

205

South PEORIA ST.



West Loop Retail on Mary Bartelme Park

**FOR
LEASE**

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WEST LOOP

205

South PEORIA ST.



Leasing Overview

Asking Rent:	\$26/SF NNN
Estimated NNNs:	\$13/SF
Space Type:	Retail/Office
Total Available SF:	±8,100 SF
Divisible to:	±1,780, 2,515, & 3,785 SF
Frontage:	±122' Peoria St.
Ceiling Height:	16'
Zoning:	PD 1392
Date Available:	Immediate
Condition:	New Construction
Sub-Market:	West Loop
Aldermanic Ward:	34/Conway

Leasing *Highlights*

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- » $\pm 1,780$ - $8,100$ SF of well-positioned West Loop ground floor retail/office space located on Mary Bartelme Park.
- » Divisible to $\pm 1,780$, $2,515$, & $3,785$ SF spaces with additional space size flexibility.
- » Available space features $\pm 122'$ of frontage on Peoria Street with $\pm 16'$ high ceilings.
- » Approximately $2,515$ SF space in fully-functional vanilla box condition featuring two (2) bathrooms, HVAC, electrical & light distribution, two (2) glass garage doors and operable storefront windows.
- » The retail sits at the base of AMLI West Loop - a 275 unit luxury multi-family development and is surrounded by over 9,000 planned/approved residential units in the immediate area.
- » Great co-tenancy in the building with Go Grocer and Chloe Chen Salon.
- » Large built in customer base in the apartments above as well as the West Loop/Fulton Market neighborhood providing a high-income, dense and diverse consumer base for retailers.
- » Nearby retailers include Whole Foods, Target, Wild Fork Foods, Basecamp Fitness, GoodVets, T-Mobile, Goddard Daycare, Greek Islands, Mariano's and more.
- » Located only a few blocks from Fulton Market featuring Chicago's hottest dining scene, premier shopping and trophy office product.

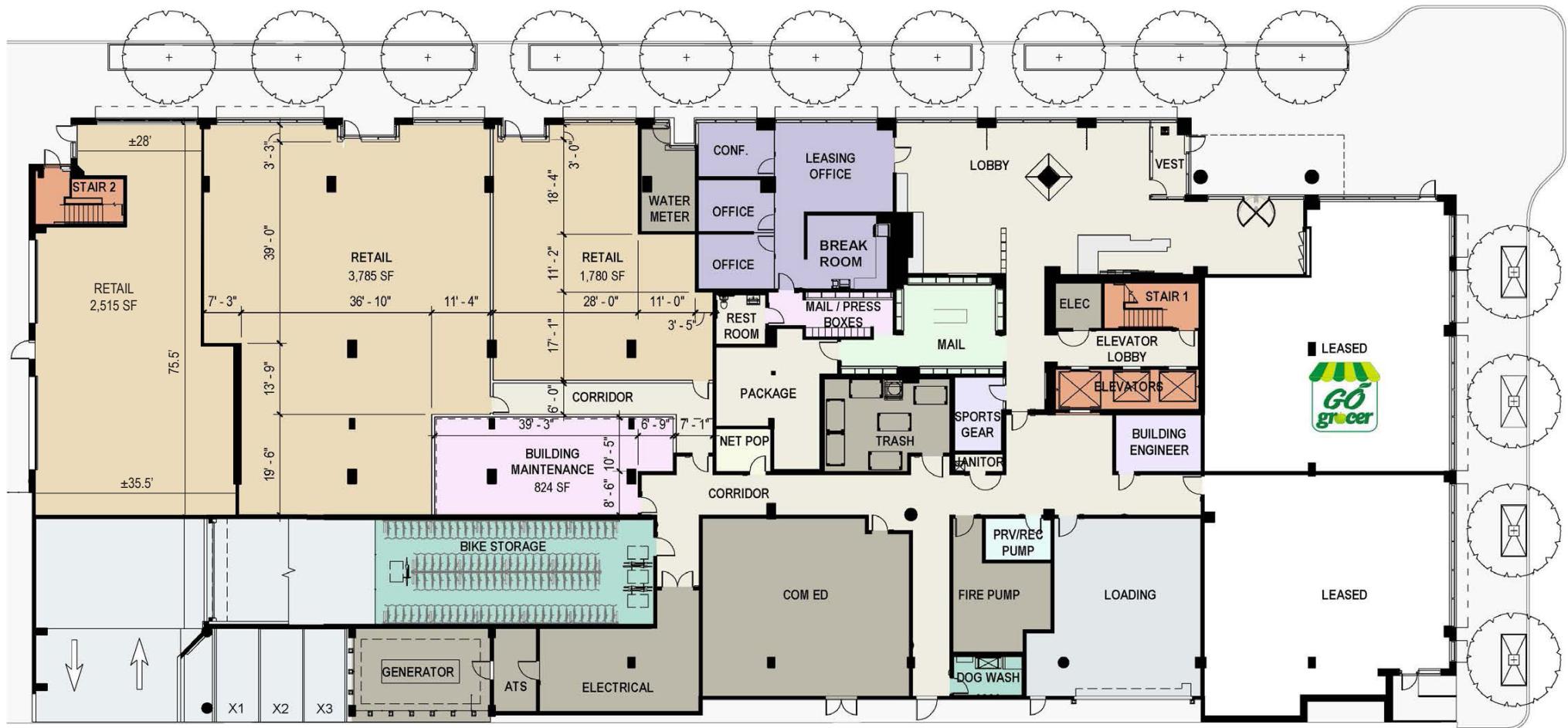


Floor Plan

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Area Description



The **West Loop/Fulton Market** submarket stands as one of Chicago's most dynamic and in-demand retail corridors, defined by exceptional foot traffic, affluent demographics, and a dense concentration of office, residential, and hospitality users. Once an industrial district, the area has evolved into a premier mixed-use destination anchored by global corporate offices, boutique hotels, luxury residential towers, and a nationally acclaimed dining scene. Retailers benefit from a daily influx of professionals, residents, and visitors drawn to the neighborhood's walkability, adaptive-reuse character, and reputation as Chicago's epicenter for innovation, culture, and cuisine.

For retail operators, Fulton Market offers rare brand-building visibility and sustained demand driven by limited supply and high barriers to entry. The tenant mix skews experiential, food-and-beverage, fitness, and curated retail concepts that thrive on destination traffic and strong spending power. With continued office leasing momentum, ongoing residential development, and consistent investor confidence, the West Loop remains a proven environment for retailers seeking long-term growth, strong sales performance, and alignment with one of the city's most influential urban submarkets.

Area Demographics

1-mile radius



ESTIMATED POPULATION
90,228



MEDIAN HOUSEHOLD INCOME
\$152,100



ESTIMATED HOUSEHOLDS
54,265



ESTIMATED DAYTIME POPULATION
458,451



TOTAL BUSINESSES
22,430



TOTAL EMPLOYEES
445,062

Notable Tenants

Food

rosemary



BEATRIX*

Au Cheval

Retail

free people

ANTHROPOLOGIE

BILLY REID



MEJURI Madewell allbirds



Office HQs

Google

Aspen Dental



Mondelēz
International

dyson

WPP

Hospitality



SOHO HOUSE

NOBU HOTEL
CHICAGO



the
emily
hotel



THE PUBLISHING HOUSE
BED & BREAKFAST



HYATT
house



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