

FOR LEASE

310 S. RACINE AVENUE

NEWLY CONSTRUCTED AND
FURNISHED 7TH-FLOOR LOFT
OFFICE

Chicago, IL 60607

PRESENTED BY:

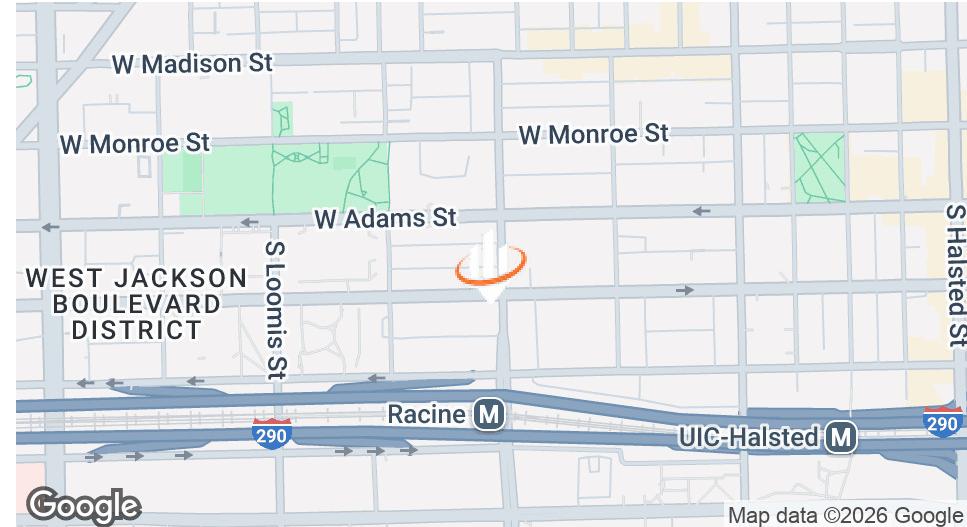
JAMES MEAD, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr [MG]
BUILDING SIZE:	177,000 SF
AVAILABLE SF:	5,753 SF
LOT SIZE:	1.13 Acres
RENOVATED:	2025
ZONING:	C-2-2
SUBMARKET:	Fulton Market/Near West Side
APN:	17-17-117-023-0000, 17-17-117-024-0000

PROPERTY OVERVIEW

Beautiful, newly constructed, furnished 7th-floor loft office space with abundant natural light and great views of the city looking north and east. The suite consists of a large conference room, two huddle rooms, and private office, all with floor to ceiling glass walls, new kitchen with stove, refrigerator and island, multiple collaboration areas, printer/storage/image library room, sandblasted & polished concrete floor, 11' high painted ceiling and new light fixtures, 6' high triple windows in every bay along the east and north elevations of the suite. This is a low-cost alternative to nearby Fulton Market office space.

PROPERTY HIGHLIGHTS

- Newly Constructed, Furnished, 7th-floor Loft Office, Glass-lined Conference & Huddle Rooms, Kitchen and Open Area Collaboration Areas
- Eleven Ft. Painted Ceilings with Abundant Natural Light and Great Views of the City Looking North and East
- Located Blocks from Fulton Market, 1/2 block to the Racine Blue Line "L" Stop & Eisenhower Expressway, two blocks from Taylor Street Restaurants and UIC

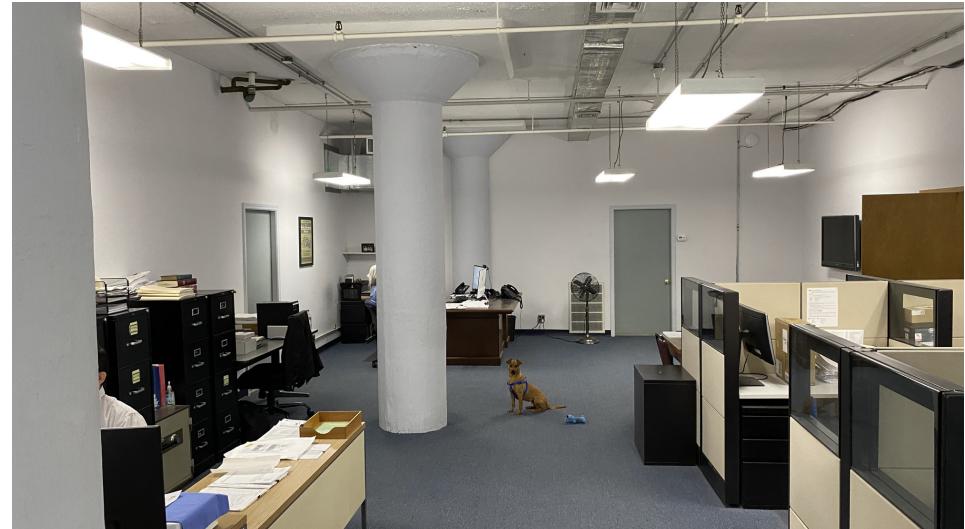
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ADDITIONAL PHOTOS



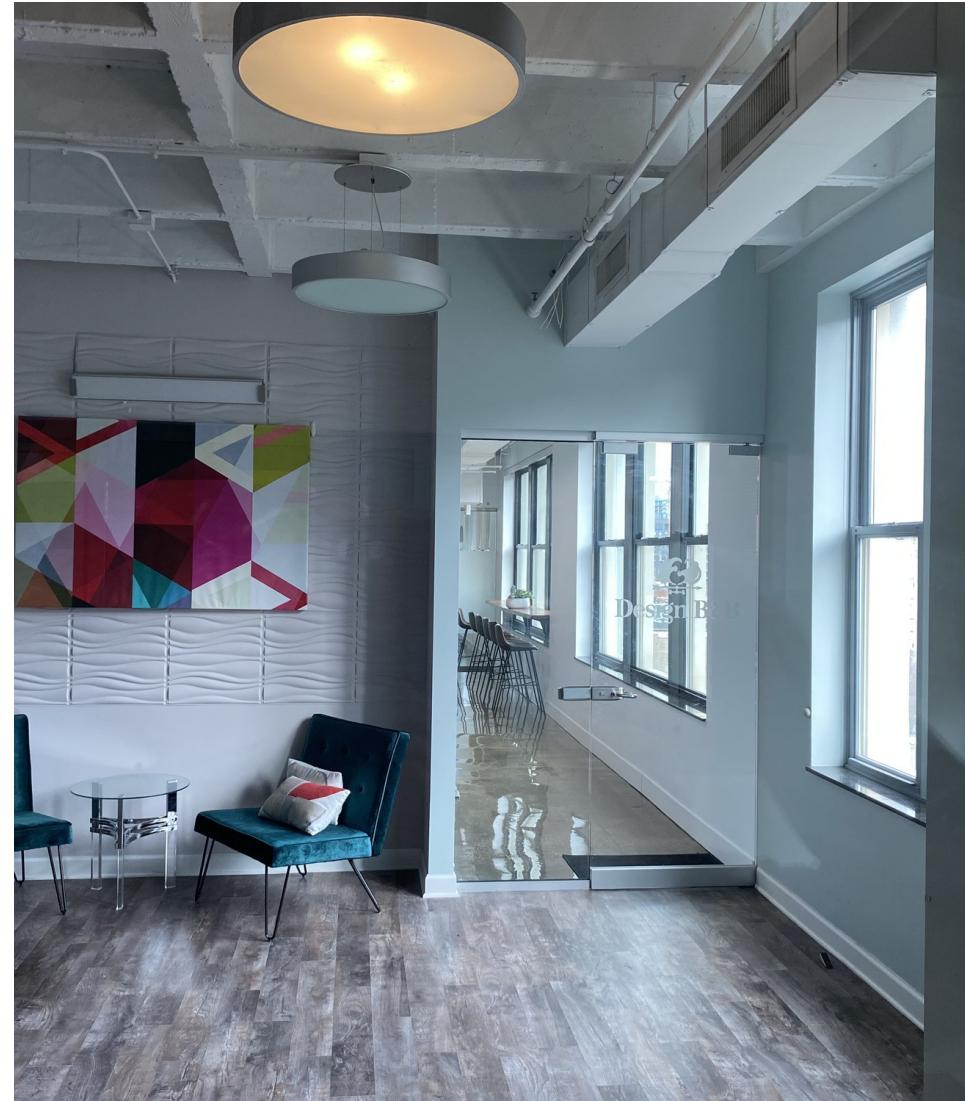
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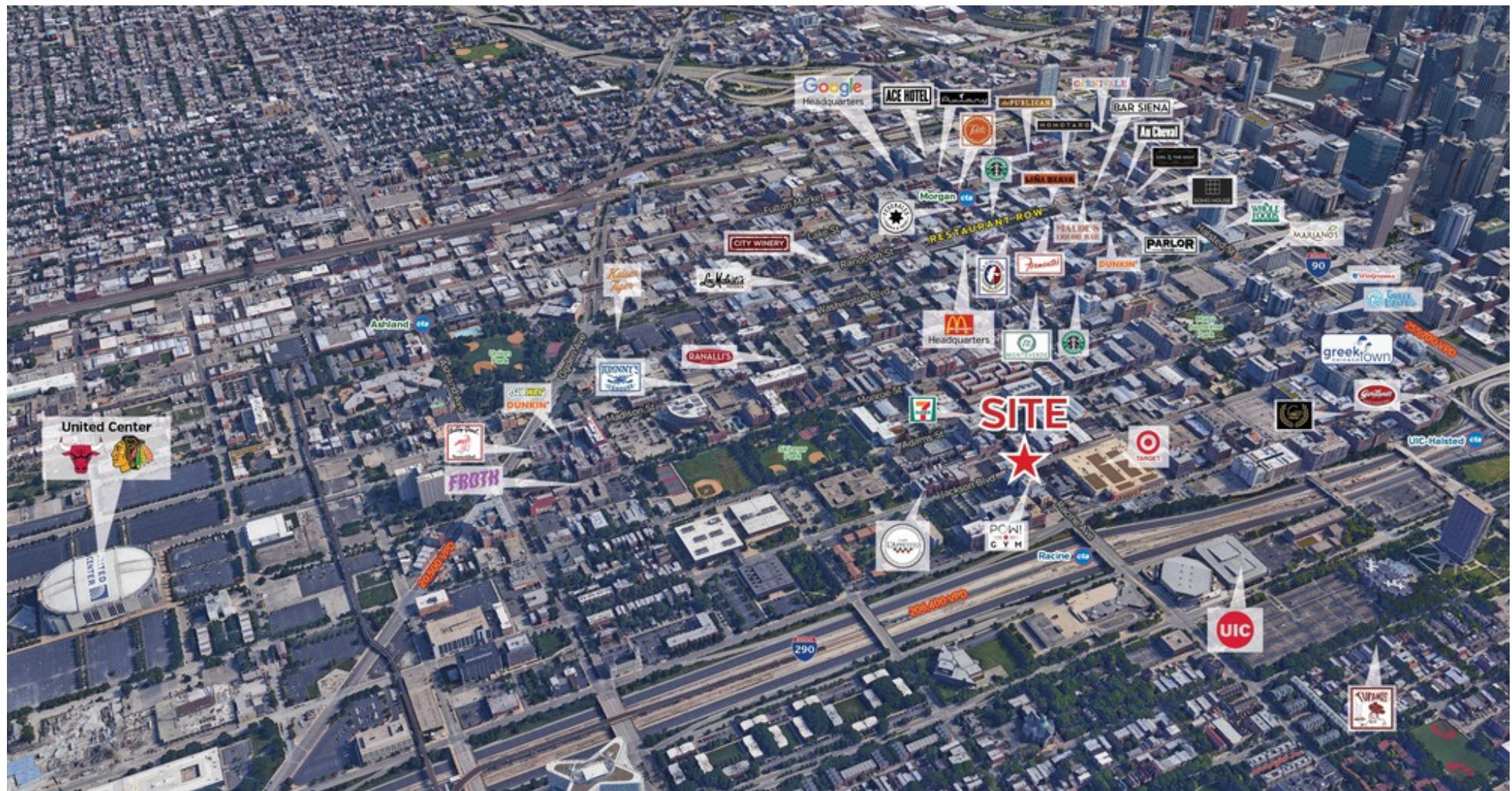
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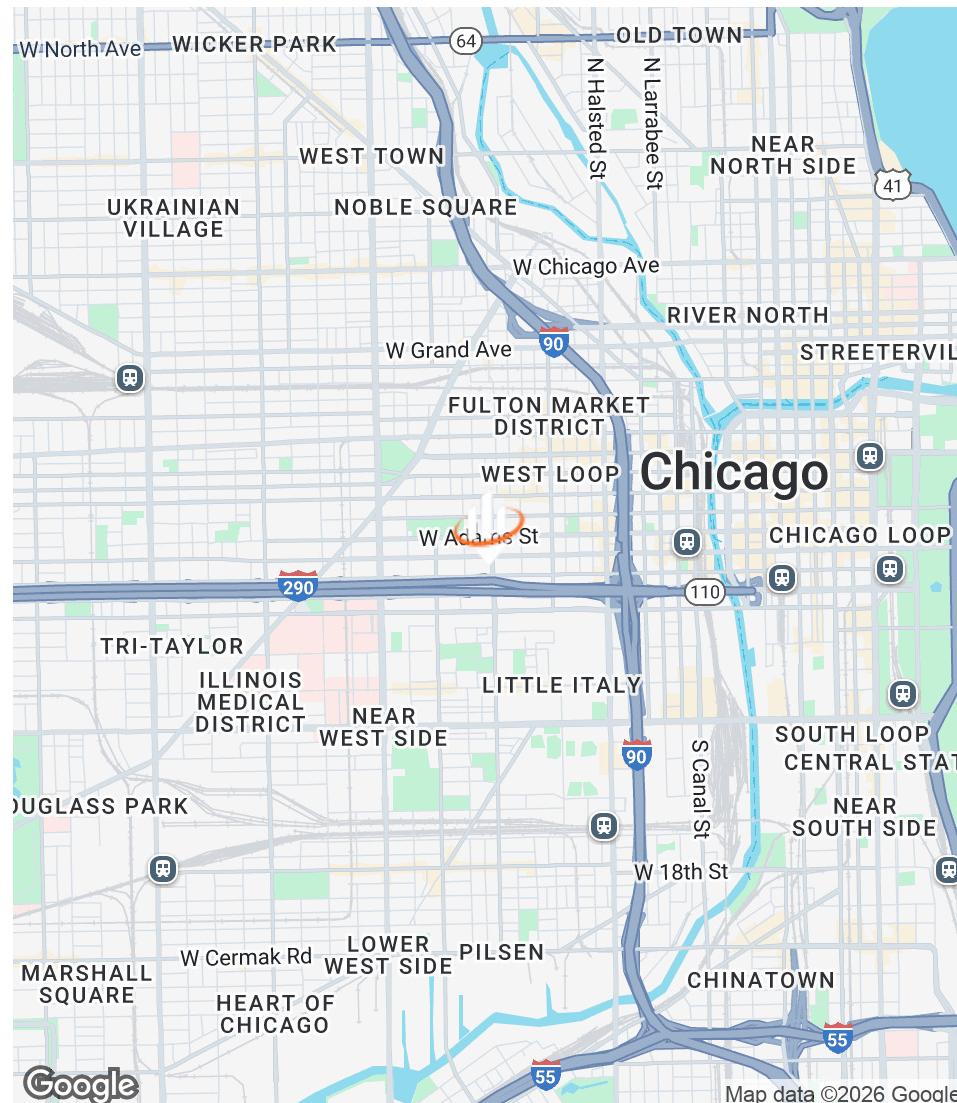
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NEIGHBORHOOD MAP



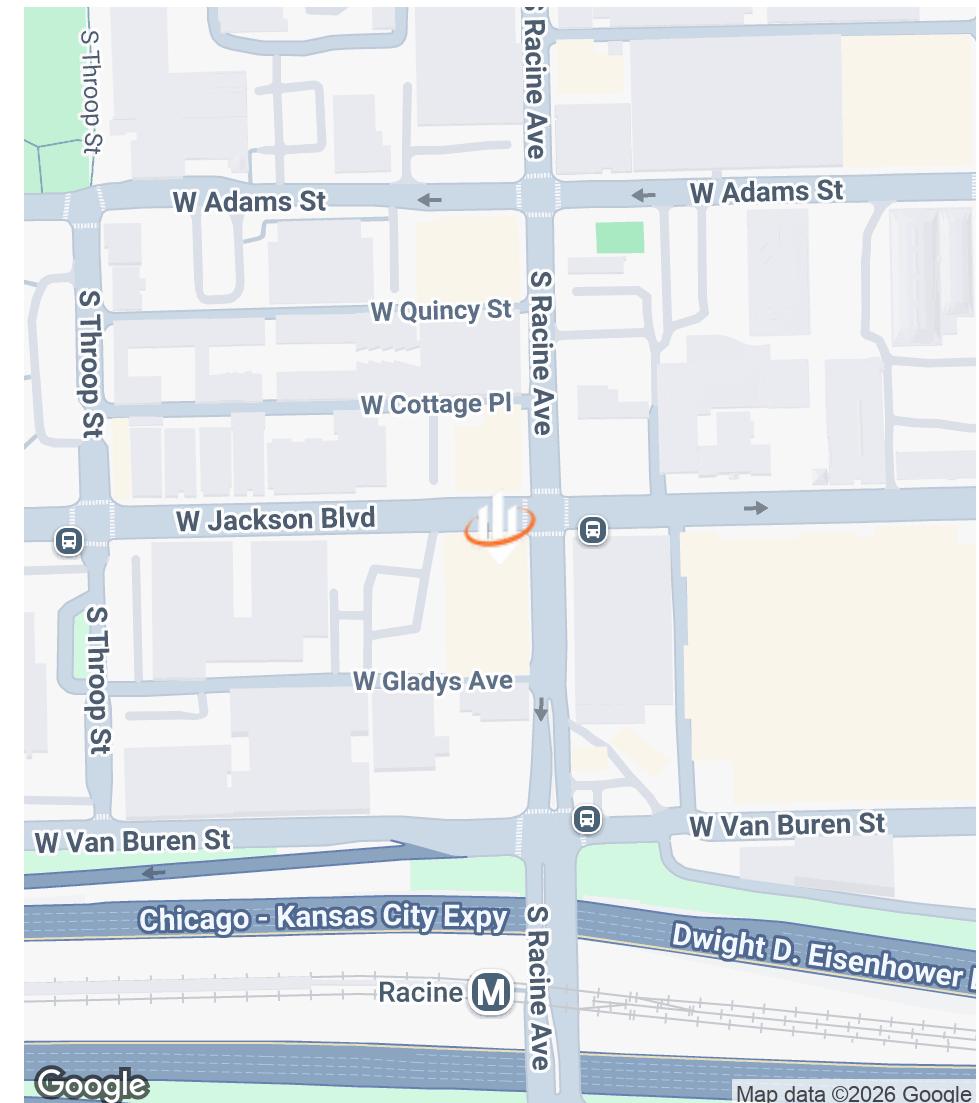
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LOCATION MAP



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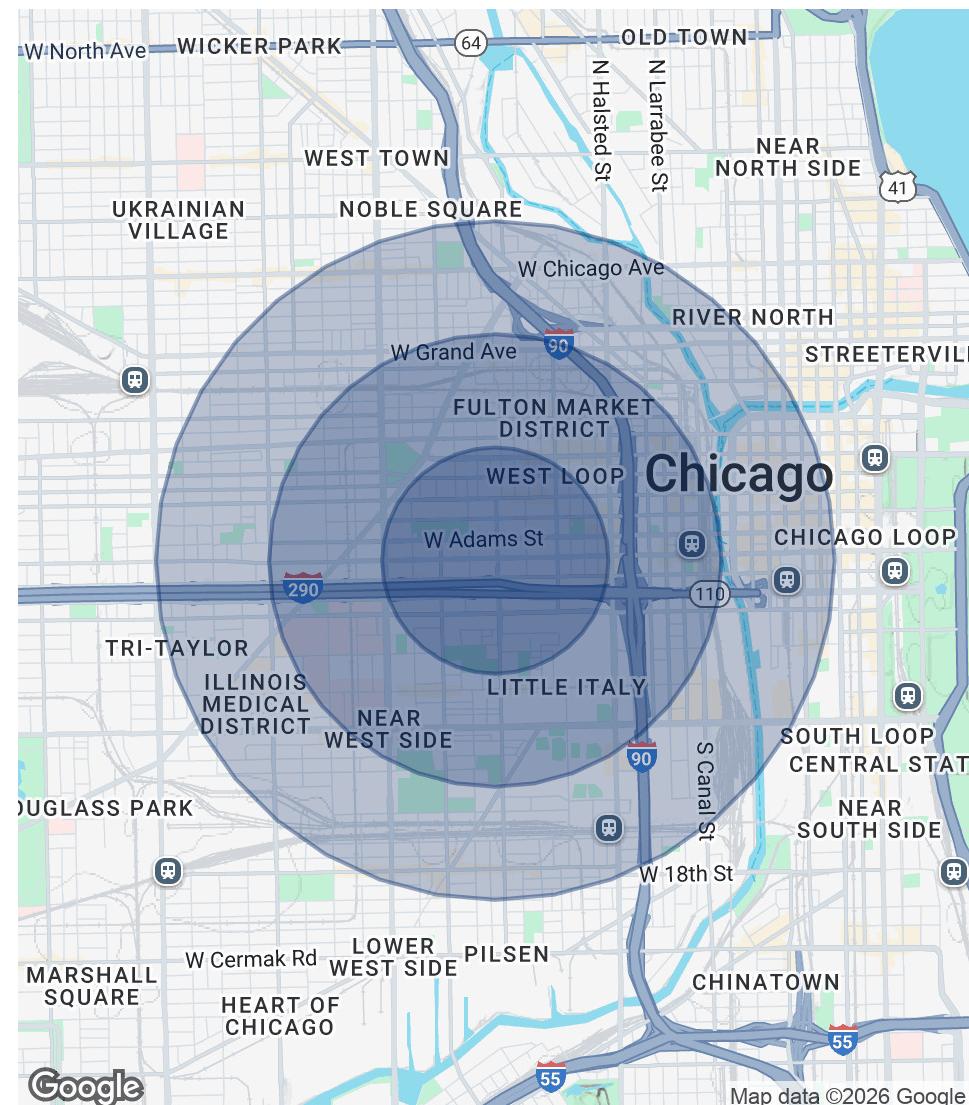
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	10,445	34,581	73,195
AVERAGE AGE	31.8	31.8	31.8
AVERAGE AGE (MALE)	31.4	31.3	31.6
AVERAGE AGE (FEMALE)	32.5	32.5	32.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,366	17,618	36,225
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$108,282	\$96,996	\$90,871
AVERAGE HOUSE VALUE	\$559,826	\$501,257	\$446,723

* Demographic data derived from 2020 ACS - US Census



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