

# WEST LOOP

62 CAR PRIVATE PARKING  
CLASS A FINISHES

OFFICE SPACE FOR LEASE

1201  
WEST HARRISON



**1201**  
WEST HARRISON

# FEATURES

- Availability ranging from 8,587 - 35,303 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
- Custom etched glass walls
- Multiple conference rooms
- Advanced tech infrastructure
- Fiber optics ready
- VOIP ready
- Biometric ID system
- Security/alarm system







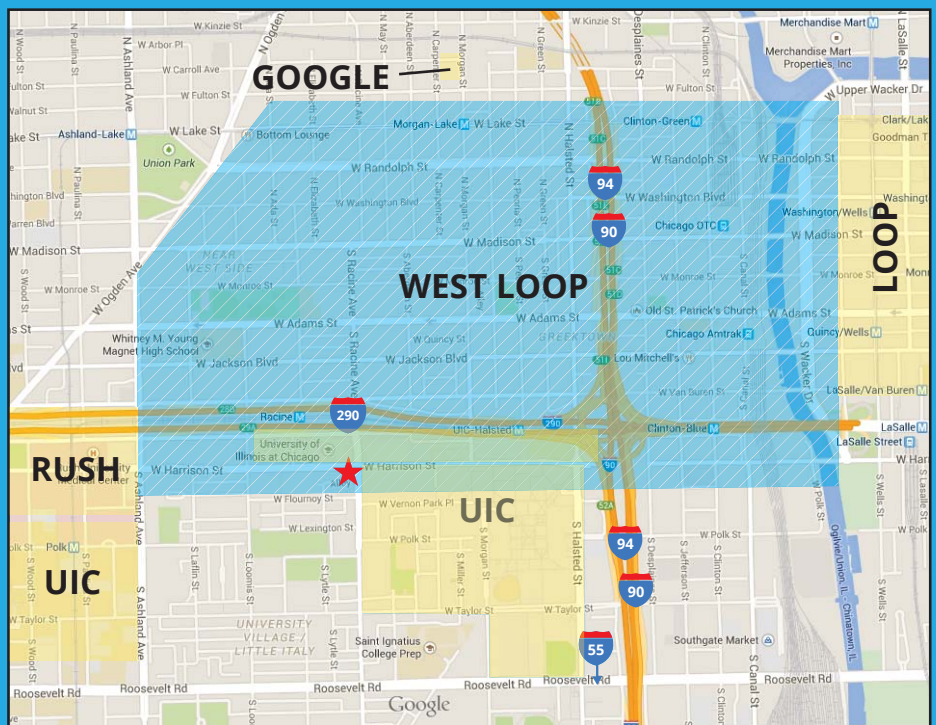
**1201**  
WEST HARRISON

# 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

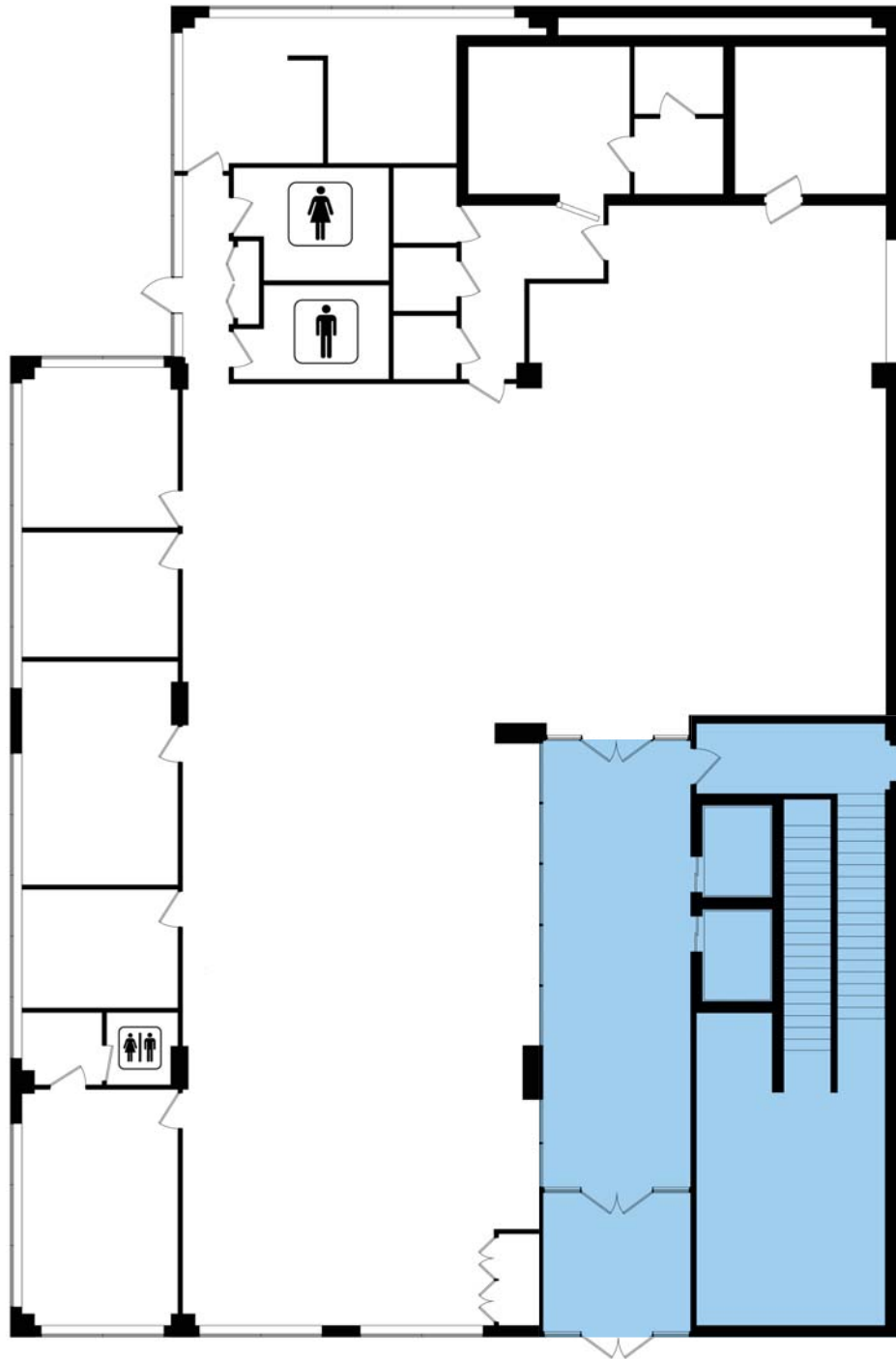
- University of Illinois Medical Center
- John H. Stroger, Jr. Hospital
- Jesse Brown VA Medical Center
- Rush University Medical Center



# 1201

WEST HARRISON

1st Floor | 8,587 SF



**WILLARD JONES**  
REAL ESTATE

Jonathan Zimmerman

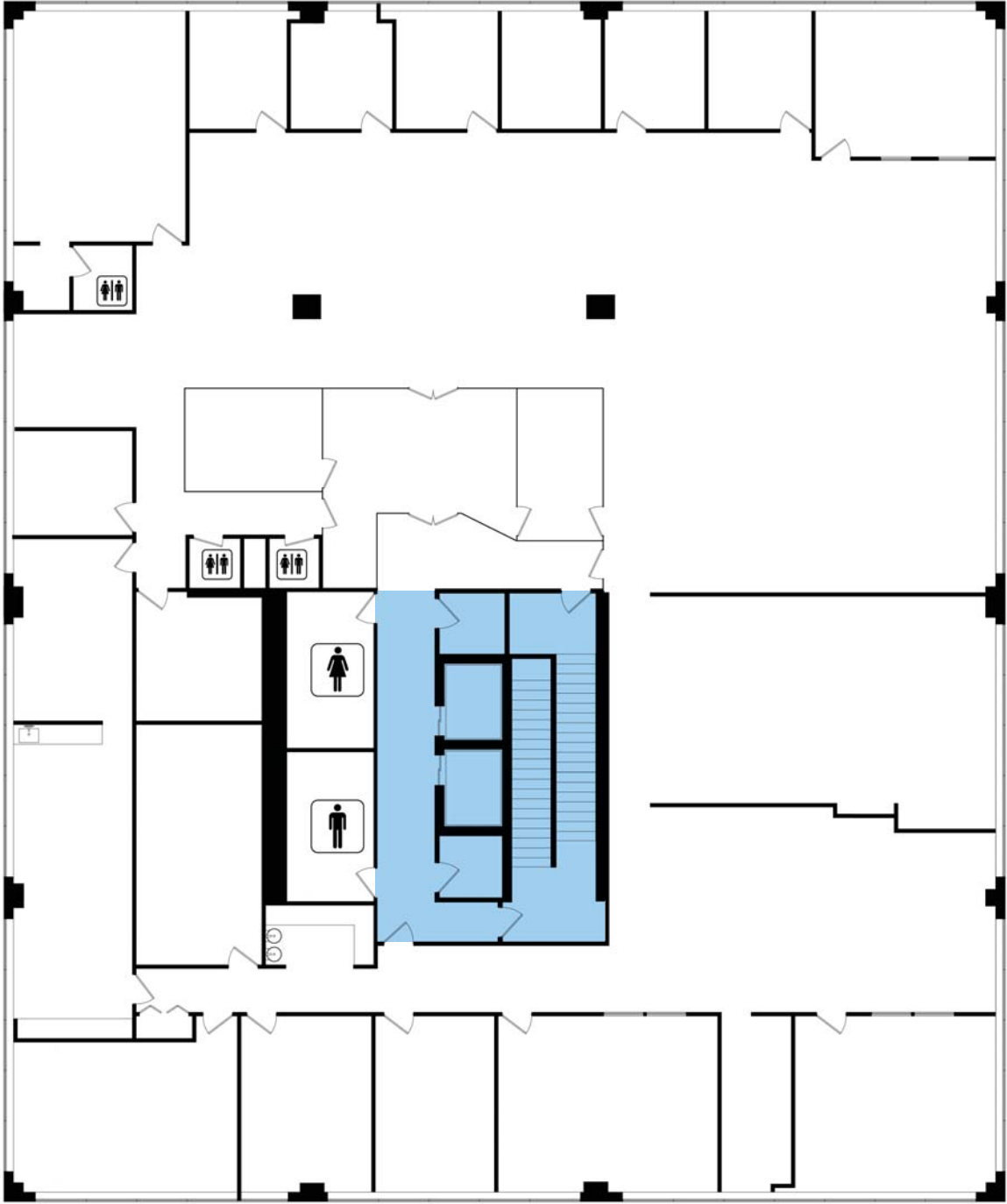
312-263-8787

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# 1201

WEST HARRISON

2nd Floor | 13,358 SF



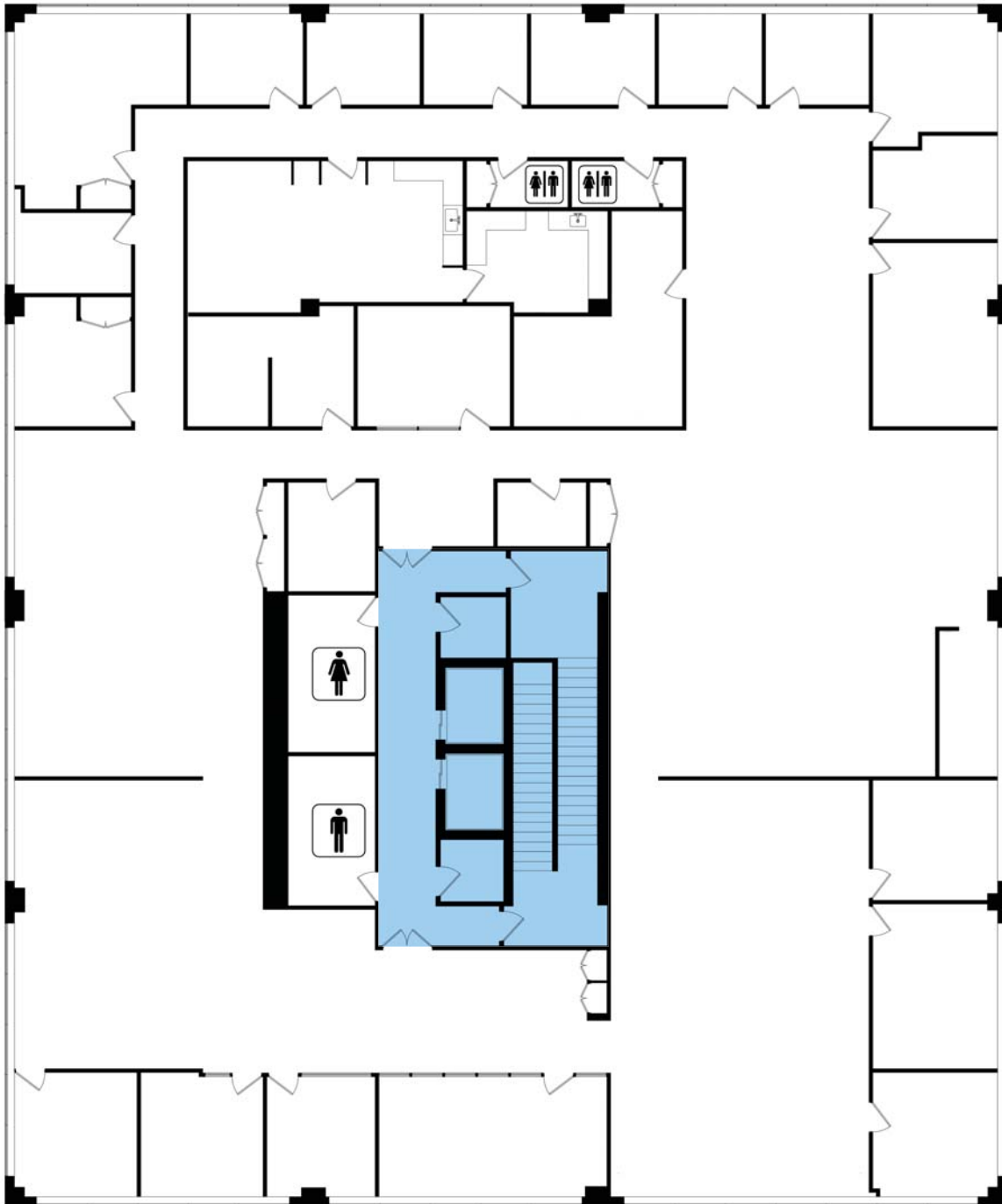
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# 1201

WEST HARRISON

3rd Floor

13,358 SF



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REAL ESTATE

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## BUILDING SPECS

YEAR BUILT	1992
YEAR RENOVATED	2013
STORIES	3
RENTABLE SQUARE FEET	35,303 SF
FLOOR PLATE	8,587 - 13,358 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