

360 E RANDOLPH STREET #308
NEW EAST SIDE





ROOM DIMENSIONS

LIVING/DINING ROOM : 24' × 22'

KITCHEN : 15' × 8'

PRIMARY BEDROOM : 19' × 13'

PRIMARY BEDROOM WALK IN CLOSET : 6' × 6'

SECOND BEDROOM : 15' × 12'

LAUNDRY : 7' × 4'

FOYER : 13' × 5'

2 BEDROOM

2 BATH

TAXES: \$10,222/YEAR

ASSESSMENTS: \$1,250/MONTH +

\$113/MONTH PARKING

Spacious and bright corner 1,550 SF 2 bed 2 bath at the Buckingham in Lake Shore East with tree top and lake views and in-unit W/D. Incredible closet space, beautiful wood floors in main areas, and new and almost new carpet in the bedrooms. Stainless steel appliances and double sink in the kitchen. Bosch dishwasher and dryer. Track lighting in the kitchen and living room. The expansive living room is 24' x 22' and can fit a dining area and sitting/reading area. All closets are organized and adjustable. Hunter Douglas blinds. The unit is freshly painted. Owner only has an electric bill.

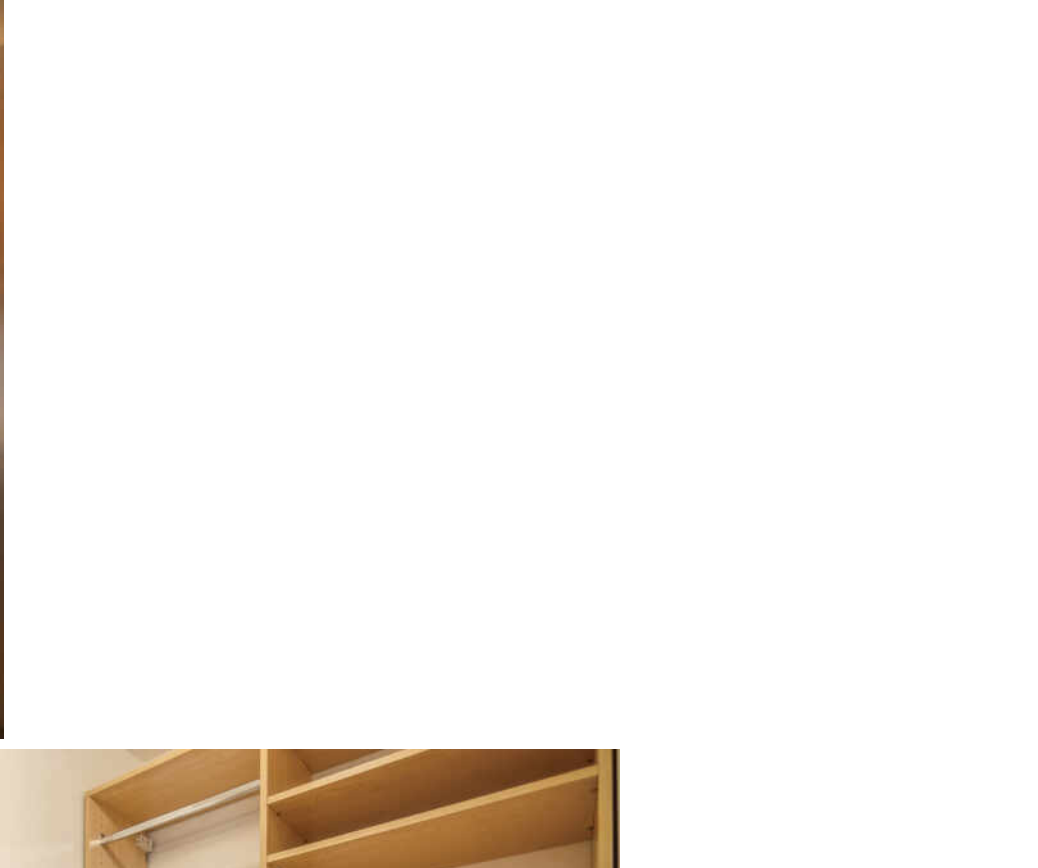
Building has indoor pool, sundeck, sauna, fitness room, party room, patio, dry cleaners, bike room, and guest parking.

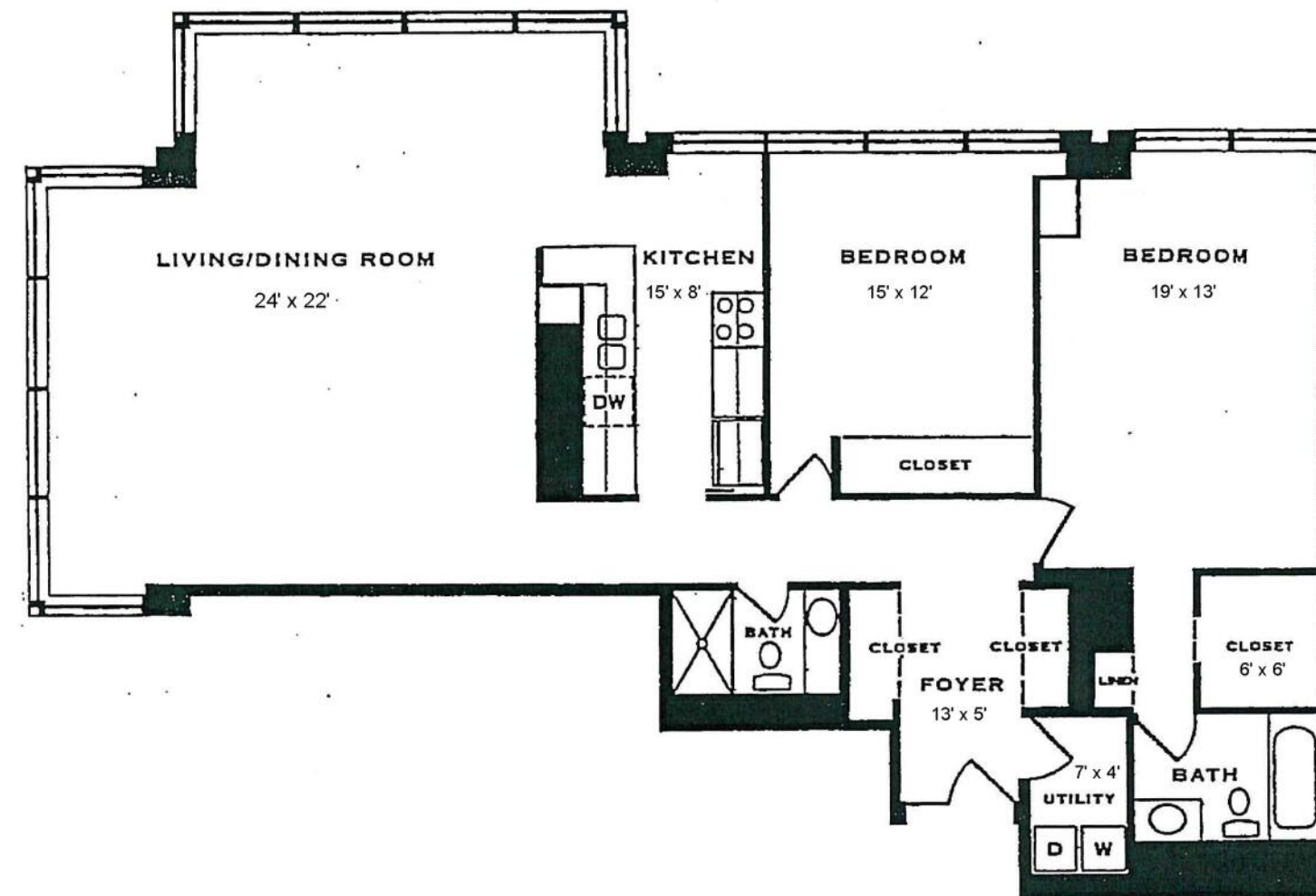
Millennium Park, Maggie Daley Park, Grant Park, Lake Shore East Park, Lake Front path, the Riverwalk, DuSable Harbor, Monroe Harbor, Lake Shore Drive, Michigan Avenue, restaurants, and Mariano's are all close by.

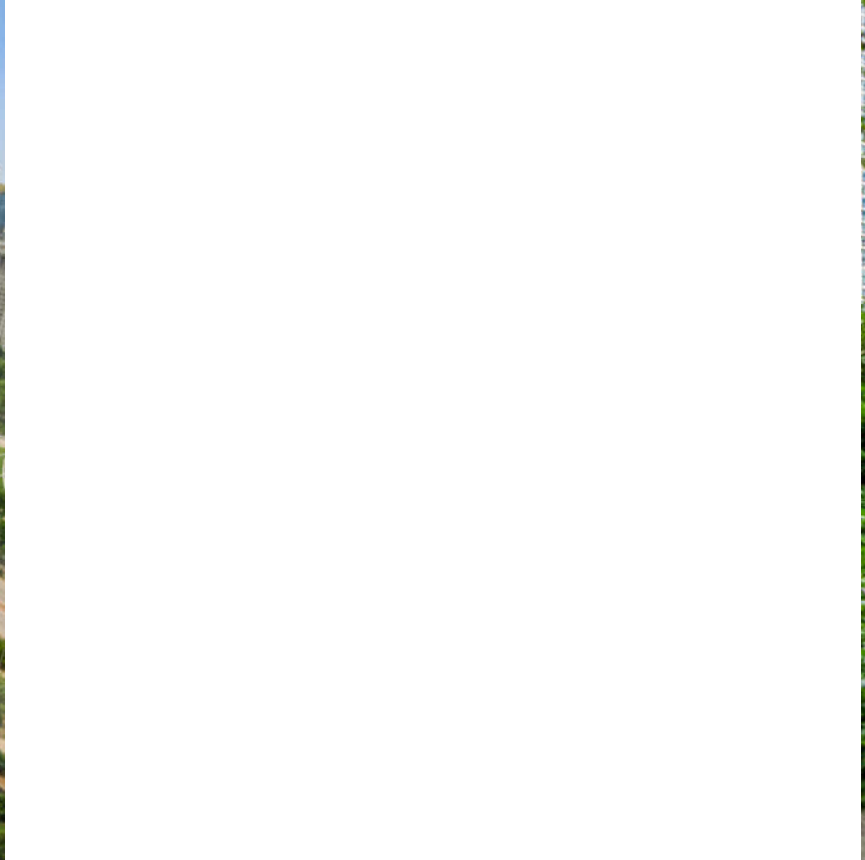
Indoor, heated, reserved parking space 219 on P-4 is an additional \$25,000 with an \$113 assessment and no taxes. Guest parking available as well. Storage cage 170 on P-1. The safe in the 2nd bedroom will stay in the condominium.

\$1,250 monthly assessment breakdown: \$848 regular assessment, \$343 reserve assessment, \$46 cable, and \$12 internet. Assessments includes A/C, water, cable, and internet. DISH and SilverIP for cable and internet. Equipment is included.

Building reserves were \$5.5 million as of 6/30/22. No special assessment or major projects planned. \$450 move in/out fee.









THE **NEW EASTSIDE** NEIGHBORHOOD HAS RISEN ABOVE ITS HUMBLE BEGINNINGS AS A RAIL YARD TO BECOME A VIBRANT AND UPSCALE HIGH-RISE HAVEN.

The neighborhood has been official since 1991, when the New Eastside Association of Residents (NEAR) was recognized and is one of several popular areas in or near The Loop.

Formerly home to the Illinois Central rail yards, the New Eastside is a mixed-use district that encompasses the Illinois Center and Lakeshore East. Early developments include the Aon Center and One Prudential Plaza, which used their airway rights to build above the railroad tracks.

The area is sought after for its convenient location, architecture, and amenities. Residents enjoy world-class parks, theater, shopping, bars, and restaurants with easy access to businesses in The Loop or a day at the beach.

Homes include high-rise condominiums that offer incredible views and amenities. During the winter, the Pedway makes getting through downtown a breeze, and commuters have access to numerous buses, trains, and the Metra.



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