



Offering Summary

Lease Rate:	Negotiable
Available SF:	Up to 4,918 SF
NNN's	Approx. \$16.50
Lot Size:	6.84 Acres
Year Built:	2007
Zoning:	PD-70
Market:	Downtown Chicago
Submarket:	Lakeshore East

Property Overview

Fully built out medical office space at the base of The Shoreham in Chicago's Lake Shore East neighborhood. The storefront is part of the \$4 Billion, 28-acre, mixed-use community featuring a master plan with its own private village and park in the heart of downtown Chicago. Located at the end cap of The Shoreham, the space features an excellent opportunity to join one of the most affluent neighborhoods in Chicago. The storefront features built-out office space including multiple exam rooms, a waiting area, two (2) laboratories, private offices, access to a shared loading dock, and ADA compliant bathrooms. The Shoreham is extremely well located, within walking distance to several tourist attractions such as the Chicago Riverwalk, Lake Michigan, Navy Pier, Michigan Avenue, Maggie Daley Park, and Millennium and Grant Parks. Potential exists for on-site parking in the building's garage. Neighboring tenants include Mariano's, CVS/Pharmacy, Chalk Pre-School, Cuticle Nail Salon, Eggy's Diner, Avli, React Physical Therapy, Brown Bag Seafood, and Minghin Cuisine.

Property Highlights

- Rare opportunity to join the affluent Lake Shore East Neighborhood, a 28-acre mixed use community between the Loop and Lake Michigan
- Located at the base of a high-end 1,156 unit rental building
- Conveniently located steps from Michigan Avenue, the Chicago Riverwalk, Grant Park, Millennium Park, and Navy Pier
- The space is fully built out as medical office with private exam rooms, a waiting area, and ADA compliant bathrooms

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FOR LEASE | 400 EAST SOUTH WATER STREET

RETAILER MAP



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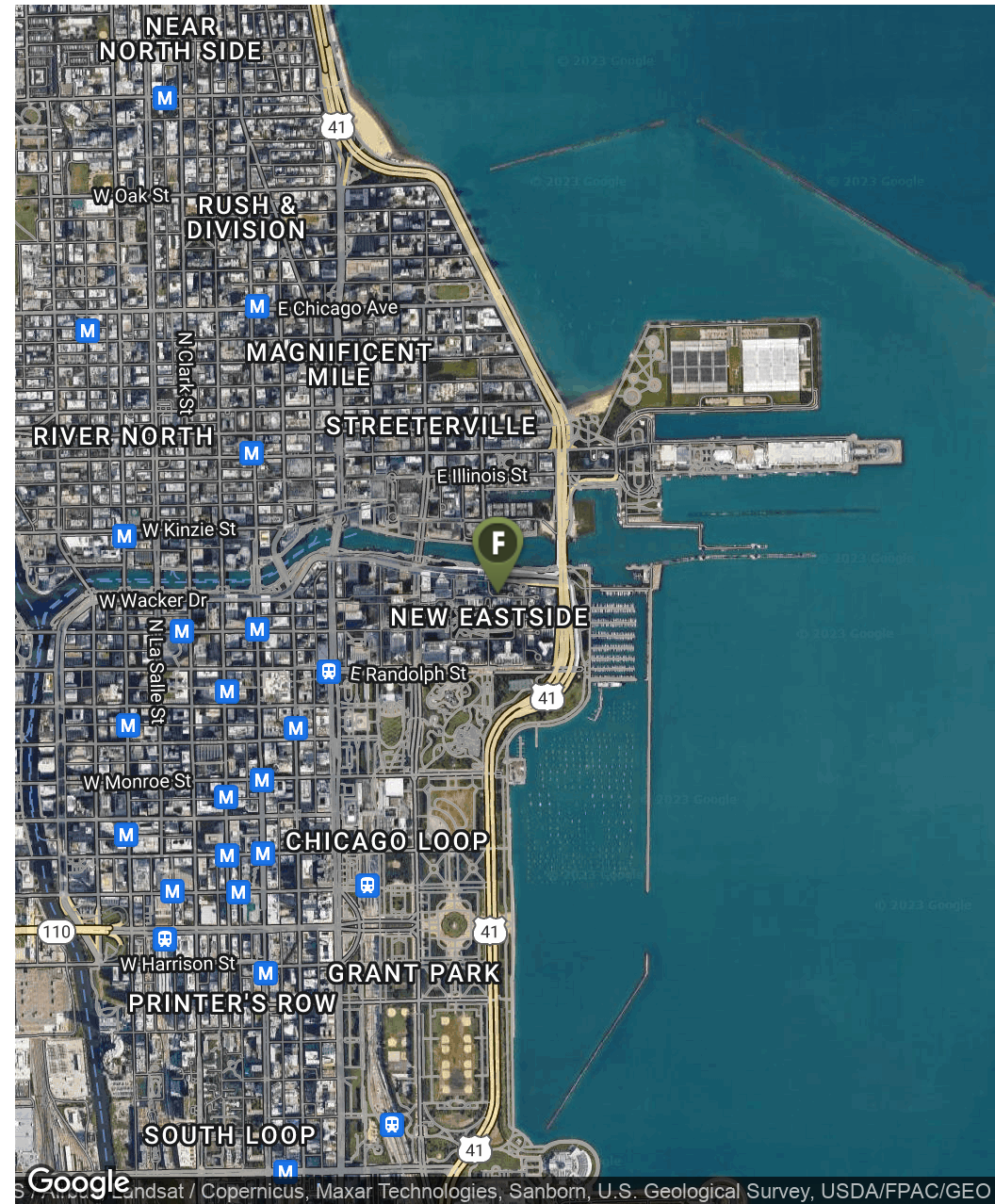
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LOCATION MAP

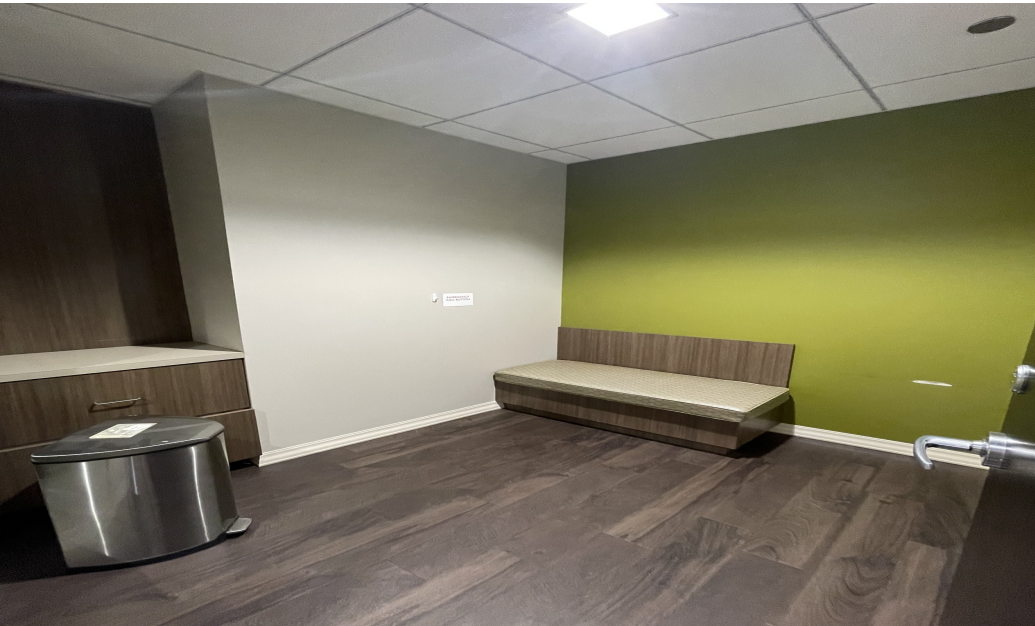


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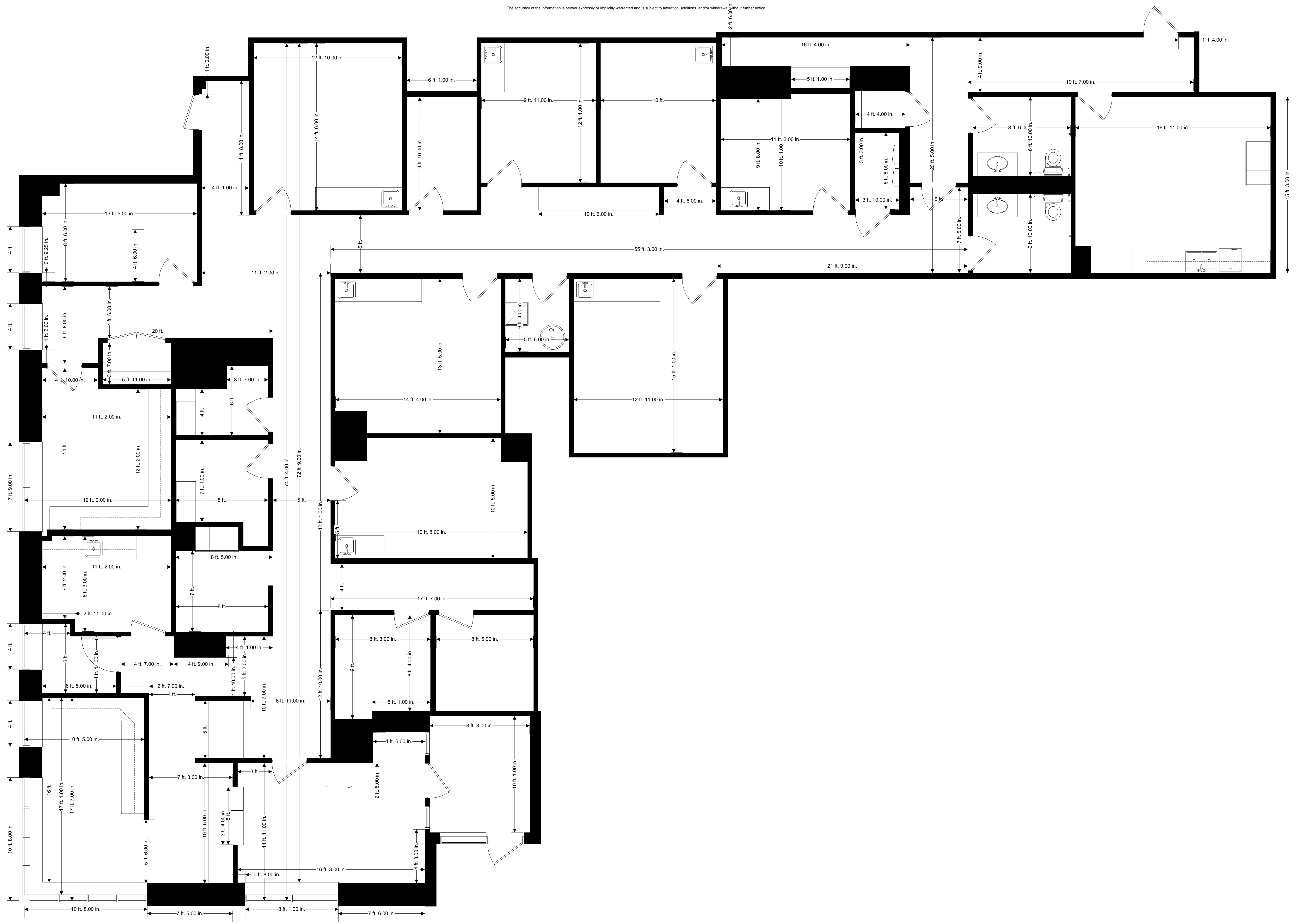
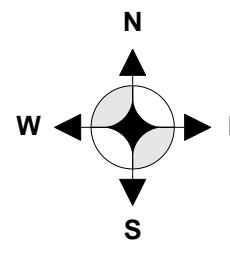
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The accuracy of the information is neither expressly or impliedly warranted and is subject to alteration, additions, and/or withdrawal without further notice.



400 East South Water Street Chicago

DRAWN Just Floorplans Inc - Chicago

ISSUED

SF

4565

Suite

101

DWG NO

REV

SCALE

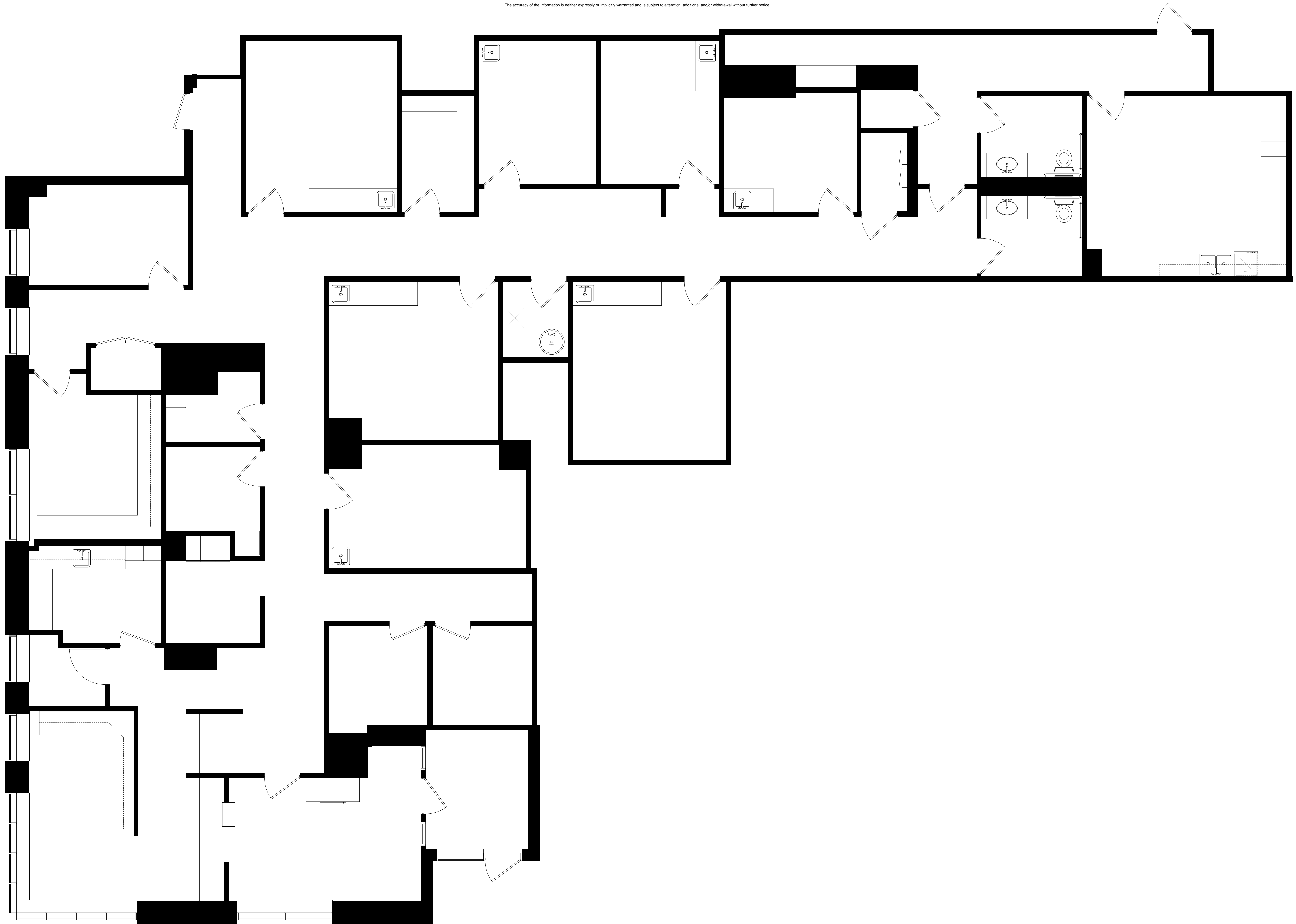
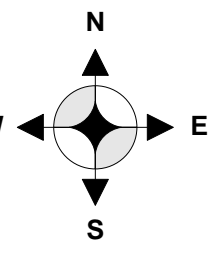
1/4" = 1'-0"

First Floor

SHEET

1 OF 3





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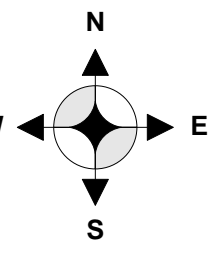
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First Floor

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2 OF 3





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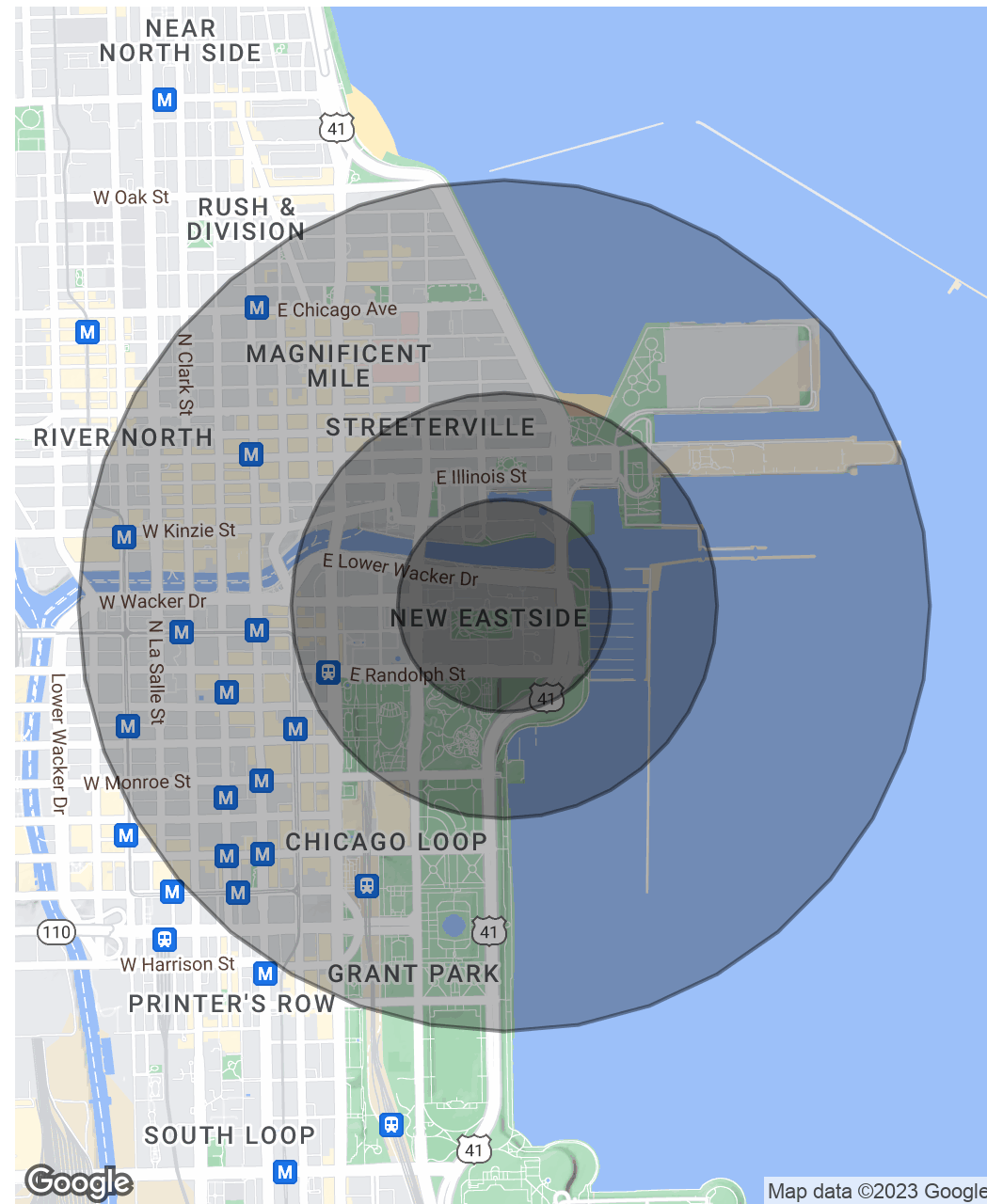
3 OF 3



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	10,688	24,386	59,306
Average Age	43.8	37.7	37.0
Average Age (Male)	43.9	37.6	37.3
Average Age (Female)	48.7	41.8	38.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	7,654	17,459	43,036
# of Persons per HH	1.4	1.4	1.4
Average HH Income	\$182,608	\$166,092	\$149,035
Average House Value	\$615,907	\$586,870	\$551,735

* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google

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