



THE BUCKINGHAM

RETAIL SPACE - FOR LEASE

300 - 4,667sf

PROPERTY OVERVIEW:

The Buckingham at 59 E. Van Buren is a striking 27-story Art Deco landmark offering 4,667 SF of prime first floor retail space in the heart of Chicago's Loop.

HIGHLIGHTS:

- Steps from Michigan Avenue and Millennium Park
- High foot traffic and strong visibility
- Located in a vibrant academic hub with numerous colleges and universities nearby
- Ideal for capturing student and professional customer base
- Built-out as an Escape Room

CONTACT:

LIA CATON

Designated Managing Broker



312.858.8880

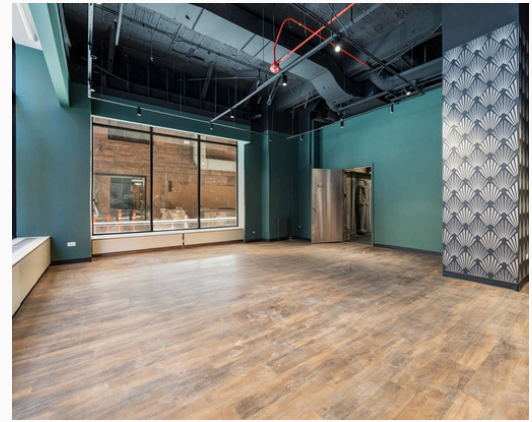


lia@roamrealestateinc.com



www.roamrealestateinc.com







THE BUCKINGHAM
59 E. Van Buren Street
Chicago, Illinois
1st Level



Retail Option A

ESCAPE ROOM BUILDOUT



Strategic Retail Opportunity in the Heart of the Chicago Loop

59 E. Van Buren Street | Chicago, IL 60605

4,667 SF | Built Out as Escape Room | High Foot Traffic | Turnkey for Experiential Retail or Entertainment

Iconic Downtown Location

- Located in Chicago's Loop, a premier commercial and cultural district.
- Steps from Michigan Avenue, Millennium Park, and The Art Institute — prime for both tourists and locals.

Heavy Foot Traffic

- High visibility corridor with daily pedestrian flow from tourists, students, office workers, and commuters.
- Van Buren Street Metra Station and multiple CTA lines nearby provide direct access.

Located In Vibrant Academic Hub

- Within a 1-mile radius of institutions such as Columbia College, Roosevelt University, and DePaul's downtown campus.
- Built-in demand for social, immersive, and interactive concepts.

Dense Daytime Workforce & Tourism

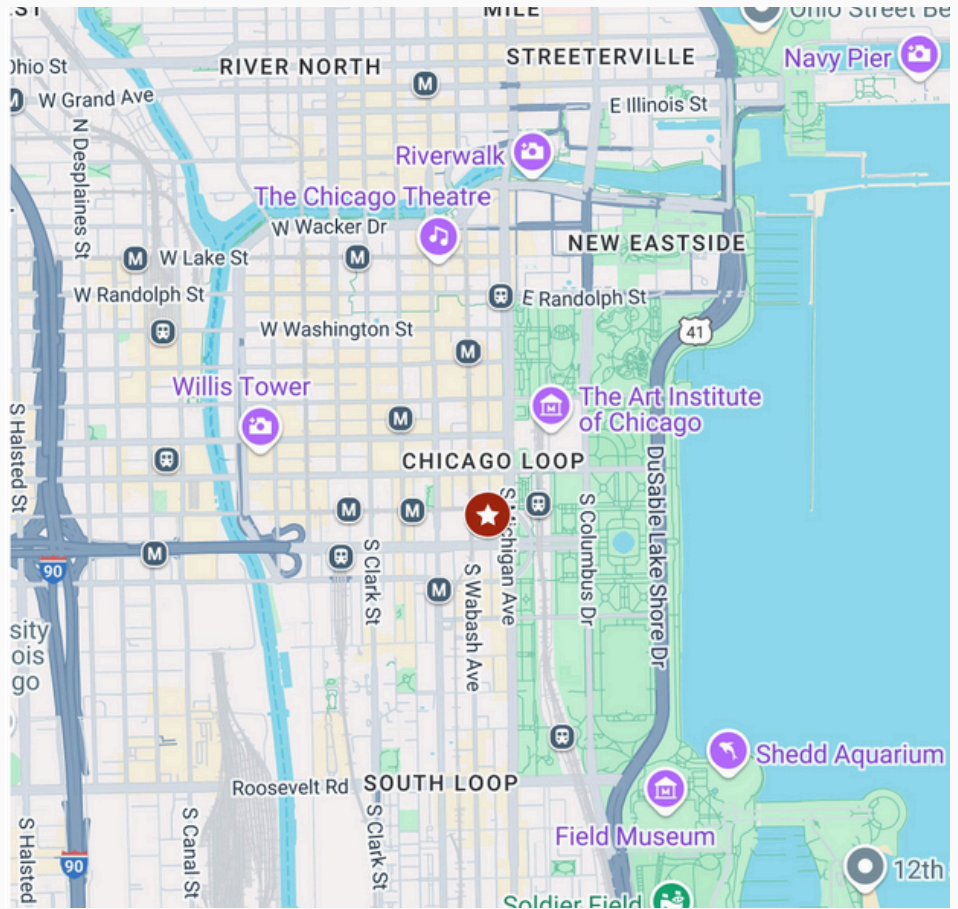
- The Loop sees over 300,000 daytime workers and 20M+ annual visitors.
- Ideal for experiential users, lunch-hour traffic, and tourist-driven retail.

Escape Room Buildout

- Existing layout includes themed rooms and infrastructure ideal for:
 - Entertainment brands
 - Pop-up retail
 - Interactive activations
 - Boutique fitness or VR concepts
- Minimizes tenant improvement costs.

Transit-Connected

- Access to all major CTA train lines within 5 minutes.
- Easy for suburban visitors via adjacent Metra stop.
- Surrounded by Landmark Attractions
- Minutes from The Bean, Grant Park, Lake Michigan, and world-class museums.
- A natural draw for both daily and seasonal traffic.



Demographics	1-Mile Radius	3-Mile Radius
Population	83,928	370,118
Median Age	34.8	35.5
Median HH Income	\$117,430	\$108,421
Avg Household Incr	\$150,899	\$139,674
Daytime Employees	415,416	710,380
Traffic Counts		
Van Buren & Michig	23,539	ADT
E Van Buren	15,628	ADT

