

ONE EAST ERIE



Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")

The Offering

Jones Lang LaSalle (Illinois), L.P. (“JLL”) as the exclusive advisor, presents the opportunity to acquire One East Erie (the “Property” or “Opportunity”), a 127,750 RSF, unique 6-story mixed-use asset completed in 1983 and located in Chicago’s dynamic River North submarket. One East Erie includes a 208-stall parking garage that is connected to the Property and contains 15,369 RSF of ground-level retail on the heavily trafficked thoroughfare, State Street. The Property is positioned at the base of a 467- unit luxury condominium, which is not part of the offering, and is subject to a Declaration of Covenants, Conditions, Restrictions and Easements Agreement, which governs how expenses are allocated between the residential and commercial components. The Property, currently 74% leased with 3.4 years of WALT (“Weighted Average Lease Term”), presents a rare opportunity for a medical office repositioning in the premier River North submarket. Additionally, the Property offers durable in-place cash flow from the high-performing public parking garage and significant value-add upside from the ground-level retail tenancy.

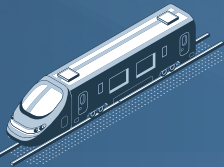


| KEY PROPERTY STATISTICS | |
|---|--------------------------------|
| Address | 1 East Erie & 10 East Ontario |
| City, State | Chicago, IL |
| Total Rentable Area | 127,750 |
| Office Rentable Area | 111,168 |
| Retail Rentable Area | 15,369 |
| Storage Rentable Area | 1,213 |
| Stories | 6 (Retail Fl 1, Office Fl 2-6) |
| % Leased ⁽¹⁾ | 74.2% |
| % Leased (Excluding Vacates) ⁽²⁾ | 69.2% |
| WALT ⁽¹⁾ | 3.4 Yrs |
| Year of Construction | 1983 |
| Parking Stalls | 208 Stalls |

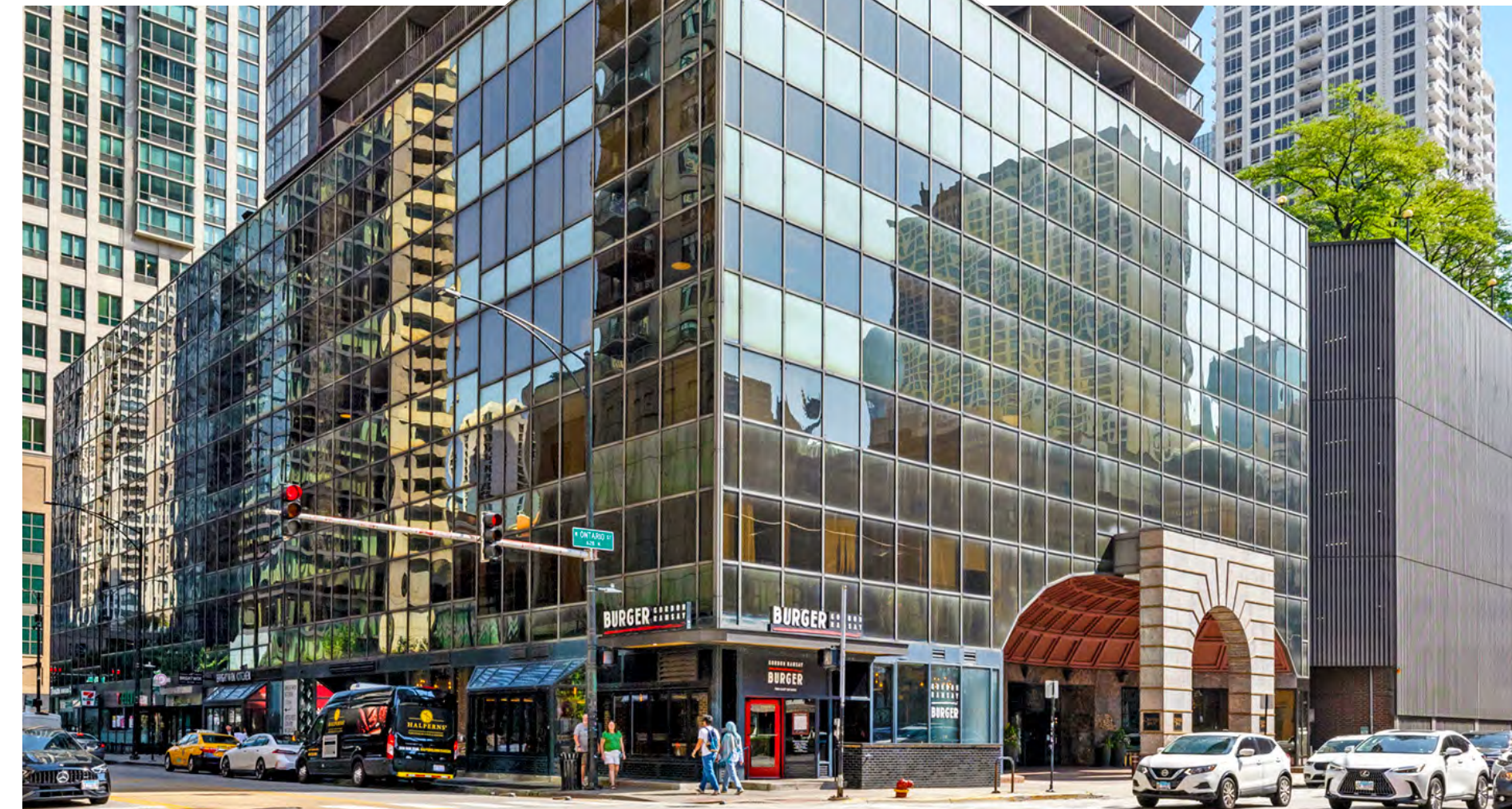
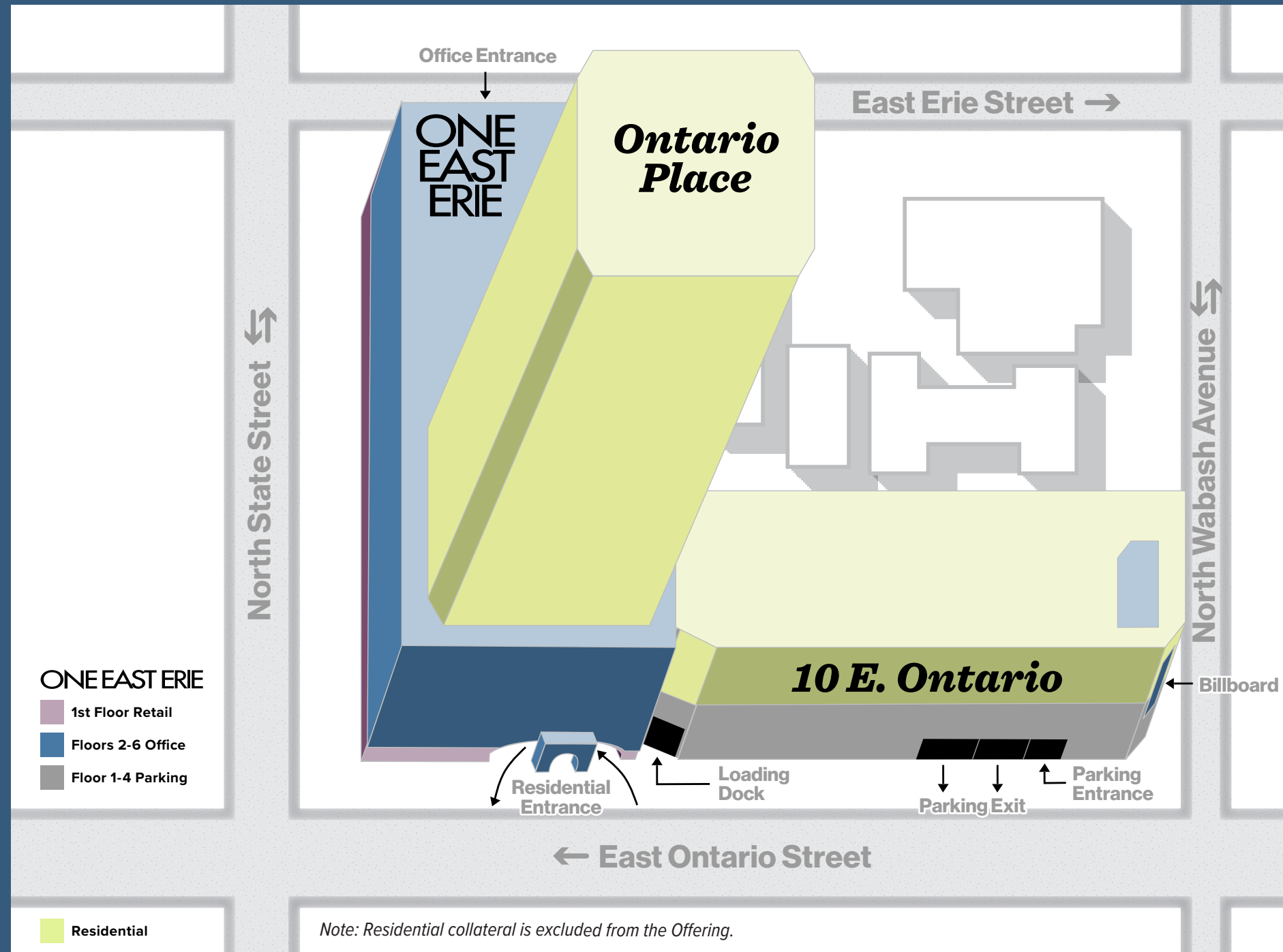
1) As of January 1, 2026.
2) As of January 1, 2026. Assumes Amber Enterprises (6,331 RSF) vacates at their natural LXD of 1/31/2026.



99
WALK
SCORE



100
TRANSIT
SCORE



Diversified & Durable Income Stream

One East Erie has a diversified tenant roster and also offers various sources of income. The tenant roster includes office tenants in industries such as medical & health services, business, and arts & media and retail tenants such as Panera, 7-Eleven, Eri Nails & Spa, and Gordon Ramsay Burger. The Property also benefits from a significant parking income stream, which has demonstrated stability and consistency in revenue. No single source of revenue accounts for more than 52 percent of the gross revenue of the Property, as demonstrated in the graph above, which reduces risk and creates revenue stability.

Retail Component Offers an Attractive Tenant Roster with Value-Add Upside

One East Erie features a compelling retail component boasting 82% occupancy and anchored by nationally recognized tenants including Panera Bread, Gordon Ramsey Burger, and 7-Eleven - the latter demonstrating exceptional location commitment with 40+ years of tenancy.

Value-add opportunity exists through strategic lease-up of two vacant suites totaling 2,576 SF (18% of retail space). With a WALT (“Weighted Average Lease Term”) of 6.1 years across existing tenants, the property offers immediate income stability while presenting upside potential through targeted leasing to complementary retailers at market-competitive rates.

7-ELEVEN

A- S&P CREDIT RATING

40%

INVESTMENT GRADE RETAIL TENANCY

Panera BREAD®

BBB+ S&P CREDIT RATING

35%

BELOW MARKET CONTRACTUAL RETAIL RENTS UPON EXPIRATION

\$73.52

AVERAGE IN-PLACE RETAIL BASE RENT/RSF

6.1

YEARS RETAIL WALT

82%

RETAIL OCCUPANCY

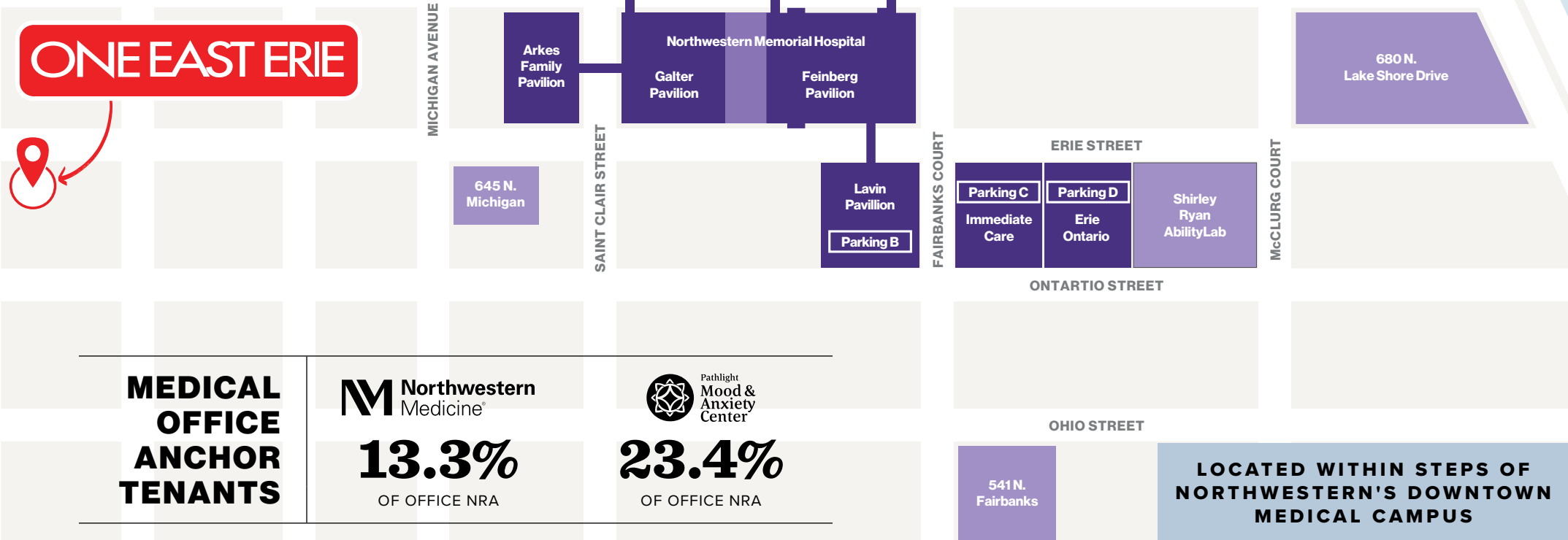


| SUMMARY RENT ROLL | | | | | | | |
|----------------------|-------|--------|-------------|-------------|------------------|----------------|---------|
| Tenant | Suite | SF | % of Retail | Lease Start | Lease Expiration | Remaining Term | PSF |
| Panera Bread | 101 | 2,188 | 15% | 12/5/24 | 12/31/34 | 9.0 Yrs | \$78.50 |
| 7-Eleven | 105 | 2,758 | 18% | 9/1/84 | 2/28/33 | 7.2 Yrs | \$83.46 |
| Gordon Ramsey Burger | 110 | 5,147 | 34% | 1/1/22 | 1/31/32 | 6.1 Yrs | \$70.36 |
| Erie Nails & Spa | 115 | 2,184 | 15% | 12/6/11 | 8/31/27 | 1.7 Yrs | \$61.74 |
| TOTAL/WTD. AVG. | | 12,277 | 82% | | | 6.1 Yrs | \$73.52 |

Premier Medical Office Repositioning Opportunity

One East Erie checks all the boxes to be the perfect candidate for a medical office repositioning. Currently, 55% of the office space is leased by tenants in the medical & health services sector. 27% of the office space is vacant and immediately available to begin the medical office spec suite program. The remaining contractual non-medical tenants occupy 18% of the office space, with a collective WALT of 2.6 years.

The medical office market in River North, Chicago demonstrates exceptional strength, largely due to its strategic proximity to Northwestern Memorial Hospital's campus. This premier academic medical center creates a thriving healthcare ecosystem. The neighborhood's excellent accessibility, coupled with its affluent demographic profile, has resulted in consistently low vacancy rates and strong rental performance for medical office space. As healthcare delivery continues shifting toward outpatient settings in amenity-rich urban locations, River North's medical office sector remains well-positioned for continued growth and investment opportunity.



Demographics Within a 1-Mile Radius

| | | | | | | | |
|--------------------------|-------------------|--------------------|------------------|--------------------|---------------|--------------|----------------|
| 97% | 4,049,980 | 16,684 | 120,482 | 116,278 | \$130,767 | 3,277 | 4,842 |
| MEDICAL OFFICE OCCUPANCY | MEDICAL OFFICE SF | POPULATION OVER 65 | TOTAL POPULATION | INSURED POPULATION | MEDIAN INCOME | # OF DOCTORS | # OF PROVIDERS |



55%

OF OFFICE NRA LEASED TO MEDICAL TENANTS⁽¹⁾

(1) 49% leased less Amber Enterprises (6,331 RSF), a known vacate.



High-Performing Parking Garage Offering Accretive In-Place Cash Flow

One East Erie includes a strategically situated parking garage located on Ontario Street, which is the first parking garage on Ontario Street off Michigan Avenue. Since Ontario Street is a one-way westbound street, the garage is ideally positioned to take advantage of all visitor traffic turning from Michigan Avenue, which is the hub of retail in Chicago. The parking garage has an attractive profit margin of 81 percent before real estate tax and condo assessment expenses, which indicates that operating expenses are relatively low and highly manageable. Daily parking generates over 94 percent of gross revenue and is driven by visitors to both River North and the greater North Michigan Avenue area. The transient parking revenue benefits significantly from the seasonality of visitors to Chicago in the summer months and during the winter holidays.

The parking garage has provided substantial durable cash flow for the property and is expected to generate healthy performance going forward. Structured parking is of significant demand as River North is one of Chicago's densest locations. Available land sites and associated costs make new parking development difficult, positioning the parking garage at One East Erie as highly desirable.



Connectivity to Surrounding, Vibrant 24/7 Live-Work-Play Micromarket

One East Erie gives tenants access to world class dining, luxury hotels and convenient amenities such as parks, public transportation and residential housing. This 24/7 vibrant environment creates a desirable work environment, while offering a wide range of entertainment outlets.

Rising Demand Drivers Within a 0.3 Mile Radius

12.0%
INCREASE IN HOTEL REVPAR YOY

4.1%
INCREASE IN MULTI-HOUSING OCCUPANCY YOY

9.1M+
RSF OF OFFICE

3.3%
INCREASE IN HOTEL OCCUPANCY YOY

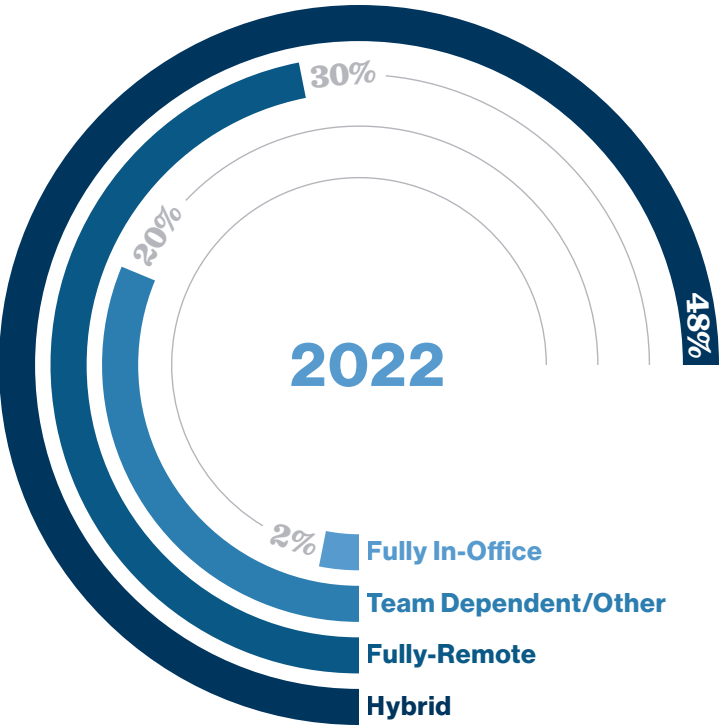
1,400+
MULTI-HOUSING UNITS DELIVERED SINCE 2020

2.5M+
RSF OF RETAIL

11,100+
HOTEL KEYS

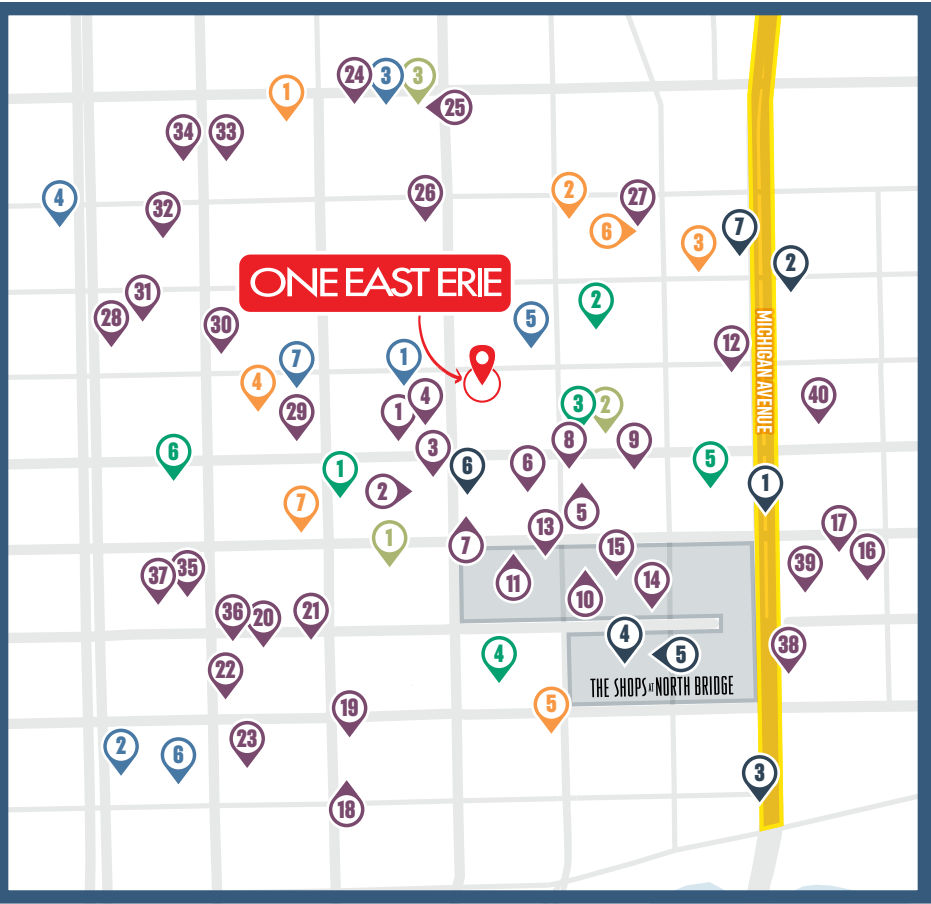
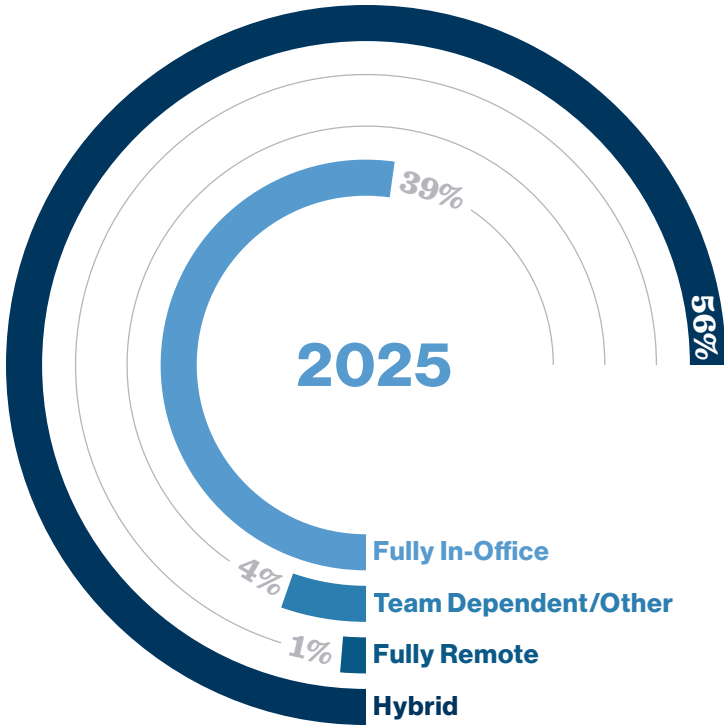
10,300+
MULTI-HOUSING UNITS

Fortune 100 Office Attendance Policies



3.9 Days

AVERAGE WEEKLY ATTENDANCE REQUIREMENT FOR FORTUNE 100 EMPLOYERS IN JUNE 2025



| GROCERY | |
|----------|--------------------------------------|
| 1 | Jewel-Osco |
| 2 | Trader Joe's |
| 3 | Whole Foods Market |
| RETAIL | |
| 1 | North Michigan Ave |
| 2 | H&M |
| 3 | Marshalls |
| 4 | Nordstrom |
| 5 | The Shops at North Bridge |
| 6 | P.O.S.H. |
| 7 | ZARA |
| WELLNESS | |
| 1 | Barry's River North |
| 2 | The Barre Code Chicago - River North |
| 3 | Life Time |
| 4 | CYCLEBAR |
| 5 | Studio Lagree |
| 6 | Turnstyle Chicago - River North |
| 7 | Core Evolution |

| ENTERTAINMENT | |
|---------------|----------------------------------|
| 1 | Five Iron Golf |
| 2 | The Richard H. Driehaus Museum |
| 3 | The Escape Game Chicago |
| 4 | The Magic Penthouse |
| 5 | AMC DINE-IN 600 North Michigan 9 |
| 6 | The Untouchable Gangster Tour |
| APARTMENTS | |
| 1 | Asbury Plaza |
| 2 | 30 East Huron Condominium Ass. |
| 3 | The Huron at 100 East |
| 4 | Sonder The Opal Apartments |
| 5 | AptAmigo |
| 6 | Fordham Condominium Ass. |
| 7 | Farallon Condominium |

| BARS & RESTAURANTS | | | |
|--------------------|-----------------------------------|----|------------------------------------|
| 1 | Redhead Piano Bar | 11 | Broken Shaker at Freehand Chicago |
| 2 | Starbucks | 12 | Starbucks Reserve Roastery |
| 3 | Osteria Via Stato | 13 | Pizzeria Uno |
| 4 | Quartino Ristorante | 14 | Joe's Seafood |
| 5 | Steak 48 | 15 | Goddess and the Baker |
| 6 | 888 Kitchen | 16 | The Hampton Social - Streeterville |
| 7 | Watershed Bar | 17 | Second Story Bar |
| 8 | Pizzeria Due | 18 | Omakase by Kanemaru |
| 9 | Lure Fishbar - Chicago | 19 | OLIO E PIÙ |
| 10 | Vino & | 20 | Sushi-san |
| 21 | Mastro's Steakhouse | 31 | Yasemi, Mediterranean Restaurant |
| 22 | Ema | 32 | Lulu's Speakeasy |
| 23 | Bub City | 33 | Chicago Winery |
| 24 | Philz Coffee | 34 | Charlie Martin's |
| 25 | Sophia Steak House | 35 | Brindille |
| 26 | Tzuco | 36 | Beatrix |
| 27 | Friends Sushi on Rush | 37 | Arbella |
| 28 | Fogo de Chão Brazilian Steakhouse | 38 | Casa Chi by Chef Richard Sandoval |
| 29 | TAO Chicago | 39 | Stan's Donuts & Coffee |
| 30 | Kerryman Irish Bar & Restaurant | 40 | The Riu Rooftop Chicago |



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