

FOR LEASE

310 S. RACINE AVENUE

FURNISHED 7TH FLOOR LOFT
OFFICE IN WEST LOOP -
IMMEDIATE AVAILABILITY

Chicago, IL 60607

PRESENTED BY:

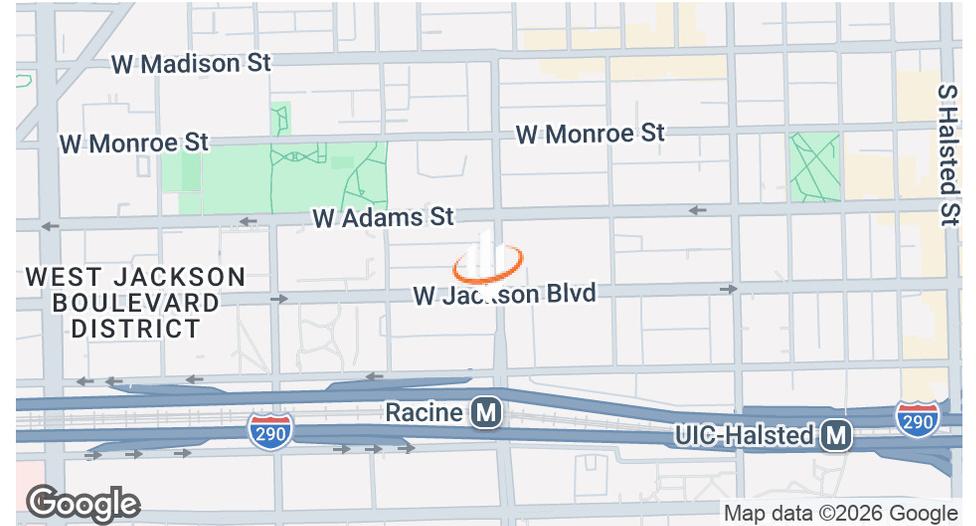
JAMES MEAD, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (MG)
BUILDING SIZE:	177,000 SF
AVAILABLE SF:	5,753 SF
YEAR BUILT:	1910
RENOVATED:	2019
ZONING:	C-2-2
SUBMARKET:	West Loop
APN:	17-17-117-023-0000, 17-17-117-024-0000

PROPERTY HIGHLIGHTS

- Furnished, 7th-floor Loft Office, Glass-lined Conference & Huddle Rooms, Kitchen and Open Area Collaboration Areas
- Eleven Ft. Painted Ceilings with Abundant Natural Light and Great Views of the City Looking North and East
- Located Blocks from Fulton Market, 1/2 block to the Racine Blue Line "L" Stop & Eisenhower Expressway, two blocks from Taylor Street Restaurants and UIC
- On-Site Dedicated Surface Parking
- Low-Cost Alternative to Fulton Market Office Options
- Men's & women's Restrooms in suite

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ADDITIONAL PHOTOS



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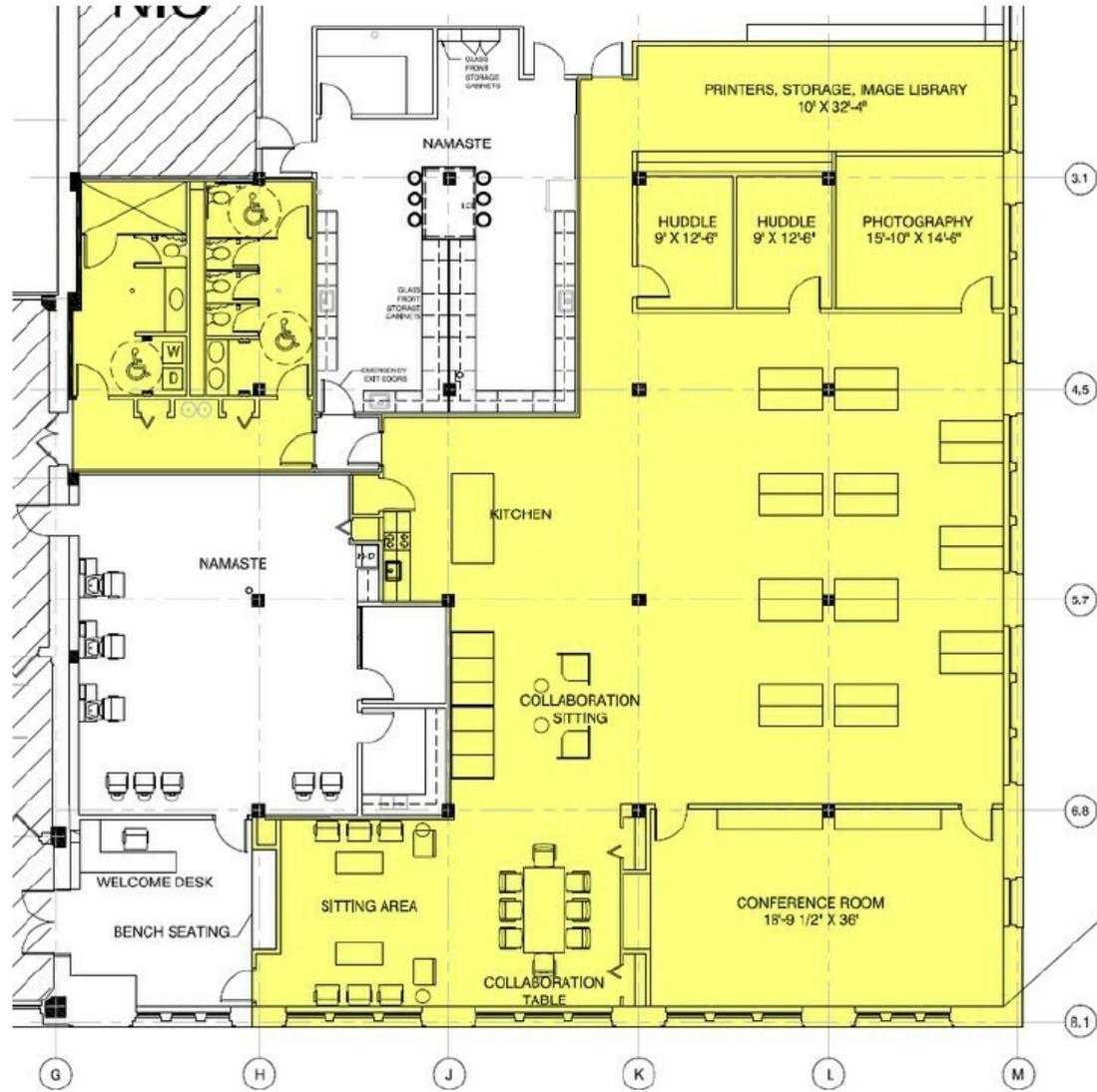
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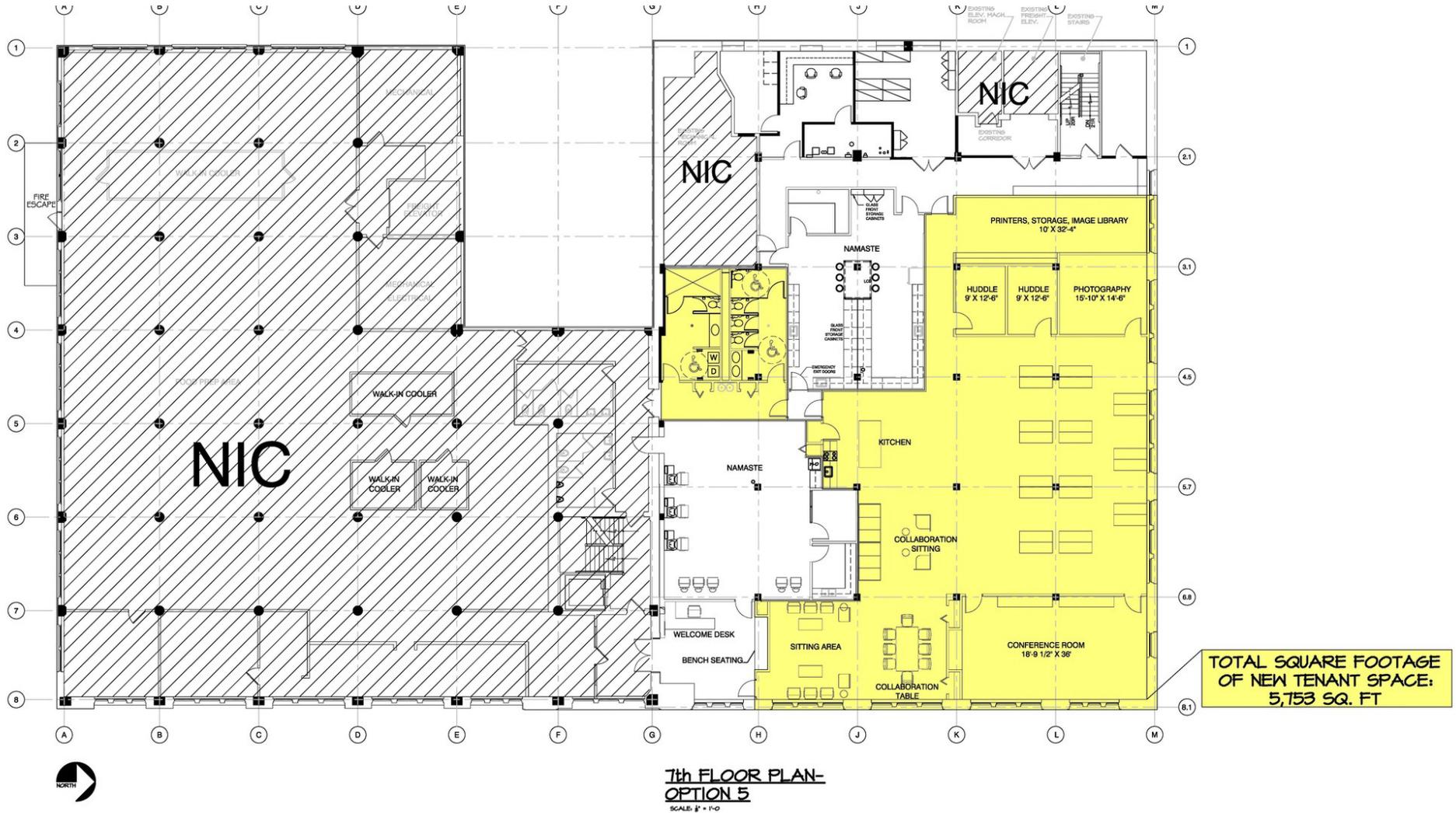
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SPACE PLAN



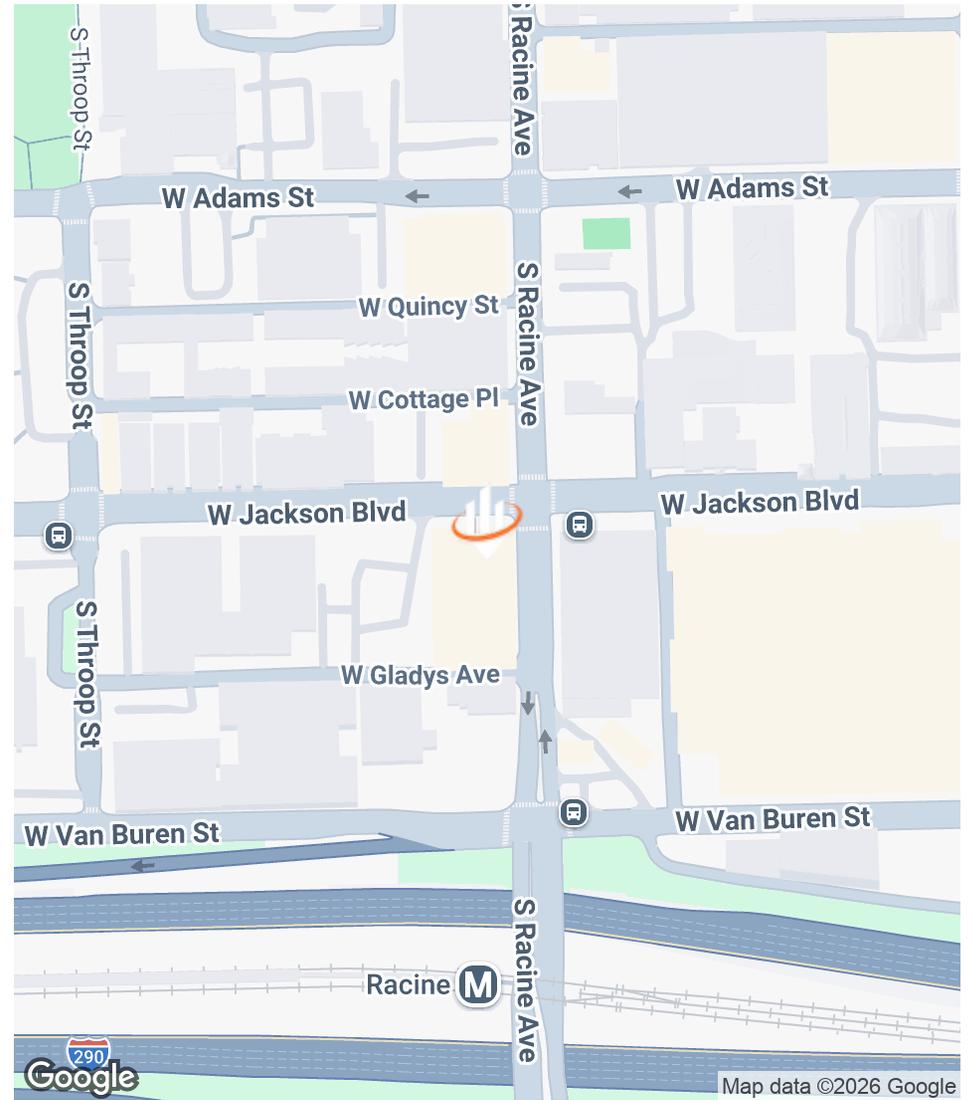
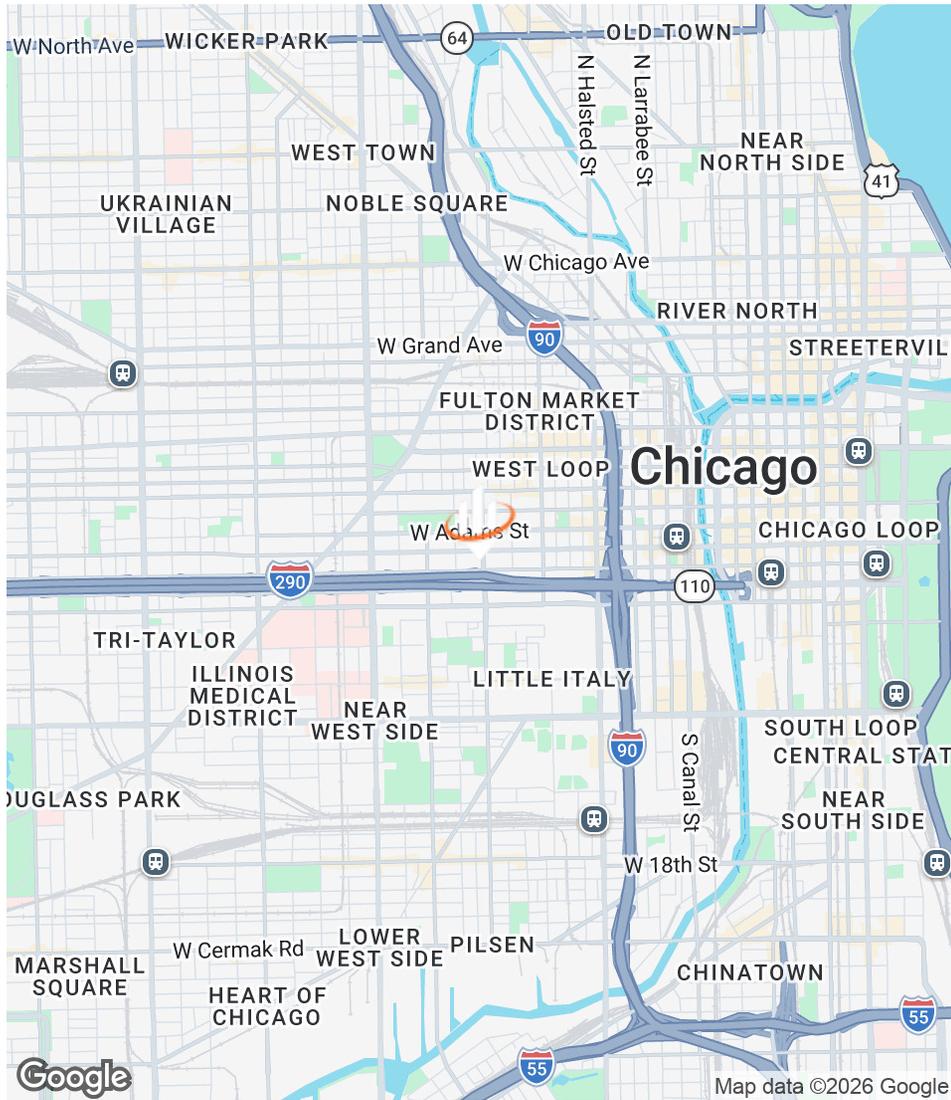
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FULL FLOOR



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

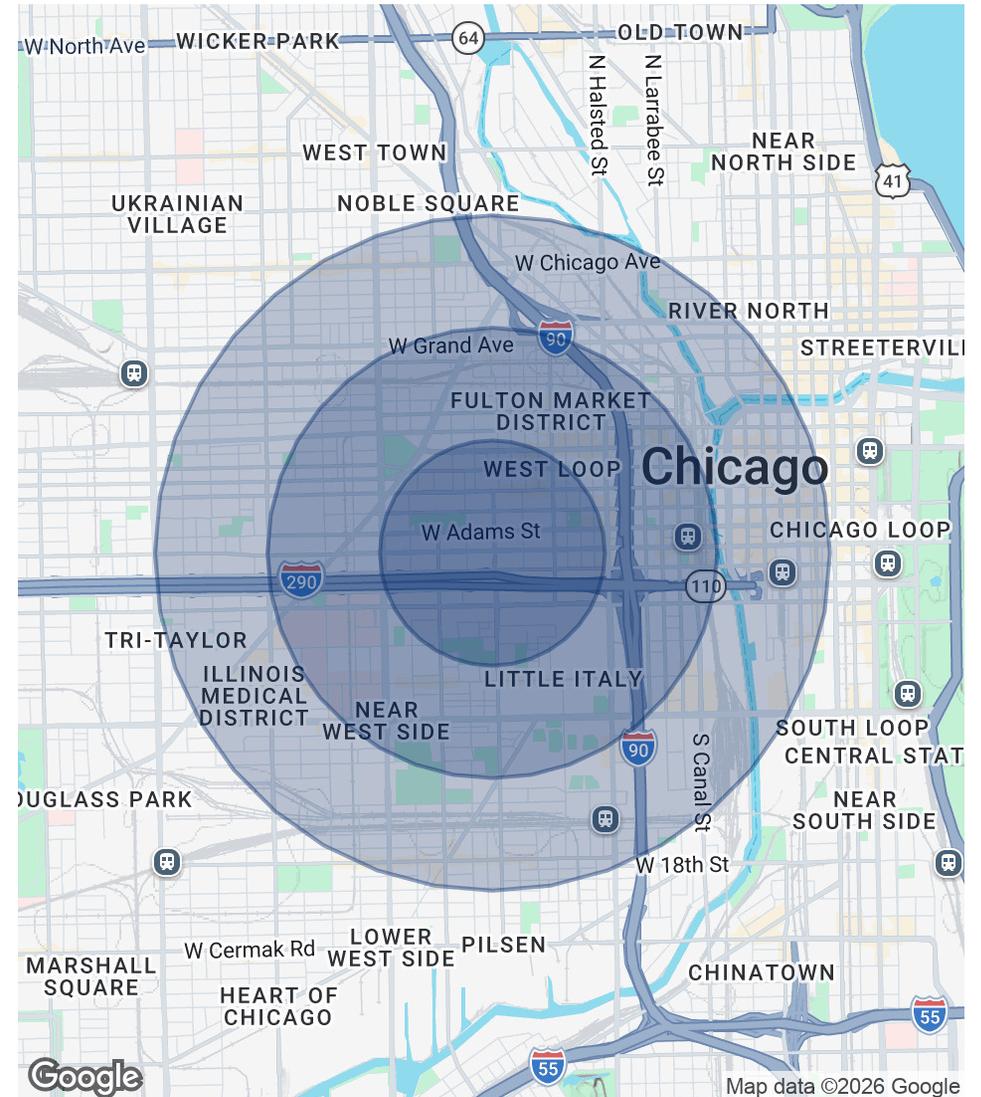
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	10,445	34,581	73,195
AVERAGE AGE	31.8	31.8	31.8
AVERAGE AGE (MALE)	31.4	31.3	31.6
AVERAGE AGE (FEMALE)	32.5	32.5	32.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,366	17,618	36,225
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$108,282	\$96,996	\$90,871
AVERAGE HOUSE VALUE	\$559,826	\$501,257	\$446,723

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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