WEST LOOP

62 CAR PRIVATE PARKING
CLASS A FINISHES

ENTIRE BUILDING
WITH OVER 33,000 SQUARE FEET OF OFFICE SPACE
AVAILABLE FOR LEASE

1201
WEST HARRISON



WWW.1201HARRISON.COM

1201

WEST HARRISON

Within walking distance to the largest urban medical district in the U.S.
Only 1.3 miles away from Downtown Chicago

FEATURES

- Availability ranging from 8,250 - 33,206 SF
- Vibrant West Loop location
- Boutique Class A building
- High ceilings
- 62 car private parking lot
- Convenient access to the Loop and all Expressways
- Situated on the southwest corner of Harrison and Racine
- Fantastic views of downtown Chicago
- Reinforced concrete floors built with medical use in mind

MOVE-IN READY

- Recent high-end build out
- Gourmet ready kitchen
- Ceramic flooring
- Multiple restrooms (one with shower)
- Custom contemporary etched glass walls
- Multiple conference rooms
- Advanced existing technology infrastructure
- Fiber optics ready
- VOIP ready
- Biometric identification system
- Security/alarm system



WWW.1201HARRISON.COM

1201

WEST HARRISON

LOCATION

- 2 blocks from Racine Blue Line stop
- 1 block from CTA bus stops
- 1 block from I-290
- 5 blocks from I-290/90/94 junction
- 5 minute drive into the Loop

THE ILLINOIS MEDICAL DISTRICT IS NEARBY

- University of Illinois Medical Center
- John H. Stroger, Jr. Hospital
- Jesse Brown VA Medical Center
- Rush University Medical Center



MAP KEY

Medical

1. Rush University Medical Center
2. Illinois Medical District

Education

3. University of Illinois at Chicago
4. UIC Pavilion

Neighborhood Interest

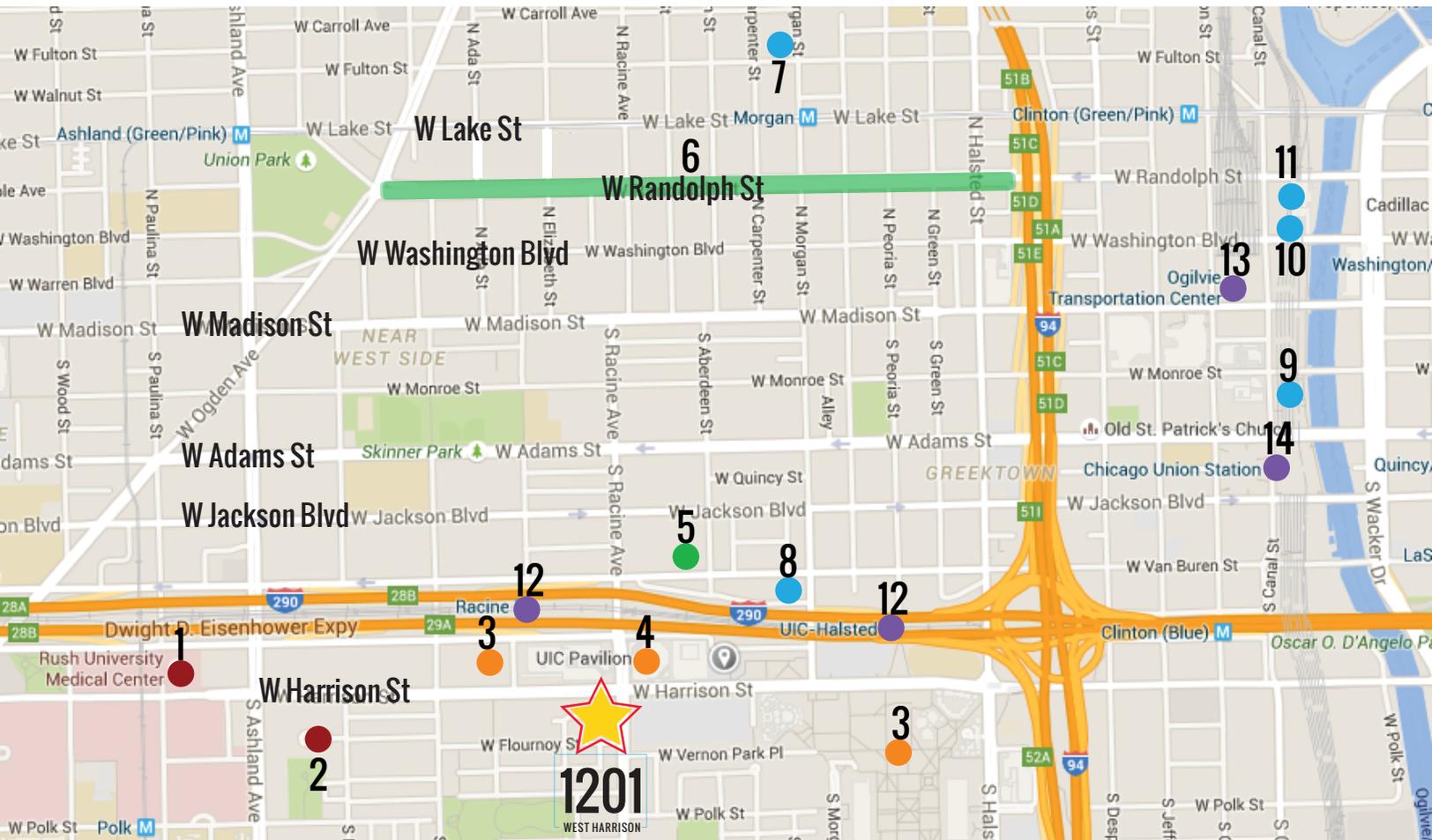
5. Target
6. Restaurants on W Randolph St

Technology

7. Google
8. The Nerderly
9. LinkedIn
10. Boeing Co
11. Twitter, Uber, Fieldglass, Signal, Vivid Seats

Transportation

12. Blue Line
13. Ogilvie Transportation Center
14. Union Station

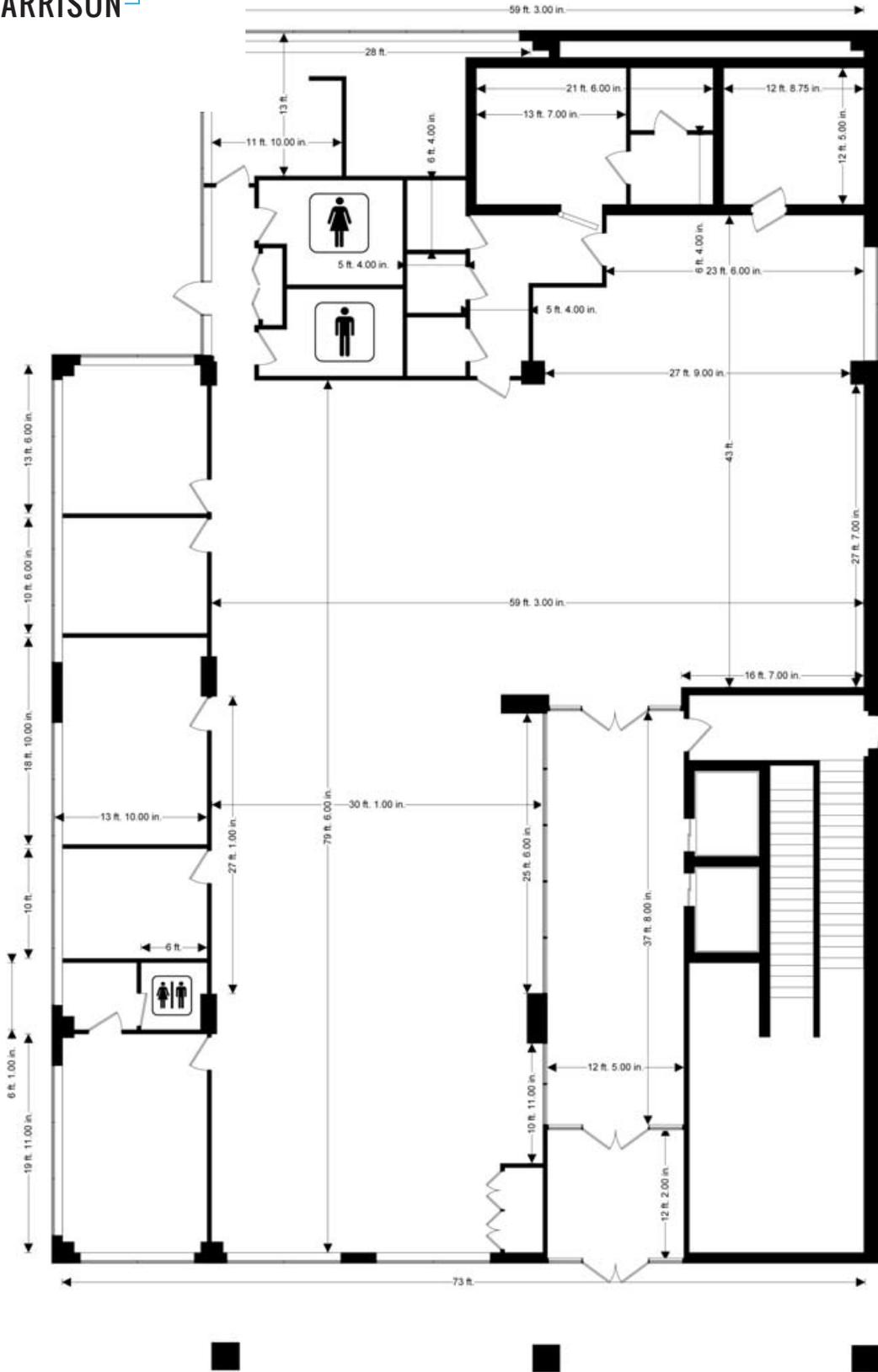


WWW.1201HARRISON.COM

1201

WEST HARRISON

1st Floor | 8,250 SF

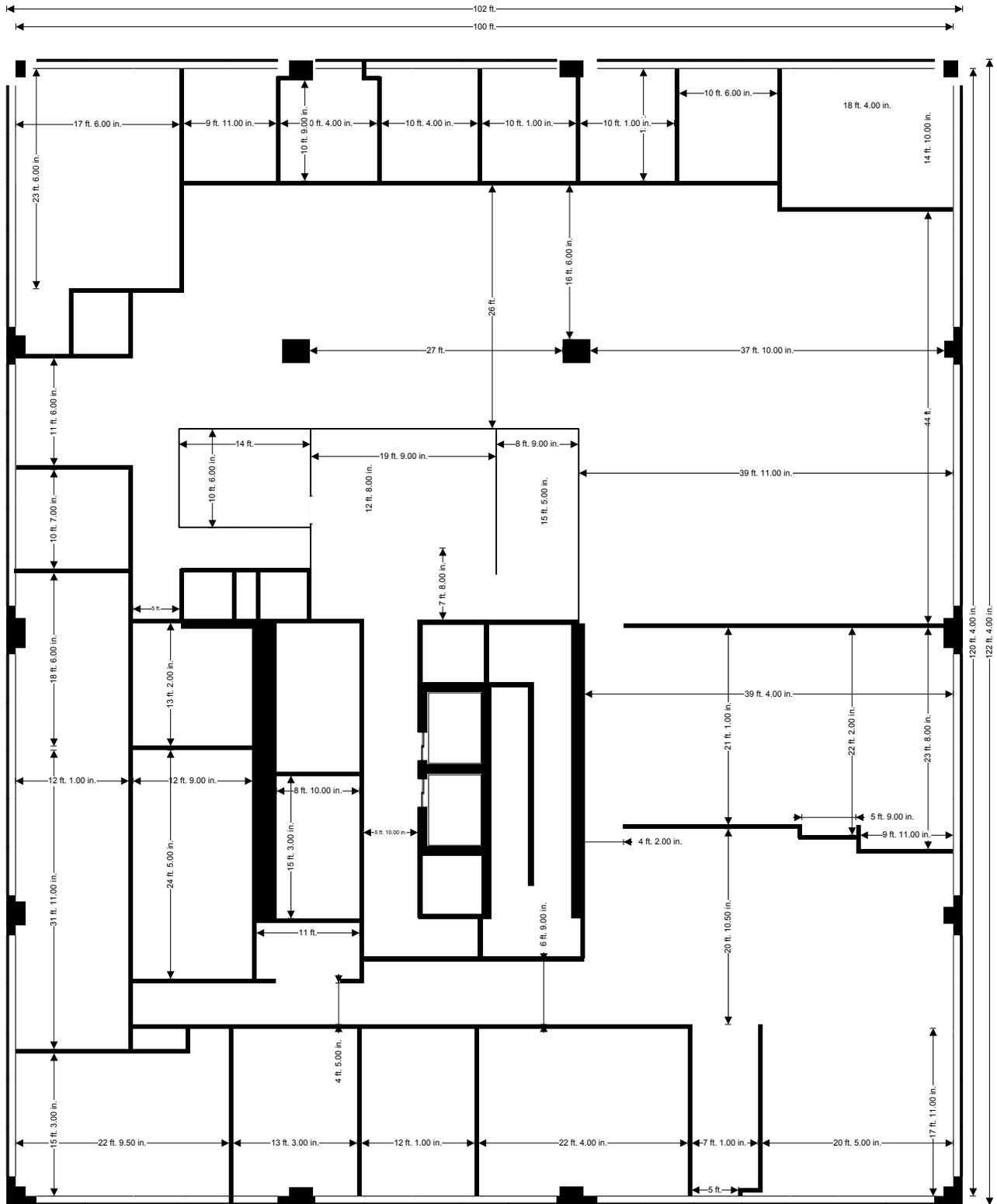


1201

WEST HARRISON

2nd Floor

12,478 SF



WWW.1201HARRISON.COM



BUILDING SPECS

- YEAR BUILT 1992
- YEAR RENOVATED 2013
- STORIES 3
- RENTABLE SQUARE FEET 33,206 RSF
- FLOOR PLATE 8,250 - 12,478 RSF
- FLOOR SLABS 48" thick - built with medical use in mind
- PARKING 62 car private surface lot
- CEILING HEIGHT 1st Floor - 14' to drop ceiling
2nd & 3rd Floors - 9' to drop ceiling
- ELEVATORS Two passenger elevators
- ADA COMPLIANCE All floors have ADA compliant restrooms
- HVAC SYSTEM All electric system, with separate controls for each floor
- HVAC HOURS 24/7
- ELECTRIC SYSTEM 480-volt, three-phase service

TECHNICAL INFRASTRUCTURE

Each floor served by professionally serviced telecommunication room. Plug and play ready.

- FIBER OPTICS READY YES
- VOIP READY YES
- PROVIDERS COMCAST, AT&T, XO
- BIOMETRIC ID SYSTEM YES
- SECURITY/ALARM SYSTEM YES

FEATURES/FINISHES

- FLOORING Ceramic tiles / modular carpet squares
- WALLS/SIDELIGHTS Etched glass with custom waterfall design
- KITCHEN Gourmet ready kitchen with custom granite countertops and flooring
- BATHROOMS Multiple restrooms per floor (one private shower)
Executive offices with private bathroom (on 1st and 2nd floor)
- LIGHTING Modern light fixtures