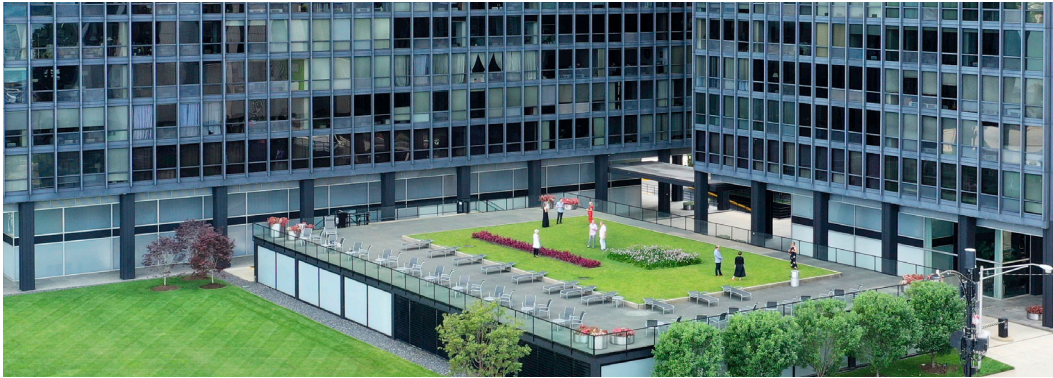




900 N Lake Shore Drive  
Chicago IL 60611

312.664.8989  
900910.com

@900910LakeShore



**"Perhaps the most prestigious address in town and unsurpassed for convenience. Along with your neighbors you will own an entire lakefront block of prime Chicago real estate."**

Hoffman Advertising Group, 1975

900 910 N Lake Shore Drive is among the world's most iconic modernist architecture—two buildings designed by famed architect Mies van der Rohe and constructed of concrete, aluminum and glass. Mies van der Rohe came to the United States from Germany in 1938 and served as head of the Illinois Institute of Technology School of Architecture. He also had his own firm, and together with developer Herbert Greenwald, completed the buildings in 1955 as rental properties. In 1979 the property was incorporated as a condominium association.

## THE CONDOS

Together the two buildings were designed with 524 apartments, from one-room studios to three bedroom apartments. Today there are 460 apartments, reflecting the combinations that have been completed over the years, and continue today. There are no load-bearing walls in the apartments. Combined units may add laundry appliances. Units on three sides have views of Lake Michigan. There are no balconies, but a large sundeck at ground level for the enjoyment of residents and their guests. Dogs are not allowed. Underground parking is for residents and their guests only. Reserved spaces are available through monthly contracts with a parking management company.

## THE BUILDINGS AND THE PROPERTY

Located in Streeterville between Delaware Place and Walton Street, the development was originally called The Esplanade Apartments. There is 24 hour doorman service, a bicycle storage room, package receiving room, storage lockers, laundry facilities, a convenience store and a dry cleaner, all on site.

The property is two blocks east of The Magnificent Mile shopping district, and is known for the expansive green lawn that provides a buffer between the sundeck and Lake Shore Drive. The neighborhood is home to many cultural, educational and religious institutions, parks, shopping and a great variety of restaurants.

**Number of Original Units**

900 Bldg: 371  
 910 Bldg: 153  
 Total Units: 524

**Percent of Owner Occupied Units**

73%

**Elevators**

900 Bldg: 3 passenger, 1 freight  
 910 Bldg: 2 passenger, 1 freight  
 Total: 7

**900 Freight Elevator Dimensions**

Depth: 62"  
 Height: 106.5"  
 Width: 58"  
 Door Opening: 34"  
 Door Height: 80"

**910 Freight Elevator Dimensions**

Depth: 69.5"  
 Height: 106"  
 Width: 58"  
 Door Opening: 34"  
 Door Height: 80"

**First Right of Refusal**

No

**Construction**

Concrete, glass, aluminum, steel

**Built / Converted**

1955 / March 12, 1979

**Architect**

Ludwig Mies van der Rohe

**Heating**

Individual Marlo units in each unit  
 (two 600 HP Boilers in mechanical room)

**Cooling**

Individual Marlo units in each unit  
 (two 400 ton Chillers in mechanical room)

**Assessments**

Assessments include 5G internet, cable, heat, air conditioning, water and refuse removal. Unit owners pay for electric (all stoves are electric)

**Roof**

Single-Ply (EPDM) Rubber Roof  
 900 & 910 roofs—Replaced June, 2022

**Reserves**

Approx. \$3,050,000 as of April 1, 2023

**Insurance Agent**

Alliant/Mesirow Insurance Services  
 321 N. Clark Street  
 Chicago, IL 60610  
 Phone: 312.595.8109 / 888.973.2323  
 Fax: 312.595.4331

**Certificates of Insurance**

Written Requests: [condorisk.com](http://condorisk.com)

**Management Office**

900 N Lake Shore Drive  
 Chicago, IL 60611  
 Phone: 312.664.8989  
 Fax: 312.664.9064  
[900910.com](http://900910.com)

**Managing Agent**

Community Specialists  
 205 N. Michigan Ave.  
 Suite 2930  
 Chicago, IL 60601  
 312.337.8691  
[communityspecialists.net](http://communityspecialists.net)

**Pets**

Cats only—Limit 2

**Documents Required for Sale or Lease**

1. Notice of Intent to Sell / Lease
2. Copy of the Sales Contract / Lease (min. 12 month)
3. \$500 Lease Application Fee
4. Move Fee \$60 per hour and Refundable Damage Deposit \$250
5. Mandatory Resident Orientation Before Occupancy

**Amenities**

24 Hr. Doorman  
 Receiving Room  
 Dry Cleaners  
 Tailor  
 Laundry Rooms  
 Commissary  
 Sundeck  
 Garage Parking: 246 Reserved Resident Spaces (based on availability)  
 Resident Engineer  
 Bicycle Room  
 Art Collection  
 Storage Lockers

**Prohibitions**

Dogs  
 Weekend Moves  
 Water Furniture