



**LEASE**

# Lower Level Office Condo For Lease

Chicago, IL 60661

**PRESENTED BY:**

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Unfurnished, modern, lower-level spacious brick & timber West Loop Office Space available immediately. Conveniently located near the variety of West Loop restaurants and retail. Great Loop location at S. Jefferson Street and W. Quincy Street. The building is 0.2 miles from Union Station and 0.4 miles from Ogilvie Transportation Center and near both expressways. Plenty of metered and lot parking in the area. Great landlord and on-site building management.

## PROPERTY HIGHLIGHTS

- Move-In Ready Space, Renovated in 2020
- Unit LL3 features open floor plan with shower room, locker room, and storage area
- Nightly in-unit garbage removal
- Rent Includes property taxes, CAM, property insurance, water, and garbage
- Open Floor Plan

## OFFERING SUMMARY

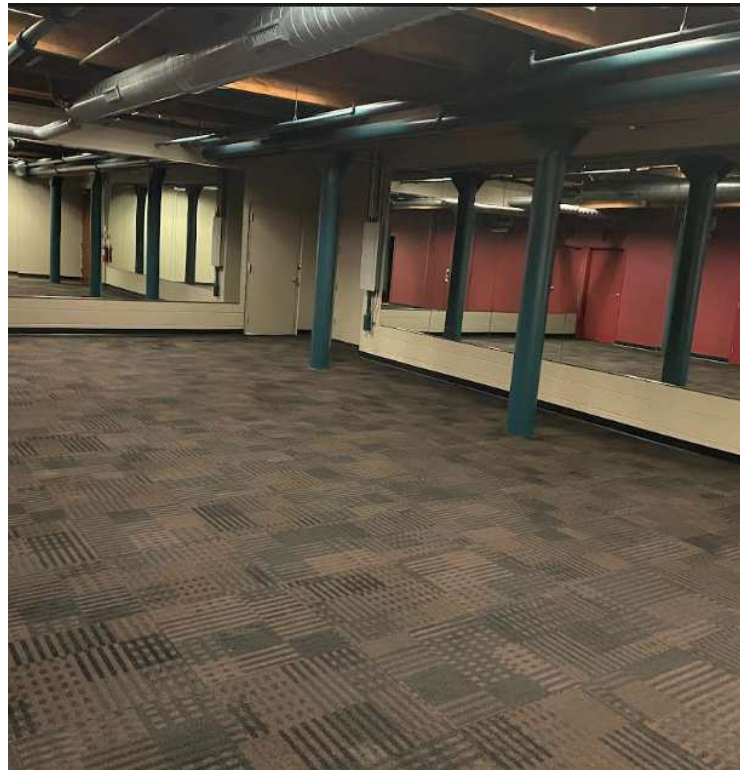
<b>AVAILABLE SF:</b>	1,800 - 2,550 SF
<b>BUILDING SIZE:</b>	51,000 SF
<b>YEAR BUILT:</b>	1895
<b>YEAR RENOVATED:</b>	2020
<b>ZONING:</b>	DX-7
<b>BUILDING CLASS:</b>	B
<b>LEASE RATE:</b>	\$18.50 SF/yr (Modified Gross)

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	4,236	9,498	35,051
<b>TOTAL POPULATION</b>	6,483	15,703	59,189
<b>AVERAGE HH INCOME</b>	\$116,348	\$128,094	\$135,950

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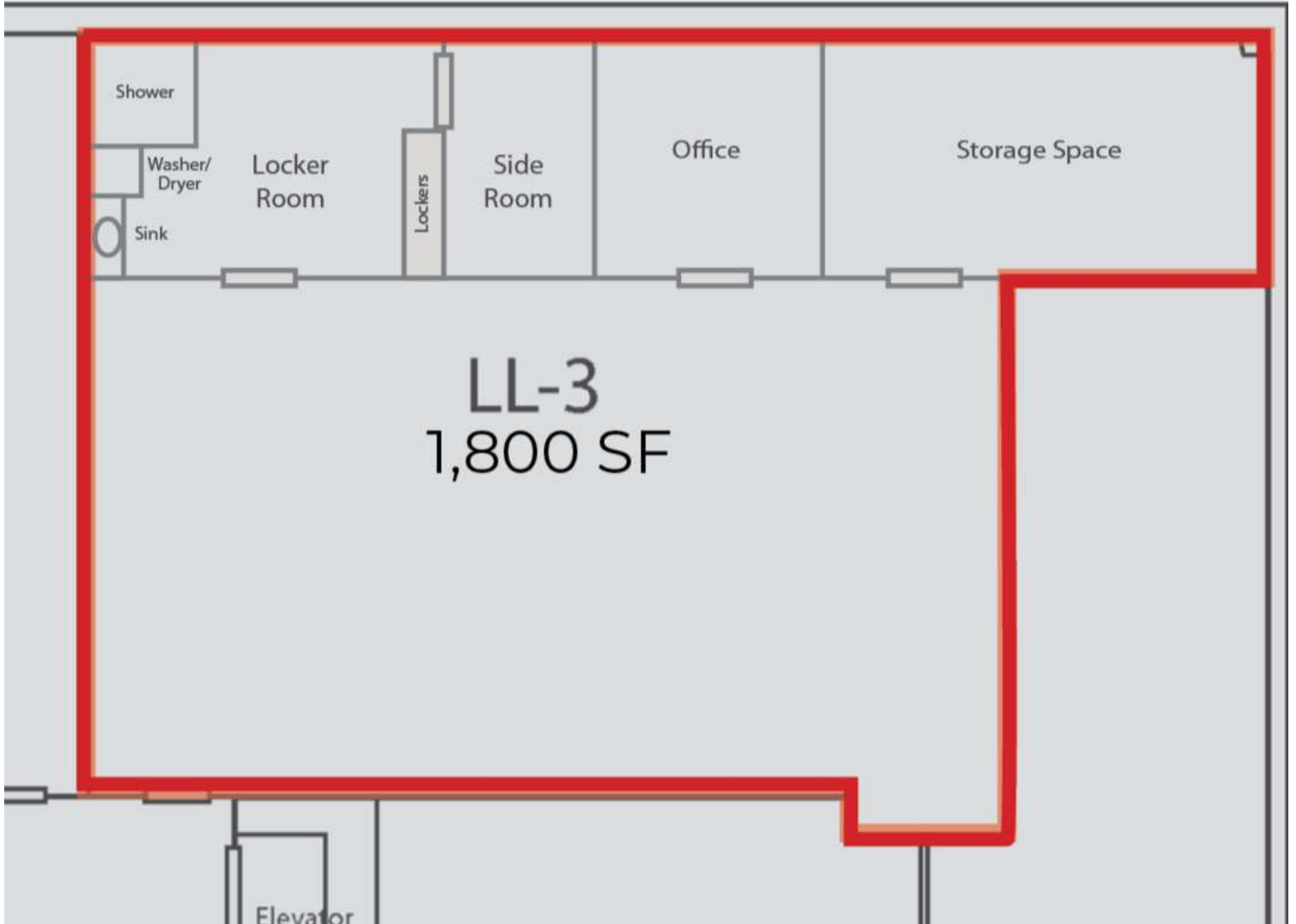
# UNIT LL3 ADDITIONAL PHOTOS



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# FLOOR PLAN & LAYOUT



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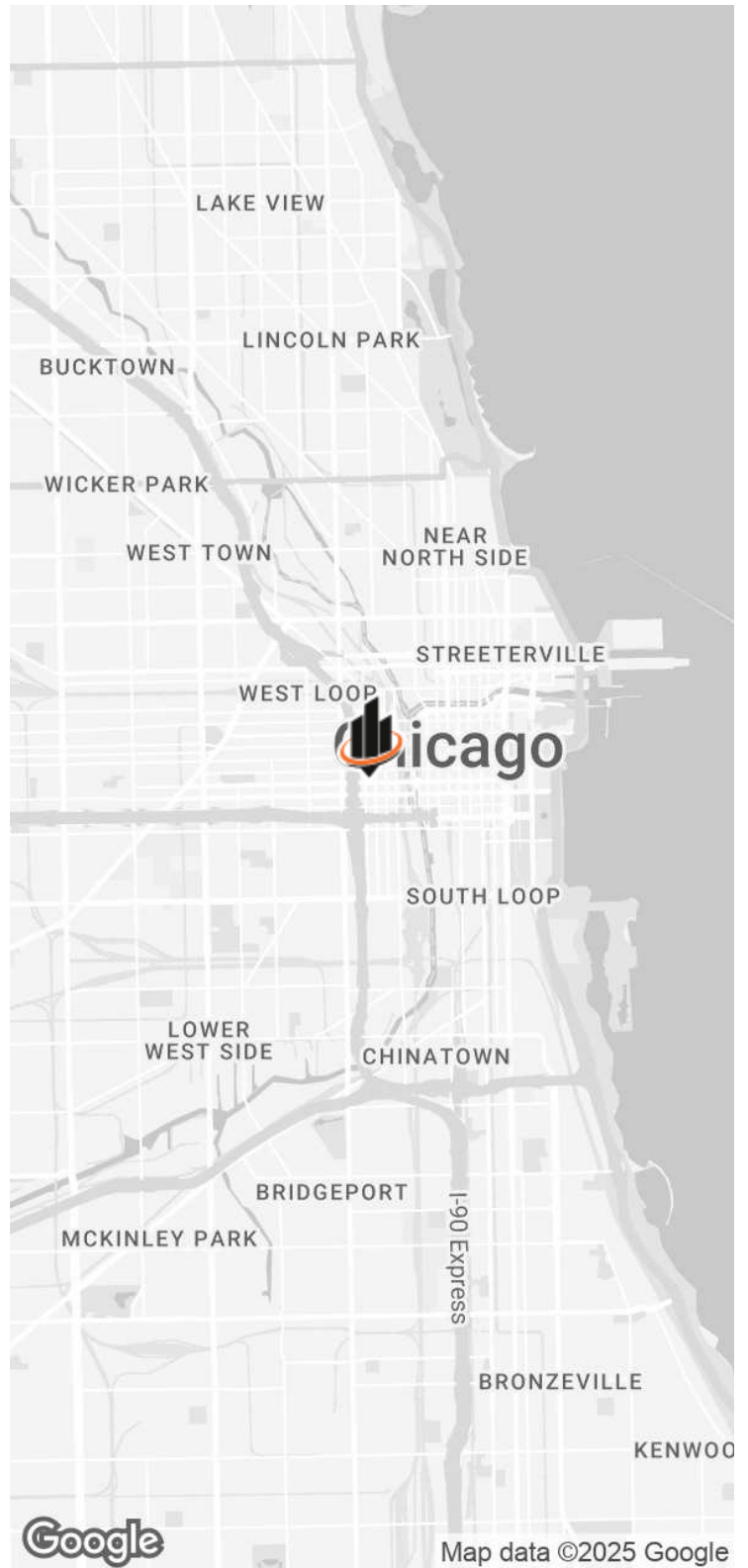
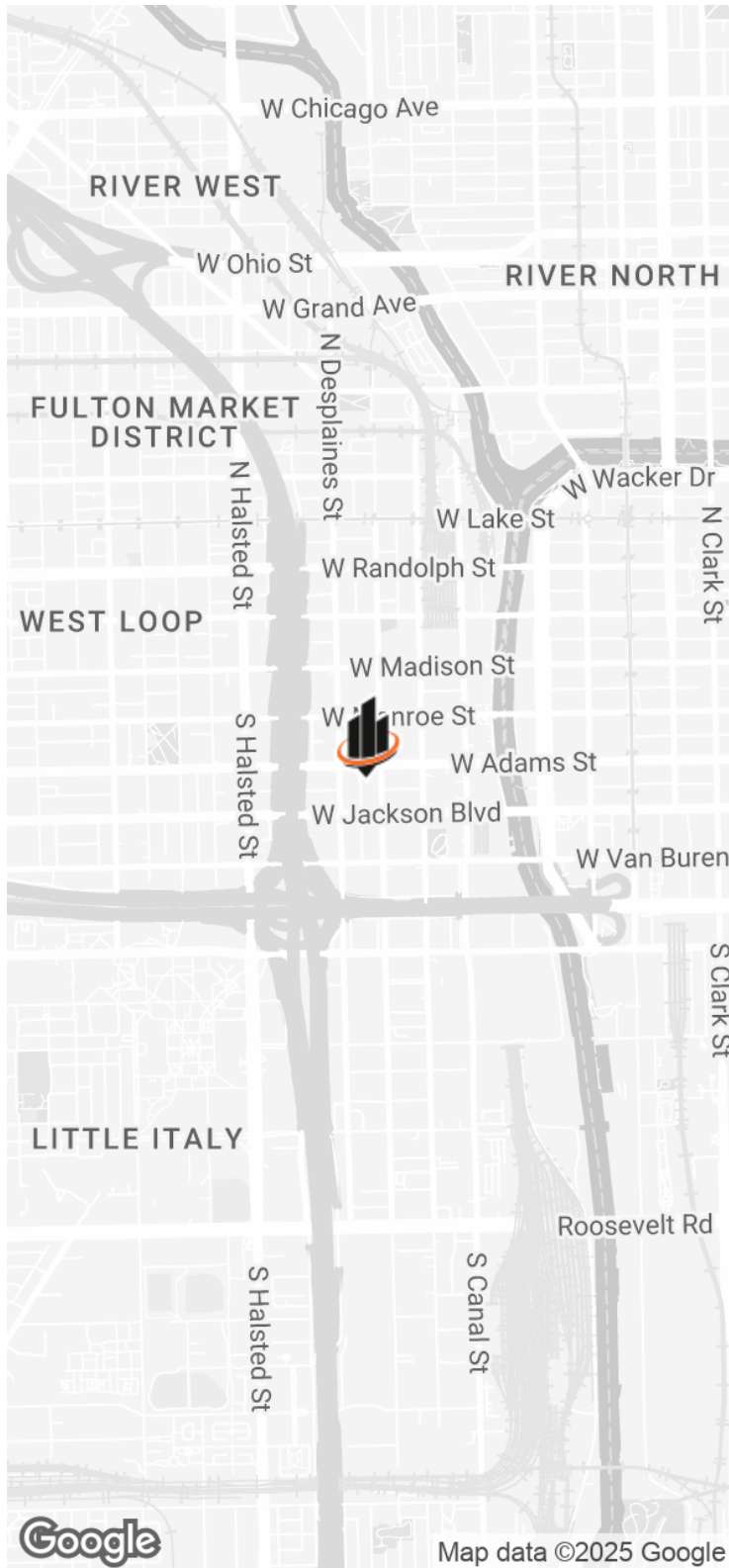
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# LOCATION MAPS



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