

**LEASE**

# South Loop Retail/Office Space For Lease

**1401 S. STATE STREET**

Chicago, IL 60605

**PRESENTED BY:**

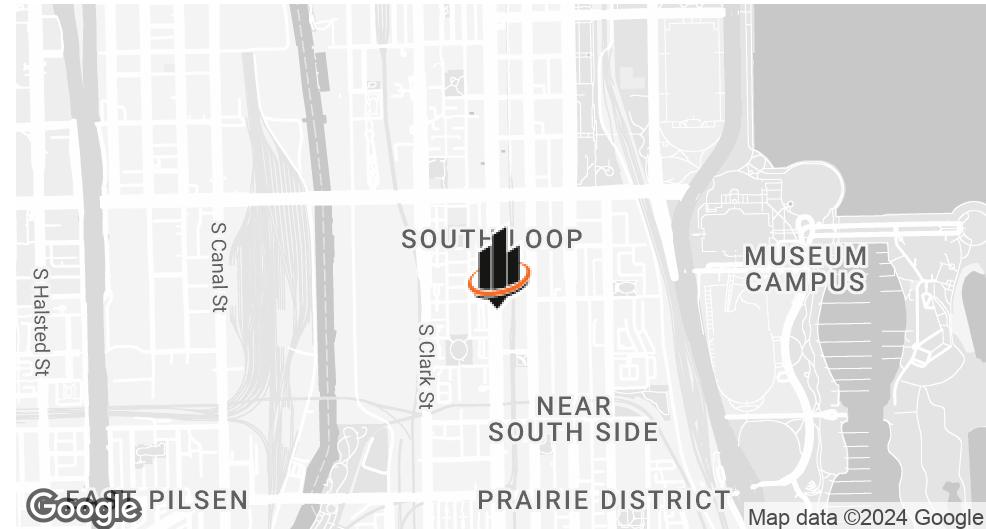
**WAYNE CAPLAN**

O: 312.529.5791

[wayne.caplan@svn.com](mailto:wayne.caplan@svn.com)



# 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, Shedd 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

## WAYNE CAPLAN

O: 312.529.5791

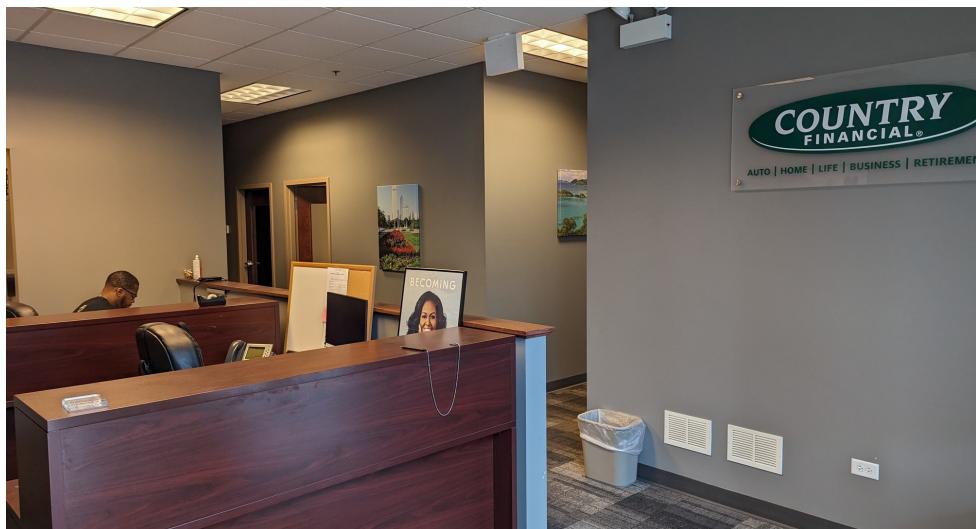
wayne.caplan@svn.com

## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- +/- 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



### WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

## AERIAL MAP



WAYNE CAPLAN

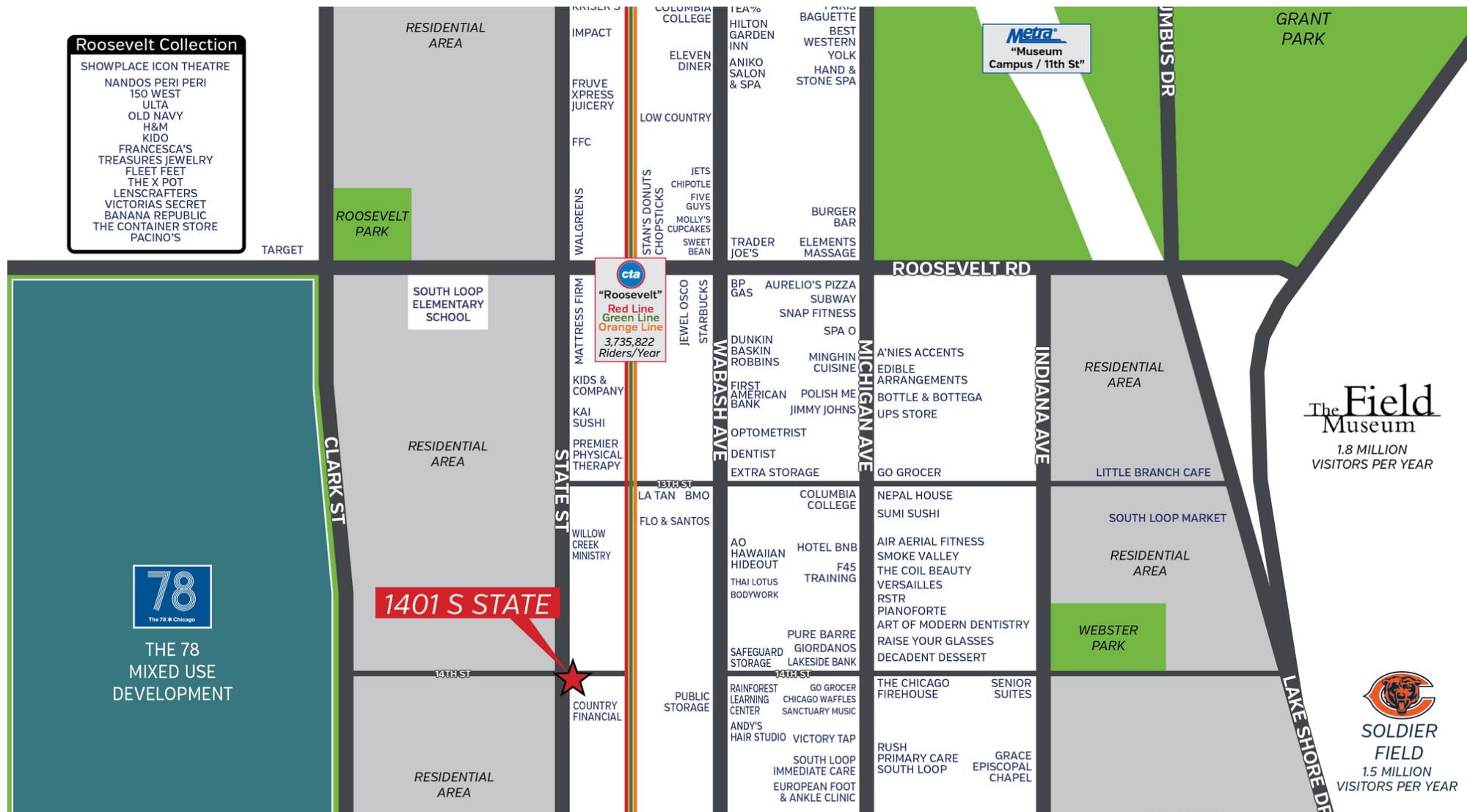
O: 312.529.5791

wayne.caplan@svn.com

**SOUTH LOOP RETAIL/OFFICE SPACE FOR LEASE** | 1401 S. State Street Chicago, IL 60605

SVN | CHICAGO COMMERCIAL

## RETAILER MAP



WAYNE CAPLAN

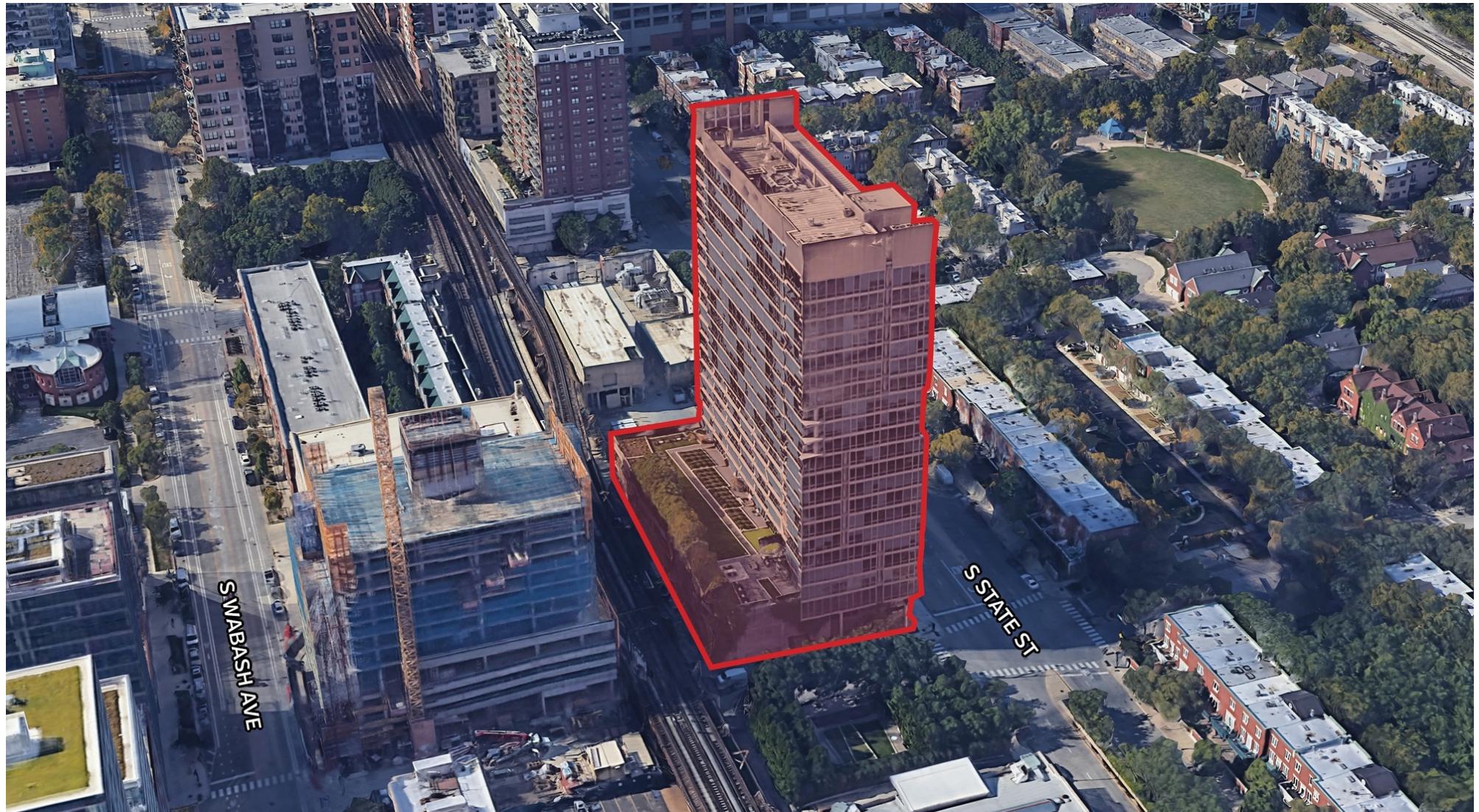
O: 312.529.5791

wayne.caplan@svn.com

**SOUTH LOOP RETAIL / OFFICE SPACE FOR LEASE** | 1401 S. State Street Chicago, IL 60605

SVN | CHICAGO COMMERCIAL

## BIRD'S EYE AERIAL



### WAYNE CAPLAN

O: 312.529.5791

[wayne.caplan@svn.com](mailto:wayne.caplan@svn.com)

## 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

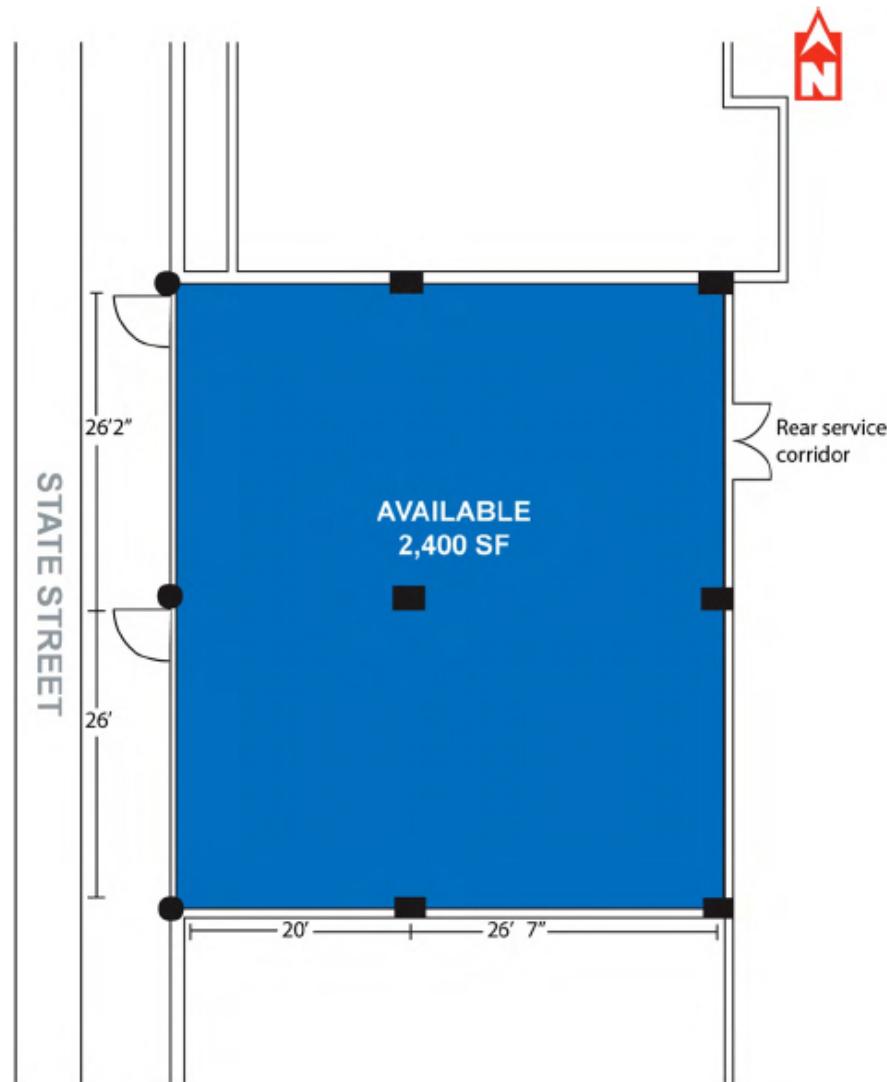
1401 S. State Street	Available	2,400 SF	NNN	\$23.00 SF/yr	2nd generation office/retail space with multiple private offices, two-existing ADA compliant bathrooms, conference rooms, kitchenette, ceiling tile and grid, with electrical and HVAC fully distributed. Available Spring 2024
----------------------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

#### WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

## SITE PLAN



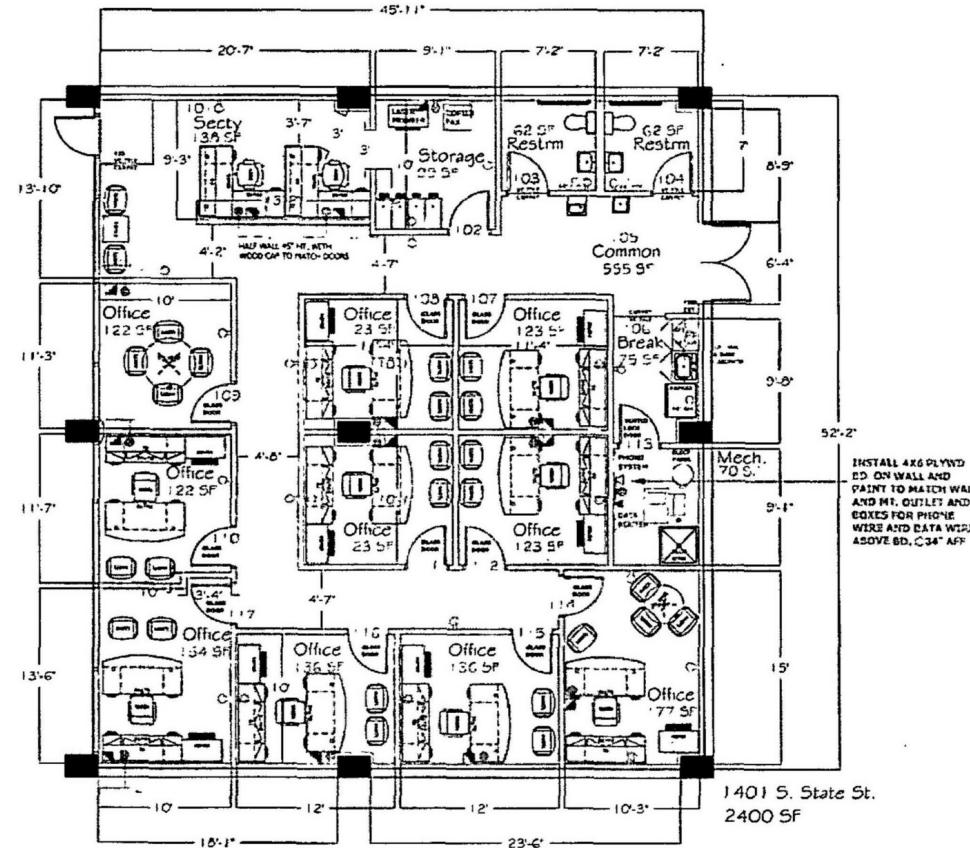
**WAYNE CAPLAN**

O: 312.529.5791

wayne.caplan@svn.com

# EXISTING FLOOR PLAN

EXHIBIT A  
FLOOR PLAN OF THE PREMISES

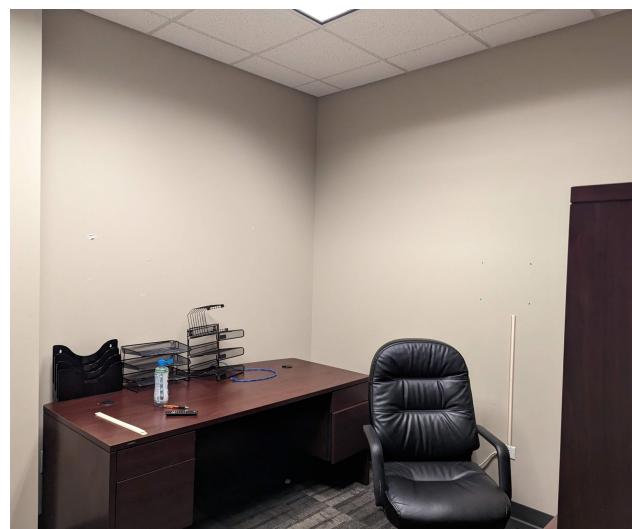


WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

## INTERIOR PHOTOS

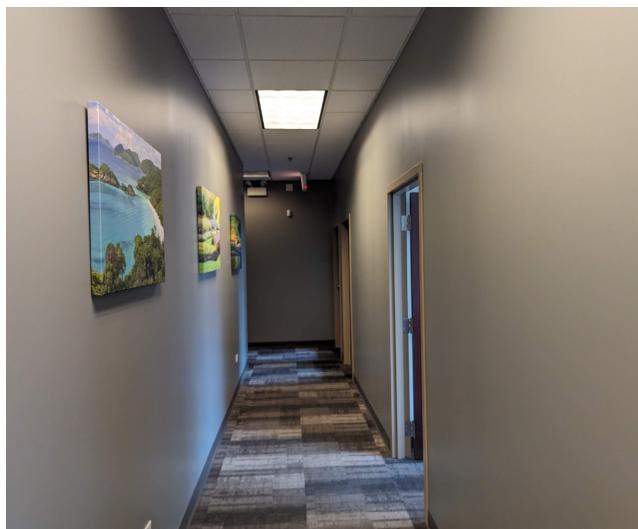


### WAYNE CAPLAN

O: 312.529.5791

[wayne.caplan@svn.com](mailto:wayne.caplan@svn.com)

## INTERIOR PHOTOS



WAYNE CAPLAN

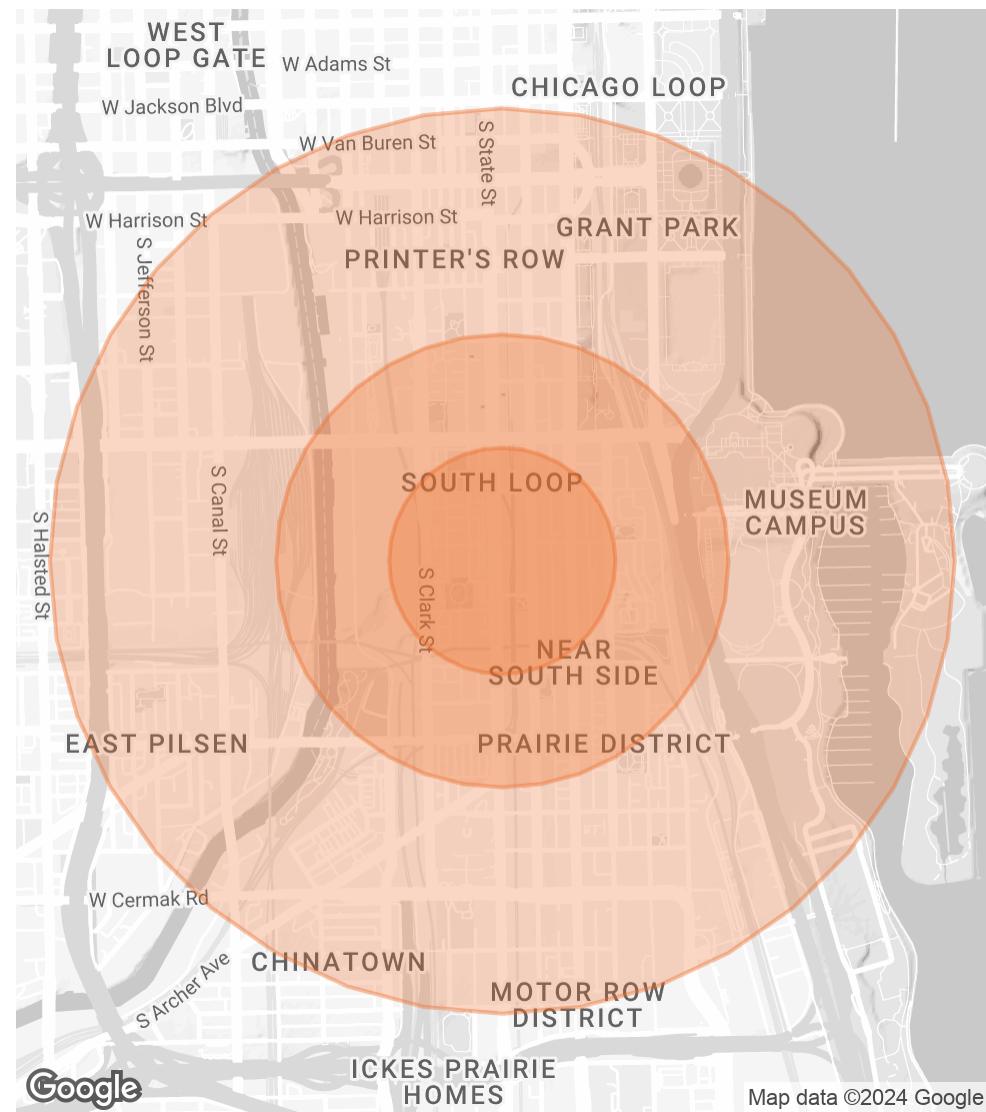
O: 312.529.5791

wayne.caplan@svn.com

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	7,759	23,200	50,704
<b>AVERAGE AGE</b>	35.2	38.9	37.1
<b>AVERAGE AGE (MALE)</b>	35.8	39.6	37.2
<b>AVERAGE AGE (FEMALE)</b>	34.9	38.1	36.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	4,548	14,423	29,268
<b># OF PERSONS PER HH</b>	1.7	1.6	1.7
<b>AVERAGE HH INCOME</b>	\$158,396	\$145,313	\$127,399
<b>AVERAGE HOUSE VALUE</b>	\$415,633	\$453,977	\$404,626

2020 American Community Survey (ACS)



WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

### WAYNE CAPLAN

O: 312.529.5791

[wayne.caplan@svn.com](mailto:wayne.caplan@svn.com)