

# 112 SOUTH SANGAMON



Move-in-ready, fully furnished  
loft office space in the West Loop.

AVISON  
YOUNG



**A stylish, lease-ready unit designed for optimal business efficiency to meet your team's standards.**

## Property overview

### Leasing highlights

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Aesthetically pleasing loft office with parking available

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Exposed brick and heavy timber interiors with high ceilings

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Unbeatable West Loop location surrounded by top dining, hotels, and culture

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Walking distance to commuter rails at Union Station & Ogilvie, Morgan & UIC CTA stations with quick access to I-90/94 & I-290

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# Second floor



Space available  
6,250 rsf



Asking rate  
\$26.00 per sf MG



Estimated pass thrus  
\$11.75 per sf MG



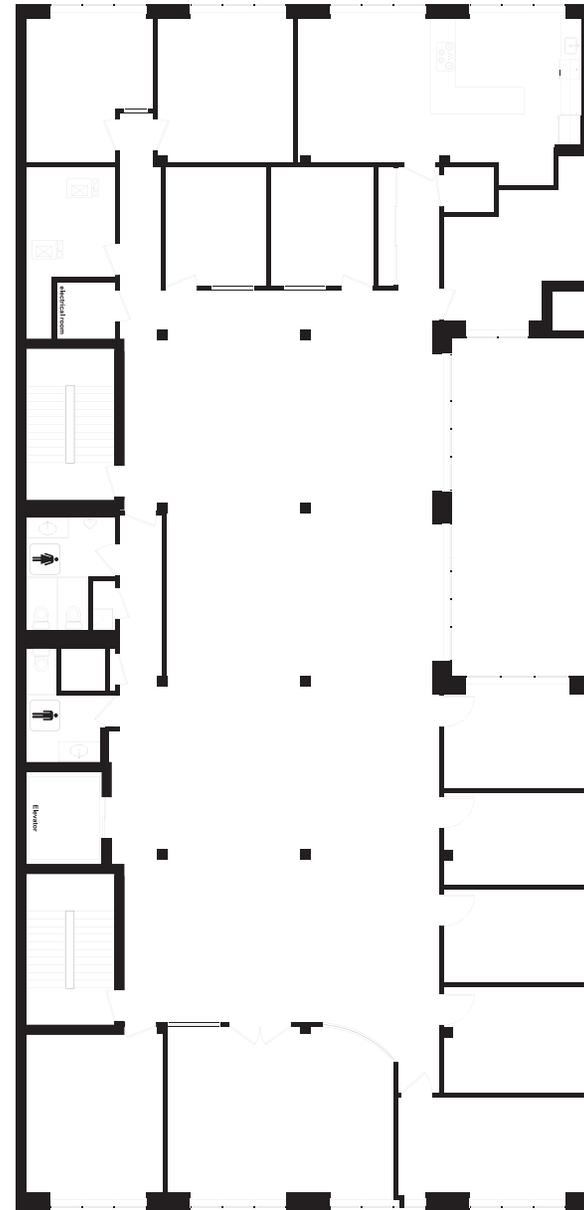
Date available  
Immediate



Parking  
Available for lease



Condition  
2<sup>nd</sup> generation; full floor



# Second floor

6,250 total rsf



# Third floor

## Suite 3A



Space available  
4,350 rsf



Asking rate  
\$26.00 per sf MG



Estimated pass thrus  
\$11.75 per sf MG



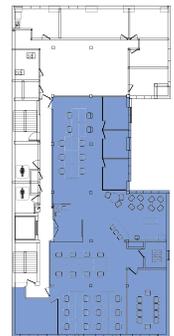
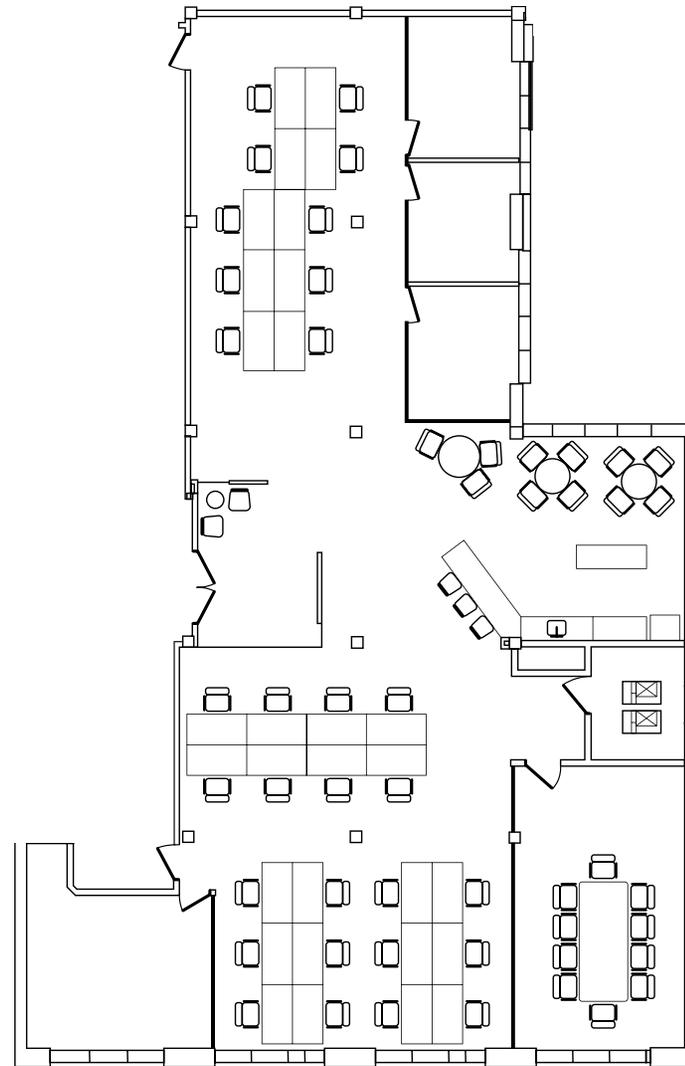
Date available  
Immediate



Parking  
Available for lease



Condition  
Fully furnished



# Third floor

## Suite 3B



Space available  
1,900 rsf



Asking rate  
\$26.00 per sf MG



Estimated pass thru  
\$11.75 per sf MG



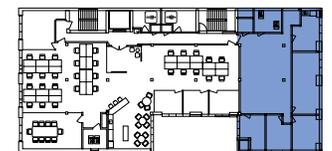
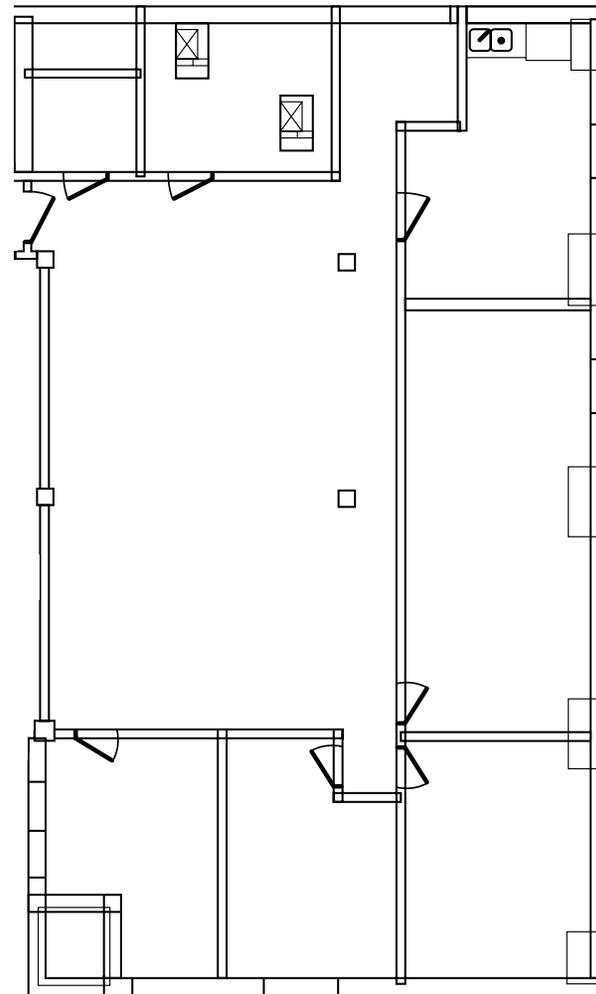
Date available  
Immediate



Parking  
Available for lease

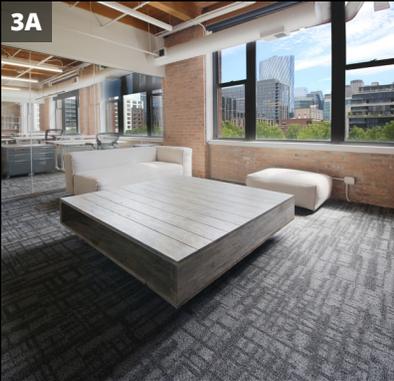


Condition  
2<sup>nd</sup> generation



# Third floor

6,250 total rsf



# West Loop / Fulton Market

Once the beating heart of Chicago's meatpacking and wholesale food industries, the West Loop / Fulton Market area has transformed from a gritty industrial corridor into one of the city's most vibrant and valuable neighborhoods. This area was once home to bustling warehouses and produce markets that fed the city and beyond. Today, echoes of that industrious past remain in the district's preserved brick-and-timber architecture and cobblestone streets—reimagined for modern innovation and creativity.



## A culinary and retail destination

Synonymous with world-class dining, boutique retail, and experiential lifestyle brands, the neighborhood boasts a growing list of Michelin-starred restaurants, including Smyth and Roister, alongside trendsetting spots like Girl & the Goat, Rose Mary, and Momotaro. Upscale retail and curated local shops line Randolph and Fulton Streets, creating a walkable, energetic environment that attracts both locals and visitors alike.



## Seamless transit connectivity

The West Loop–Fulton Market area is positioned for convenience with exceptional transit access. The Morgan CTA Station (Green and Pink Lines) is just steps away, while Clinton Blue Line and Ogilvie Transportation Center provide quick connections to the Loop, suburbs, and beyond. Multiple CTA bus routes, Divvy bike stations, and pedestrian-friendly streets make commuting and exploring effortless for tenants and visitors alike.



## Home to industry leaders

Fulton Market has become a magnet for global headquarters and innovative companies. Major tenants include Google, McDonald's Global HQ, Dyson, Kimberly-Clark, Mondelez International, and WPP. This influx of top-tier employers has solidified the district as a premier destination for forward-thinking businesses seeking a vibrant, talent-rich environment.

# Area photos

# West Loop / Fulton Market



# Nearby amenities



Walk score 98



Bike score 91



Transit score 91



Nearby interstates I-55/90/94/290



Dining 90+ within a mile

01	Tovola
02	Green Street Local
03	Black Barrel Tavern
04	Pockets Restaurant
05	Monteverde Restaura



Bars 480+ within a mile

01	Vadim's Den
02	Ciao! Cafe & Wine Lounge
03	Dugans
04	Black Barrel Tavern
05	Trivoli Tavern



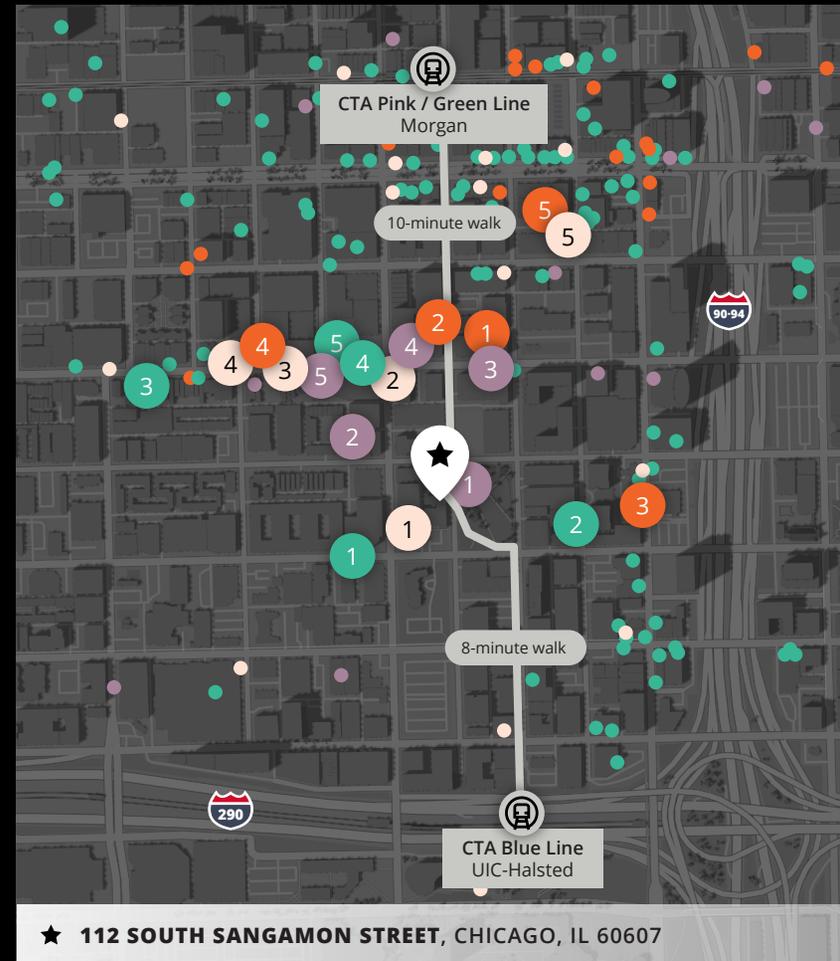
Cafes 130+ within a mile

01	Morgan Street Cafe
02	Starbucks
03	Cream
04	Vietfive Coffee
05	Sawada Coffee



Fitness 50+ within a mile

01	All in Motion
02	The Gym Pod West Loop
03	Club Pilates
04	BASECAMP Fitness
05	CrossTown Fitness



Visit us at  
[avisonyoung.com](http://avisonyoung.com)

**For more information,  
get in touch.**

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