

Offering Summary

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|----------------|-------------|
| Available: | 4/1/2021 |
| Asking Rent: | Negotiable |
| NNN's: | \$18.00 PSF |
| Building Size: | 483,340 SF |
| Available SF: | 4,175 SF |
| Year Built: | 1971 |
| Renovated: | 2015 |
| Zoning: | DC-16 |
| Market: | The Loop |
| Traffic Count: | 24,300 VPD |

Property Overview

Incredible leasing opportunity at 200 W. Jackson, a trophy asset in the heart of Chicago's Loop neighborhood. The storefront is located at the base of the signalized intersection at Jackson and Wells in Chicago's Loop. 200 W. Jackson is a 29-story Class A Office Building most recently renovated in 2015 and located just a few blocks from both Ogilvie Transportation Center and Union Station in one of Chicago's most densely populated neighborhoods. The space, a former Chase Bank branch, is 4,175 square feet with frontage along both Jackson and Wells. The storefront features an excellent opportunity for an array of retail, restaurant, medical office of service-oriented users. Additionally, the property is just steps from both the Quincy and LaSalle/ Van Buren Brown, Orange and Pink "L" station and Clinton Blue "L" station, within a few blocks from the Kennedy Expressway, and finds itself submerged in Chicago's CBD with an average household income of \$145,000 within one (1) mile.

Property Highlights

- Prime leasing opportunity at the base of a Class A Office Building in the heart of Chicago's Loop neighborhood (Nielsen is the largest office tenant at the building)
- Co-tenants include Fed-Ex and Avanti Caffe
- Located at the corner of a signalized intersection in Chicago's Loop with visibility to over 24,000 VPD
- Strong demographics with a population of over 86,000 within a one (1) mile radius as well as an average household income over \$145,000 within a one (1) mile radius.

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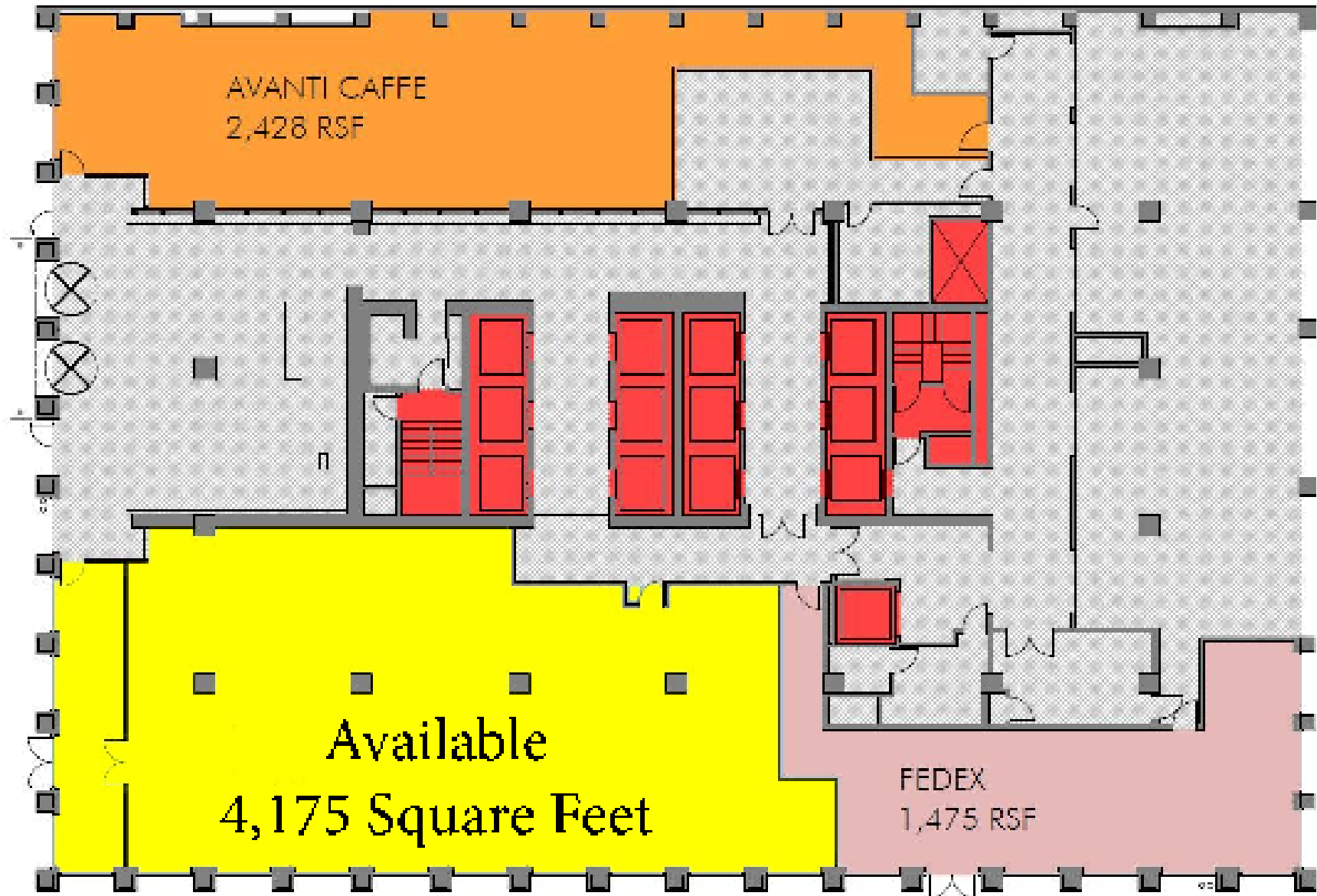
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Location Description

The storefront is located in the heart of the Loop in downtown Chicago. The Loop is the second largest commercial business district in North America and contains the headquarters and regional offices of several global and national businesses, retail establishments, restaurants, hotels, and theaters, as well as many of Chicago's most famous attractions. The Property is situated along Wells Street between Jackson Boulevard and Quincy Street. The building is part of a thriving community with a population of over 86,000 within a one (1) mile radius as well as an average household income over \$145,000 within a one (1) mile radius. With its excellent location in the heart of the Loop, the building is located within close proximity to a number of excellent public transit options. 200 W. Jackson is just a few blocks from both Union Station and Ogilvie Transportation Center as well as just steps from both the Quincy and LaSalle/ Van Buren Brown, Orange and Pink "L" station and Clinton Blue "L" station. The building is surrounded by several companies that help drive a daytime employee population of approximately 492,000 people. Some of those companies include Nielsen, which is in the building, Boeing Corporate Offices, CDW, Deloitte, Enova International, Ernst & Young, GrubHub, IBM Chicago Offices, Morningstar, Northern Trust and Walgreen's Corporate Offices, among many others.

Another feature of this location is the convenient access to the Kennedy Expressway. The building is just two (2) blocks from Congress Parkway which leads onto the Interstate-90 and Interstate-290 interchange. The Property is located less than one (1) mile west of Lake Shore Drive. Additionally, the building is surrounded by an abundance of national and local retailers within walking distance. Neighboring Retailers include: Whole Foods, Mariano's, Chicago's French Market, Revival Food Hall, Walgreen's, CVS/Pharmacy, 7-Eleven, Starbucks, Dunkin' Chipotle, Chick Fil-A, Shake Shack, Potbelly, Jimmy John's and Subway, among many others.

Property Highlights

- Prime leasing opportunity at base of a Class A Office Building in the heart of Chicago's Loop neighborhood
- Located at the corner of a signalized intersection in Chicago's Loop with visibility to over 24,000 VPD
- Opportunity to join co-tenants Fed-Ex and Avanti Caffè
- Strong demographics with a population of over 86,000 within a one (1) mile radius as well as an average household income over \$145,000 within a one (1) mile radius.
- Conveniently located a few blocks from both Union Station and Ogilvie Transportation Center as well as within steps from both the Quincy and LaSalle/ Van Buren Brown, Orange and Pink "L" station and Clinton Blue "L" station.
- The building is less than one (1) mile west of Lake Shore Drive and just two (2) blocks from Congress Parkway which leads into the Interstate-90 and Interstate-290 interchange.

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CTA Train Routes

- O'Hare Congress Douglas Subway (Blue Line)
- Ravenswood Elevated Line (Brown)
- Evanston Express Elevated Line (Purple)
- Howard Line (Red)
- Midway Elevated Line (Orange)
- Lake Elevated Line (Green)
- 54th/Cermak Line (Pink)



Train/CTA Station



Train/Metra Station



CTA Bus Routes

- 1 Bronzeville/Union Station
- 7 Harrison
- 28 Stony Island
- 37 Sedgwick
- 126 Jackson
- 130 Museum Campus
- 151 Sheridan
- 156 LaSalle



Divvy Station

Quincy & Franklin



Major Interstates



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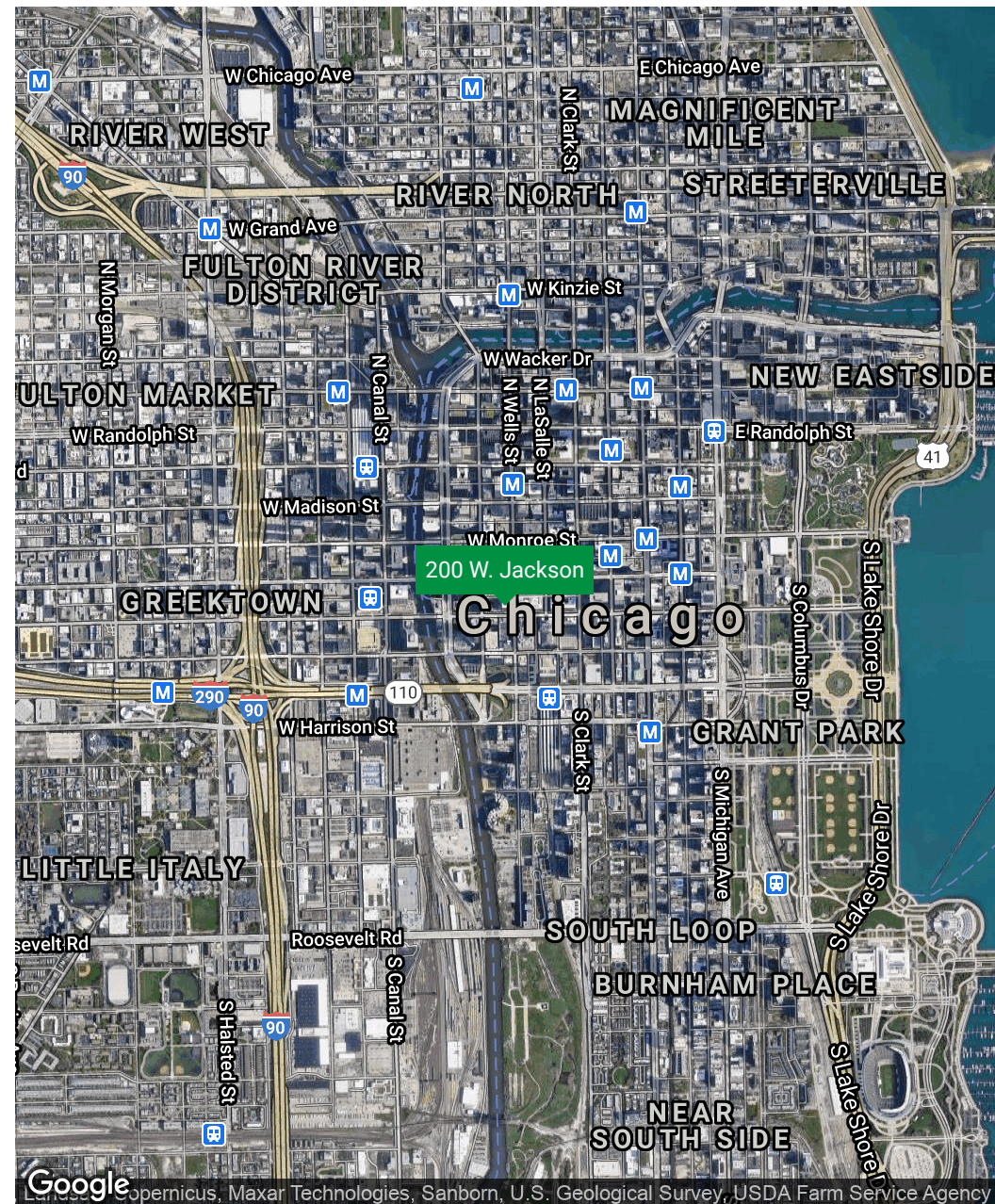
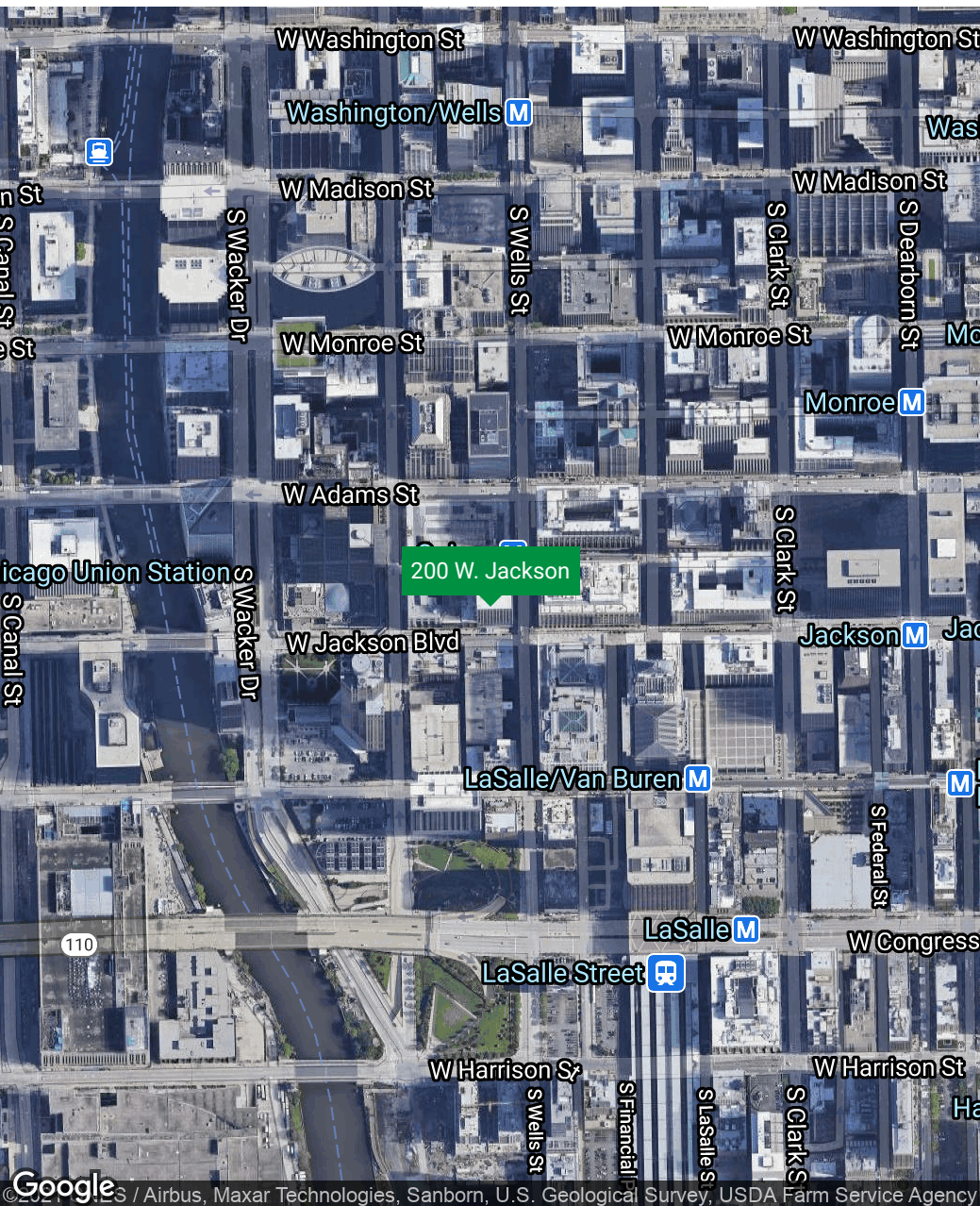
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FOR LEASE | 200 W. JACKSON

LOCATION MAP



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