



LOOP COMMERCIAL OFFICE CONDO

PROPERTY INFORMATION

- 2,375 SF Loft Style Office
- Second floor inside secure elevator building
- Remodeled in last 10 years
- Unit has entry, conference room, kitchenette with dishwasher and large open space
- Huge windows in the front overlooking Jefferson St brings an abundant of natural light to the space
- Unit can come furnished if desired
- Steps to Union Station, Former post office, Kennedy expressway and all the loop has to offer
- Endless transportation options within minutes of unit

- Parking available in neighboring building for additional fee (owned by seller)
- Building has 24 hour access and is fully sprinkled for fire safety

2022 TAXES \$25,548

ASSESSMENTS \$1135/Month

ZONED DX-7

ALDERMAN/WARD William Conway/34th

PRICE UPON REQUEST

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COMMERCIAL





Loop

Chicago's iconic business district has embraced the beauty of balance. Once considered all business, The Loop has become an increasingly popular place to live, work, and play.

The Loop's evolution began in the 1990s as developers built new high-rises and repurposed office buildings for residential use. Today homebuyers can find a wealth of housing options in the historic center of downtown Chicago. In addition to luxury condominium buildings interspersed among office high rises, The Loop is also home to several large-scale mixed-use developments.

The Loop offers a unique opportunity to live among Chicago's most iconic landmarks and must-see attractions – from Grant Park, Millennium Park, and Navy Pier to the Theatre District and the Art Institute. Residents also have a front row seat to Chicago's marquee events, such as the Taste of Chicago, the Air and Water Show, and the Chicago Blues Festival.

Fine dining, cocktails, and quick bites can be found at the many restaurants in the area and also at Revival Food Hall – a 24,000-square-foot marketplace that spotlights more than a dozen of the city's favorite eateries.

Shopping is an easy stroll down the Magnificent Mile, while music is enjoyed at any number of venues and events.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

76,289

3 MILE

427,882

5 MILE

912,342

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$163,814

3 MILE

\$160,771

5 MILE

\$145,097