



WEST LOOP EXCLUSIVE

**DAYCARE - RETAIL
5,100sf - FOR LEASE**

HIGHLIGHTS:

- 5,100 SF second-generation childcare facility
- Existing daycare build-out with five classrooms
- Ability to combine an additional 3,740 SF of adjacent gym / flexible program space
- Premier West Loop location in a thriving mixed-use corridor
- Surrounded by dense residential, office, and retail
- Walkable urban setting with strong visibility

PROPERTY OVERVIEW:

A rare opportunity to secure a second-generation childcare space in Chicago's West Loop. This offering combines an existing classroom build-out with a central location in one of the city's most dynamic neighborhoods.



CONTACT:

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Second Generation / Education Opportunity – Chicago's West Loop

Approx. 5,100 SF | Fully Built-Out Childcare Facility | Turnkey for Education or Enrichment Use

Prime Downtown Location

Positioned in Chicago's highly sought-after West Loop, one of the city's most dynamic mixed-use neighborhoods. The surrounding area offers a blend of residential density, office populations, and nearby educational and healthcare institutions — ideal demographics for childcare or learning-focused operators

Established Infrastructure

Existing classroom build-out and child-safety infrastructure already in place, minimizing tenant improvement costs. The space is adaptable for early education, preschool, after-school, or enrichment programming.

Strong Market Fundamentals

West Loop continues to experience strong population growth, new residential developments, and consistent demand for educational and family services. The area's mix of professionals, students, and long-term residents supports steady enrollment potential.

Accessibility & Exposure

Excellent visibility along a walkable, transit-connected corridor with convenient access to major CTA lines, commuter routes, and nearby institutions.