

TENANT INCENTIVES AVAILABLE

**LEASE**

# Former Tap Room & School | West Loop – Sublease Opportunity

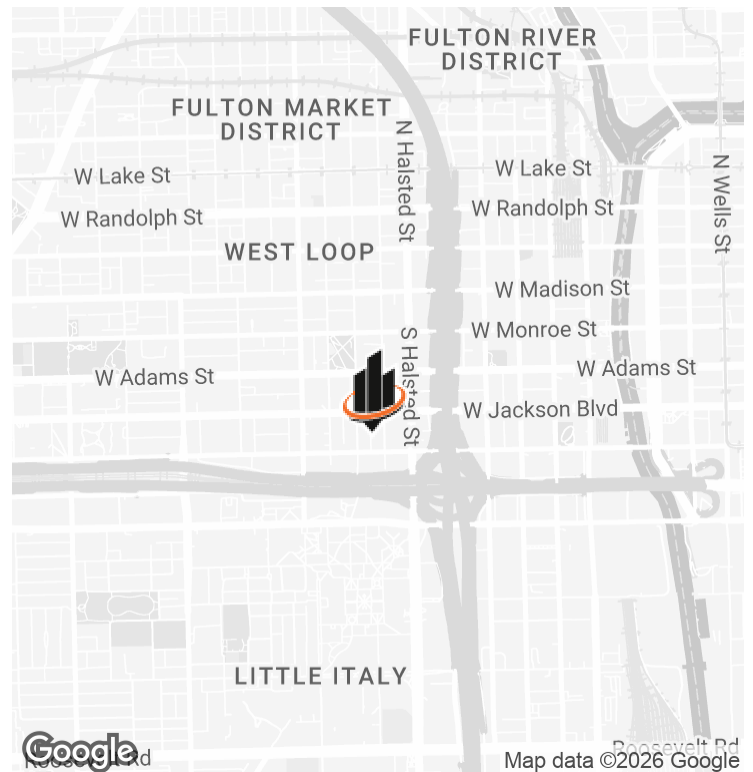
**322 S GREEN ST**  
Chicago, IL 60607

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SUBLEASE RATE:</b>	\$36 SF/yr (MG)
<b>AVAILABLE SF:</b>	+/- 7,816 SF
<b>LOT SIZE:</b>	0.5 Acres
<b>UNIT:</b>	Unit 100
<b>BUILDING SIZE:</b>	91,106 SF

## PROPERTY DESCRIPTION

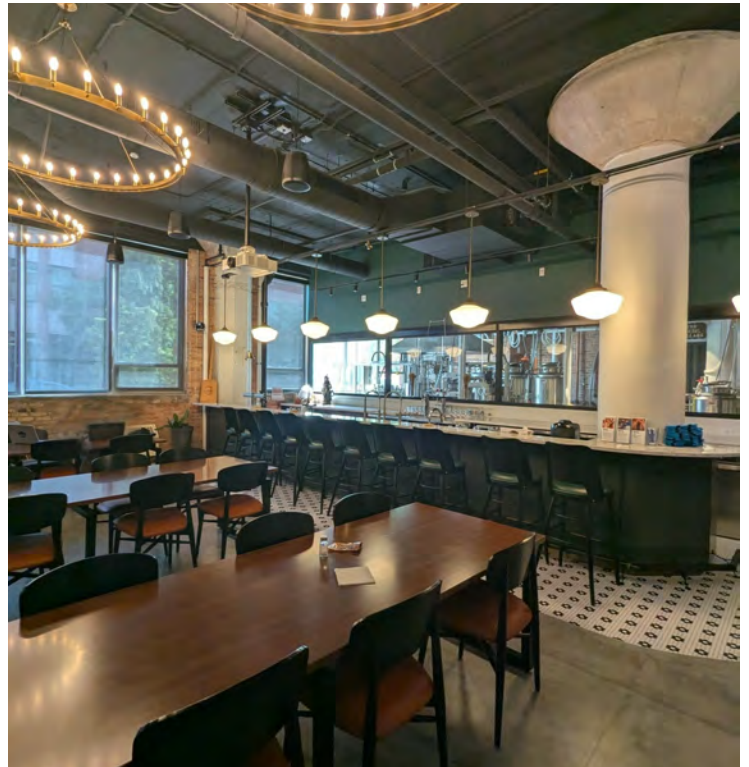
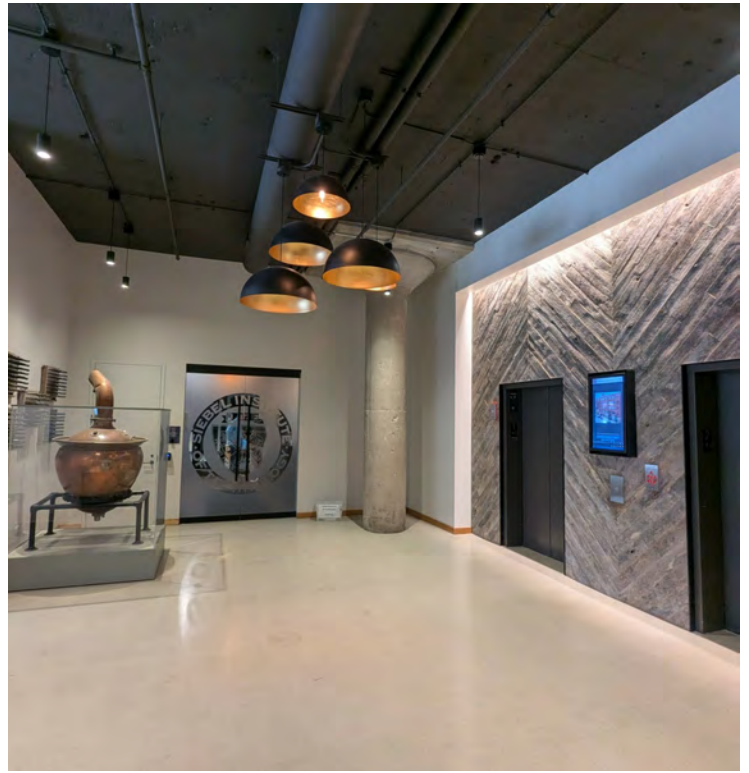
SVN Chicago Commercial is pleased to present the high-end 1st floor sublease opportunity at 322 S. Green Street in the West Loop area of Chicago. The storefront space is perfect for a school, brewery, event space, culinary program, or traditional office. The suite includes two classrooms with 28 and 16-person capacity, a brewing room and large bar/break room with viewing window into the brewing area. Former Siebel Institute of Technology, the unit also features an administrative area with two private offices, reception, two new restrooms, storage, and wet sprinkler system. 322 S. Green is a secure building with surface parking available.

## PROPERTY HIGHLIGHTS

- +/- 7,816 SF Training | Office | Tasting Room
- 2 class rooms (28 & 16-person capacity)
- Brewing room with window into viewing/break area
- Administrative area with 2 private offices | Reception
- 2 new restrooms | Lab | Walk-in Cooler and Freezer

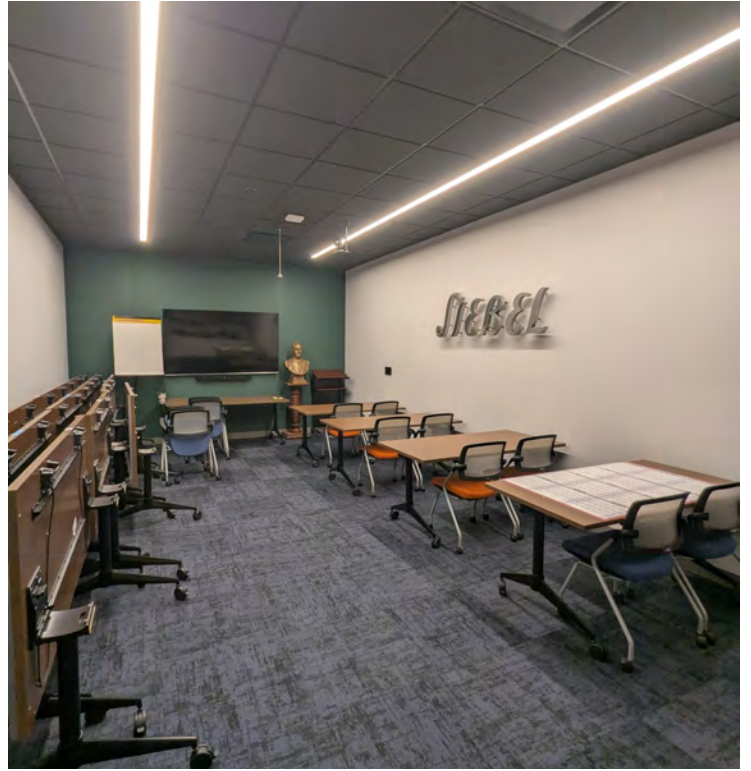
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# INTERIOR PHOTOS



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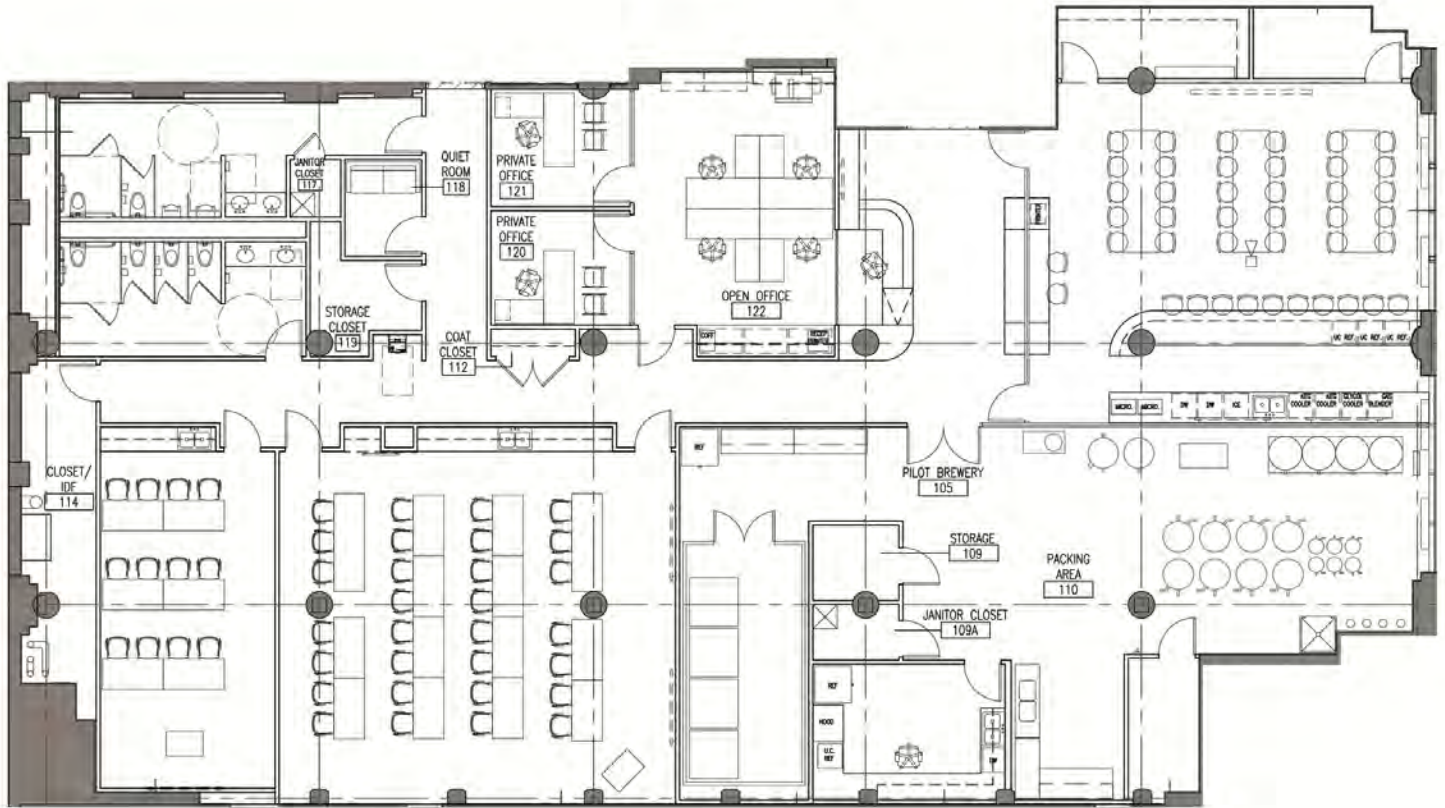
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# FLOOR PLAN



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# PROPERTY AERIAL



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# RETAIL AERIAL



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.5 MILES	1 MILE	3 MILES
<b>TOTAL POPULATION</b>	19,877	59,599	453,057
<b>AVERAGE AGE</b>	34	35	38
<b>AVERAGE AGE (MALE)</b>	34	35	38
<b>AVERAGE AGE (FEMALE)</b>	33	35	39

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
<b>TOTAL HOUSEHOLDS</b>	10,638	32,161	235,893
<b># OF PERSONS PER HH</b>	1.9	1.9	1.9
<b>AVERAGE HH INCOME</b>	\$179,797	\$167,265	\$151,664
<b>AVERAGE HOUSE VALUE</b>	\$560,145	\$559,632	\$636,262

Demographics data derived from AlphaMap

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