



REAL ESTATE

For Lease – Up to 18,850 sf

The Century Shopping Centre

2828 N CLARK ST, CHICAGO, IL 60657

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057

THE CENTURY

ADDRESS:

2828 N Clark St, Chicago, IL 60657

SPACE AVAILABLE:

Garden Level –5,264 sf

1st Floor – 197 sf and 432 sf

2nd Floor – 1,002 sf, 1,342 sf, 2,004 sf, 4,424 sf, and 4,702 sf

3rd Floor - 18,850 sf of education/office space

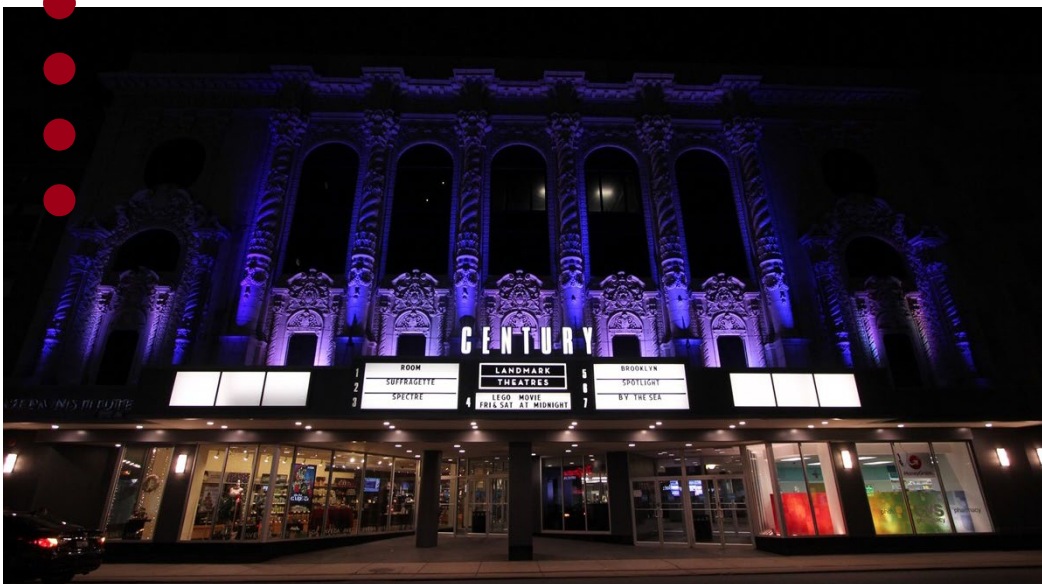
4th Floor – 4,089 sf

MAJOR TENANTS: Landmark Theatres, LA Fitness, Aveda Institute, Krypton VR, Game Night Out, Chicago Spin Art, Advanced Spine & Sports Care Coming Soon!

HIGHLIGHTS:

The Century is Chicago's most unique shopping and entertainment experience. It features a multi-million dollar interior and exterior renovation, with a new LA Fitness, Landmark Cinema with bar and lounge, Aveda Institute, and Game Night Out.

It is the only property in the neighborhood with a 400+ attached parking garage. Nearby Lincoln Park has 20 million plus annual visitors each year making this the second most visited public park in the United States.





A2Z

REAL ESTATE

ENTERTAINMENT HUB

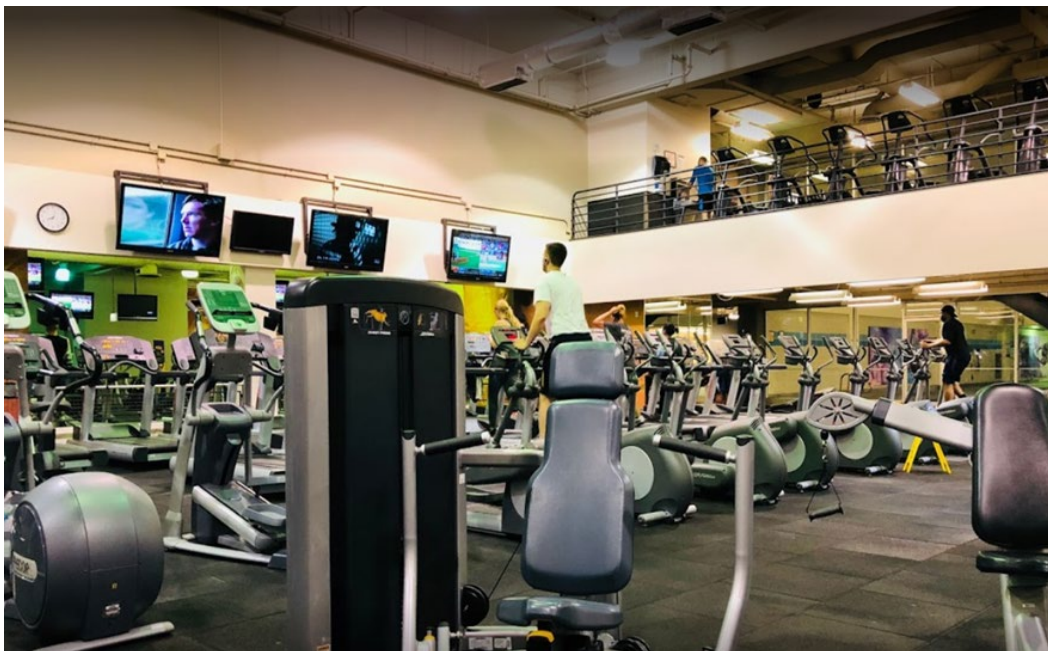
Landmark Theatres –

Landmark's Century Centre Cinema 7 was extensively renovated in the Spring of 2015. The theatre added a separate bar and upgraded to new seats which include full recliners in the two new Screening Lounges. This is the city's first all-stadium seating theatre showcasing independent and foreign language films, as well as major Hollywood blockbusters.



LA Fitness –

Over 675 fitness clubs across the US, LA Fitness Century offers group classes, personal trainers, and a variety of exercise and fitness equipment.



ENTERTAINMENT HUB

Game Night Out –

Group games of intrigue at its best! You and a group of 6 to 24 friends, family, or colleagues will compete head-to-head, in teams, during a private experience of all original party games.

Krypton VR –

Chicago's first VR lounge! Explore the virtual worlds while seated, standing, or moving around in a room space room, Krypton VR puts you at the center of everything.

Chicago Spin Art –

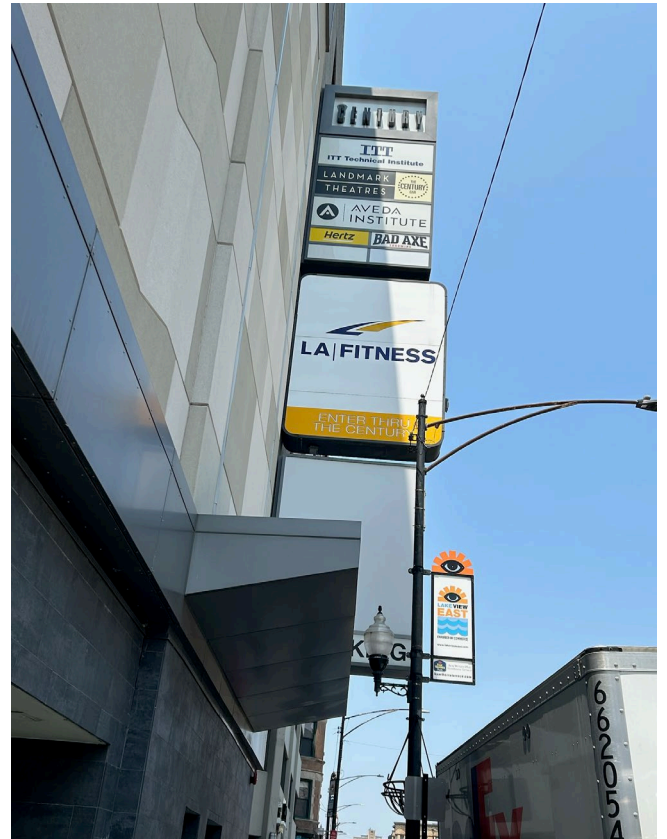
Noe Open!



Over 400 parking spaces in attached garage



Pylon Advertising Space



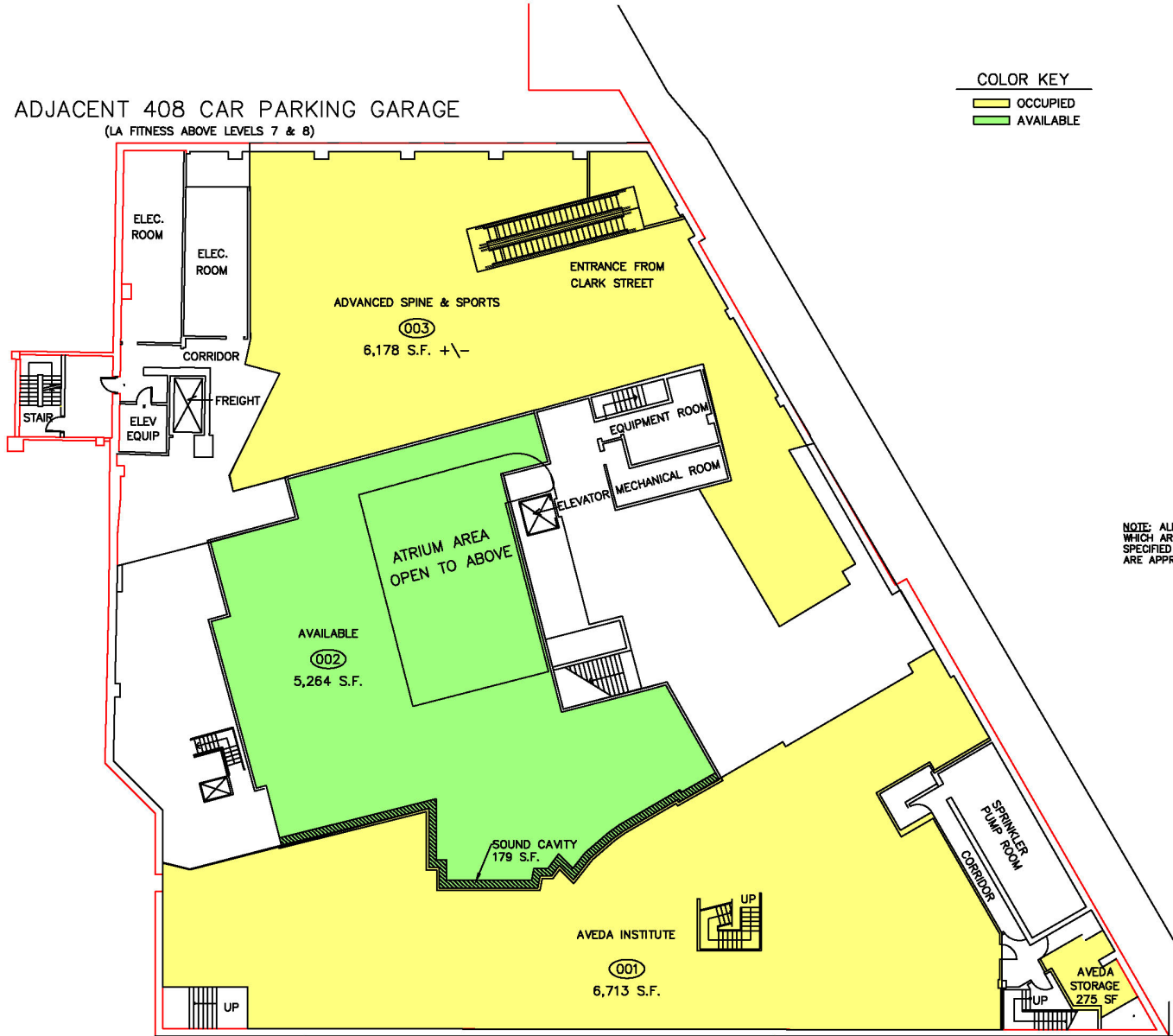


17,000 CPD

11,000 CPD

North Broadway

ADJACENT 408 CAR PARKING GARAGE
(LA FITNESS ABOVE LEVELS 7 & 8)



COLOR KEY
 OCCUPIED
 AVAILABLE

ROOM KEY
 ⓪ - UNIT NUMBER
 0,000 S.F. - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

LEASABLE AREA	
GARDEN LEVEL-----	21,713 S.F.
FIRST LEVEL-----	15,663 S.F.
SECOND LEVEL-----	20,487 S.F.
THIRD LEVEL-----	21,336 S.F.
FOURTH LEVEL-----	18,914 S.F.
LANDMARK'S CENTURY CENTRE CINEMA (LEVEL 5 & 6)-----	24,044 S.F.
LA FITNESS (LEVEL 7 & 8)-----	50,779 S.F.
OVERALL LEASABLE AREA-----	174,836 S.F.
LAND AREA-----	1.39 ACRES
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-8-----	408 CARS

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**GARDEN LEVEL
LEASE PLAN
CENTURY SHOPPING CENTRE
CHICAGO, ILLINOIS
BAI CENTURY, LLC
BON AVIV INVESTMENTS**

MANAGED BY
A2Z REAL ESTATE | 231 MARKET STREET
 JOHNSTOWN, PA 15901
 (814) 254-4004
 a2zreinc.com
 info@a2zreinc.com

DATE: 05.30.2023

LP-G

Garden Level – 5,264 sf

ADJACENT 408 CAR PARKING GARAGE
(LA FITNESS ABOVE LEVELS 7 & 8)

COLOR KEY

- OCCUPIED
- AVAILABLE
- TEMPORARY

ROOM KEY

- ⓪ - UNIT NUMBER
- 0,000 S.F. - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

LEASABLE AREA	
GARDEN LEVEL	21,713 S.F.
FIRST LEVEL	15,663 S.F.
SECOND LEVEL	20,487 S.F.
THIRD LEVEL	21,336 S.F.
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<hr/>	
LAND AREA	1.39 ACRES
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CLARK STREET

**FIRST LEVEL
LEASE PLAN
CENTURY SHOPPING CENTRE**

**CHICAGO, ILLINOIS
BAI CENTURY, LLC
BON AVIV INVESTMENTS**

MANAGED BY

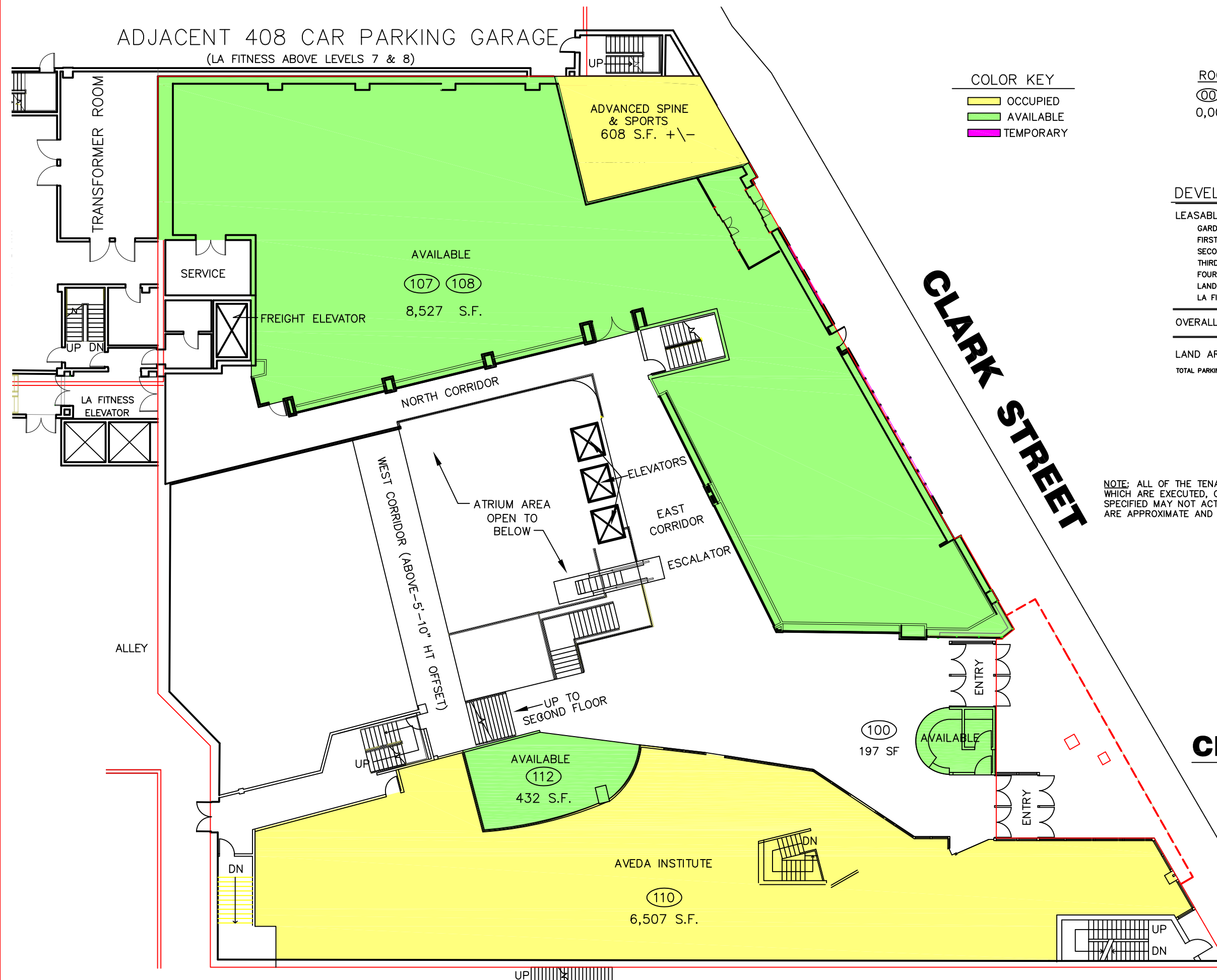
A2Z REAL ESTATE
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info@a2zreinc.com

0 10 20 40 FEET

SCALE

DATE: 06.13.2023

LP-1



RAMP DOWN
 UP
 ADJACENT 408 CAR PARKING GARAGE
 (LA FITNESS ABOVE LEVELS 7 & 8)

COLOR KEY
 PERMANENT
 TEMPORARY
 AVAILABLE

ROOM KEY
 (200) - UNIT NUMBER
 0,000 S.F. - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

LEASABLE AREA	
GARDEN LEVEL	21,713 S.F.
FIRST LEVEL	15,663 S.F.
SECOND LEVEL	20,487 S.F.
THIRD LEVEL	21,336 S.F.
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LAND AREA	
LAND AREA	1.39 ACRES
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-6	408 CARS

CLARK STREET (BELOW)

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**SECOND LEVEL
 LEASE PLAN
 CENTURY SHOPPING CENTRE
 CHICAGO, ILLINOIS**

Bon Aviv Investments

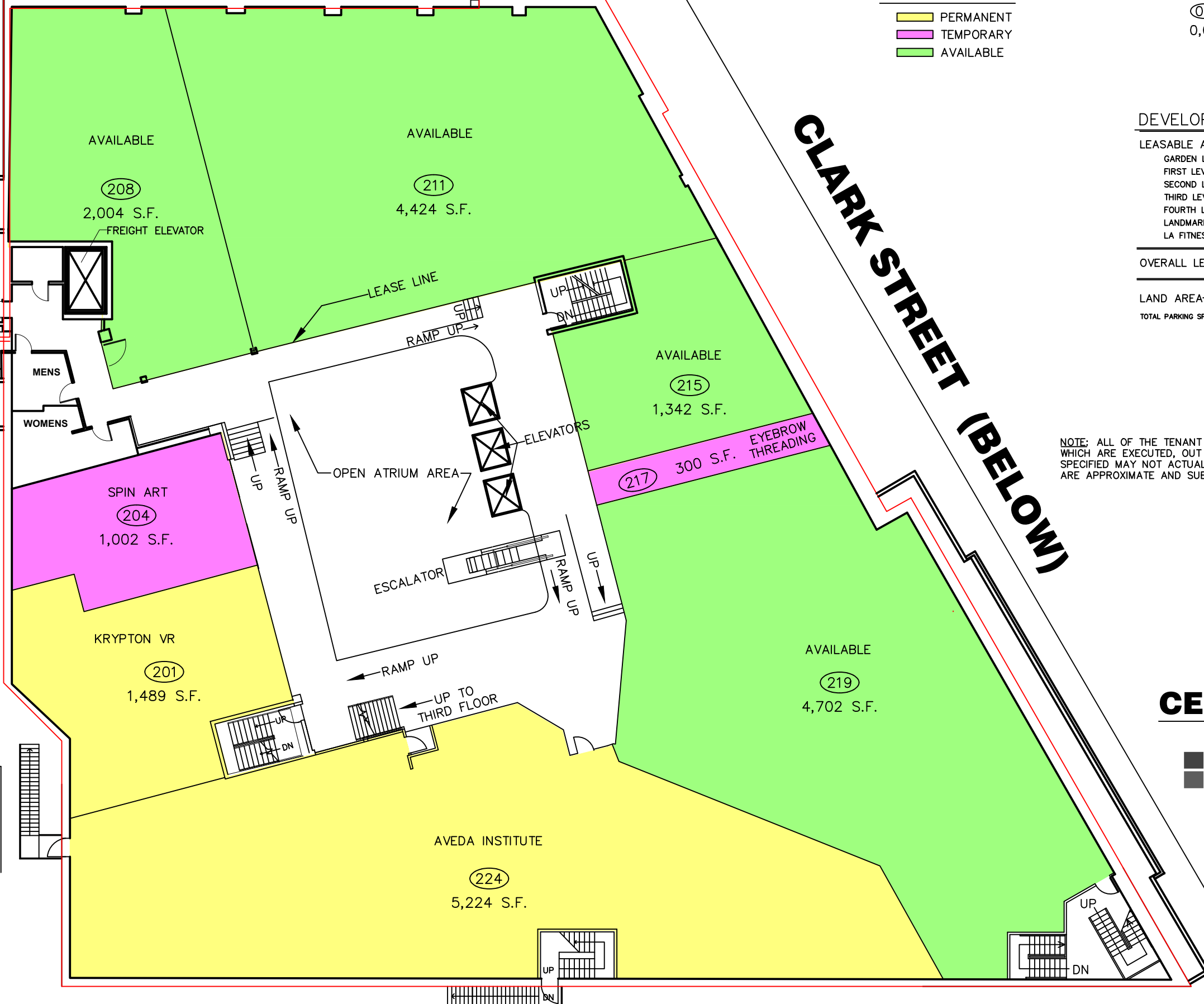
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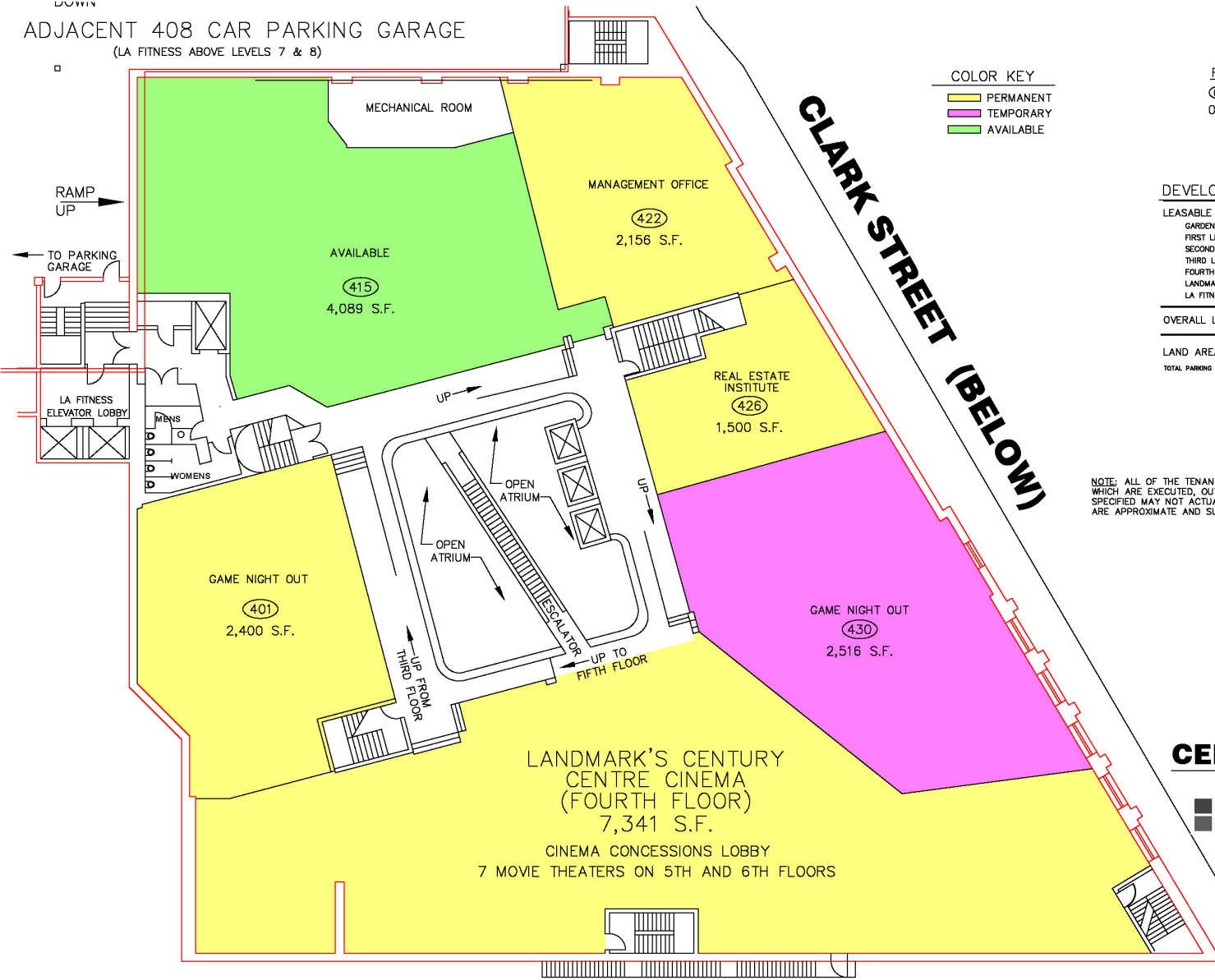
0 10 20 40 FEET
SCALE

DATE: 04/15/2019

LP-2



ADJACENT 408 CAR PARKING GARAGE
(LA FITNESS ABOVE LEVELS 7 & 8)



COLOR KEY
 [Yellow] PERMANENT
 [Pink] TEMPORARY
 [Green] AVAILABLE

ROOM KEY
 (40) - UNIT NUMBER
 0,000 S.F. - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

LEASABLE AREA

GARDEN LEVEL	21,713 S.F.
FIRST LEVEL	15,863 S.F.
SECOND LEVEL	20,487 S.F.
THIRD LEVEL	21,336 S.F.
FOURTH LEVEL	19,914 S.F.
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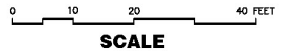
LAND AREA-----1.39 ACRES

TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-6-----408 CARS

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**FOURTH LEVEL
LEASE PLAN
CENTURY SHOPPING CENTRE
CHICAGO, ILLINOIS**

Bon Aviv Investments
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 info@a2zreinc.com



SCALE
DATE: 02/12/2020

LP-4

4th Floor – 4,089 sf

RAMP DOWN
 ADJACENT 408 CAR PARKING GARAGE
 (LA FITNESS ABOVE LEVELS 7 & 8)

UP

COLOR KEY

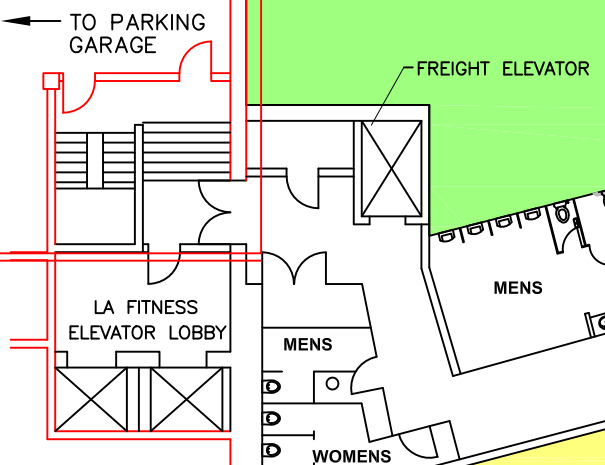
- OCCUPIED
- AVAILABLE
- TEMPORARY

ROOM KEY

- ⊙ - UNIT NUMBER
- 0,000 S.F. - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

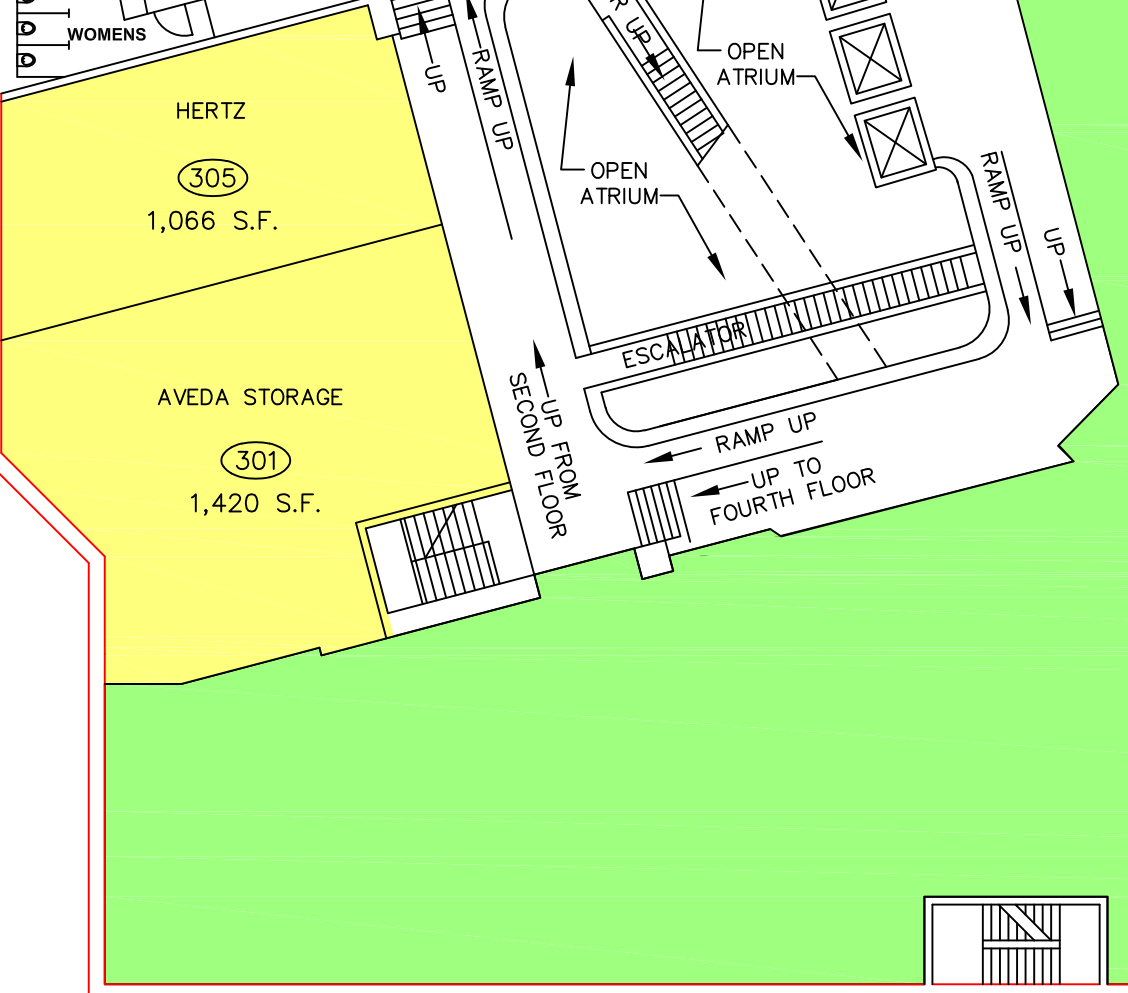
LEASABLE AREA	
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<hr/>	
LAND AREA	1.39 ACRES
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-6	408 CARS



CLARK STREET (BELOW)

AVAILABLE
 (300)
 18850 SF.

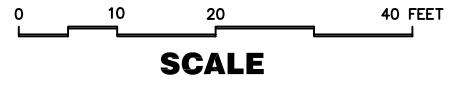
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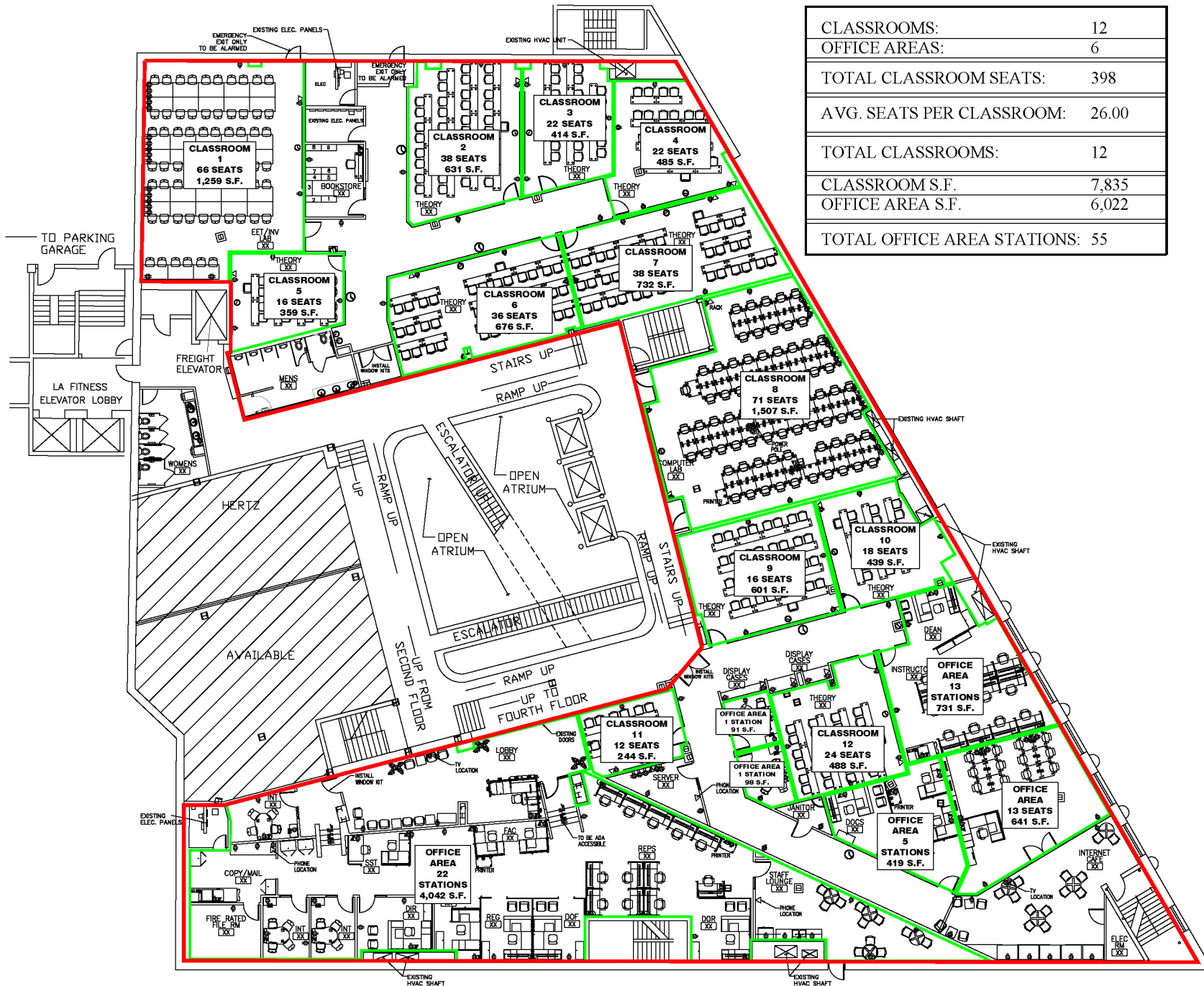
**THIRD LEVEL
 LEASE PLAN
 CENTURY SHOPPING CENTRE**

**CHICAGO, ILLINOIS
 BAI CENTURY, LLC
 BON AVIV INVESTMENTS**

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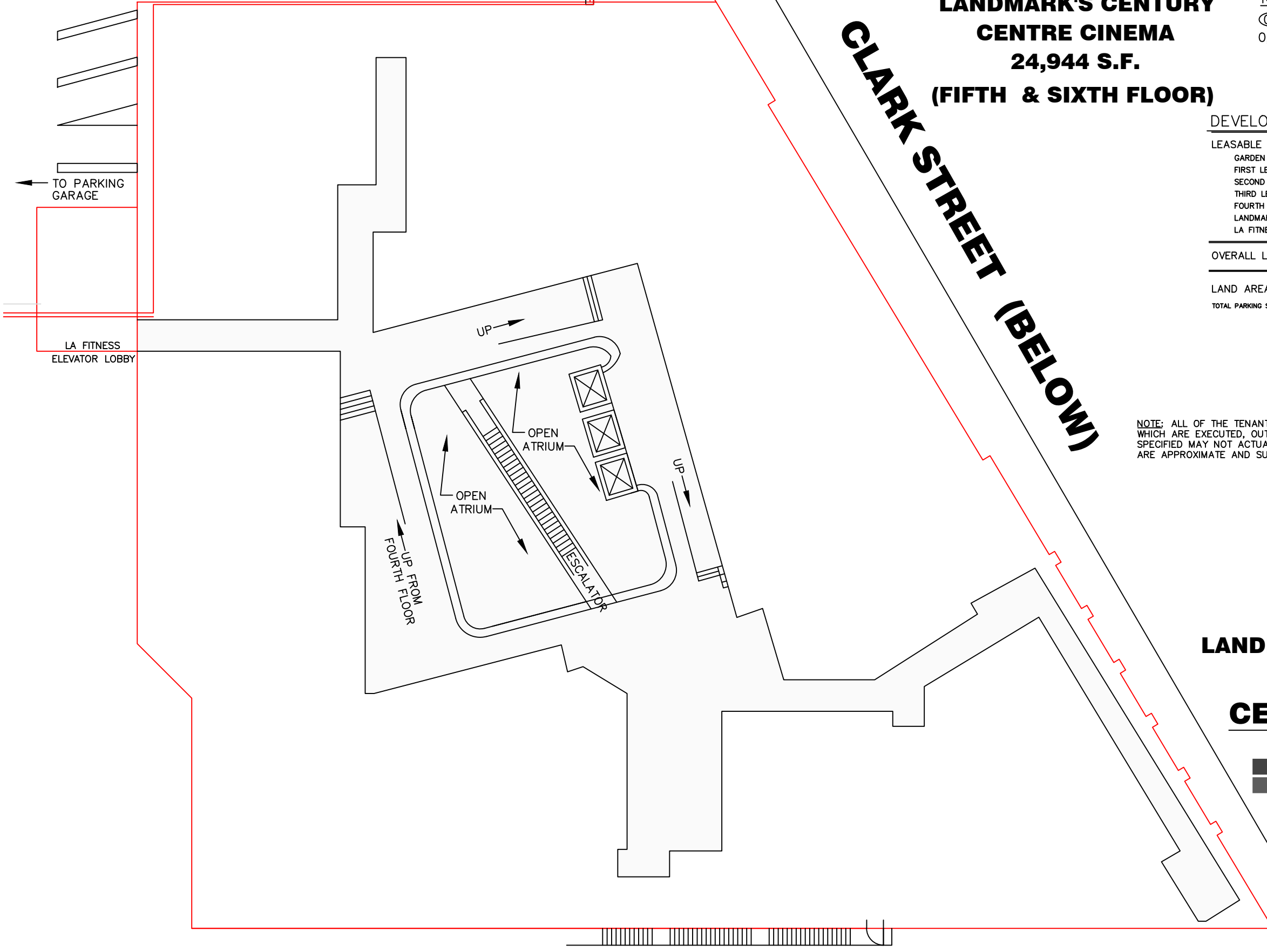


DATE: 06.13.2023



18,850 sf Classroom Space

DOWN
 ADJACENT 408 CAR PARKING GARAGE
 (LA FITNESS ABOVE LEVELS 7 & 8)



**LANDMARK'S CENTURY
 CENTRE CINEMA
 24,944 S.F.
 (FIFTH & SIXTH FLOOR)**

ROOM KEY
 ○○ – UNIT NUMBER
 0,000 S.F. – UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

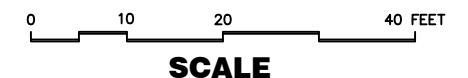
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**FIFTH AND SIXTH LEVEL
 LANDMARK'S CENTURY CENTRE THEATER
 LEASE PLAN
 CENTURY SHOPPING CENTRE
 CHICAGO, ILLINOIS**

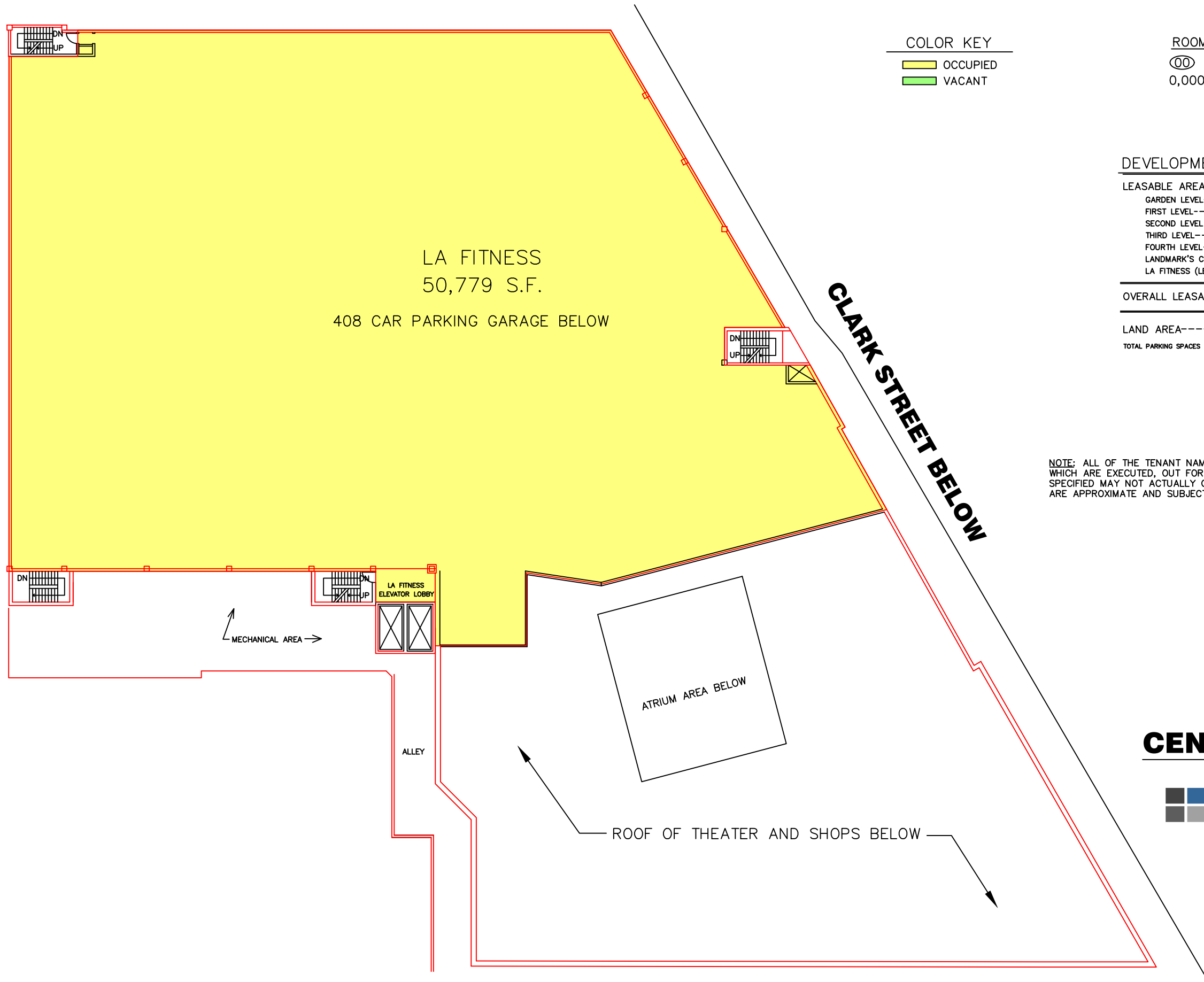
 **Bon Aviv Investments**

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 231 MARKET STREET
 JOHNSTOWN, PA 15901
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 a2zreinc.com
 info@a2zreinc.com



DATE: 06/15/2016

ORCHARD STREET BELOW



LA FITNESS
50,779 S.F.
408 CAR PARKING GARAGE BELOW

COLOR KEY
 OCCUPIED
 VACANT

ROOM KEY
 ○○ – UNIT NUMBER
 0,000 S.F. – UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

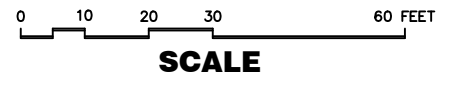
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**LA FITNESS LEVEL 7
LEASE PLAN
CENTURY SHOPPING CENTRE
CHICAGO, ILLINOIS**

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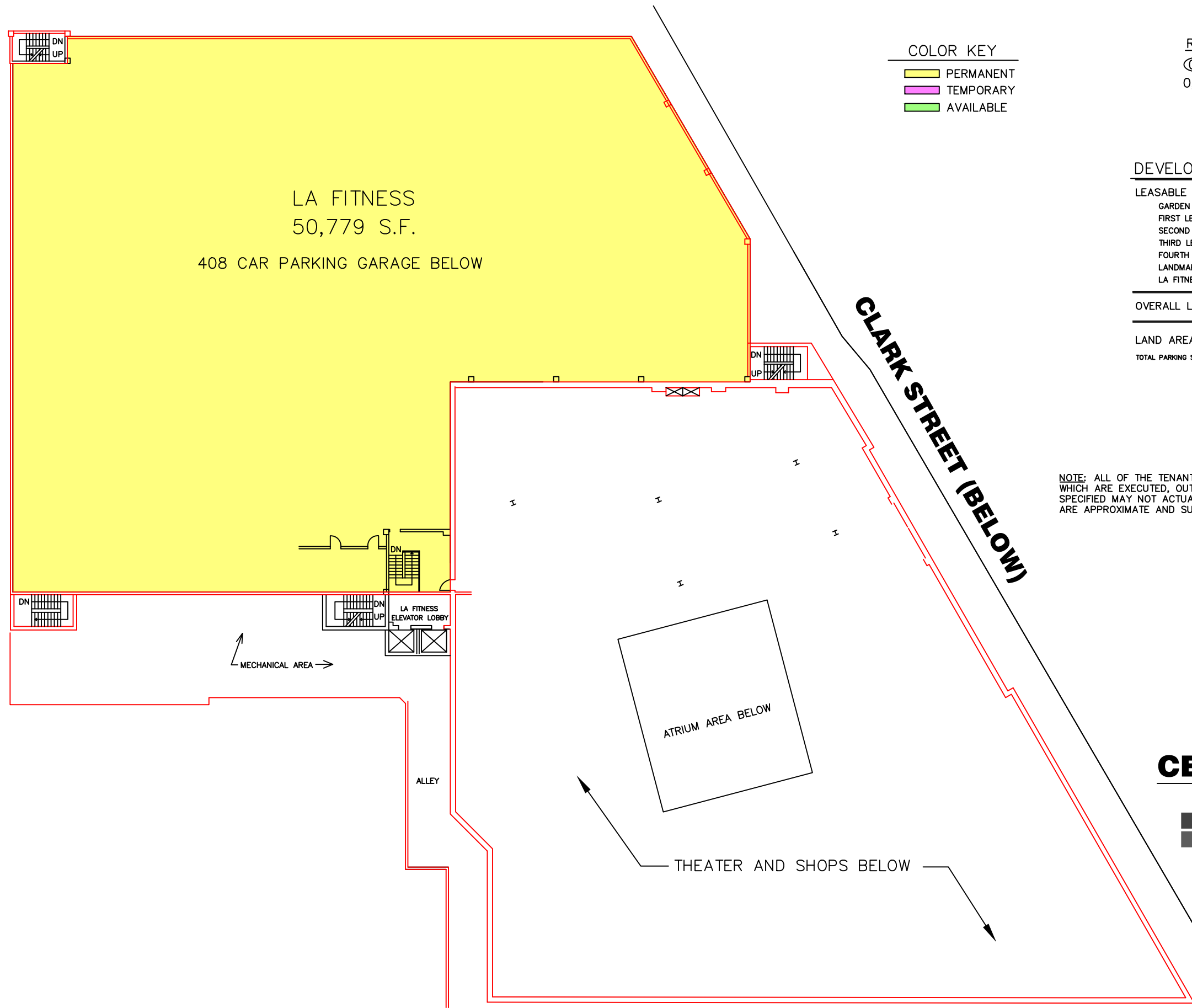
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 231 MARKET STREET
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 a2zreinc.com
 info@a2zreinc.com



DATE: 01/23/2018

LP-7

ORCHARD STREET BELOW



COLOR KEY

- PERMANENT
- TEMPORARY
- AVAILABLE

ROOM KEY

⊙ - UNIT NUMBER
 0,000 S.F. - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

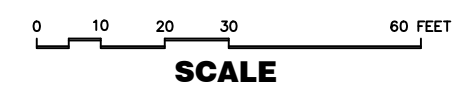
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**LA FITNESS LEVEL 8
 LEASE PLAN
 CENTURY SHOPPING CENTRE
 CHICAGO, ILLINOIS**

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DATE: 01/23/2018

LP-8



Former ITT Tech Classroom/Office

CLASSROOMS: 12

OFFICE AREAS: 6

SEATS: 398, AVERAGE 26 per room

TOTAL CLASSROOMS: 12

TOTAL OFFICE AREA STATIONS: 55

CLASSROOM SF: 7,835 sf

OFFICE SF: 6,022 sf



DEMOGRAPHICS

2828 N Clark St Chicago, IL 60657		0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	34,278	83,499	413,296	957,817
	2025 Projected Population	33,155	80,726	400,192	937,048
	2010 Census Population	34,212	84,434	405,029	932,234
	2000 Census Population	35,901	86,323	413,085	961,962
	Projected Annual Growth 2020 to 2025	-0.7%	-0.7%	-0.6%	-0.4%
	Historical Annual Growth 2000 to 2020	-0.2%	-0.2%	-	-
	2020 Median Age	34.9	33.6	35.0	34.6
HOUSEHOLDS	2020 Estimated Households	22,844	49,762	228,084	465,634
	2025 Projected Households	22,567	49,167	226,113	465,656
	2010 Census Households	22,122	48,903	216,843	433,697
	2000 Census Households	23,968	52,120	216,521	416,841
	Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-0.2%	-
	Historical Annual Growth 2000 to 2020	-0.2%	-0.2%	0.3%	0.6%
RACE AND ETHNICITY	2020 Estimated White	78.4%	79.9%	71.9%	61.2%
	2020 Estimated Black or African American	6.9%	6.6%	10.4%	13.3%
	2020 Estimated Asian or Pacific Islander	9.5%	8.4%	8.6%	10.2%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%	0.5%
	2020 Estimated Other Races	5.0%	4.9%	8.8%	14.9%
	2020 Estimated Hispanic	9.7%	9.7%	16.0%	26.7%
INCOME	2020 Estimated Average Household Income	\$124,515	\$149,627	\$153,605	\$131,994
	2020 Estimated Median Household Income	\$90,159	\$102,705	\$105,905	\$92,496
	2020 Estimated Per Capita Income	\$83,077	\$89,381	\$84,926	\$64,339
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.0%	2.2%	4.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	0.9%	0.8%	2.2%	4.0%
	2020 Estimated High School Graduate	5.6%	5.7%	8.6%	13.4%
	2020 Estimated Some College	8.3%	7.6%	9.5%	11.9%
	2020 Estimated Associates Degree Only	3.1%	3.1%	3.6%	4.4%
	2020 Estimated Bachelors Degree Only	45.8%	47.3%	43.2%	35.6%
	2020 Estimated Graduate Degree	35.3%	34.5%	30.6%	25.8%
BUSINESS	2020 Estimated Total Businesses	1,613	3,598	22,013	59,574
	2020 Estimated Total Employees	11,798	28,652	223,082	882,619
	2020 Estimated Employee Population per Business	7.3	8.0	10.1	14.8
	2020 Estimated Residential Population per Business	21.2	23.2	18.8	16.1



A2Z
REAL ESTATE

CONTACT

A2Z REAL ESTATE INC

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Co-Founder & CFO
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