

Optima Lakeview®

EXPECT THE EXTRAORDINARY



Irreplaceable 198-Home Luxury Apartment Building

Unbeatable Lakeview Location

Best-in-Market Amenities and Interiors



The Offering

Jones Lang LaSalle Americas (Illinois), L.P. (JLL) is pleased to present Optima Lakeview (“the Property”), a luxury 198-home apartment community located in the heart of Chicago’s dynamic Lakeview neighborhood. Optima Lakeview boasts brand new, top-of-the-line finishes as well as the best amenities that Chicago has to offer, providing its residents with an unmatched living experience. Built in 2022, the Property consists of various spacious layouts including one-bedroom, two-bedrooms and three-bedrooms. Residents enjoy ample outdoor space between private expansive terraces with built-in grills and firepits as well as a resort-style rooftop deck. Optima Lakeview is situated in a prime location in the thriving Lakeview submarket adjacent to Broadway Avenue and Lake Michigan. Residents benefit from immediate access to bustling nearby dining, retail, and recreation scene while benefiting from easy access to Downtown Chicago employment through a myriad of transit options. This ideal live-work-play location creates the perfect home that appeals to young professionals and families. This incredible investment opportunity is available free and clear.

*Where Luxury
Meets Location*



Property Summary

Name	Optima Lakeview
Address	3478 N Broadway
City, State, Zip	Chicago, IL 60657
County	Cook
Year Built	2022
Number of Homes	198 homes
Residential SF	208,104
Retail SF	10,568
Total SF	218,672
Average Home Size SF	±1,051
Garage Parking Spaces	94
Financing	Available Free & Clear

Unit Mix Summary - Market Rate Units

Description	# Homes	Sq. Ft.	Lease Rent	PSF
1 Bed	107	±696	\$3,061	\$4.41
2 Bed	49	±1,372	\$5,164	\$3.75
3 Bed	31	±1,800	\$7,175	\$4.01
Total/Avg	187	±1,056	\$4,288	\$4.06

Unit Mix Summary - ARO Units

Description	# Homes	Sq. Ft.	Lease Rent	PSF
1 Bed	7	±695	\$1,030	\$1.50
2 Bed	2	±1,182	\$1,236	\$1.05
3 Bed	2	±1,711	\$1,399	\$0.82
Total/Avg	11	±968	\$1,145	\$1.18

Investment Highlights



Generational Opportunity

- Rare Class A+ Mid-Rise Property in Lakeview
- Difficult Entitlement and Construction Process in Lakeview - Cannot be Replicated
- Minimal ARO Units (11 total - <6%)
- Land Constraints and Inability to Assemble Sites Create Extremely High Barriers to Entry
- Zero Market-Rate Communities Under Construction in 1.5-Mile Radius

Unrivaled Trophy Asset

- Stand-Out Award-Winning Property
- Best-in-Class Amenity Package
- Top-of-the-Line Sophisticated Home Finishes & Features
- Spectacular City Views
- Condo-Style Living with Spacious Floorplans (1,051 Avg. SF)
- Expansive Private Balconies with Built-in Grills & Fire Pits*
- Professionally Curated Interior Design

**in select units*



Extremely Desirable Lakeview Location

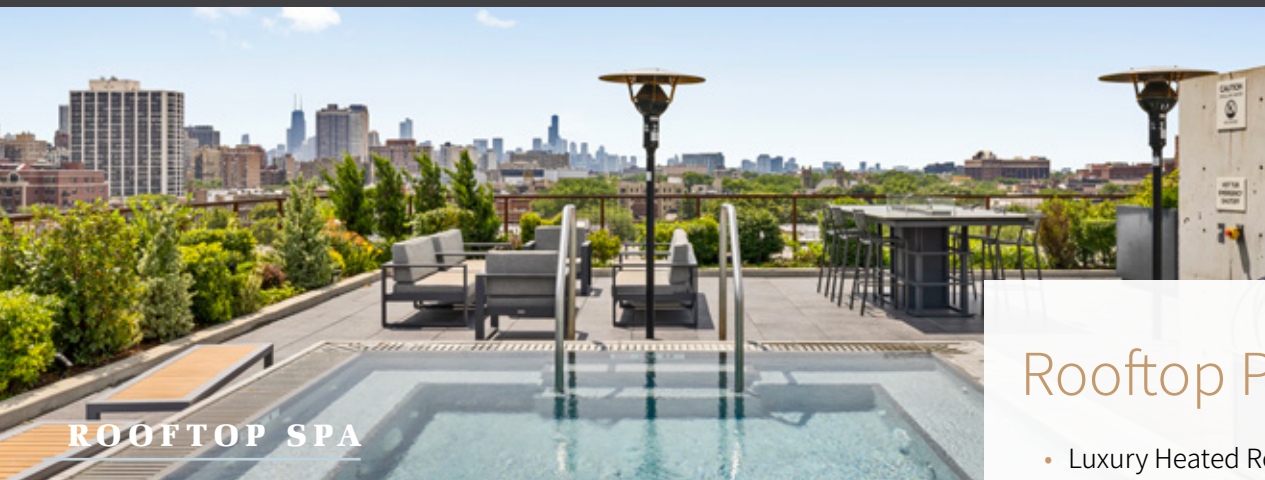
- Flight to Neighborhoods: CBD is Rapidly Expanding Beyond The Loop
- Walk-to-Everything Lakeview Location (96 Walk Score)
- Steps from Endless Dining, Retail, and Grocery Stores on Broadway
- Less than 0.5 Miles to Countless Transit Options Including CTA Trains and Bus Lines
- 10-Minute Walk to Beautiful Lincoln Park & Lake Michigan
- Within Walking Distance to Top-Ranked Nettelhorst School



Unwavering Performance

- Strong 6.6% (\$250+) Trade-Outs YTD
- 60% Resident Retention YTD
- Strong Demographic Fundamentals with \$288k Average Tenant Household Income
- 4% 3-Yr Projected Annual Rental Growth in Established, Affluent Neighborhood

Optimizing the Everyday



ROOFTOP SPA



LOUNGE & GRILLING STATIONS

Rooftop Paradise

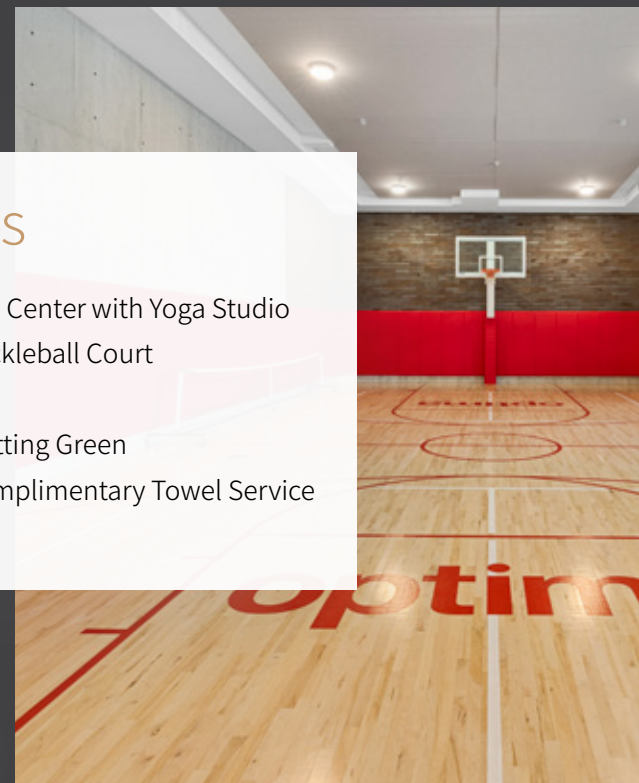
- Luxury Heated Rooftop Sky Deck
- Resort-Style Swimming Pool and Spa
- Outdoor Kitchen with 12 Grills
- Glass-Enclosed Rooftop Party Room
- Fire Pits and Surrounding Seating
- Multiple Resident Gathering Areas
- Private Dinner Party Grilling Stations



SAUNA

Fitness Focus

- State-of-the-Art Fitness Center with Yoga Studio
- Indoor Basketball & Pickleball Court
- Golf Simulator
- Sports Lounge with Putting Green
- Locker Rooms with Complimentary Towel Service
- Sauna





Unique All-Season
Heated Rooftop Pool

RESORT-STYLE POOL



**GOLF
SIMULATOR**

**BASKETBALL
& PICKLEBALL
COURT**



STATE-OF-THE-ART FITNESS CENTER

Optimizing the Everyday

Luxurious Social Spaces

- Residents' Club
- Game Room with Pool and Ping Pong Tables
- Conference Rooms
- Chef's Kitchen
- Kids' Club

ROOFTOP PARTY ROOM

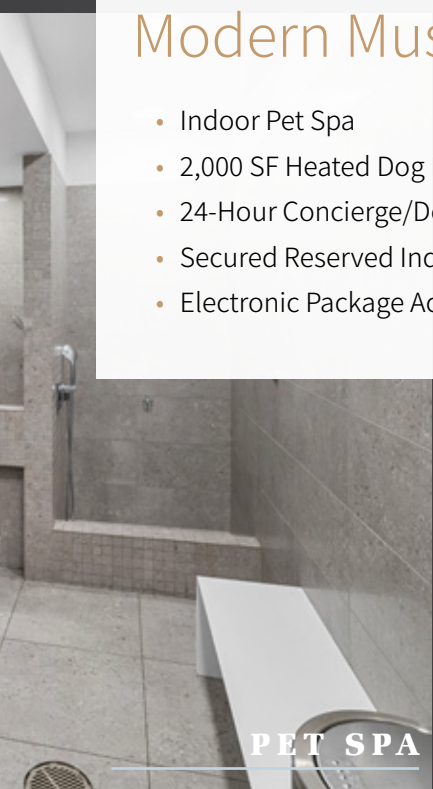
DOG PARK



COMMUNITY KITCHEN

Modern Must-Haves

- Indoor Pet Spa
- 2,000 SF Heated Dog Park
- 24-Hour Concierge/Door Attendant
- Secured Reserved Indoor Parking
- Electronic Package Acceptance System

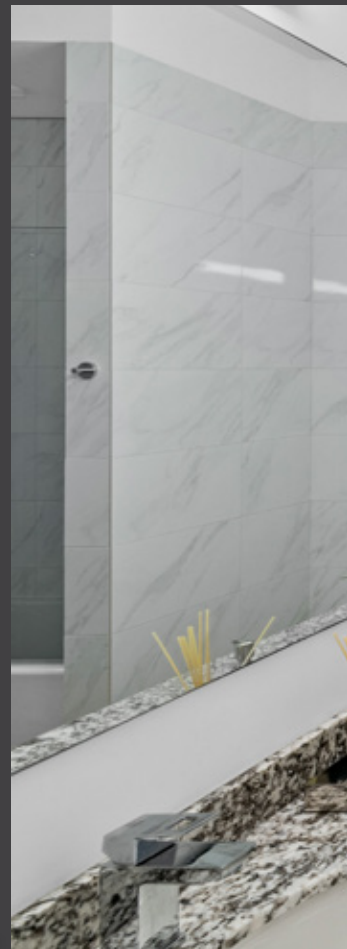


PET SPA



GAME ROOM

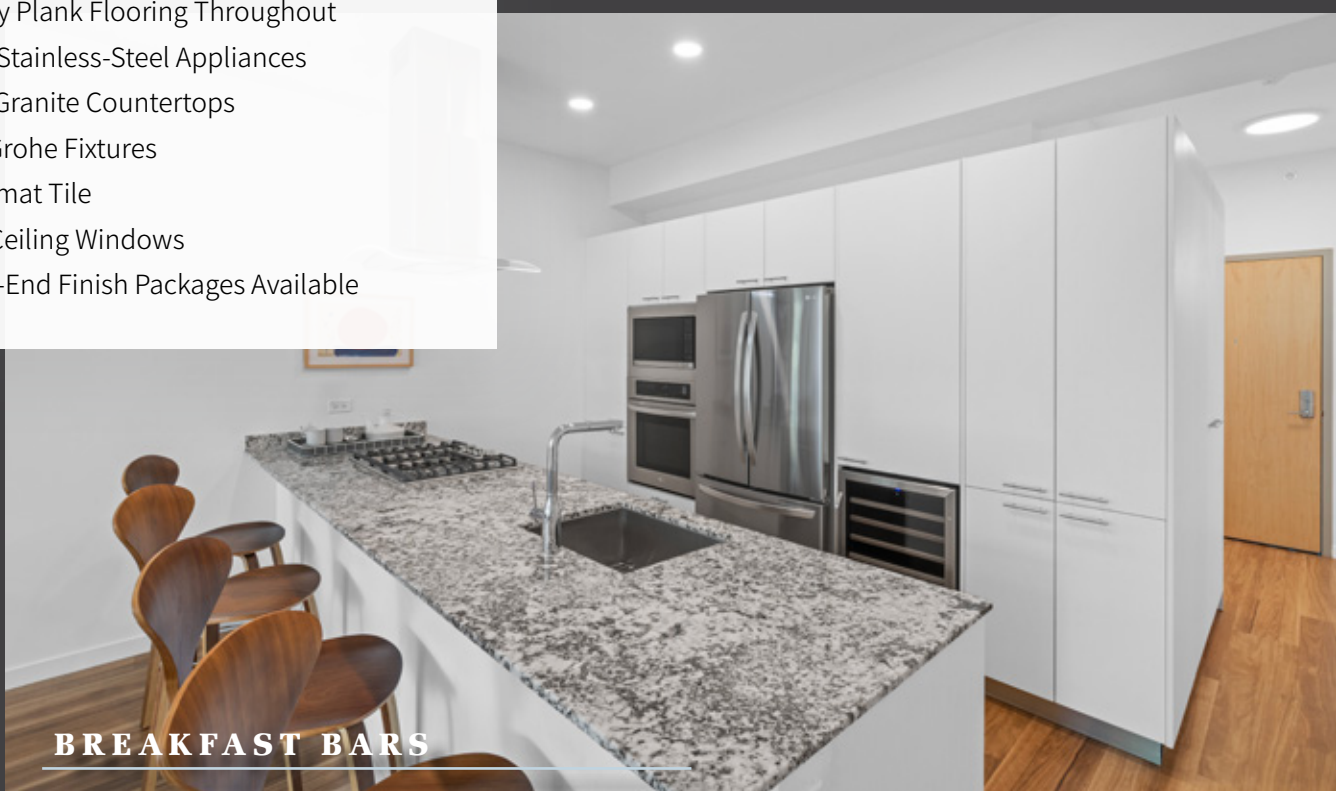
Stunning Interiors



Designer Select Finishes

OPEN FLOOR PLANS

- 10" Luxury Plank Flooring Throughout
- Gourmet Stainless-Steel Appliances
- Polished Granite Countertops
- Chrome Grohe Fixtures
- Large Format Tile
- Floor-to-Ceiling Windows
- Two High-End Finish Packages Available



BREAKFAST BARS



Exceptional Design

- Expansive Floor Plans (1,051 Avg. SF)
- Sprawling Private Terraces with Built-in Grill and Firepit*
- Soaring Ceiling Heights (9'6" - 10'2")
- Custom Walk-in Closets
- In-Unit Laundry in Every Unit
- Utility Rooms including Full-Size Washer/Dryer & Storage*
- Robust Smart Home Technology System
- Abundant Storage Included

**In Select Units*

SPACIOUS BATHROOMS



PRIVATE TERRACE WITH BUILT-IN GRILLS

Stunning Interiors



**GLASS ENCLOSED SHOWER
WITH STAND-ALONE TUBS**



FULL SIZED LAUNDRY



BUILT-IN CLOSETS



FLOOR-TO-CEILING WINDOWS



**EXPANSIVE PENINSULAS WITH
COOKTOPS AND RANGEHOODS**



LIGHT-REDUCING SHADES

Professionally Curated Interior Design





Welcome to Lakeview

Premier Neighborhood Living

Lake Michigan

Belmont Harbor

Navy Pier

ASCENSION

Laugh Factory

N Broadway St

Optima Lakeview®

EXPECT THE EXTRAORDINARY

Jewel
Osco



Downtown Chicago



LINCOLN PARK



N Halsted St




The Nettelhorst School

 Advocate HealthCare

LAKE VIEW

0.5 Miles

-  Red
-  Brown
-  Purple

WHOLE FOODS
MARKET®
8-MINUTE WALK

WRIGLEY FIELD
10-MINUTE WALK
TO WRIGLEY FIELD

Lakeview

Chicago's Most Beloved Neighborhood

Lakeview stands out as Chicago's premier neighborhood combining urban convenience with residential charm. Its unmatched lakefront location provides stunning water views and recreation options, while the vibrant commercial districts offer an unmatched selection of dining, shopping, and entertainment. Home to iconic Wrigley Field, culturally significant Northalsted, and the picturesque Southport Corridor, Lakeview delivers diverse experiences within walking distance. The neighborhood's excellent public transportation, well-maintained parks, and community-focused atmosphere create an exceptional quality of life that consistently ranks it among Chicago's most desirable places to live.

An aerial photograph of the Lakeview neighborhood in Chicago. The image shows a dense urban landscape with a mix of brick and modern buildings, green trees, and a clear view of the Chicago skyline in the background. A callout box in the lower right corner highlights a specific modern building with a glass facade and a rooftop pool.

Optima Lakeview®

EXPECT THE EXTRAORDINARY



LAKEFRONT TRAIL



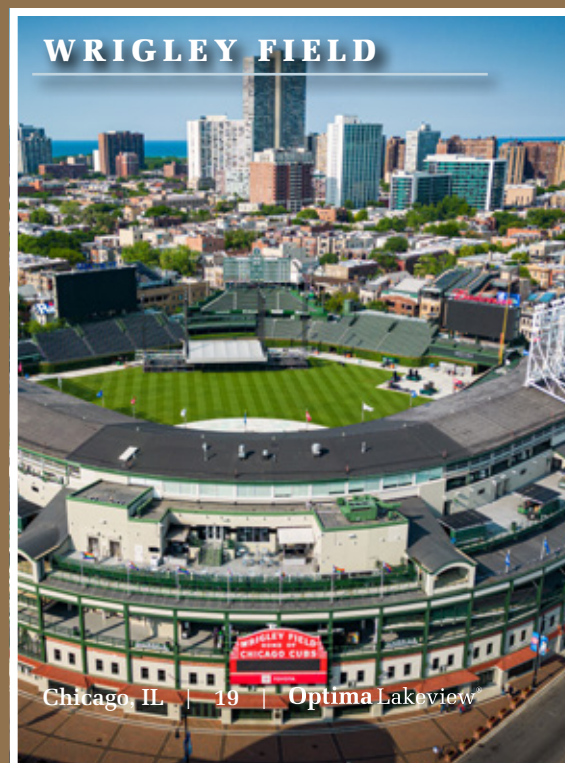
THEATRE ON THE LAKE



MONTROSE BEACH



SYDNEY MAROVITZ GOLF COURSE

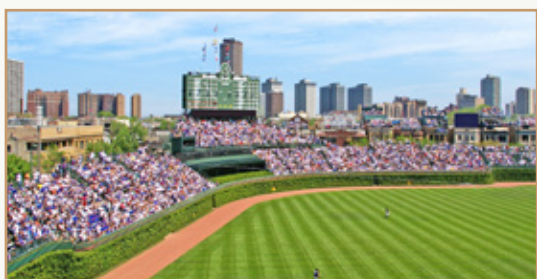


WRIGLEY FIELD



Beyond Lakeview

Lakeview is perfectly placed nearby Wrigleyville, the Lakefront, and the renowned Lincoln Park. Optima Lakeview's close proximity to multiple well-known attractions and the lake makes it a consistently sought-after place to live.



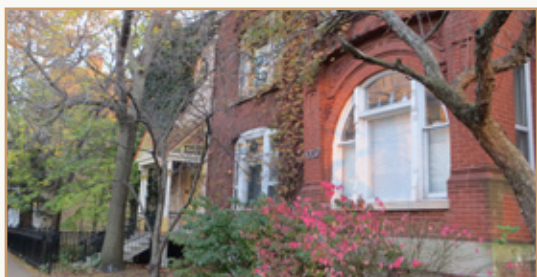
WRIGLEYVILLE (5-MINUTE WALK)

Wrigleyville is an energized pocket of the Lakeview neighborhood that surrounds historic Wrigley Field. It has become a major draw for sports fans and young professionals alike, and particularly singles who hop from bar to bar along Clark, Addison and Sheffield. On game days the streets swarm with masses of fans looking to celebrate a Cubs victory. For late night entertainment, the after-hours crowd heads to Wrigleyville for everything from dinner to live music to sketch comedy.



LAKEFRONT ACCESS (5-MINUTE WALK)

Located in east Lakeview, Optima Lakeview is adjacent to a plethora of waterside activities and beaches. Residents can walk the lakefront trail and enjoy close access to Lake Michigan. Belmont Harbor is adjacent to the Property and the Chicago Yacht club is a short walk away. This unique location is ideal for swimming, biking, running and other hobbies.



LINCOLN PARK (10-MINUTE WALK)

The Lincoln Park neighborhood is anchored by the what's considered the foremost destination for recreational activities in the city of Chicago. The area contains popular attractions such as the Lincoln Park Zoo, Lincoln Park Conservatory, an outdoor theatre, a rowing canal, the Chicago History Museum, The Peggy Notebaert Nature Museum, the Alfred Caldwell Lily Pool, the North Pong Beach, the Diversey Driving range and countless other attractions.

Demand Drivers



Top Employment

THERE ARE FOUR MAJOR CBD SUBMARKETS THAT ARE EASILY ACCESSIBLE FROM THE OPTIMA LAKEVIEW.

The Property's close proximity to CTA stops and incredible workability allows for an easy morning commute.

West Loop Employers

13.6 Million SF of Office

HYATT

MORTON SALT

McDonald's

LKQ

Equity Residential
how home should feel

Mondelēz International

MOTOROLA

TransUnion

FEDERAL RESERVE BANK of CHICAGO

NAVIGANT

Google

CDW

MOLSON COORS

FITNESS FORMULA CLUBS

McDermott
Will & Emery

SOCIAL SECURITY
ADMINISTRATION

Abbott

RYAN

River North Employers

12.1 Million SF of Office

ECHO

ConAgra Foods

VENTAS

RXBAR

GREAT WOLF LODGE

salesforce

GRUBHUB

Central Loop Employers

13.6 Million SF of Office

Google (coming soon)

ADM

pwc

at&t

MAC

PAPER SOURCE

CME Group

UNITED

Deloitte

IBM

East Loop Employers

13.6 Million SF of Office

N

BERKSHIRE HATHAWAY HomeServices

Wilson

Kraft

JLL

OLD REPUBLIC TITLE INSURANCE GROUP

I-R

Hillrom

KEMPER

Ann & Robert H. Lurie
Children's Hospital of Chicago

Microsoft

UnitedHealth Group

WEC Energy Group

KPMG

Effective Transit

RESIDENTS OF OPTIMA LAKEVIEW ENJOY SHORT COMMUTE TIMES

with an abundance of nearby transportation options including the “L”, CTA buses, E-bike stations, and the highway. What makes this location truly exceptional is its location adjacent to Lake Shore Drive in the heart of Lakeview, boasting a 96 Walk Score, an 88 Bike Score, and providing immediate walkable access to the neighborhood’s array of amenities

96
Walk Score

88
Bike Score

84
Transit Score



Train

Addison

Red Line
Purple Line Express

0.5 Miles
10 Min

Belmont

Brown Line, Red Line,
Purple Line Express

0.5 Miles
15 Min

Sheridan

Red Line
Purple Line Express

0.9 Miles
20 Min



Bus

Broadway & Cornella

Route 8

154 ft
1 Min

Addison & Halsted

Route 152

0.3 Miles
5 Min



Bike

Broadway & Cornella

Divvy Station

Directly Outside
1 Min

Addison & Pine Grove

Divvy Station

0.3 Miles
6 Min

Halsted & Roscoe

Divvy Station

0.3 Miles
7 Min



Car

Lakeshore Drive

0.65 Miles
3 Min

I-90/94

3.8 Miles
15 Min



Airplane

O'Hare International Airport

14.2 Miles
35 Min

Midway Airport

17.6 Miles
40 Min

Stellar Property & Neighborhood Demographics Support Top Rents

LAKEVIEW'S DYNAMIC NEIGHBORHOOD ATTRACTS A DIVERSE TENANT BASE

who enjoys convenient access to Chicago's top employers and proximity to an array of local entertainment destinations.

LAKEVIEW DEMOGRAPHICS

\$162,953
Avg. HHI

Highly affluent households

86%
White Collar Workforce
A skilled and diverse workforce

78%
Hold a Bachelor's Degree
Extremely well-educated resident base

34
Median Age
Young Professionals

\$910,588
Average Home Value
Expensive Neighboring Homes

BEST-OF-THE-BEST RESIDENT DEMOGRAPHICS

\$288,000
Avg. HHI

39
Avg. Age

RESIDENT EMPLOYERS

abbvie **Deloitte.**

KraftHeinz

EY

pwc



The Cost to Live in *Lakeview*

a Comparable **\$900,000** Home is ~ **\$1,700+**/Month
More Expensive than Renting at Optima Lakeview

Condo Ownership
is **1.5x More
Expensive** than
Renting at Optima
Lakeview

Flexibility of
Renting Better
**Accommodates
Millennial
Preferences**

**Optima's Top-of-
the-Line Finishes
& Amenities**
Outshine
Comparable
Condo Set

Luxury Affordability: Buy vs. Rent

**Renter at
Optima
Lakeview**

\$4,288

Estimated Monthly Cost

**Buyer in
Lakeview**

\$6,002**

*Source: Redfin, Last 12 months, Built 2015+, 0-3 beds

**Zillow Mortgage Calculator as of 7/14/2025, 30-yr fixed rate loan at 6.6% with 10% down
plus property taxes at prevailing local rate, insurance, and HOA fees of approx. \$450

Optima Lakeview®

EXPECT THE EXTRAORDINARY



Investment Sales Contacts

Mark Stern

Managing Director
312.622.8140
mark.stern@jll.com

Kevin Girard

Managing Director
773.263.3890
kevin.girard@jll.com

Zach Kaufman

Director
847.830.8883
zach.kaufman@jll.com

Betsy Romenesko

Senior Analyst
630.796.5661
betsy.romenesko@jll.com

Financing Contact

Danny Kaufman

Senior Managing Director
312.528.3684
danny.kaufman@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the [property] [properties] to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.