



CLICK FOR VIRTUAL TOUR



1044  
W Van Buren ●  
sage WEST LOOP

## NEW CONSTRUCTION WEST LOOP RETAIL SPACE AVAILABLE

High-Density Corridor • Captive Audience • Easily Accessible Parking Nearby



ADAM THOMAS  
847.219.6383  
adam.thomas@svn.com

LOGAN PARSONS  
262.903.8417  
logan.parsons@svn.com



1044  
W Van Buren  
sage WEST  
LOOP



## PROPERTY HIGHLIGHTS

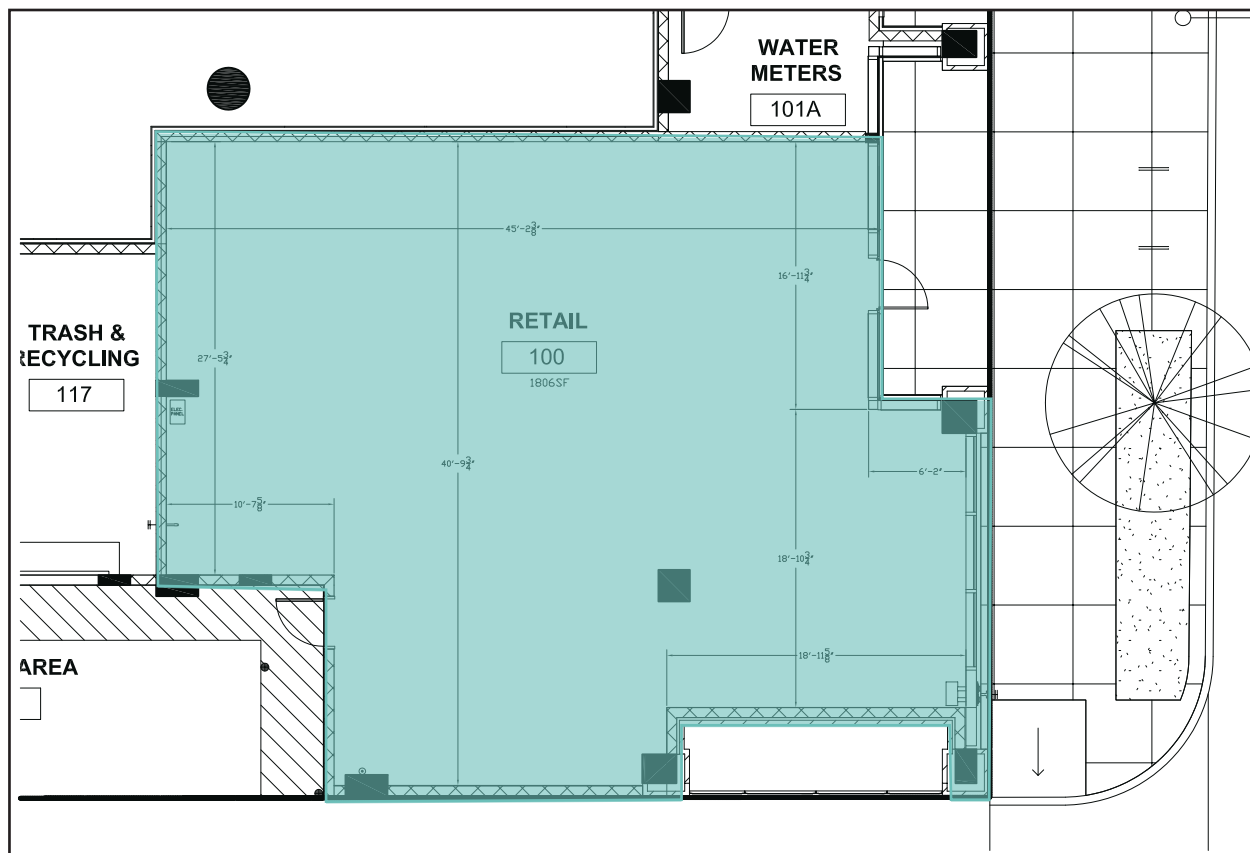
- Over 1,000 residential units in the immediate vicinity allow retail tenants to take advantage of captive audience.
- New construction, 1,806 SF footprint is well-suited for a variety of uses and concepts.
- Proximity to the West Loop, UIC Campus, and IMD provide access to three major Chicago sub-markets.
- Ability to enter into a rapidly evolving corridor in Chicago's vibrant West Loop neighborhood.
- Across the street from Target, recently opened Prenuvo, and one block from the Racine Blue Line CTA station and I-290 Expressway on-ramp.



CLICK FOR VIRTUAL TOUR

## SPACE OVERVIEW

Space Available:	1,806 SF
Asking Rent:	\$35/SF Gross
Available:	Immediately
Frontage:	~35'
Zoning:	PD 1433
Sub-Market:	West Loop
Ward/Alderman:	34/Conway
Apartments On-Site:	196 Units



1044

W Van Buren

sage

WEST LOOP

# AREA AERIAL



196-Units

sage



FULTON MARKET DISTRICT

Fulton Market

West Loop

West Loop

a

198-Units



LAND MARK WEST LOOP

300-Units



CHICAGO

Loop / CBD

cta

UIC Blue Line

PIZZUTI

298-Units



UIC Campus

UIC

Illinois Medical District (0.25 Miles)

ILLINOIS MEDICAL DISTRICT

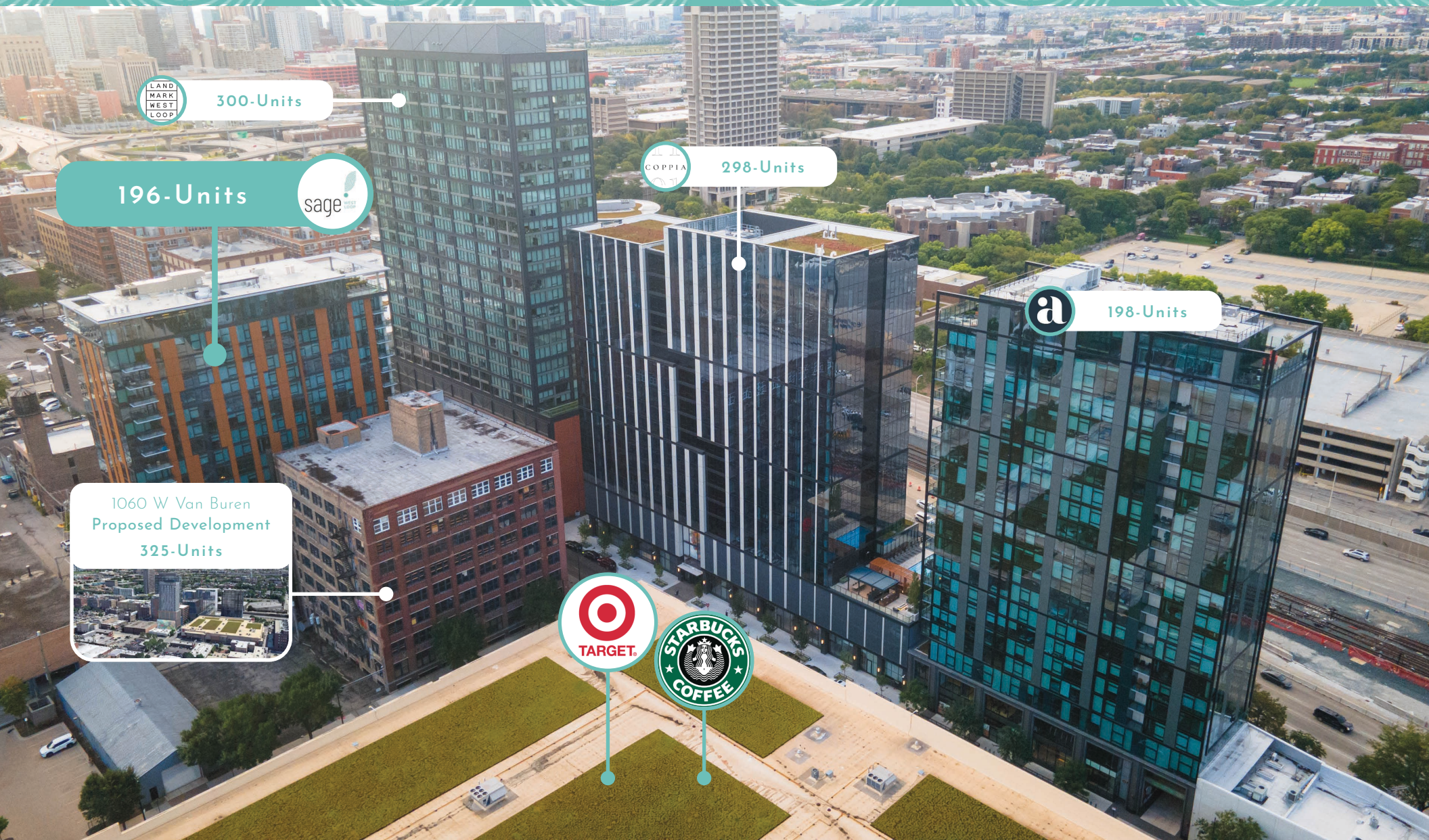
1044

W Van Buren

sage

WEST LOOP

# IMMEDIATE AREA AERIAL



300-Units



298-Units



198-Units



196-Units

1060 W Van Buren  
Proposed Development  
325-Units



# WEST LOOP OVERVIEW

## West Loop - Fulton Market Neighborhood Description

The West Loop is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Randolph Street's Restaurant Row, nine Michelin Star Restaurants, sixteen Michelin Recognized Restaurants and some of Chicago's most desirable shopping (Lululemon, Uncommon James, Billy Reid, Anthropologie, Allbirds, Free People, among others).

The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and The Emily Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

## Neighborhood Snapshot

MEDIAN AGE  
33



AVERAGE INCOME  
PER HOUSEHOLD  
\$135,000

ESTIMATED  
DAYTIME  
POPULATION  
94,000



ESTIMATED  
POPULATION  
52,000

NEIGHBORHOOD  
HOTEL ROOMS  
940+



2023 MICHELIN  
RECOGNIZED  
RESTAURANTS  
31

## Sub-Market Analysis

17M

SF UNDER CONSTRUCTION  
AND PROPOSED/APPROVED

9,000

MULTI-FAMILY UNITS  
UNDER CONSTRUCTION  
AND PROPOSED/APPROVED

1,490

HOTEL ROOMS  
UNDER CONSTRUCTION AND  
PROPOSED/APPROVED

# WEST LOOP PHOTOS



# NOTABLE WEST LOOP TENANTS



*rose mary*

932 W Fulton



1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

restaurant  
**BEATRIX**

834 W Fulton



849 W Randolph



932 W Randolph



1000 W Randolph

BILLY REID

845 W Randolph

*allbirds*

833 W Randolph

*Free People*

1101 W Randolph



844 W Lake



113 N Green

NOBU HOTEL  
CHICAGO

854 W Randolph

the emily  
hotel

311 N Morgan



THE PUBLISHING HOUSE  
BED & BREAKFAST

108 N May

HYATT  
house™

113 N May



dyson Google

Dyson  
40,000 SF

Google  
466,000 SF



McDonalds  
485,000 SF

WPP

WPP  
250,000 SF

AspenDental

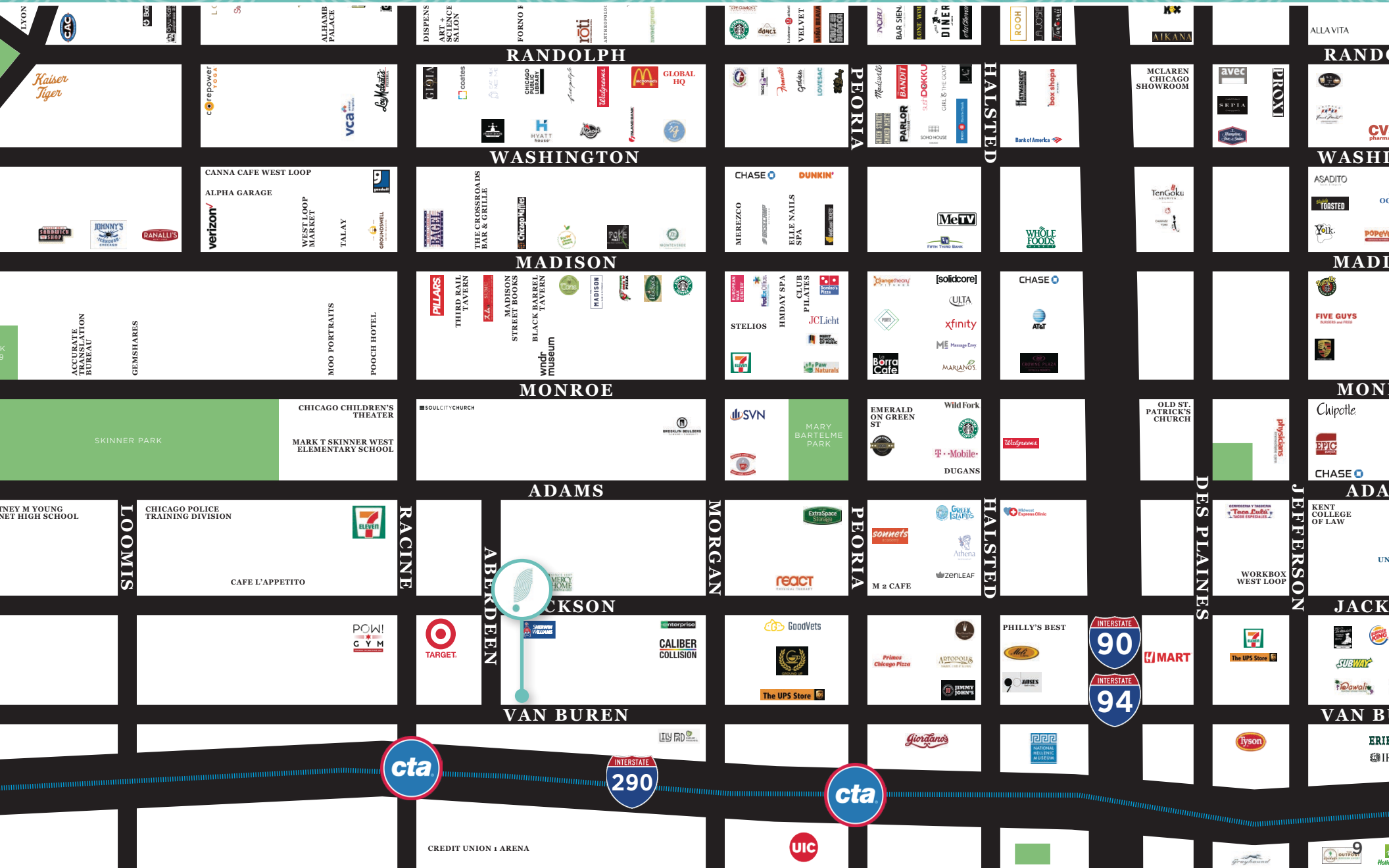
Aspen Dental  
230,000 SF

Mondelez  
International

Mondelez  
200,000 SF



# AREA MAP



1044

W Van Buren



SVN® CHICAGO COMMERCIAL

940 West Adams Street, 2nd Floor

Chicago, Illinois 60607

All SVN® Offices Independently Owned & Operated.

The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.