

73 W Monroe St

Chicago IL, 60603

2,821 RSF

Retail/Restaurant
Opportunity in Downtown
Central Loop

Additional 3,998 SF
Available

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\$65.00/SF

AVAILABLE APRIL 1ST, 2026



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Property Overview

Seated on Monroe Street between Clark Street and Dearborn Street this retail offering is across from Chase Tower and less than 10 minutes away from Willis Tower, making it an attractive location for a restaurant or coffee shop. Featuring a large service counter and ample seating, this space is made even more inviting with it's floor-to-ceiling, North facing window line, which is sure to attract foot traffic from the several major commuter lines nearby.



Space Features



2 restrooms



large service counter



**floor-to-ceiling
window line**

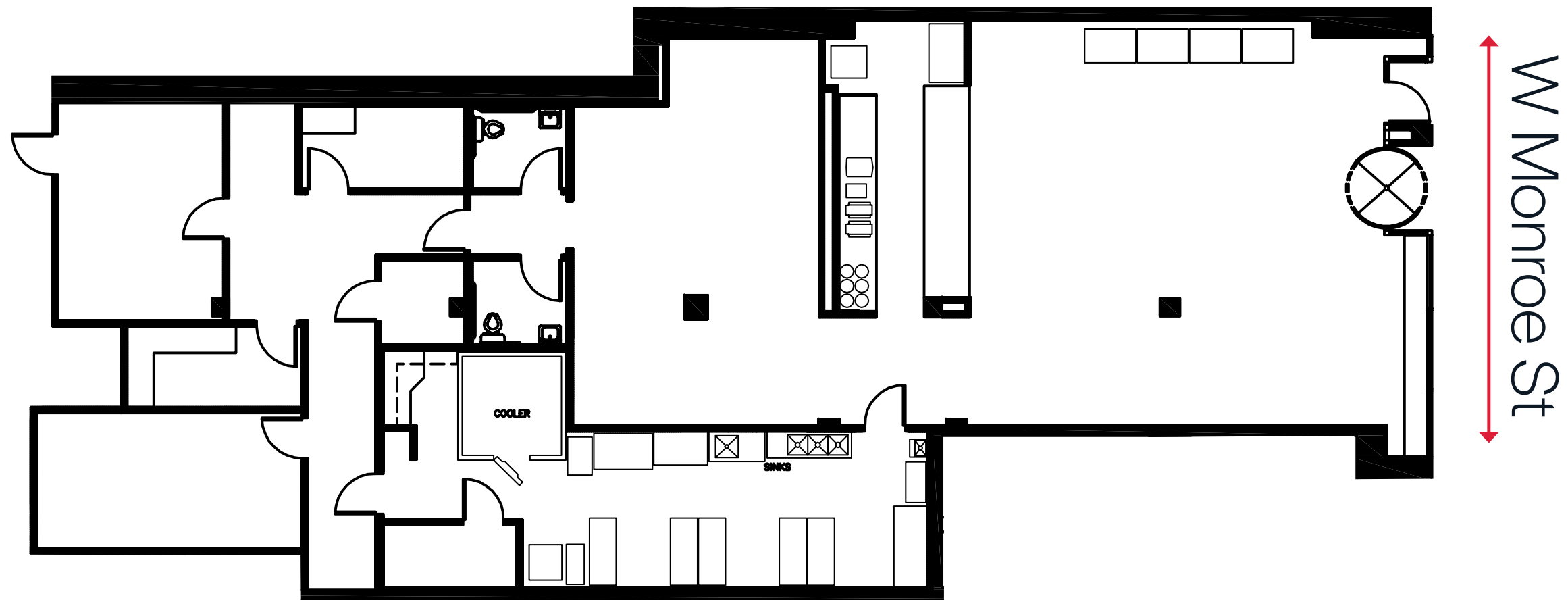


**area for commercial
coolers**

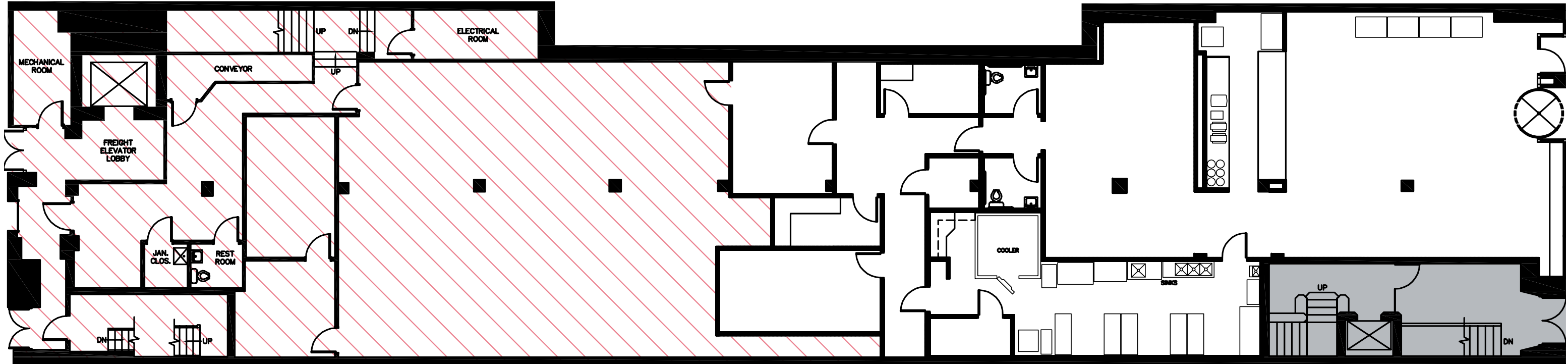


**prep kitchen with
walk-in cooler**

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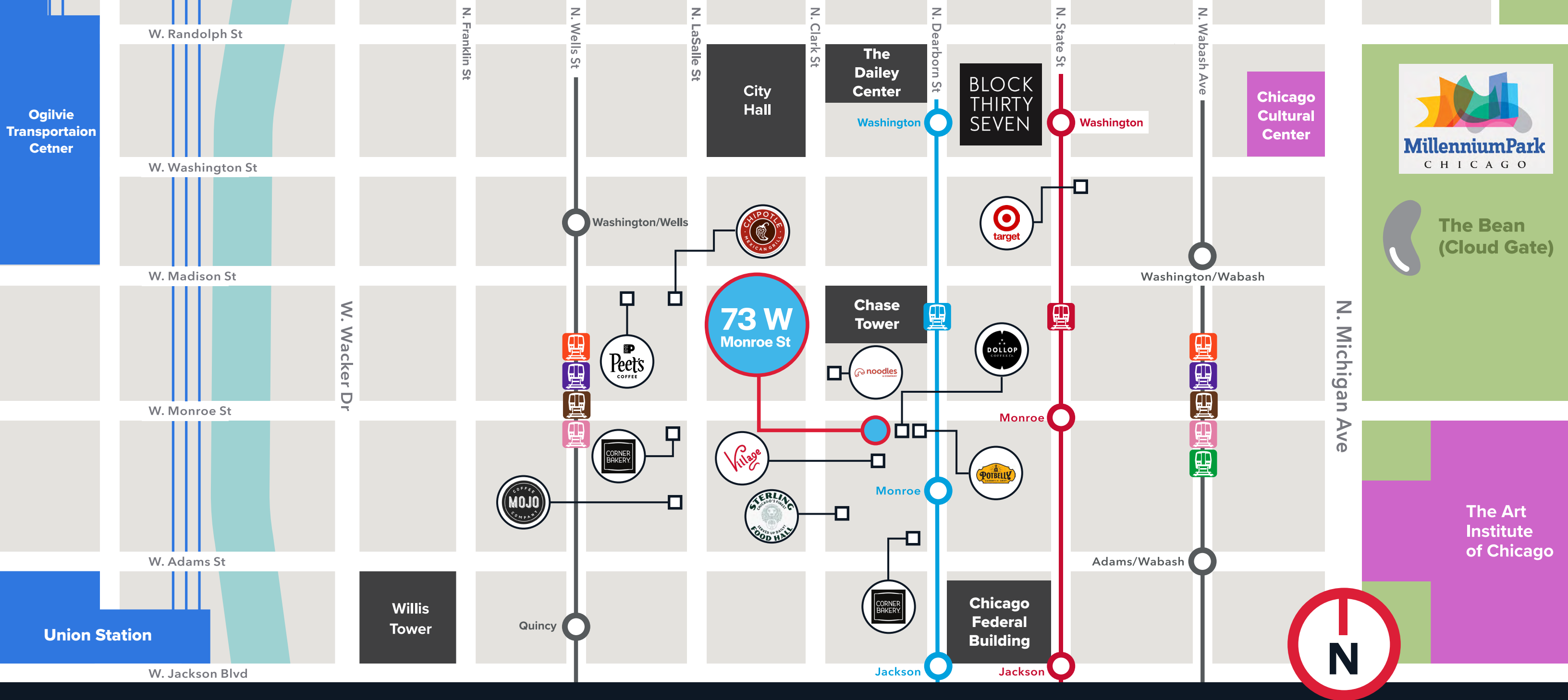
73 W Monroe St | Floor Plan



Non-Rentable Area



Expansion Area = 3,998 RSF



Area Details

Transit/Subway			Walk Time	Distance	Point of Interest	Walk Time	Distance	Commuter Rail	Walk Time	Distance
Monroe Station (Blue line)			2 minutes	.01 mi	Chase Tower	2 minutes	.01 mi	Union Station	12 minutes	.05 mi
Monroe Station (Red line)			4 minutes	.02 mi	Chicago Federal Building	4 minutes	.02 mi	Ogilvie Transportation Center	14 minutes	.06 mi
Washington/Wells Station (Orange, Purple, Brown, and Pink lines)			6 minutes	.02 mi	Wilis Tower	9 minutes	.04 mi			
Washington/Wabash Station (Orange, Purple, Brown, Pink, and Green lines)			7 minutes	.03 mi	The Art Institute of Chicago	10 minutes	.04 mi			

Demographic Info

2
mile
radius

*based on
data from
2024 unless
otherwise
specified*



DAYTIME EMPLOYMENT

601,504 employees



HOUSEHOLD INCOME

Average of \$146,766



AVERAGE DAILY TRAFFIC

21,612 drivers per day*

*data collected from S Clark St and W Monroe St
in 2025



CONSUMER SPENDING

\$673,862,893 per yr*

*data reflects amount spent on "food away from
home" in 2024



MEDIAN AGE

35 years old



Why Choose Marc Realty?

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Striving to deliver the highest level of service within all aspects of our business. We pride ourselves on having a strong local knowledge of the real estate market with an equally strong understanding of our clients' business needs. This allows us to better serve our individual clients by matching their unique requirements with the best real estate decisions.

Besides having the best located buildings in the Chicagoland area, Marc Realty is a fully integrated organization specializing in:

- Management
- Brokerage
- Disposition & Acquisition of Properties
- Architecture & Design
- Lease Administration
- Construction
- Accounting

FOR LEASING INFORMATION PLEASE CONTACT



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