

Offering Summary

Lease Rate:	Negotiable
Building Size:	42,000 SF
Available SF:	14,000 - 42,000 SF
Lot Size:	0.32 Acres
Year Built:	1969
Zoning:	DX-5
Market:	Chicago
Submarket:	River North

Property Overview

225 West Superior Street offers up to 42,000 SF of office space across (3) three stories, with an additional 14,000 SF of below-grade space featuring 12 parking spaces and storage. The building is ideally located in Chicago's River North neighborhood, adjacent to the Chicago Brown Line "L" Station and approx. four (4) blocks from the Ohio Street / Ontario Street feeder ramps, the main access point to and from downtown Chicago. Previously designed for single-tenant occupancy, the building presents a unique opportunity for businesses seeking a full-building headquarters presence in downtown Chicago with garage parking on-site.

Property Highlights

- Underground parking garage featuring 12 parking spaces and storage.
- Conveniently located blocks from the Kennedy Expressway and within walking distance to multiple CTA "L" stations, including the Chicago Avenue Station, the Merchandise Mart Station and the Grand Avenue Blue and Red Line Stations, providing seamless access across the city.
- Affluent River North location with ~132,000 residents and \$153K+ average household income within 1 mile.
- Potential to demise per floor and deliver as little as 14,000 SF.

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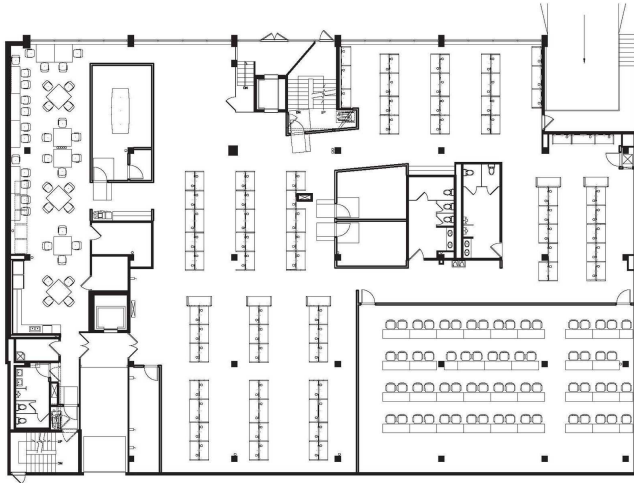
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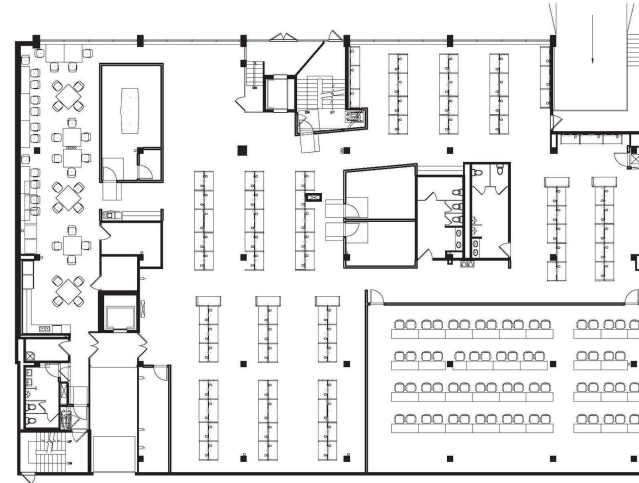
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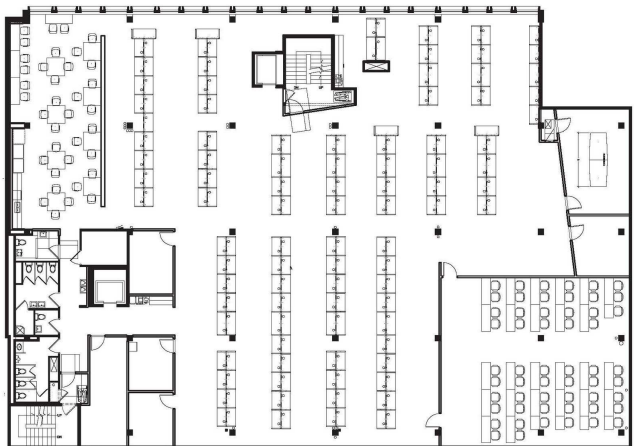
Ground Floor



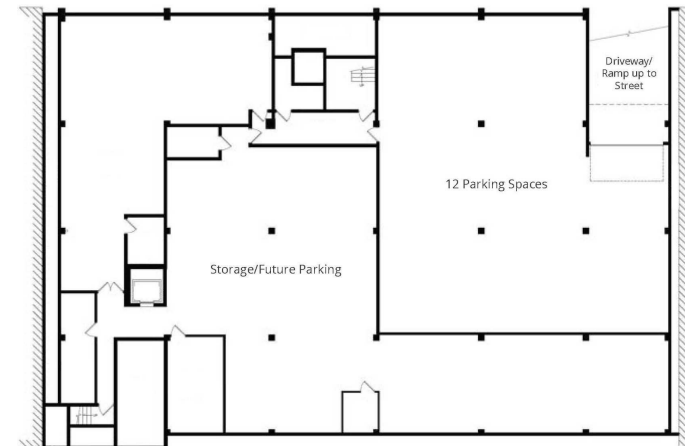
Third Floor



Second Floor



Garage



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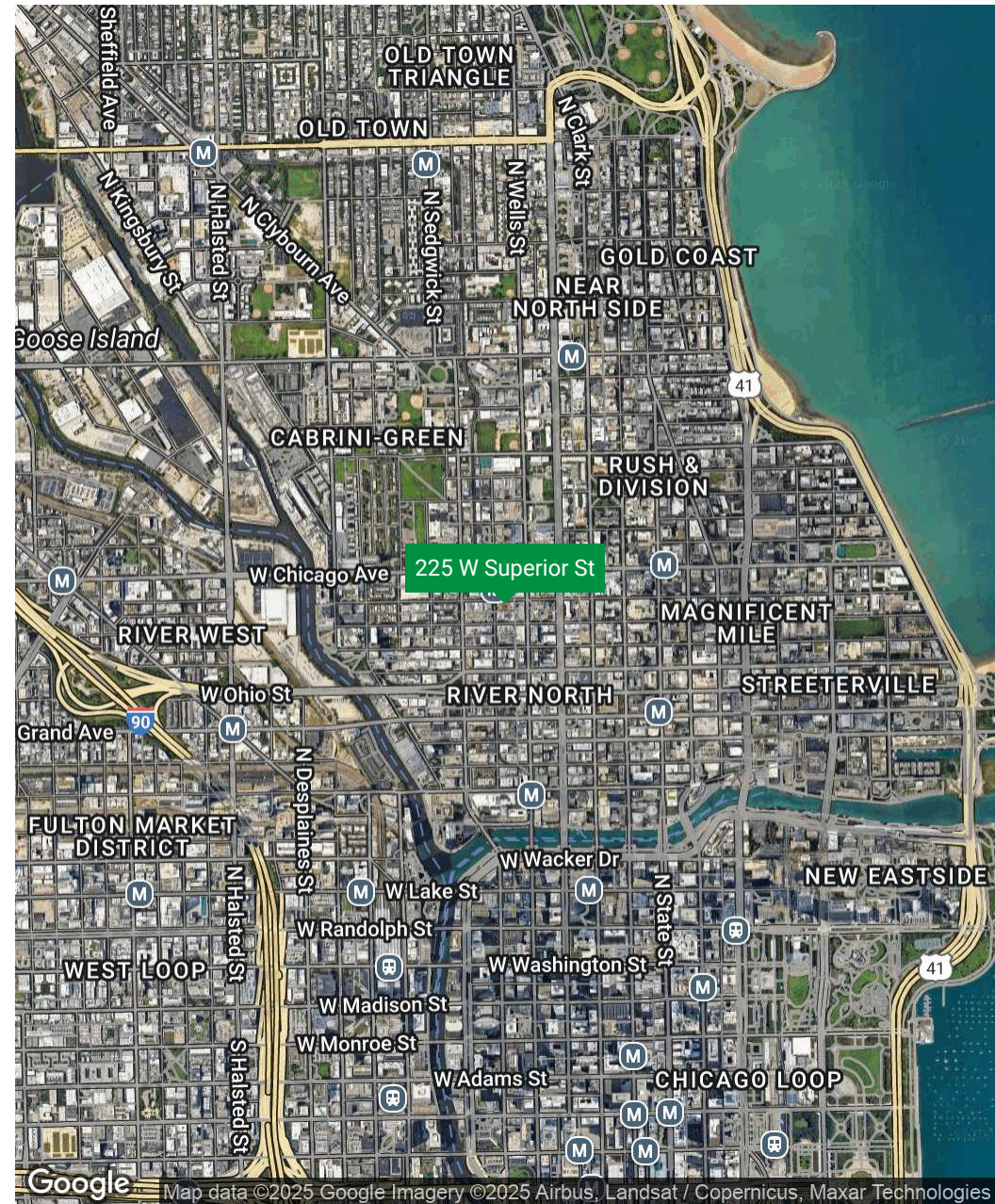
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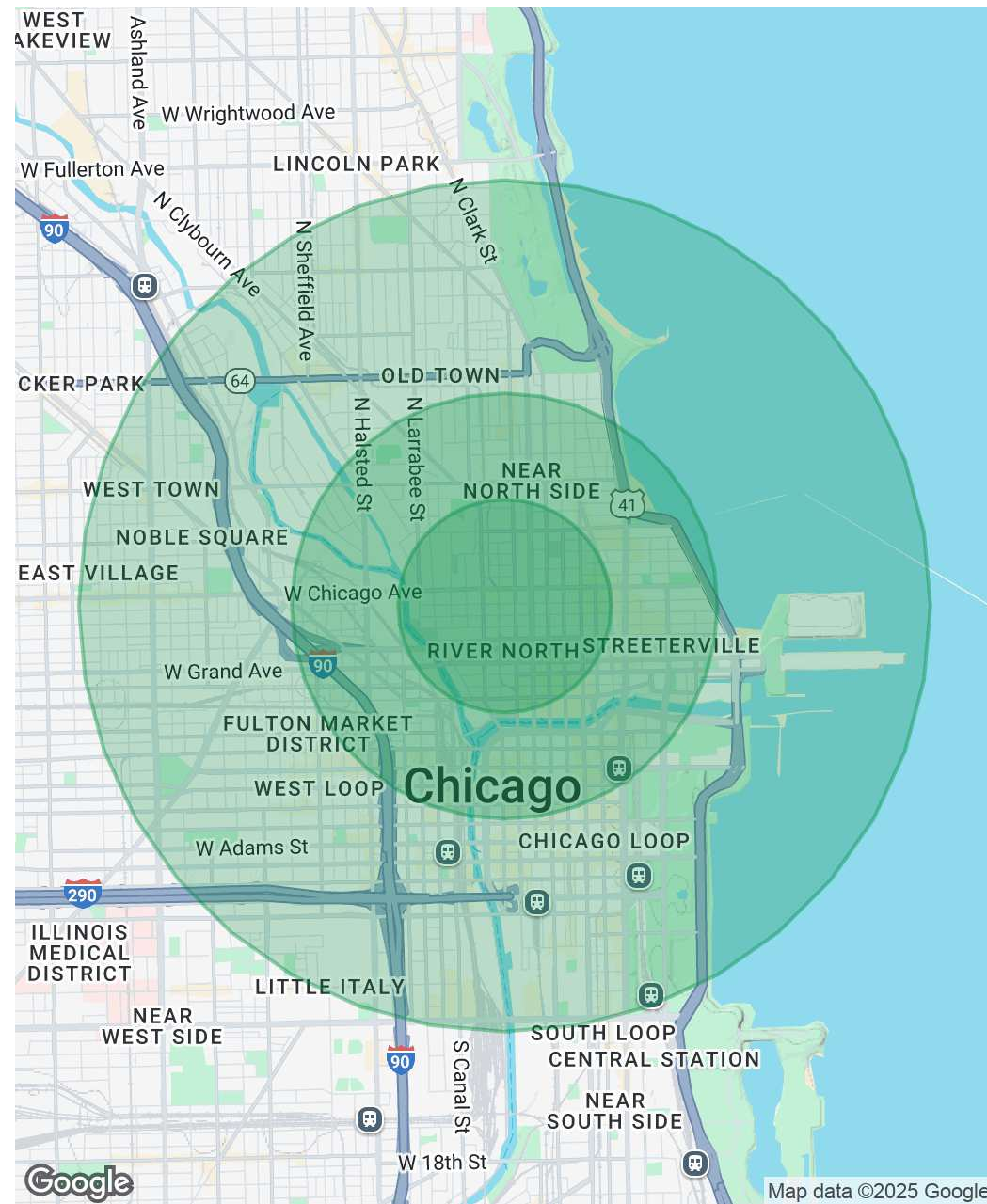
LOCATION MAP



Population	0.5 Miles	1 Mile	2 Miles
Total Population	34,864	113,744	246,842
Average Age	38	40	39
Average Age (Male)	38	40	38
Average Age (Female)	38	40	39

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	21,983	72,450	144,049
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$183,976	\$183,541	\$184,427
Average House Value	\$736,584	\$747,200	\$739,056

Demographics data derived from AlphaMap



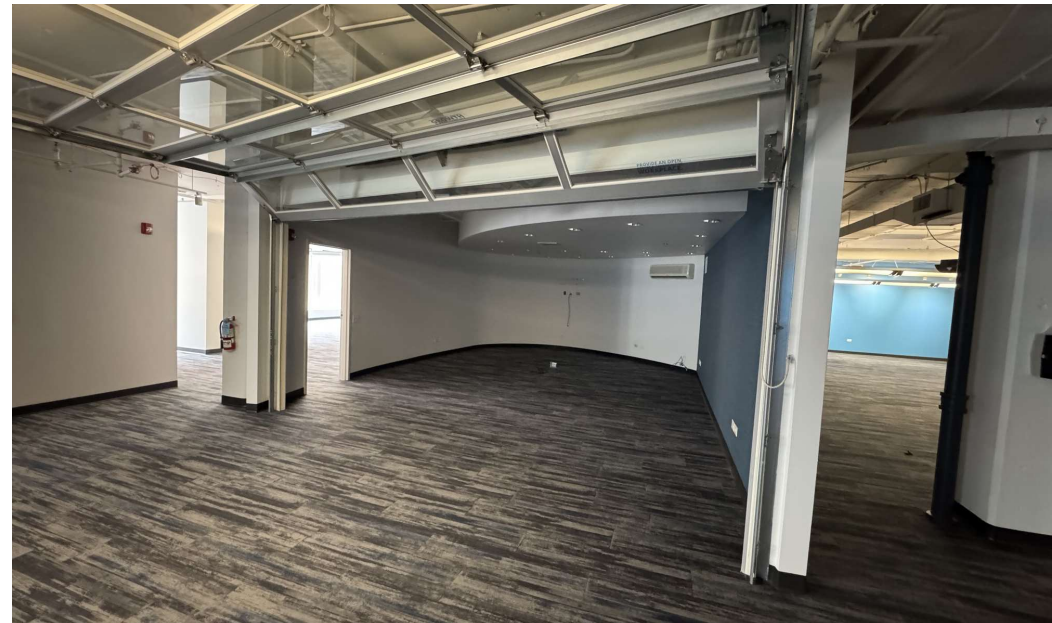
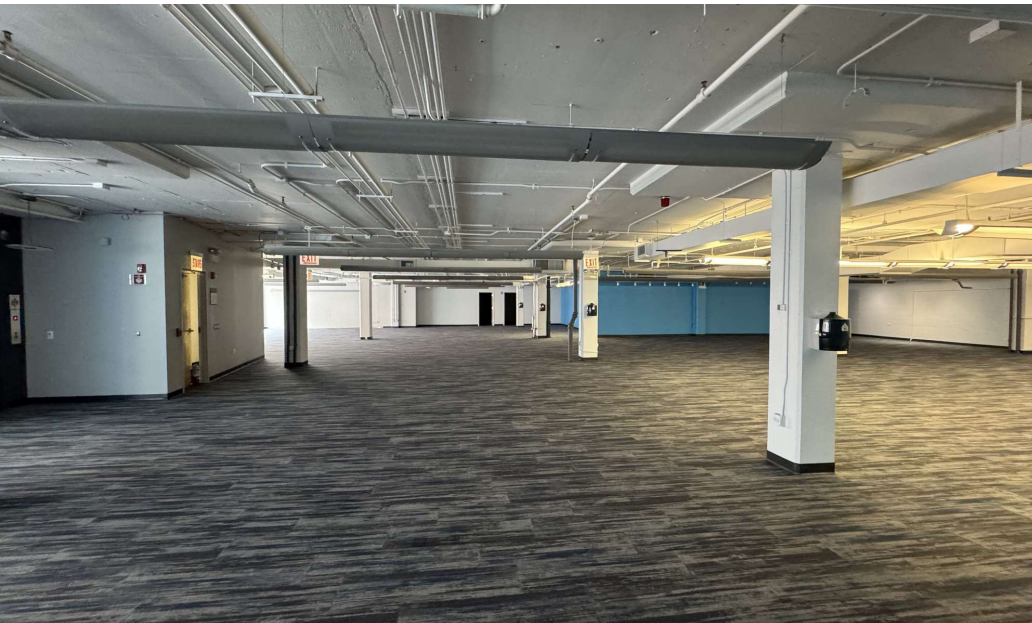
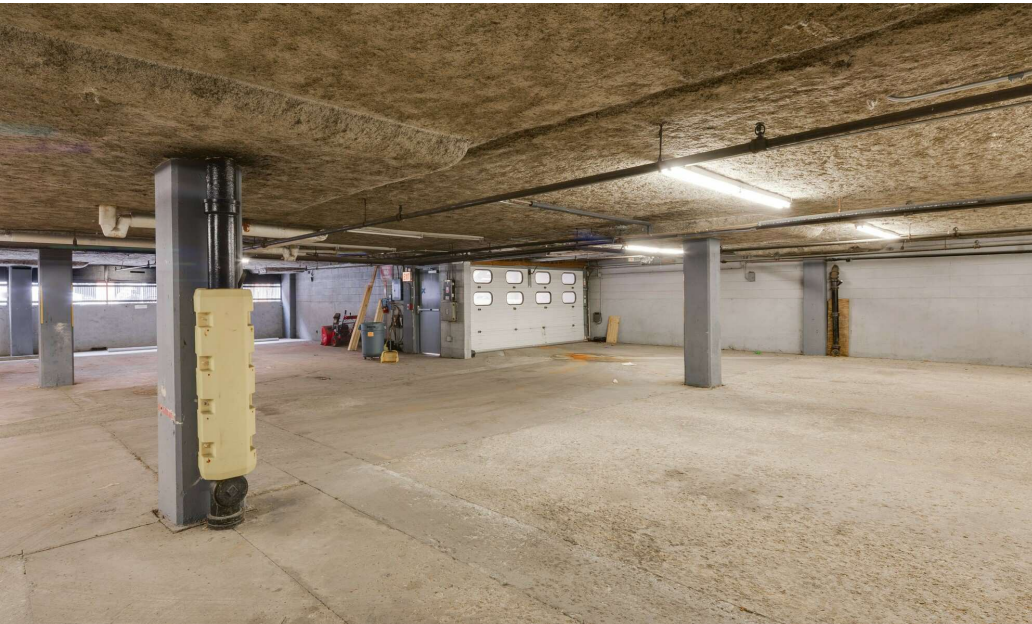
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