

835 W Washington Blvd

Presented by
KRJS CORP

CONFIDENTIAL OFFERING MEMORANDUM

835 W Washington Blvd, Chicago, IL 60607



Price: NA /SF/YR

West Loop/Fulton Market Priemere Location for Luxury goods retailer or office for high net worth clients. 100pt Walk Score, SoHo House, Parlor, Nobu Hotel/Restaurant, Girl & the Goat, list of Michelin Rates Restaurants within 2 blocks, Leased parking lot behind the building. The building has a price drive-in rollup garage for each unit and rear entry for tenants, with a new 12-person Passenger Elevator to ground level just added. Building with extensive work done from 2020-2023 after 2000-2003 full gut rehab.

On-Site, Basi Pilates (The top pilates destination in Chicago, serving the city's most affluent/name clients. Plus, there is full Massage facility with Thai massage and wood ceiling rafters for numerous types of bodywork...too ideal to have in your own building!

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Hottest Corner of Fulton Market, Largest "Original" Building retail spaces.
Across st from SoHo House Hotel, Nobu Hotel
Rooftop Sculpture deck, full Outdoor kitchen, 80" Outdoor TV, Seating, fully
planted, Aspen trees etc. Use by Owner approval
Unit Private, "drive in" garage
14 ft high ceilings
Space perfect white cube plus, Former Blue-Chip Art Gallery, New Polished
Concrete Floors, Kitchen, track Lights, everything needed



Kavi Gupta

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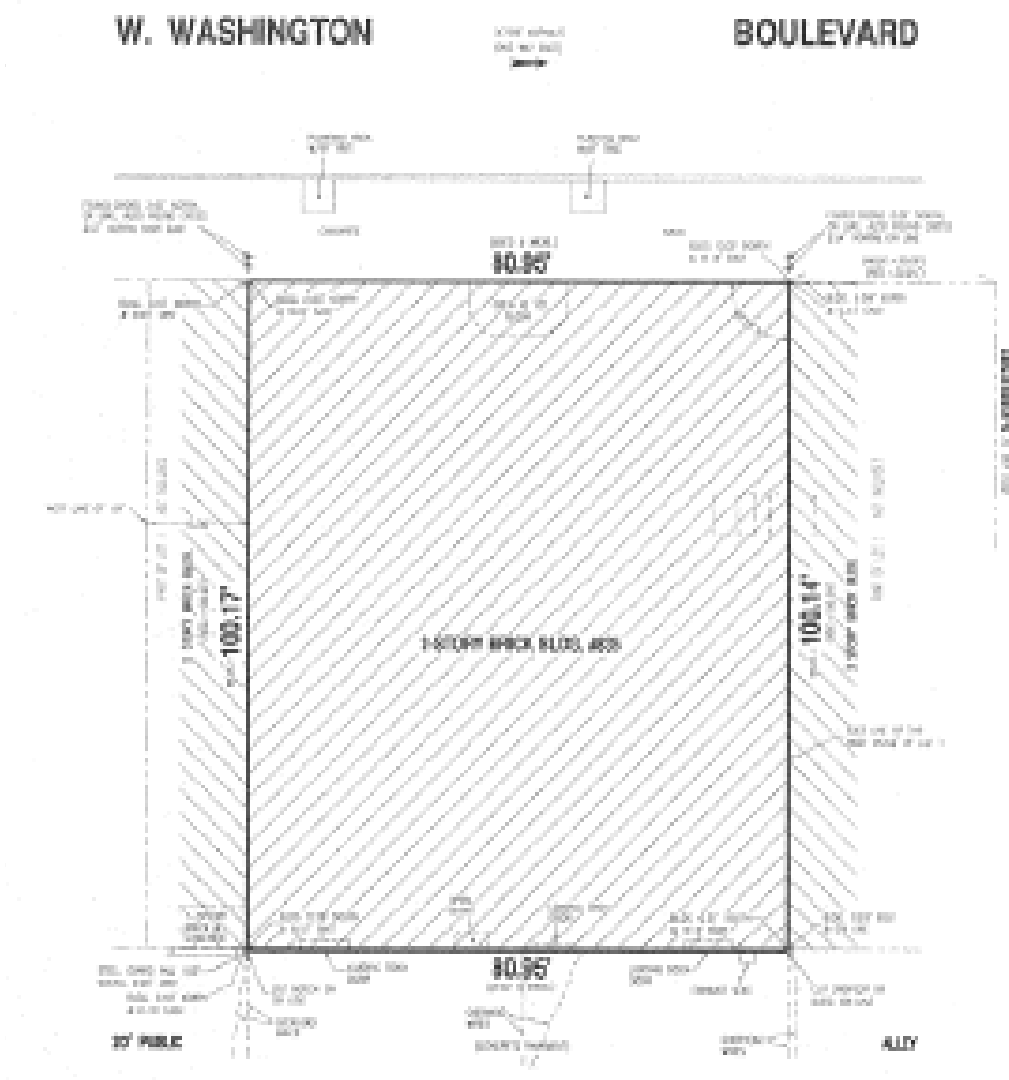
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Survey

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For more listing information visit
<https://www.loopnet.com/Listing/835-W-Washington-Blvd-Chicago-IL/31791076/>

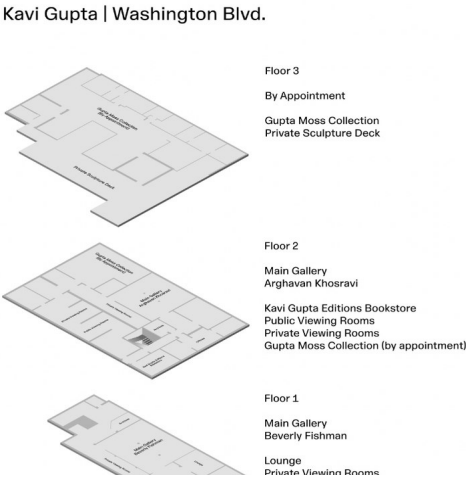
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Major Tenant Information



Tenant	SF Occupied	Lease Expired
Basi Pilates Academy Chicago	-	
Editions Kavi Gupta Book Store		
Kavi Gupta Chicago		
Gupta Moss:Collection		
SculptureDeck		



Listing spaces

1st Floor Ste 1E

Space Available	4,000 SF
Rental Rate	\$75.00 /SF/YR 6,000 SF
Contiguous Area Date	Triple Net (NNN) Standard
Available Service Type	Retail
Built Out As	Office/Retail Negotiable
Space Type	
Space Use	

Lease Term

West Loop, Chicago. Most trafficked corner, almost 100 walk score. Kitty corner to SoHo House, SWADA Cofee, Green City Meats, Whole Foods, and across from Parlor Pizza Bar and one block from everything that is the center of the West Loop hi-rend residences, restaurants & shopping. Two blocks to 90/94 expressway and metra trains and Blue/Green lines easy walking distance. Building occupied by museum-quality Art galleries whose customer base is the most affluent and sophisticated individuals as an international destination. The building also has the city's rated private pilates studio and a top-rated masseuse located on the 2nd floor. floor-to-ceiling windows facing north on Washington toward Randolph St. and SoHo house. There isn't a better retail/creative office/showroom location than the 835 W Washington Gallery Building.

2nd Floor Ste 2E1

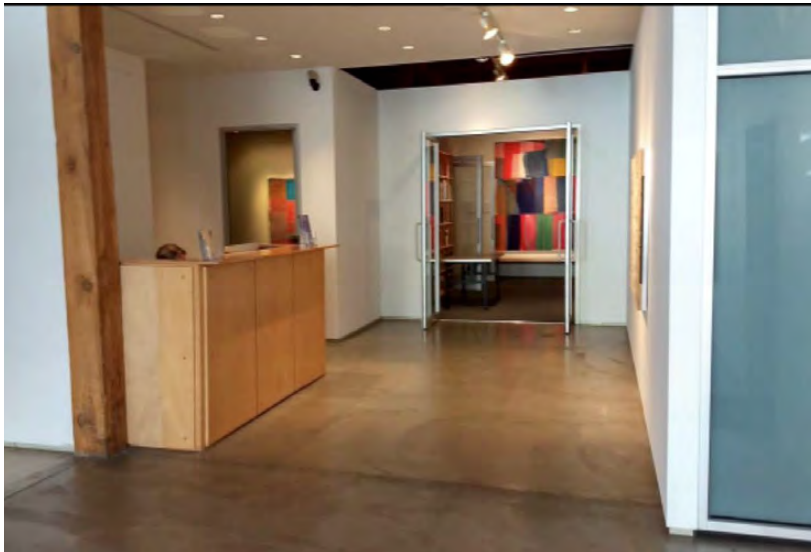
Space Available	2,000 SF
Rental Rate	\$40.00 /SF/YR
Contiguous Area	6,000 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

835F1

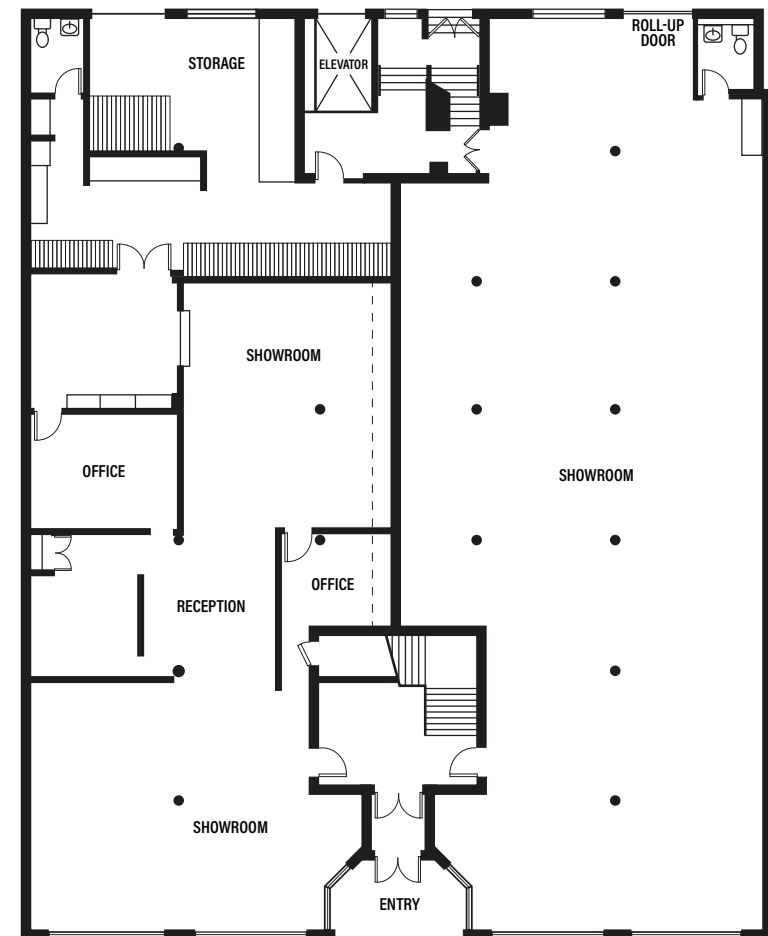
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Leasing Spaces Photos STOREFRONT Unit 1E



1st Floor



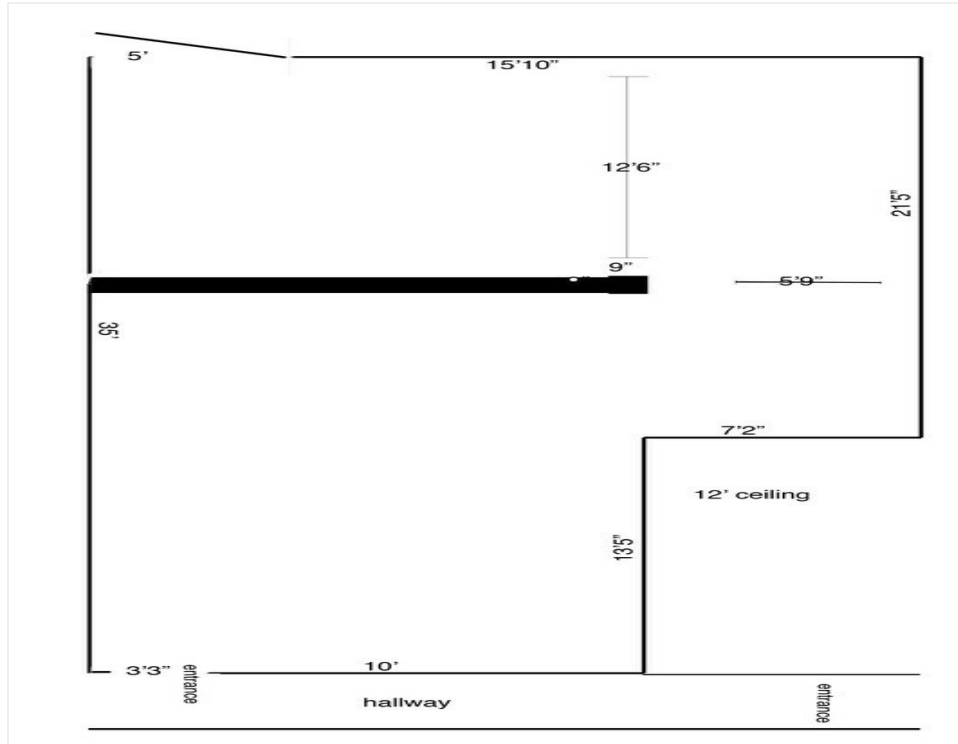
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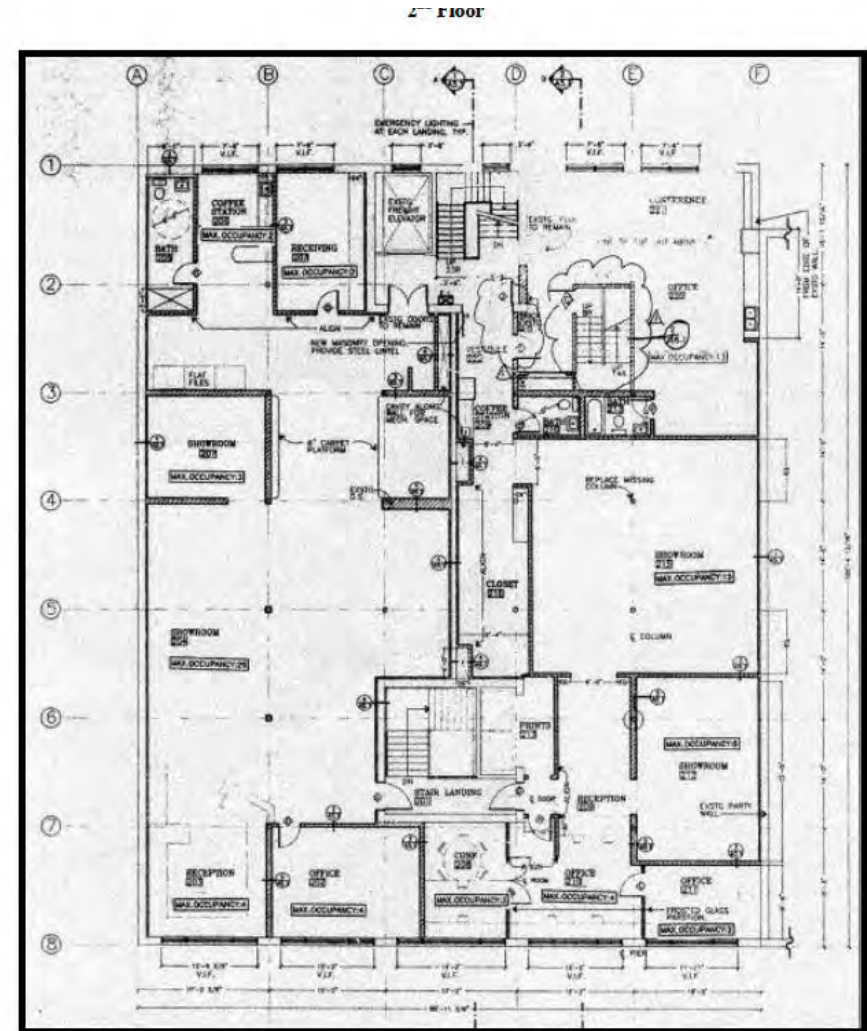
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Leasing Spaces Photos Unit 2E -1, 2,000 sq.ft



2,000 sq ft floorplan gallery 2 with wall

Floor 2 Units 2E-1 & 2E -2



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Property Photos Floor 2 , Unit 2E



Building Photo



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Property Photos



IMG_0982



IMG_2385

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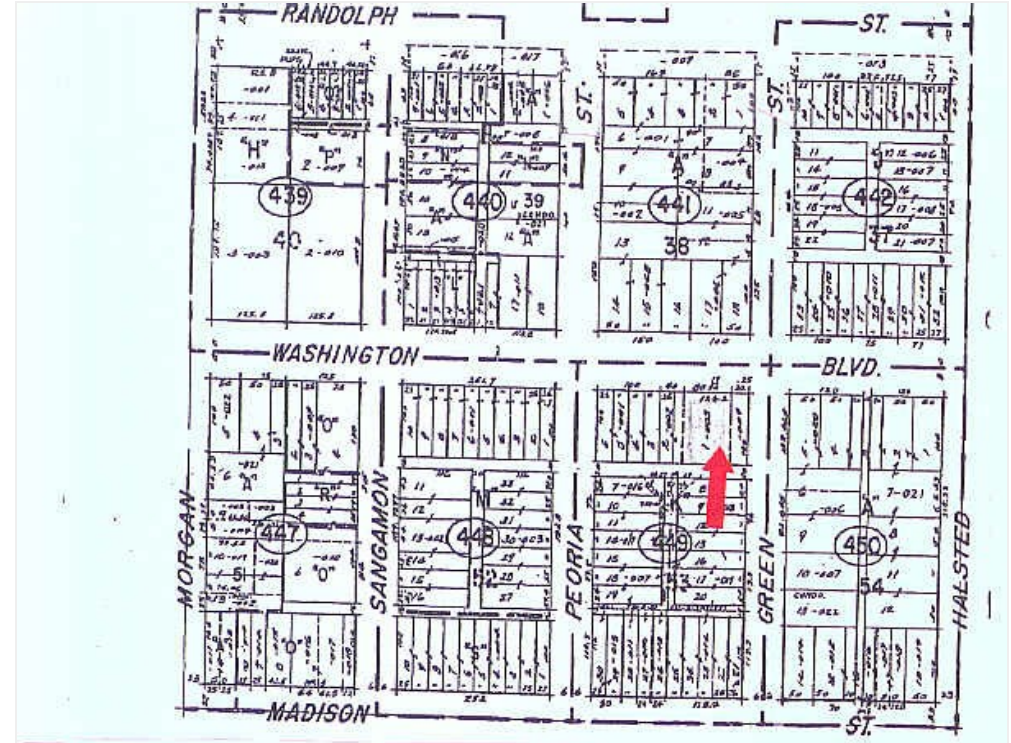
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Property Photos



IMG_0983



Plat Map

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Property Photos



Other



Building Photo

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Property Photos



IMG_2384



IMG_1096

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Property Photos



Other



Rear of bldg, Parking, passenger elevator to the ground and roll-up/drive in garage doors for 1st FL

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Building Photo



Building Photo

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Location

