

**LEASE**

# South Loop Retail/Office Space For Lease

**1401 S. STATE STREET**

Chicago, IL 60605

**PRESENTED BY:**

**WAYNE CAPLAN**

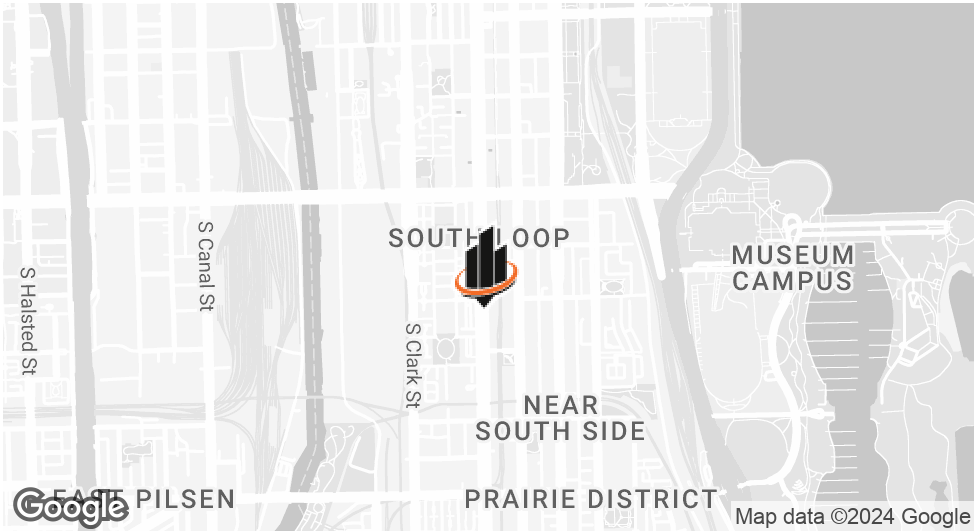
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (NNN)
AVAILABLE SF:	2,400 SF
YEAR BUILT:	2008
ZONING:	PD 1002
MARKET:	Chicago
SUBMARKET:	South Loop
APN:	17-22-106-067-0000

PROPERTY OVERVIEW

2nd generation ground floor office/retail space near Roosevelt Road for lease in Chicago’s South Loop neighborhood. The space includes 10 private offices, reception area, conference room, a kitchenette, ceiling tile and grid, electrical and HVAC fully distributed and two ADA-compliant bathrooms. Perfect for general office, medical, dental, or retail uses. Highly visible location with over 50 ft. of frontage on State Street. Located at the base of a 22-story, 278-unit luxury apartment complex, the space is ready to go for a new tenant.

LOCATION OVERVIEW

Chicago’s South Loop neighborhood is arguably the hottest area of downtown Chicago for both residential and retail growth driven by its proximity to the Loop, the lakefront, Soldier Field, Field Museum, Shed Aquarium and Grant Park. Home to a thriving community of young professionals and students of nearby colleges, the South Loop neighborhood features notable historical attractions, a diverse dining scene, numerous shopping options and new retail and residential development that has broadened its appeal to

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## PROPERTY HIGHLIGHTS



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- +/- 2400 SF Office/Retail Space on Ground Floor of 278 luxury apartments
- 2nd Generation Space with 10 Private Offices, Conference room, Kitchenette, 2-ADA Compliant Bathrooms, Electrical and HVAC Distribution, etc
- 50' of Frontage on State St
- Floor to Ceiling Windows
- 14' Ceiling Heights
- Many Possible Uses Including Medical, Dental, General Office & Retail
- Ready To Go For a New Tenant
- Available Spring 2024



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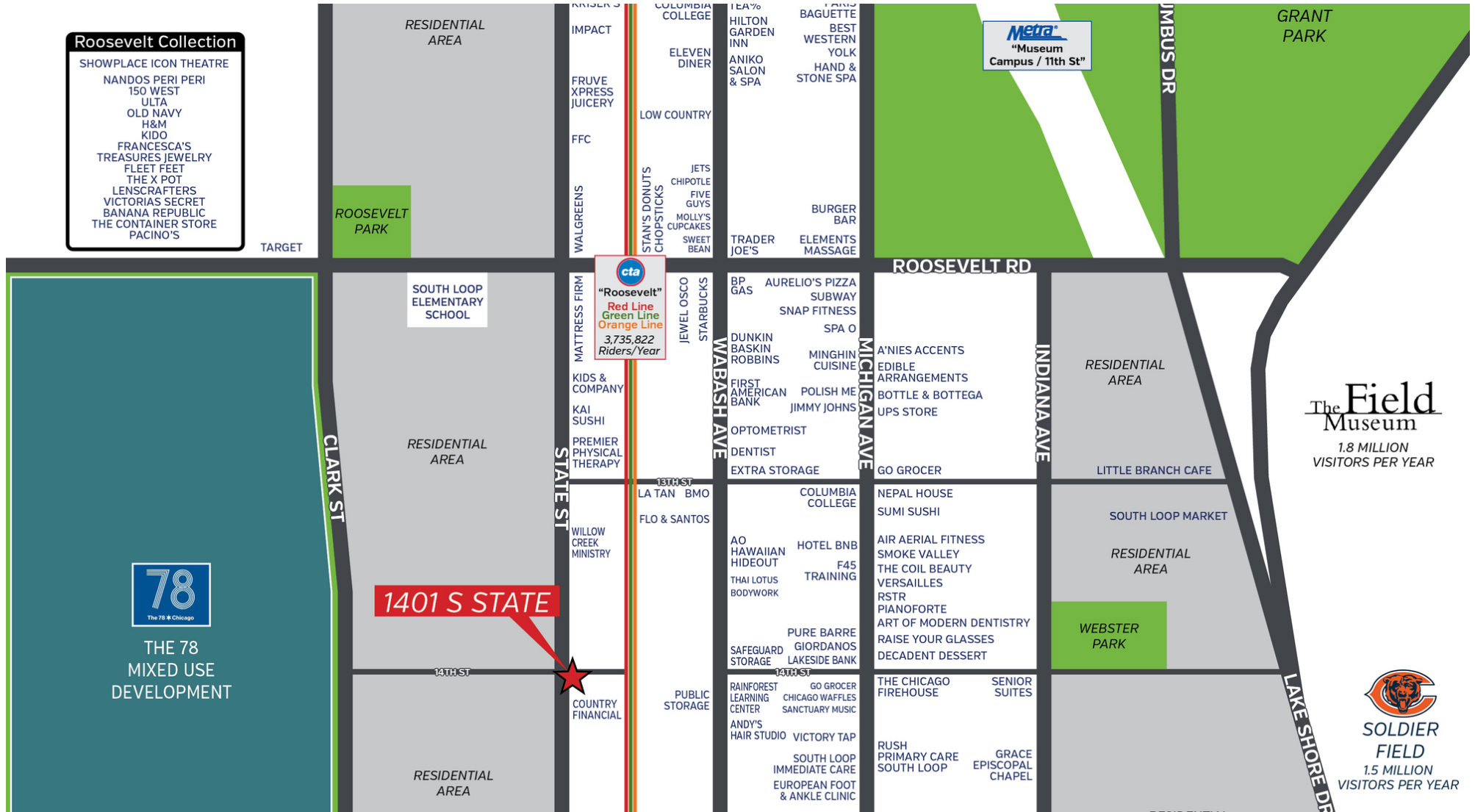
AERIAL MAP



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# RETAILER MAP



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## BIRD'S EYE AERIAL



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,400 SF	LEASE RATE:	\$23.00 SF/yr

AVAILABLE SPACES

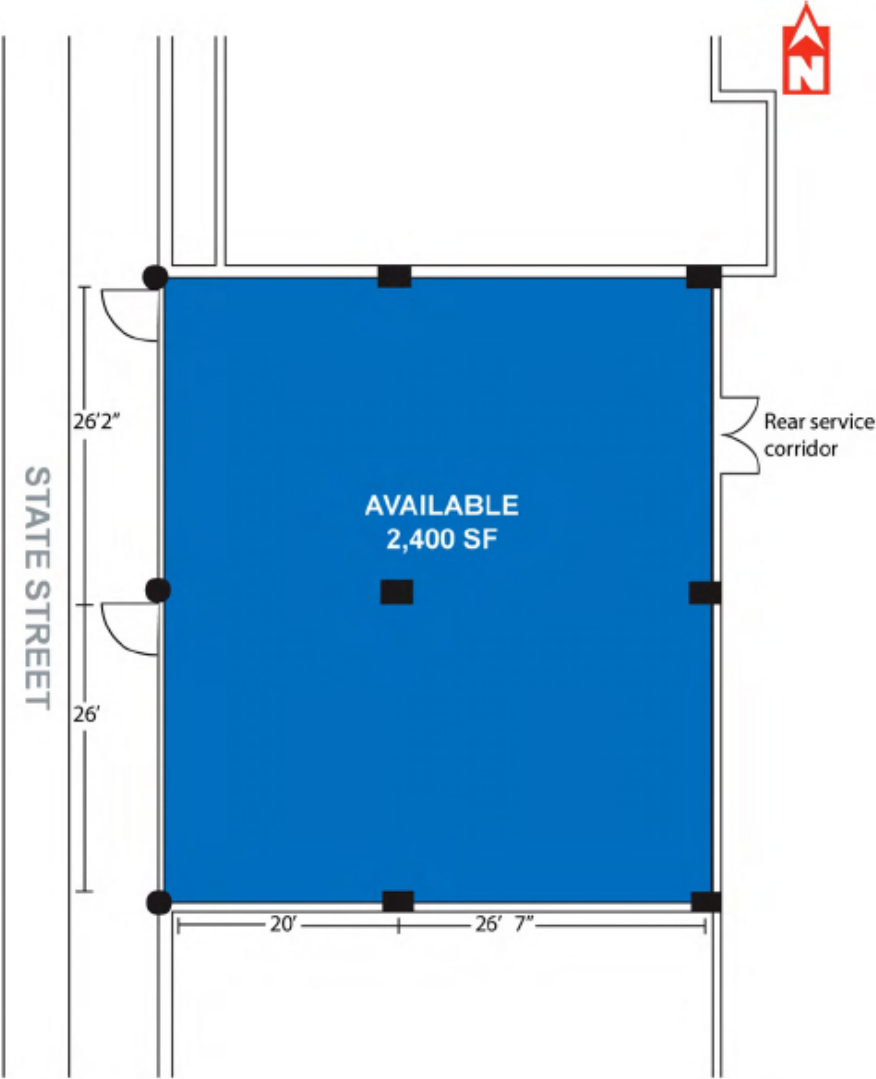
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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1401 S. State Street	Available	2,400 SF	NNN	\$23.00 SF/yr	2nd generation office/retail space with multiple private offices, two-existing ADA compliant bathrooms, conference rooms, kitchenette, ceiling tile and grid, with electrical and HVAC fully distributed. Available Spring 2024
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SITE PLAN



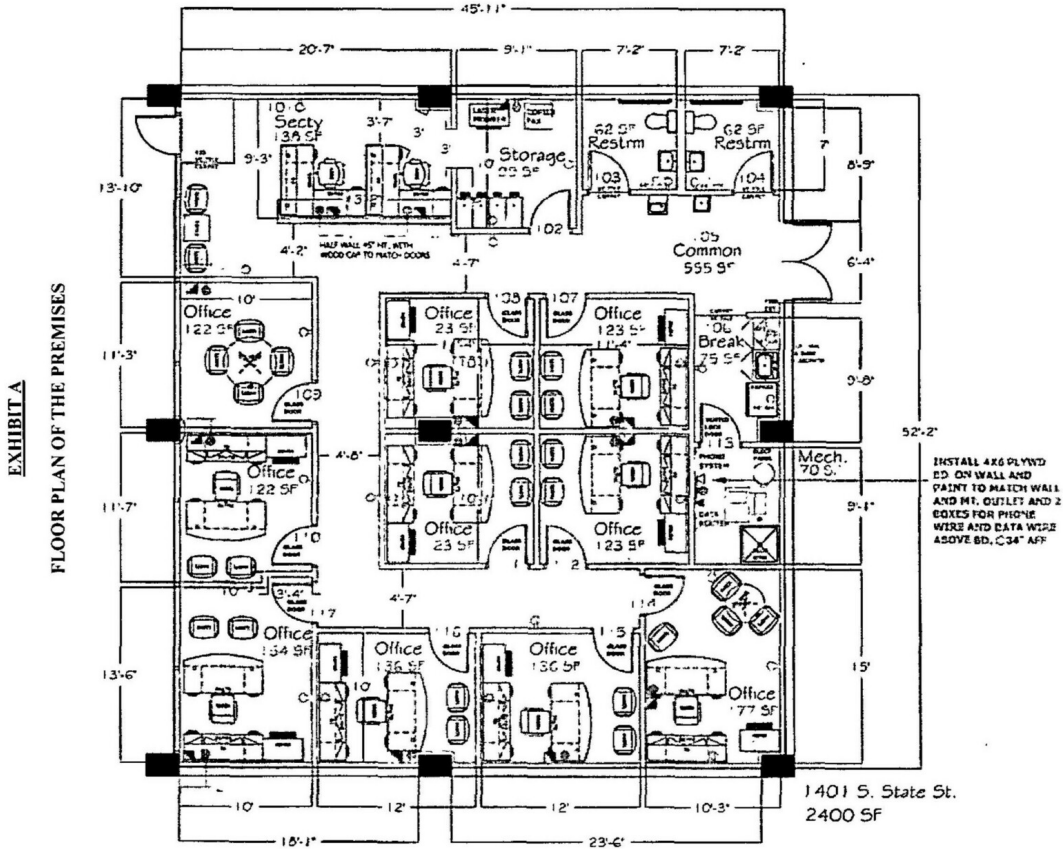
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EXISTING FLOOR PLAN



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## INTERIOR PHOTOS



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# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

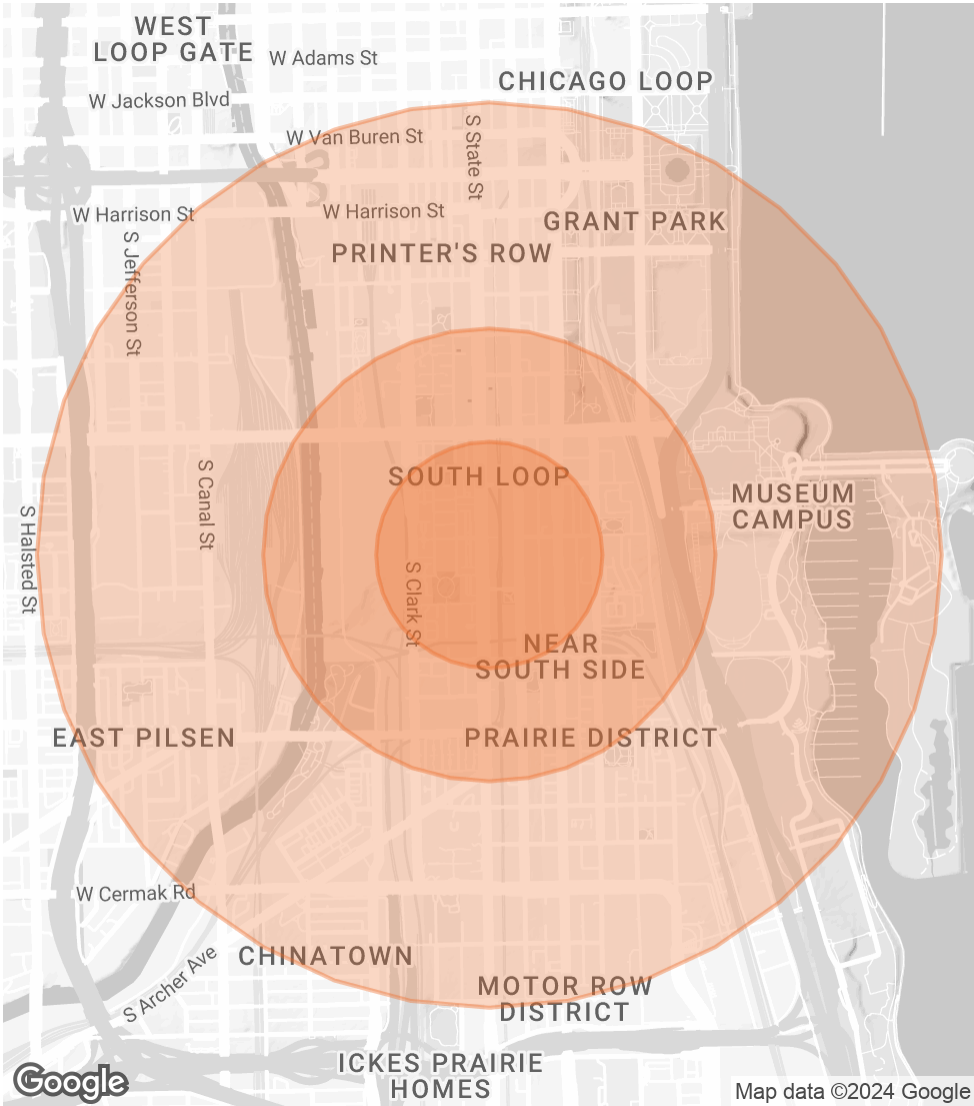
TOTAL POPULATION	7,759	23,200	50,704
AVERAGE AGE	35.2	38.9	37.1
AVERAGE AGE (MALE)	35.8	39.6	37.2
AVERAGE AGE (FEMALE)	34.9	38.1	36.7

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	4,548	14,423	29,268
# OF PERSONS PER HH	1.7	1.6	1.7
AVERAGE HH INCOME	\$158,396	\$145,313	\$127,399
AVERAGE HOUSE VALUE	\$415,633	\$453,977	\$404,626

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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