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125
N HALSTED ST



FULTON MARKET LOFT OFFICE OPPORTUNITY OVERLOOKING
RANDOLPH STREET *For Lease*



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LEASING Overview

Space Available:

2,500 RSF

Asking Rate

\$25/SF MG

Condition

Move-In Ready

Zoning

PD 1230

Elevator

Passenger

Ward / Alderman

27/Burnett



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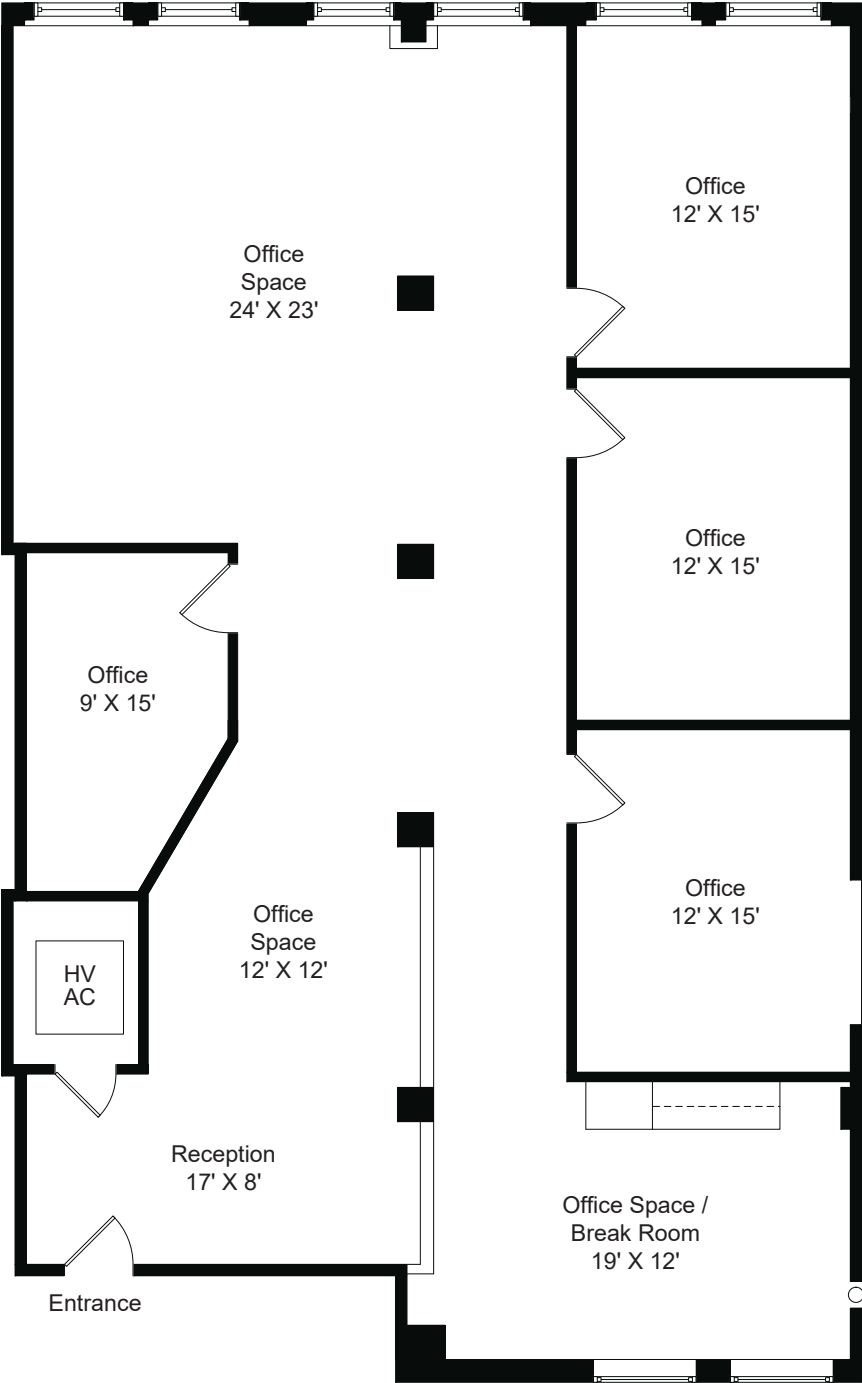
LEASING *Highlights*



- Move-in ready loft office suite available with iconic Fulton Market location overlooking Randolph Street's Restaurant Row.
- Space includes four (4) private offices, kitchenette, reception area, common restrooms and passenger elevator.
- Unparalleled location in the center of Fulton Market at the corner of Randolph Street and Halsted Street.
- Adjacent to Related Midwest's prominent development - 725 W. Randolph (1M SF of Class A office, retail, and signature restaurant).
- 1-block from Whole Foods and Soho House Chicago.
- 2-blocks from Morgan Street CTA Station.
- Surrounded by notable development with over 9,000 planned/approved residential units in the immediate area.
- Nearby high-profile Fulton Market HQs include Google (expansion), WPP, Tik Tok, Ernst & Young, John Deere, Aspen Dental, Kimberly-Clark, Tock, CCC, MoLo Solutions and more.

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FLOOR Plan



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ADDITIONAL *Photos*



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AERIAL Map

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MARKET Overview

West Loop - Fulton Market Neighborhood Description

The West Loop is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Randolph Street's Restaurant Row, nine Michelin Star Restaurants, sixteen Michelin Recognized Restaurants and some of Chicago's most desirable shopping (Lululemon, Uncommon James, Billy Reid, Anthropologie, Allbirds, Free People, among others).

The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and The Emily Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

Demographics

Sub-Market Analysis

MEDIAN AGE

33



AVERAGE INCOME
PER HOUSEHOLD

\$135,000

17M

SF UNDER CONSTRUCTION AND
PROPOSED/APPROVED

ESTIMATED
DAYTIME
POPULATION

94,000



ESTIMATED
POPULATION

52,000

9,000

MULTI-FAMILY UNITS UNDER
CONSTRUCTION AND PROPOSED/
APPROVED

NEIGHBORHOOD
HOTEL ROOMS

940+



2023 MICHELIN
RECOGNIZED
RESTAURANTS

31

1,490

HOTEL ROOMS UNDER
CONSTRUCTION AND PROPOSED/
APPROVED

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