

FOR LEASE

Retail Space Available at the Base of a 450-Unit Class-A Apartment Building in the West Loop

300 North Canal Street | Chicago, IL 60606

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$38.00 PSF Gross
Building Size:	489,177 SF
Available SF:	1,500 SF
Lot Size:	0.96 Acres
Zoning:	PD 799
Market:	Chicago
Submarket:	West Loop
Traffic Count	6,500 VPD

PROPERTY OVERVIEW

Located in the West Loop neighborhood of Chicago, Left Bank finds itself at the NWC of the intersection at Canal Street and Fulton Street (6,500 VPD) at 300 North Canal. The apartment building, built in 2007, offers any retail, office, medical office, or service-oriented user the ability to join long-standing tenant Left Bank Cleaners, and operate directly below 450 apartment units. Left Bank benefits from its location directly east of Interstate-90 (I-90) and 1/2 mile north of Interstate-290 (I-290), providing convenient access to the Interstate. Additionally, the property is located just west of Chicago's Central Business District, sits just four (4) blocks north of the Ogilvie Transportation Center, and falls within a dense area with strong demographics, including a population of 102,000 and median household income of \$107,000 within a one-mile radius of the property. The property is surrounded by numerous retailers such as Jewel-Osco, Whole Foods, Mariano's, 7-Eleven, CVS, Starbucks, Chase Bank, FedEx, Sarpino's Pizzeria, Gibson's Italia, Small Cheval, Chicago's French Market, and Carnivale among others.

PROPERTY HIGHLIGHTS

- 1,500 SF available for lease in Chicago's West Loop Neighborhood at the base of a 450-unit apartment building
- Strong daytime population with a number of highrise office buildings within walking distance.
- Well located within walking distance of multiple CTA "L" Stops and Ogilvy Transportation Center

Frontline Real Estate Partners

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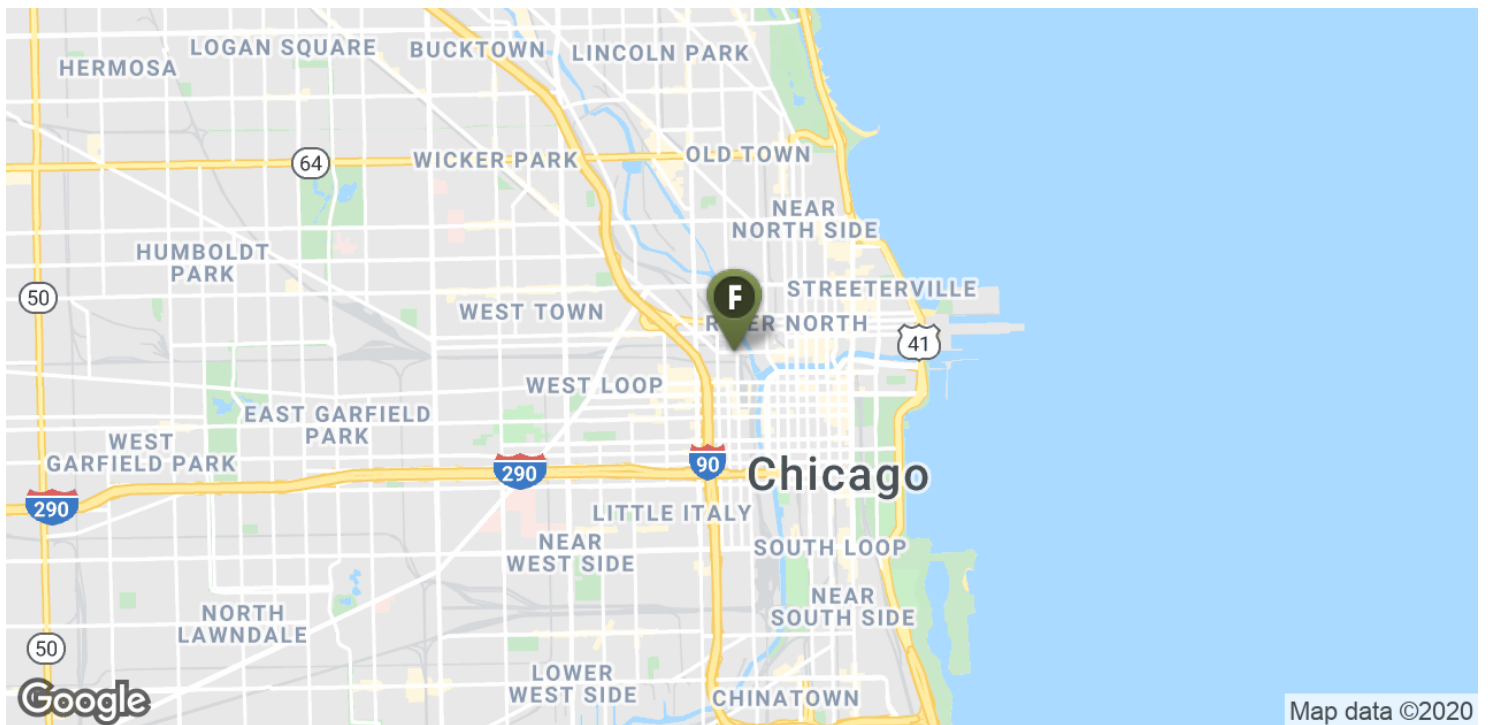
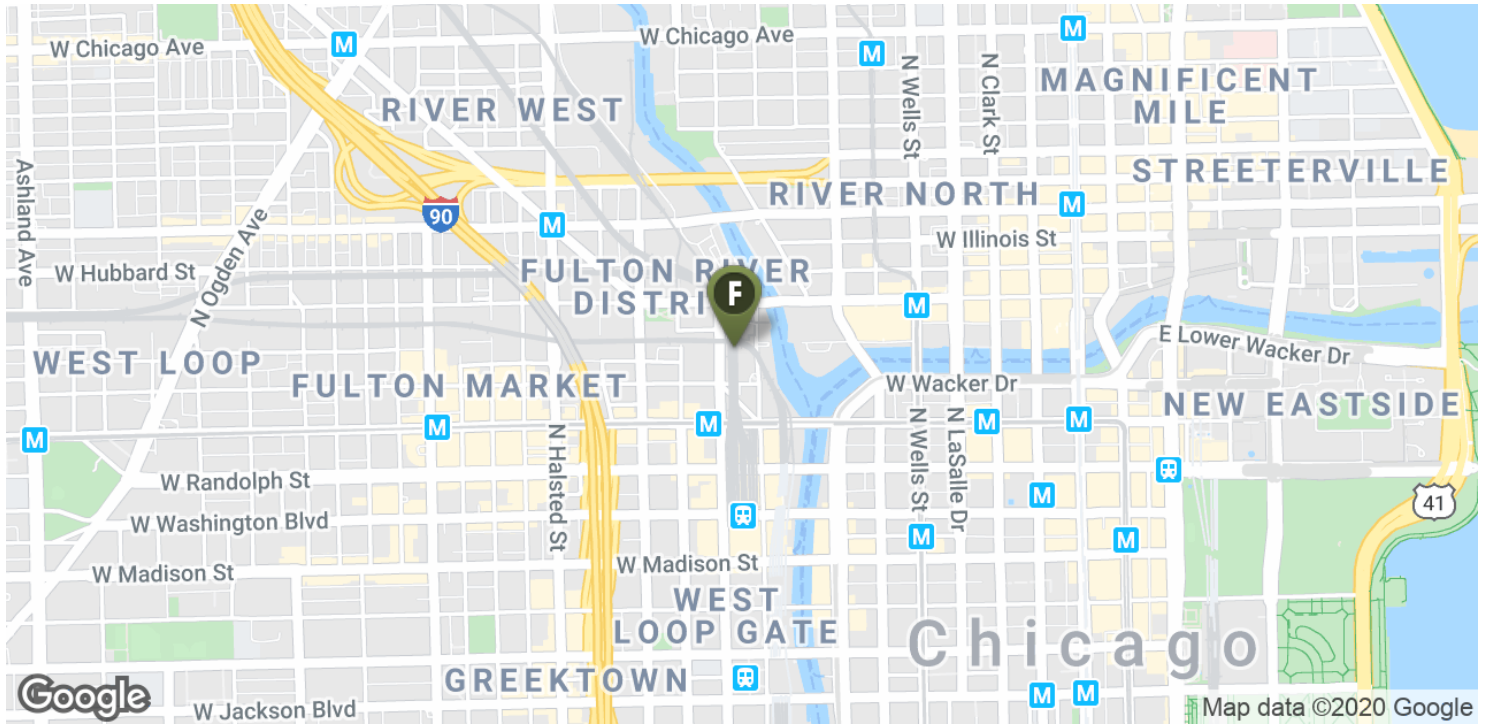
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LOCATION MAPS



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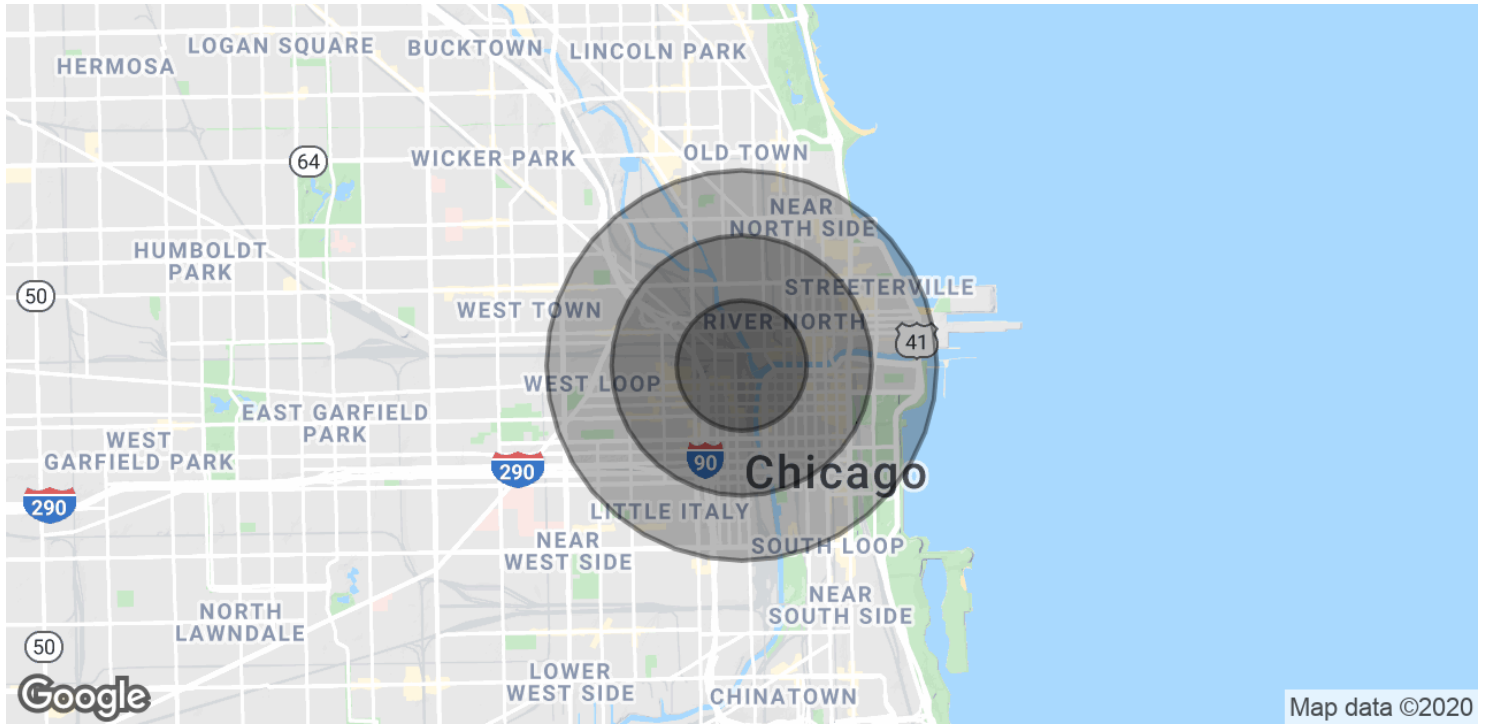
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DEMOGRAPHICS MAP &
REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	11,128	46,055	112,390
Median age	32.0	32.2	34.8
Median age (Male)	32.5	32.9	35.1
Median age (Female)	31.6	31.6	34.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	7,098	27,477	65,710
# of persons per HH	1.6	1.7	1.7
Average HH income	\$130,685	\$121,780	\$120,278
Average house value	\$479,934	\$477,319	\$478,102

*Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS

