

# 10 33 WVB

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1033 W. VAN BUREN STREET, CHICAGO, IL 60607



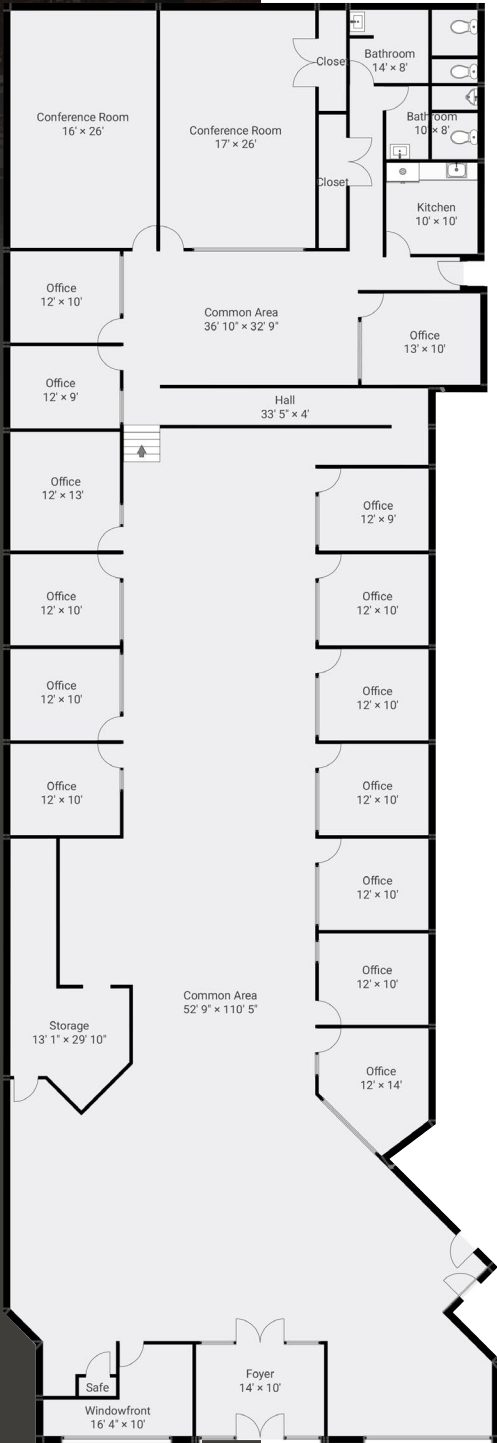
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# FULLY BUILT-OUT RETAIL SPACE

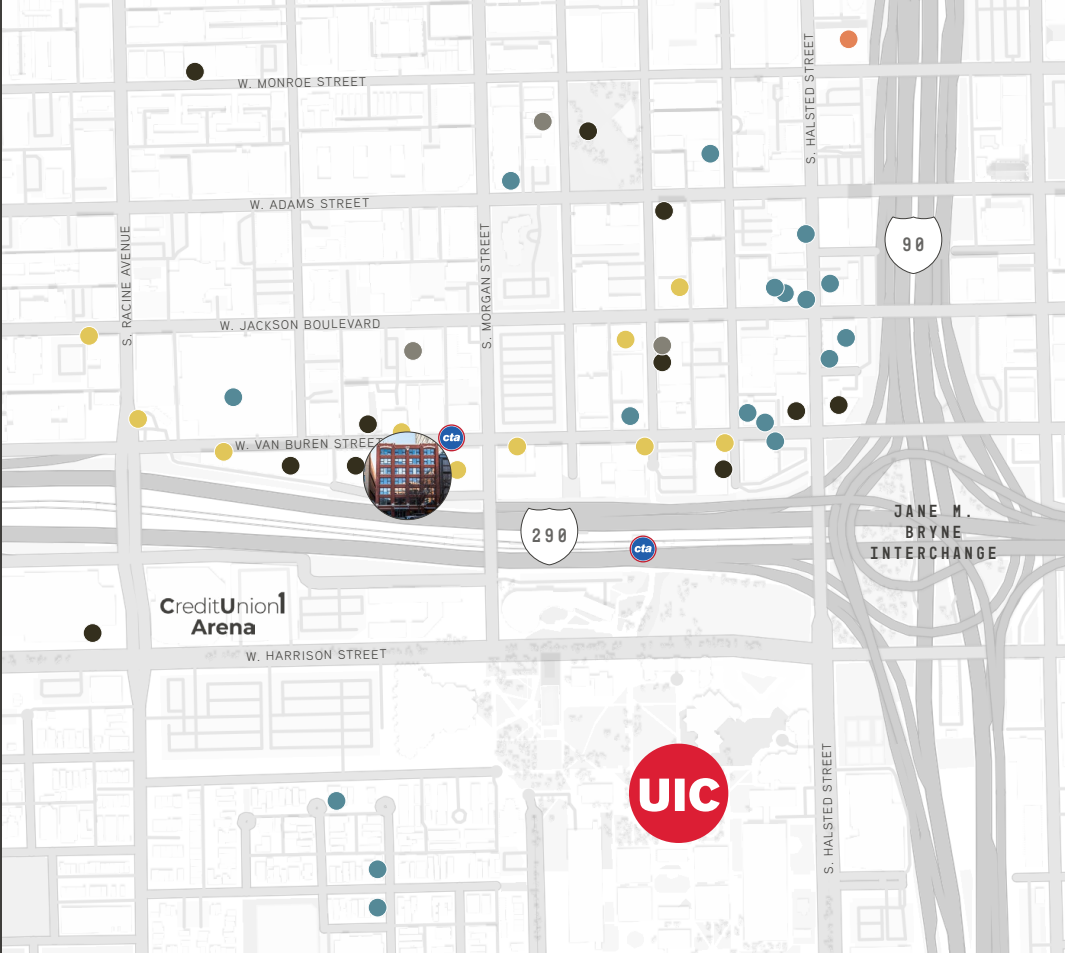
1033 W. Van Buren offers 8,625 SF of retail space at the base of a seven-story office building in the West Loop, ideal for office, medical, co-working, childcare, financial, and non-profits. Strategically located, it provides easy access to I-290 and public transit. Surrounded by dining, retail, and entertainment, it's a prime spot for businesses seeking a dynamic, well-connected location.

- Over 40’ of frontage on Van Buren Street
- Signage opportunities on the front and rear of building
- Entrance to lobby of the building
- 14 offices, 2 conference rooms, kitchenette, 2 bathrooms
- PD 867 Zoning

TAKE A VIRTUAL TOUR



- RESTAURANTS
- BUSINESSES/HEADQUARTERS
- FITNESS
- HOTELS
- POINTS OF INTEREST



# CONVENIENCE & CONNECTION

- Prime location with UIC Blue Line CTA access and I-90/94 connectivity
- Abundant parking and steps from Greek Town, Randolph St., and Fulton Market
- Walking distance to UIC and under 2 miles from the medical district
- Surrounded by high-rise residential towers
- 25,000 UIC students and 11,000 Rush University medical staff/students
- 54,485 residents and 204,000 daytime employees within a 1-mile radius
- \$114,512 median household income within 1 mile

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