

FOR LEASE

310 S. RACINE AVENUE

NEWLY CONSTRUCTED AND
FURNISHED 7TH-FLOOR LOFT
OFFICE

Chicago, IL 60607

PRESENTED BY:

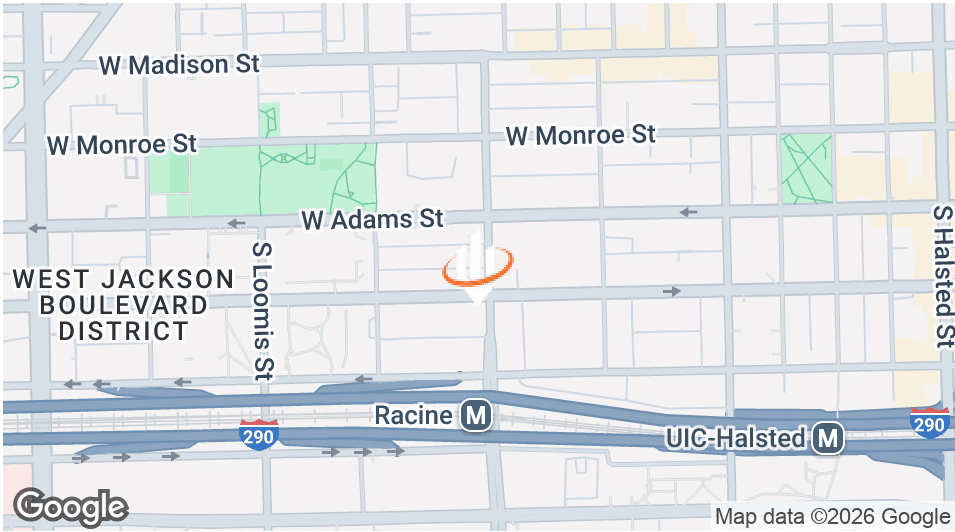
JAMES MEAD, CCIM

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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

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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

ADDITIONAL PHOTOS



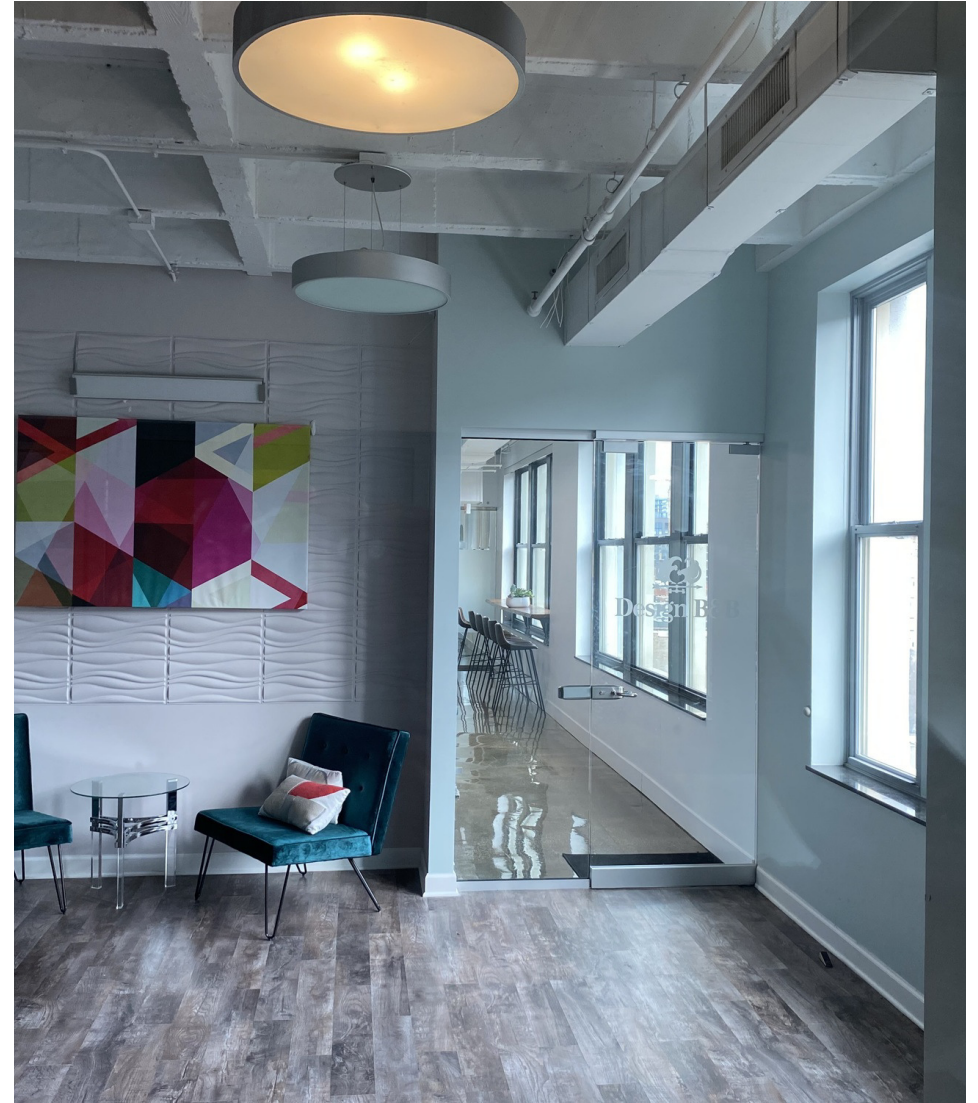
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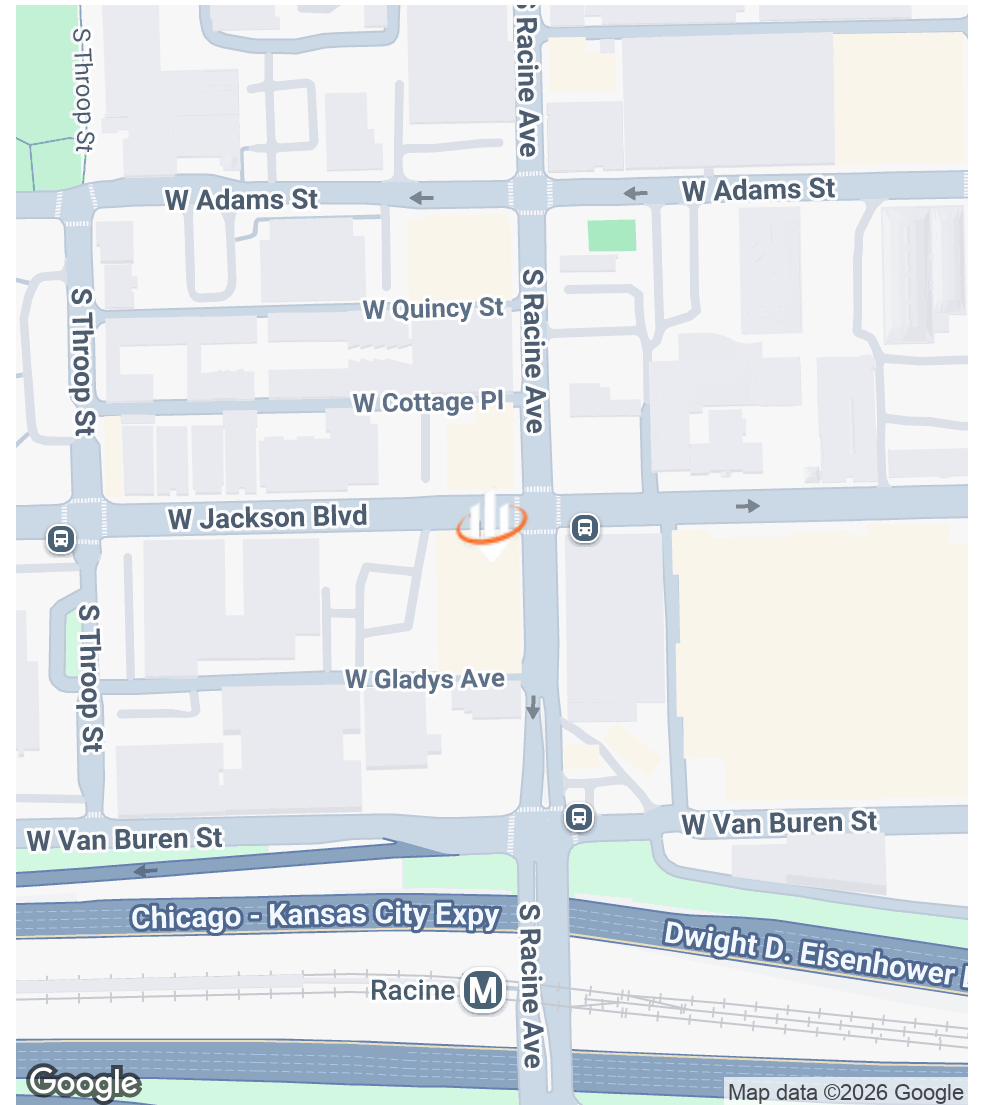
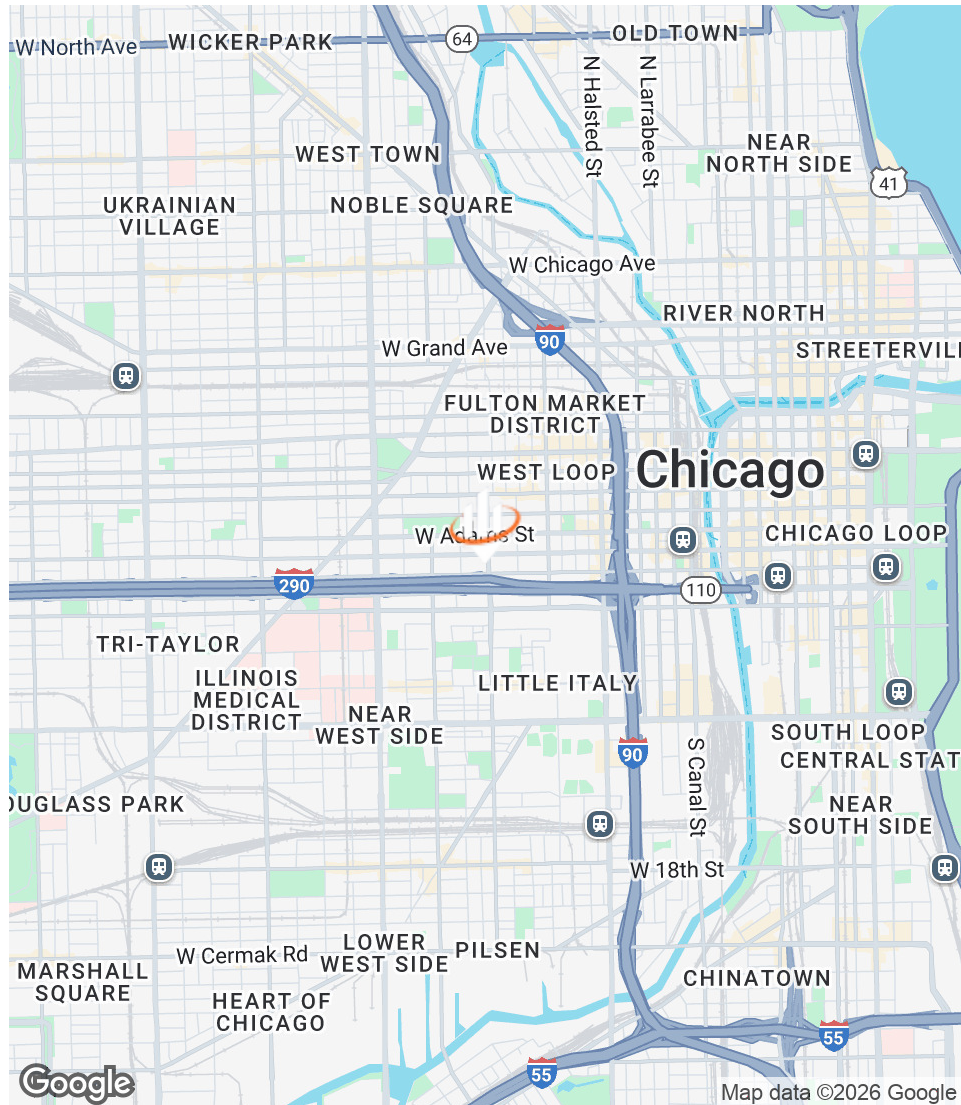


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This aerial map of Chicago provides a detailed view of the city's urban landscape. The 'SITE' is highlighted with a red star in the central-right portion of the map, near the intersection of Adams St and Jackson Blvd. Surrounding the site are numerous commercial and institutional landmarks, each labeled with a callout box. To the west, the United Center and the Chicago Cubs stadium are visible. To the east, the University of Illinois at Chicago (UIC) is marked. The map also shows major highways such as I-90 and I-290, and various other businesses and parks scattered throughout the city grid.

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LOCATION MAP



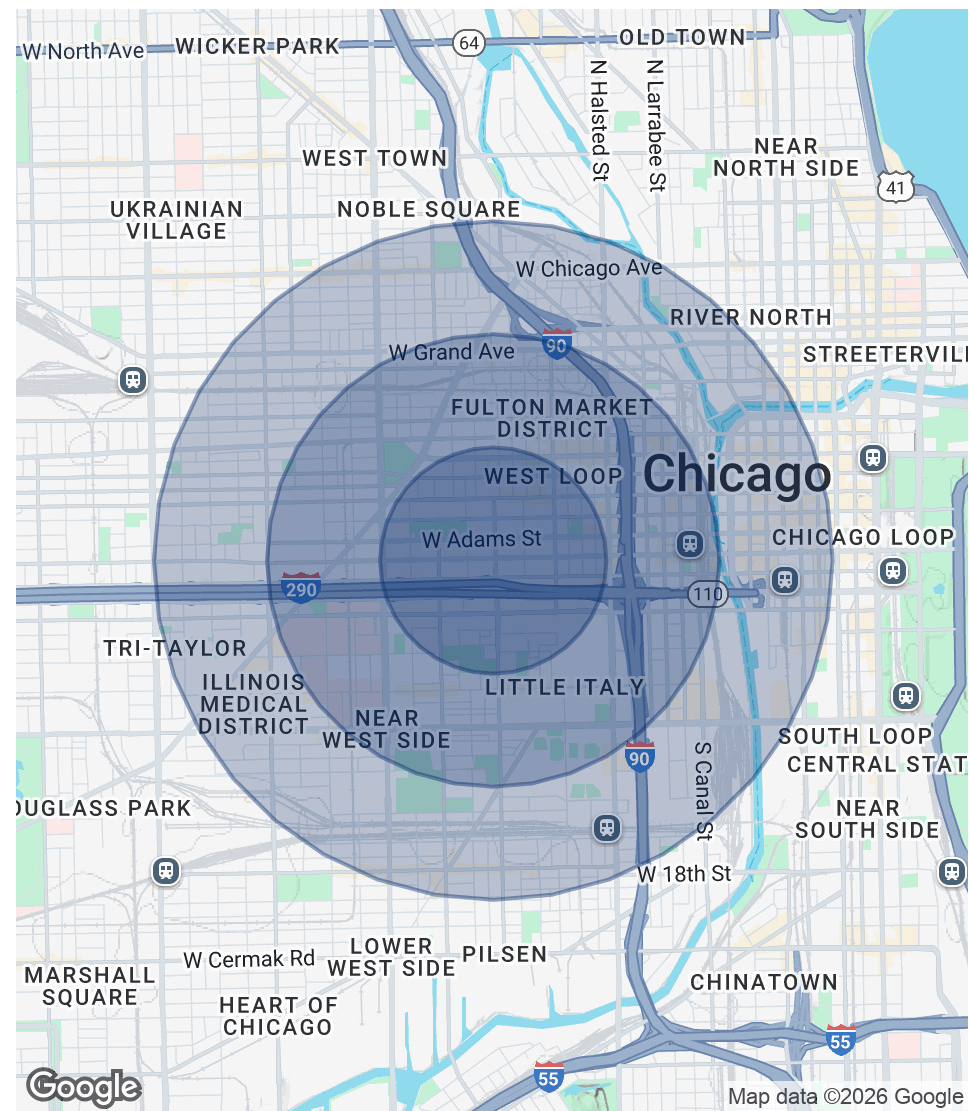
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DEMOGRAPHICS MAP & REPORT

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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