

**LEASE**

# River North Top-Floor Professional Office Suite Available

**401 W SUPERIOR ST**

Chicago, IL 60654

**PRESENTED BY:**

**OLIVIA WIRTH**

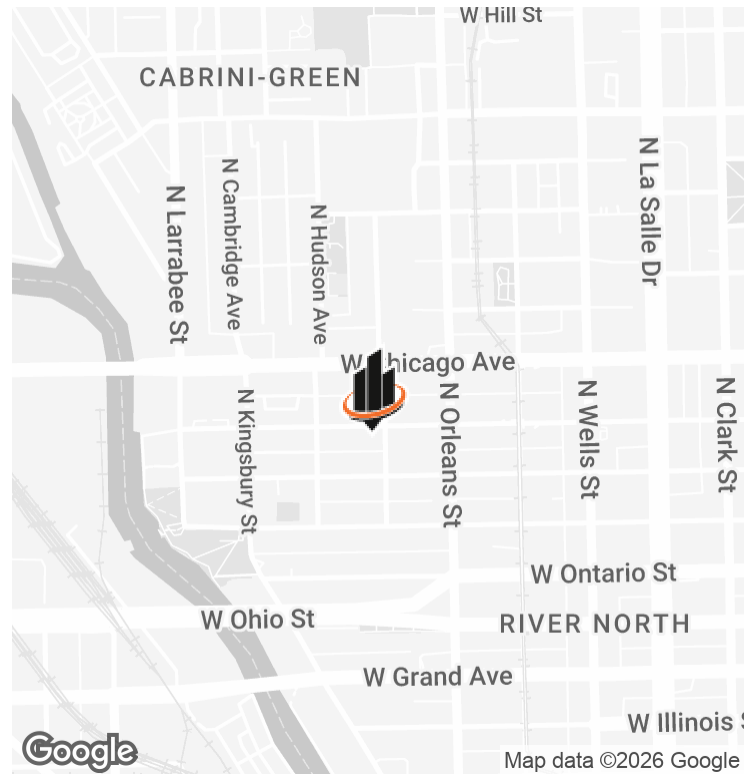
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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Full Floor Opportunity with Rooftop Deck
- Abundant Sunlight | Luxury Finishes
- High Ceiling Heights | Elevator | Exposed Brick
- Nearby Parking Available | Property Manager On Site
- Near Chicago Brown/Purple Line Stop & Kennedy Expressway

## OFFERING SUMMARY

<b>5TH FLOOR LEASE RATE:</b>	\$30.00/SF MG
<b>AVAILABLE SF:</b>	5,272 SF
<b>BUILDING SIZE:</b>	28,808 SF
<b>RENOVATED:</b>	2017

## PROPERTY DESCRIPTION

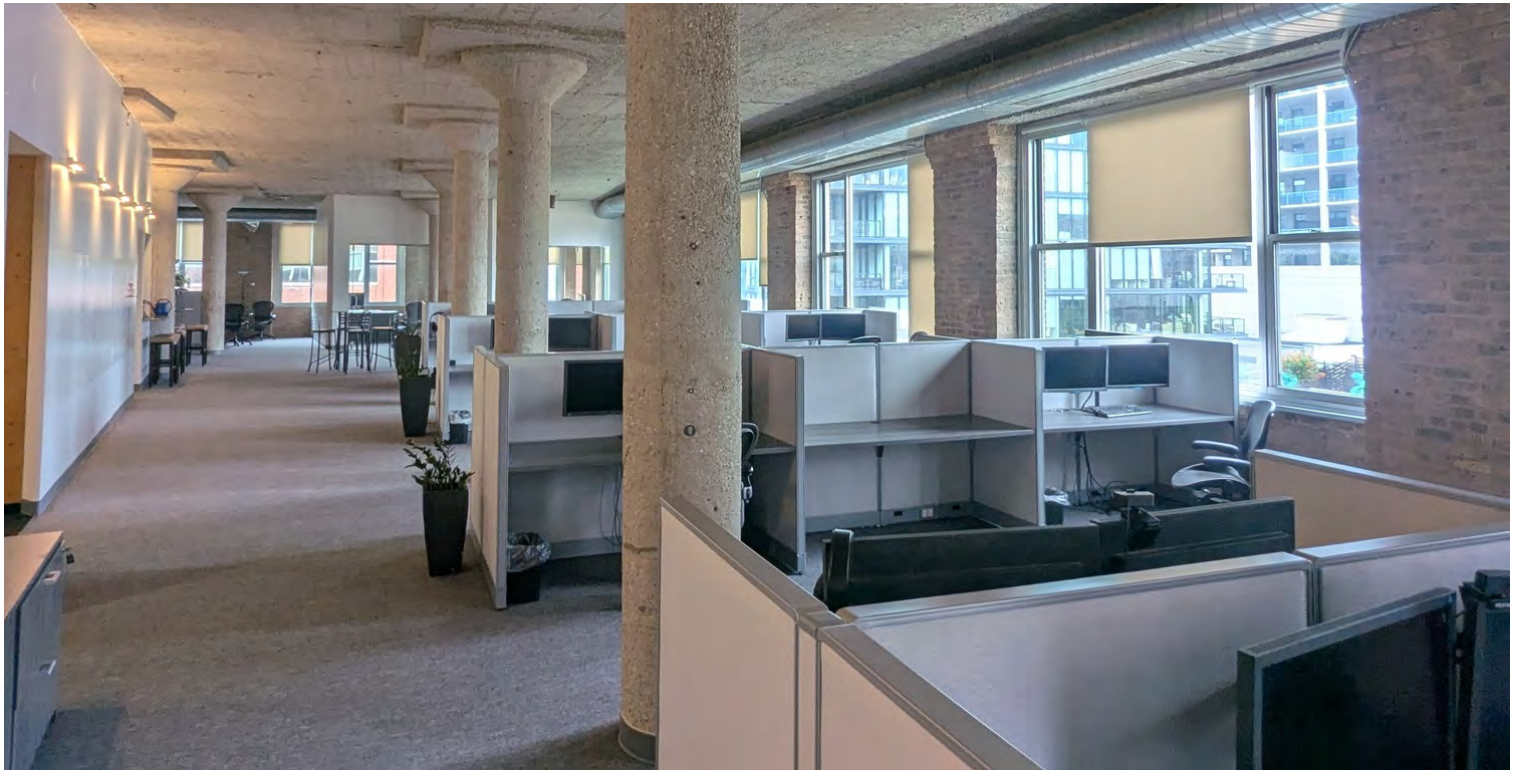
SVN Chicago Commercial is pleased to present 401 W. Superior Street, an exceptional executive loft office opportunity in the heart of Chicago's vibrant River North neighborhood. Prominently positioned on the signalized southwest corner of Superior and Sedgwick, this full top-floor space offers a refined blend of character and modern design.

The suite features exposed brick, high ceilings, and premium finishes throughout, complemented by sleek glass-front offices. Expansive windows flood the space with abundant sunlight, creating an inspiring and productive work environment. Tenants will also enjoy access to a private outdoor rooftop deck, perfect for breaks, or entertaining.

Ideally located just steps from the Chicago Brown & Purple Line "L" stop, the property offers seamless access to public transit, enhancing convenience for both employees and visitors. Street parking and multiple nearby parking structures are also located just moments away, ensuring easy accessibility.

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## 5TH FLOOR



### LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	5,272 SF	<b>LEASE RATE:</b>	\$30.00/SF MG

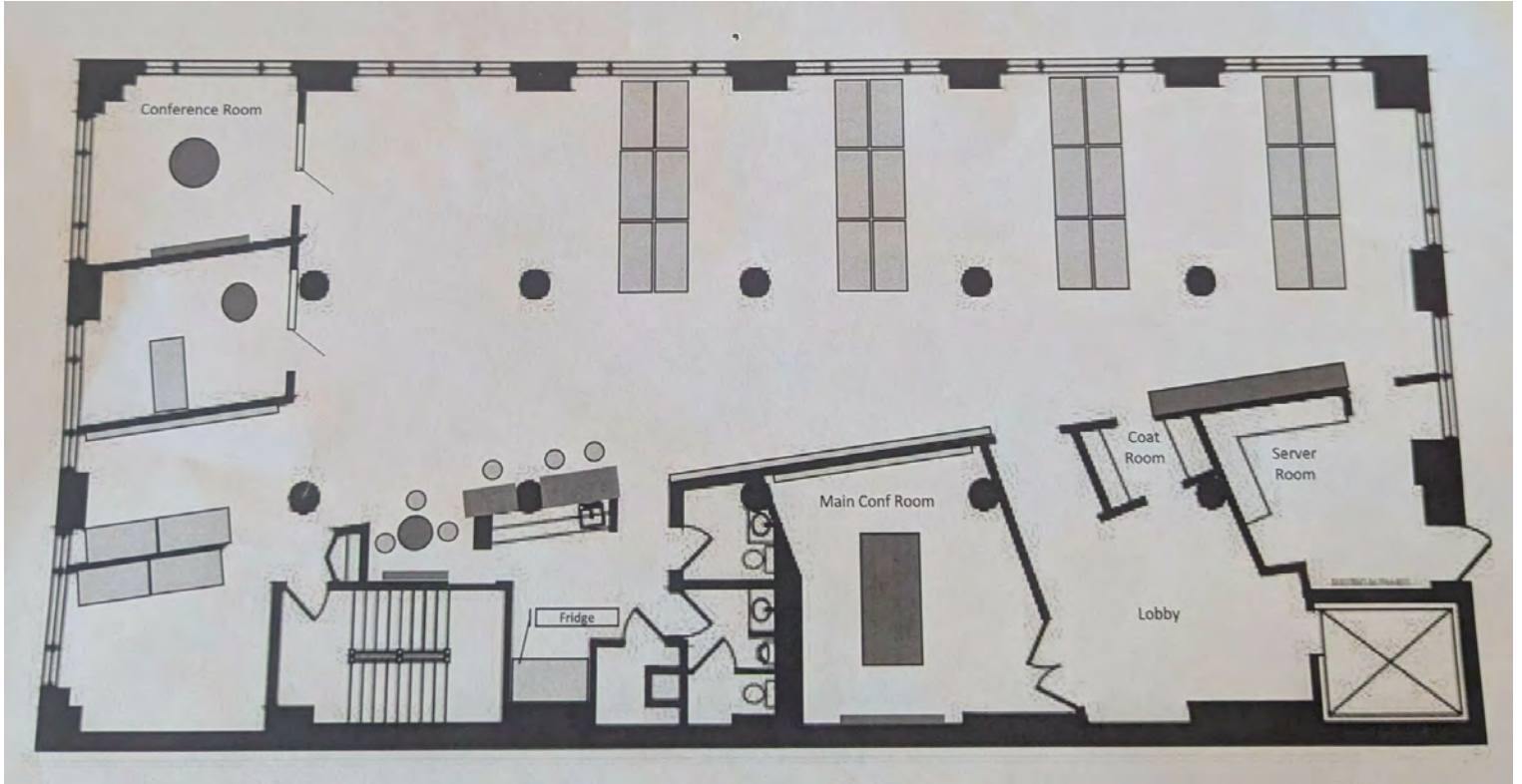
### AVAILABLE SPACES

#### SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5th Floor	5,272 SF	Modified Gross	\$30.00 SF/yr	Full Floor Executive Loft Office   Luxury Finishes 2 Private Offices   10-Person Conference Room Open Area with 28 Workstations   Reception Area 2 Restrooms   Safe   Open Kitchen Area   IT Closet Quick Access to Rooftop Deck   Exposed Brick 16' Ceilings   Available in 30-60 days

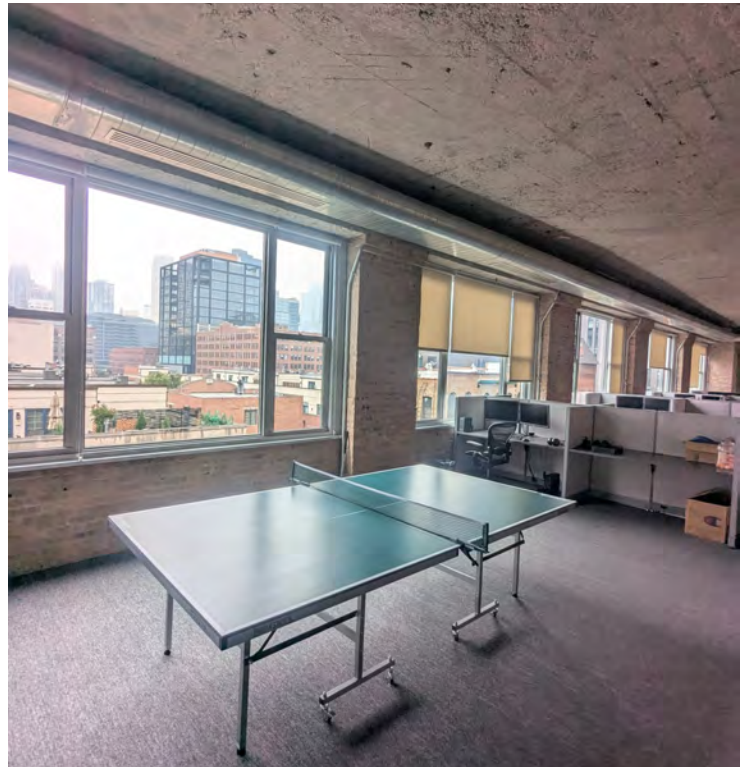
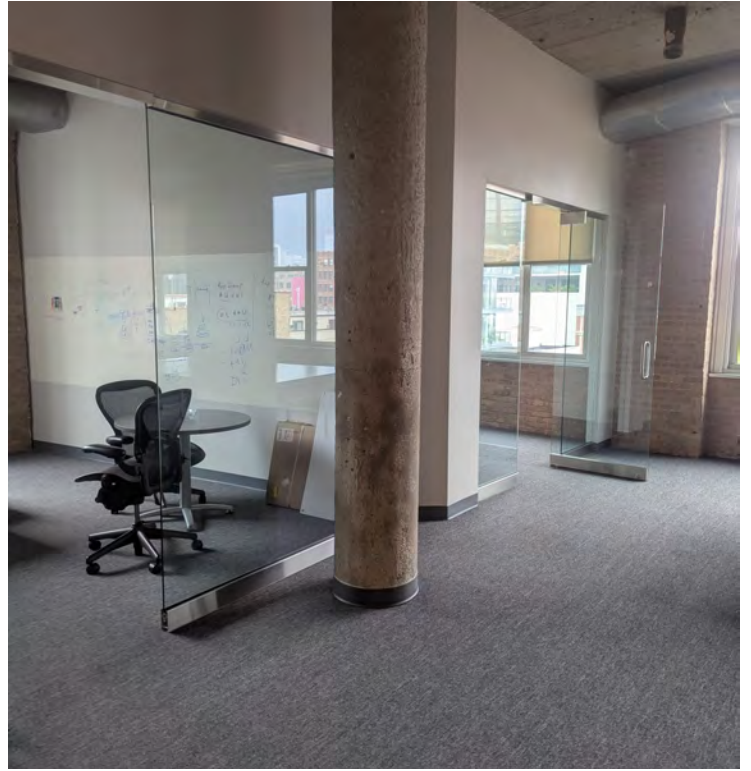
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# 5TH FLOOR SPACE PLAN



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## 5TH FLOOR PHOTOS

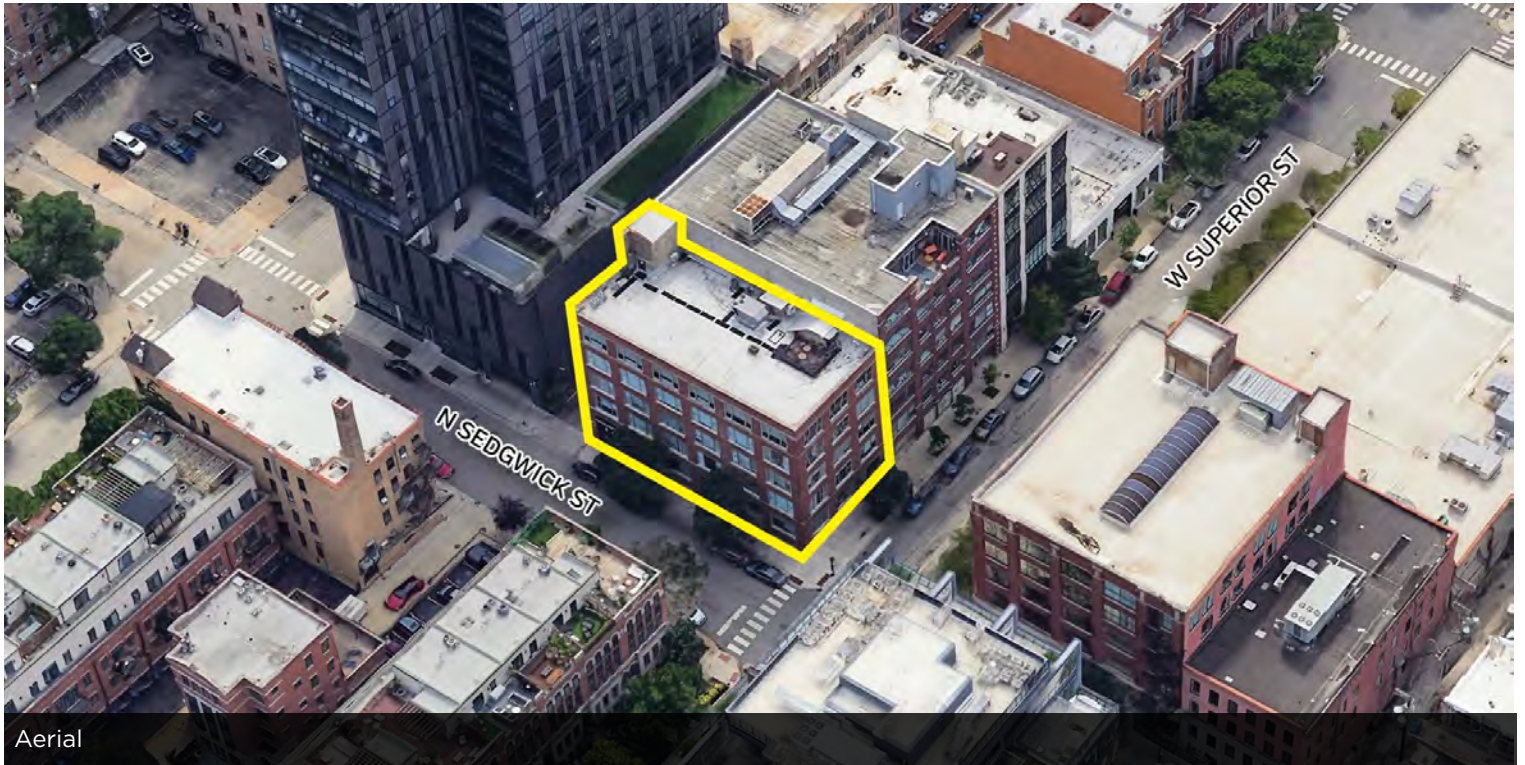


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# EXTERIOR



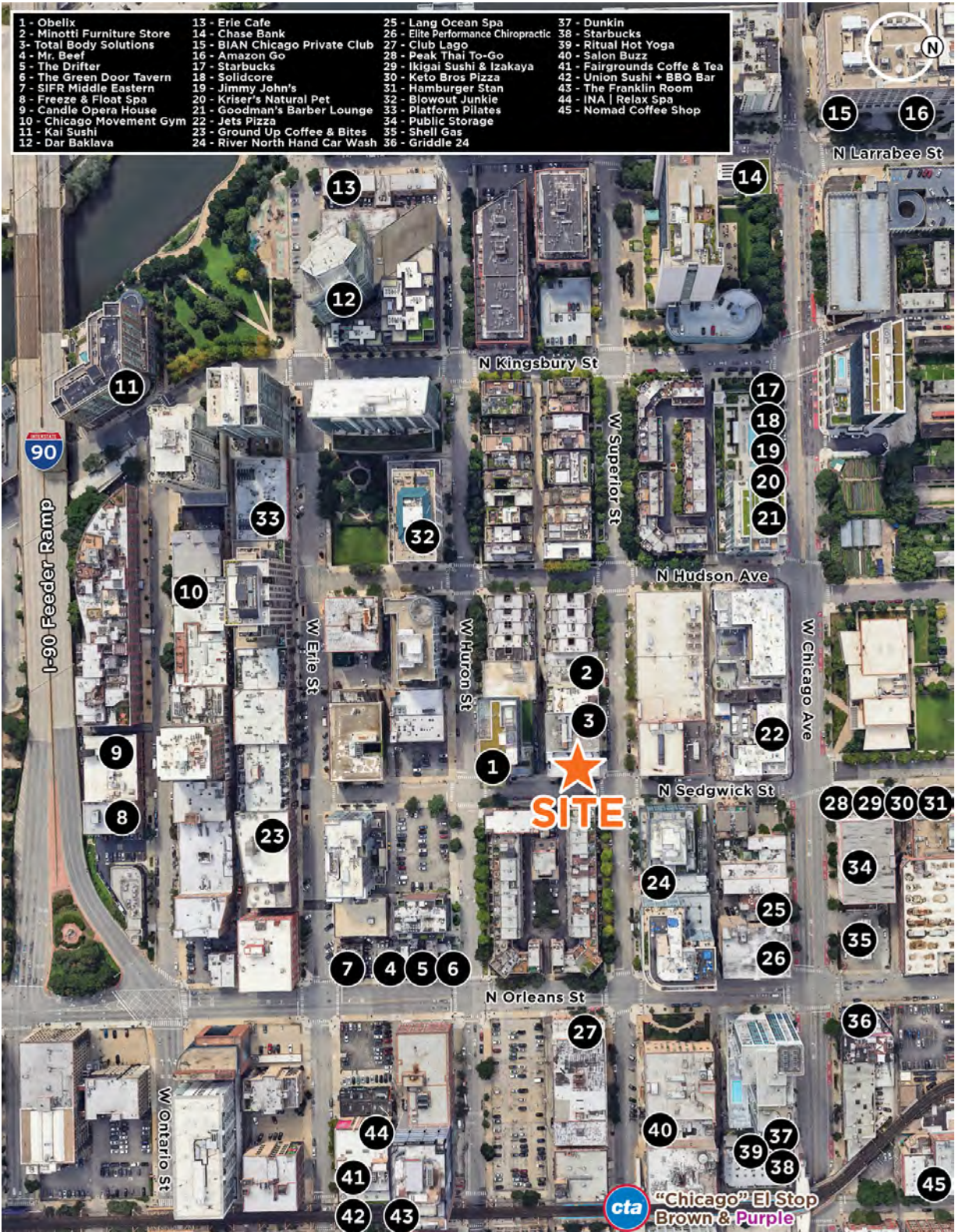
Roof Top Deck



Aerial

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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.5 MILES	1 MILE	3 MILES
<b>TOTAL POPULATION</b>	26,161	106,717	431,128
<b>AVERAGE AGE</b>	37	40	38
<b>AVERAGE AGE (MALE)</b>	36	39	38
<b>AVERAGE AGE (FEMALE)</b>	37	40	38

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
<b>TOTAL HOUSEHOLDS</b>	15,938	67,458	235,216
<b># OF PERSONS PER HH</b>	1.6	1.6	1.8
<b>AVERAGE HH INCOME</b>	\$192,761	\$182,231	\$172,664
<b>AVERAGE HOUSE VALUE</b>	\$712,710	\$732,607	\$726,440

*Demographics data derived from AlphaMap*

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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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