

South Sangamon

Move-In-Ready Suites
Available Now and
Fully Furnished

For Lease



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Leasing Highlights

- Premier loft office spaces located across from Mary Bartelme Park.
- Excellent second-generation delivery.
- Exposed brick and heavy timber with high ceilings.
- Located in the heart of the West Loop with world renowned restaurants, entertainment, and hotels.
- Walking distance to the Metra at Union Station, Morgan & UIC CTA Stations, and easy access to I-90/94 & 290.
- Property is owned by an Illinois Real Estate Broker.



2ND FLOOR

Space Overview

Space Available: **6,250 RSF**

Asking Rate: **\$22/SF MG**

Est. Pass Thrus: **\$10/SF MG**

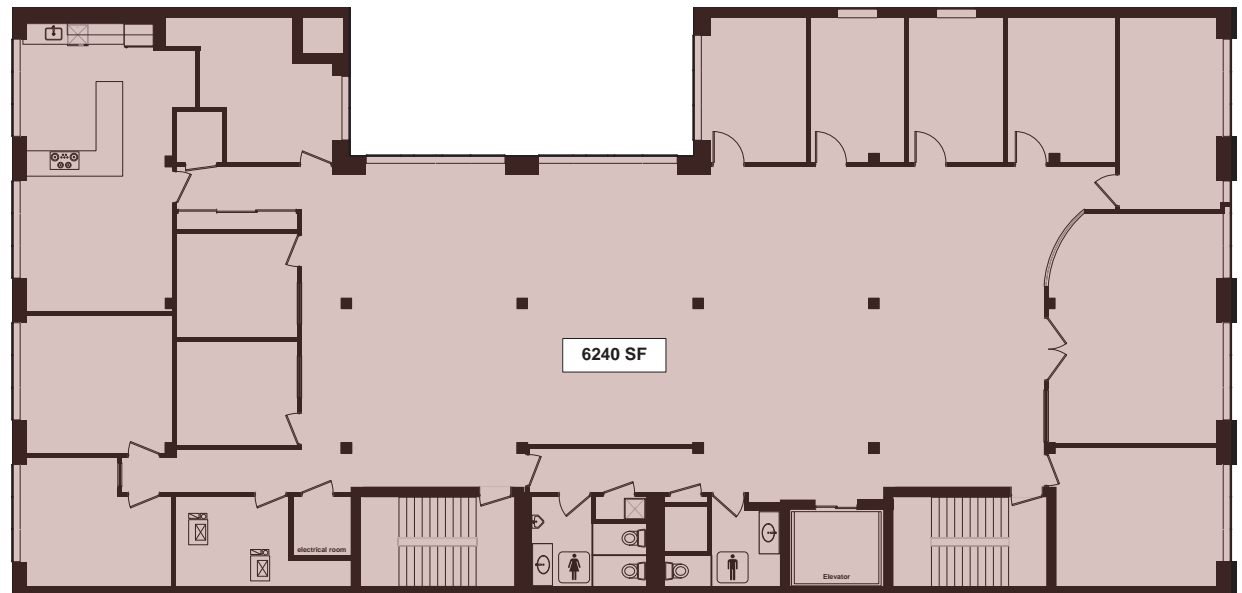
Date Available: **Immediate**

Parking: **Available for Lease**

Condition: **2nd Generation,
Full Floor**



[click for virtual tour](#)



**Plans not to scale*

SUITE 3A

3rd floor

Lease Overview

Space Available: **4,250 RSF**

Asking Rate: **\$22/SF Gross**

Date Available: **Immediate**

Parking: **Available**

Condition: **Fully-Furnished**

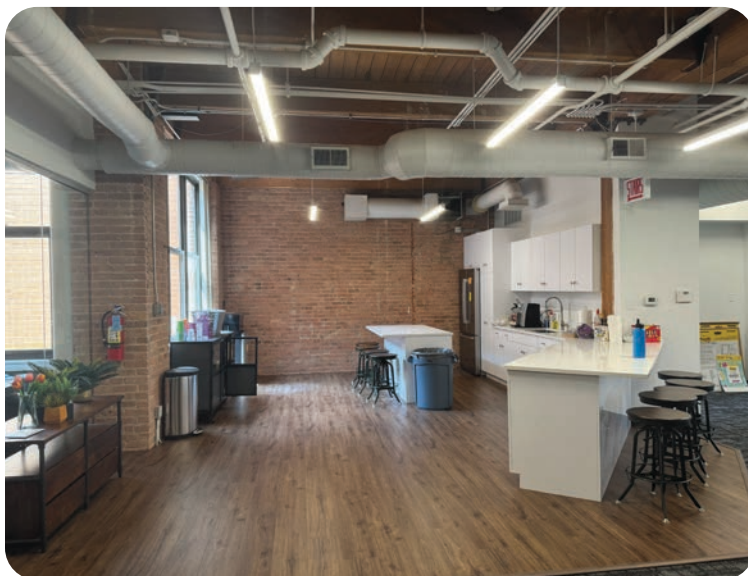


*Plans not to scale



[click for virtual tour](#)





SUITE 3B

3rd floor

Space Overview

Space Available: **1,900 RSF**

Asking Rate: **\$22/SF MG**

Est. Pass Thrus: **\$10/SF MG**

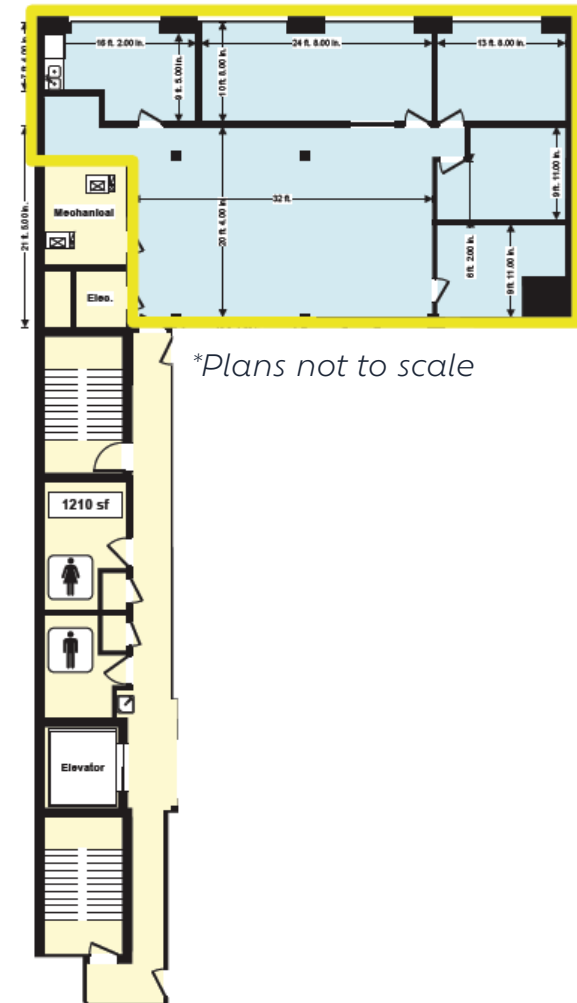
Date Available: **Immediate**

Parking: **Available for Lease**

Condition: **2nd Generation**



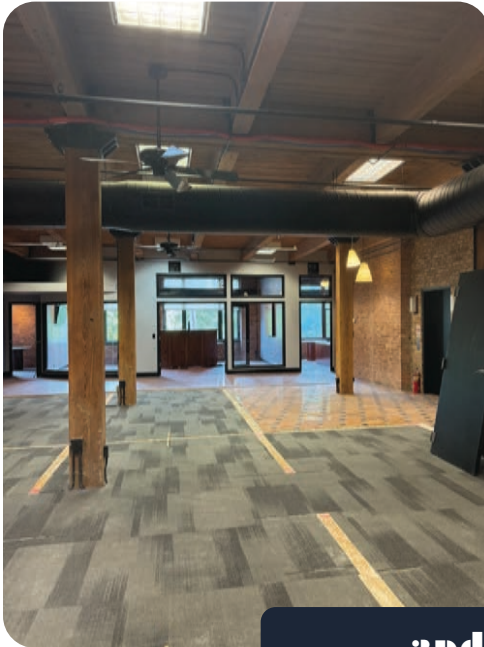
[click for virtual tour](#)



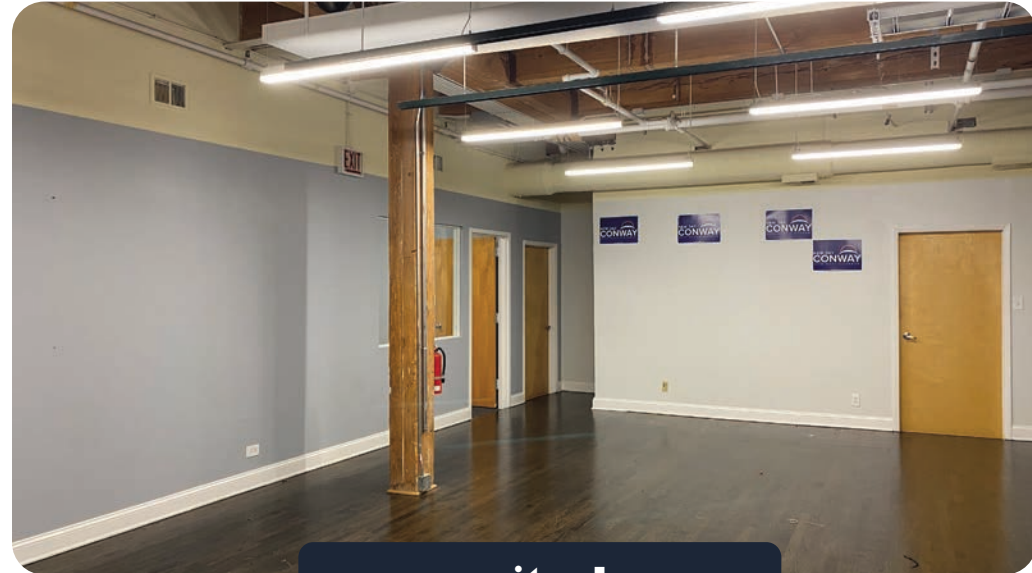
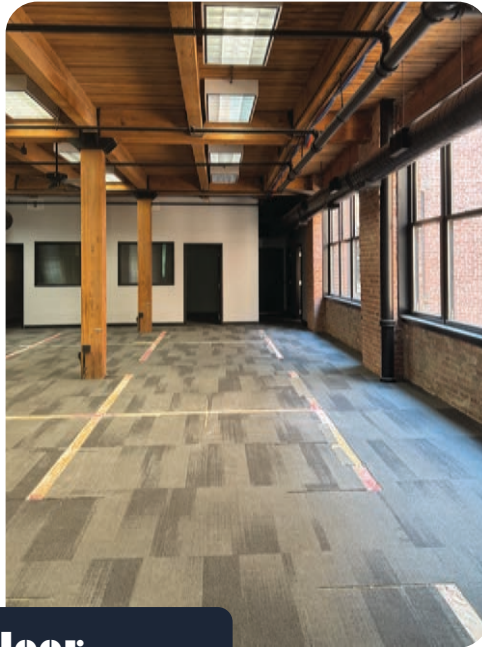
2ND FLOOR & SUITE 3B

3rd floor

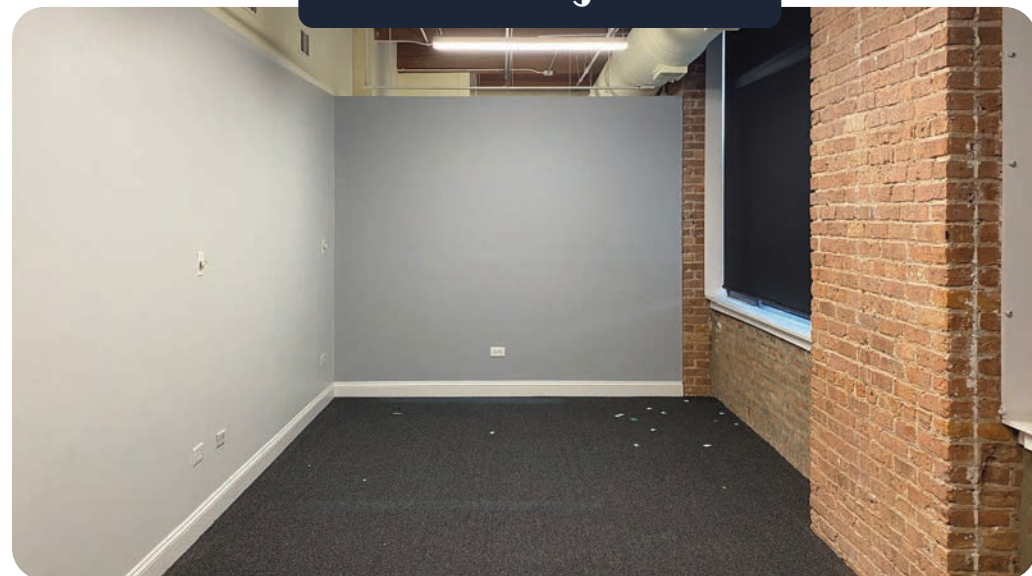
photos



2nd floor



suite 3b



Area Overview

About West Loop - Fulton Market

The West Loop/Fulton Market 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 who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elske, Roister, Oriole, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, Nando's and Roti. Other well-known dining options include Girl and the Goat, Little Goat, Monteverde, Beatrix, Swift and Sons, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.

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. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid, Aesop and Blue Mercury.

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.

neighborhood snapshot

median age
32.4



average income
per household
\$186,079

estimated
daytime
population
275,664



estimated
population
65,955

neighborhood
hotel rooms
940+



2024 michelin
recognized
restaurants
8

market analysis

17M

**SF UNDER CONSTRUCTION
& PROPOSED/APPROVED**

9,000

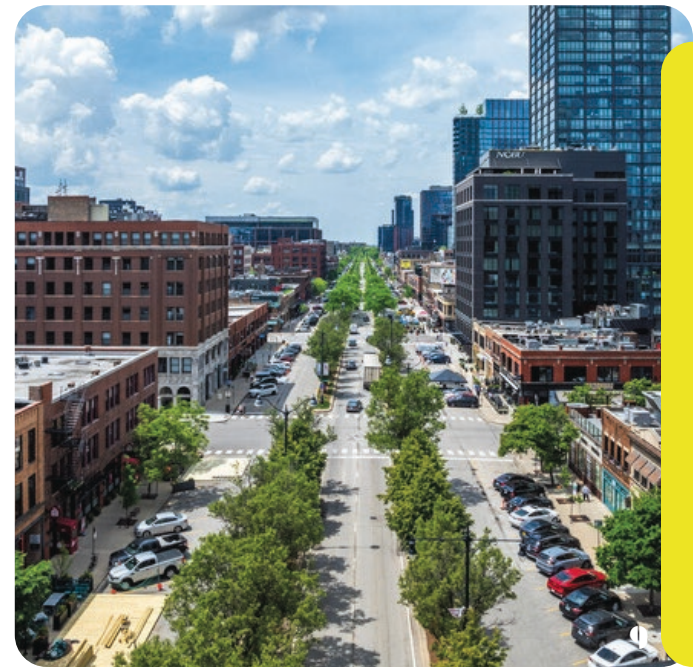
**MULTI-FAMILY UNITS
UNDER CONSTRUCTION
& PROPOSED/APPROVED**

1,490

**HOTEL ROOMS
UNDER CONSTRUCTION
& PROPOSED/APPROVED**



Area Photos



Notable Area Tenants



rose mary

932 W Fulton



1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

restaurant
BEATRIX

834 W Fulton



849 W Randolph



932 W Randolph



1000 W Randolph

BILLY REID

845 W Randolph

allbirds

833 W Randolph

*Free
People*

1101 W Randolph



844 W Lake



113 N Green

NOBU HOTEL
CHICAGO

854 W Randolph

the
emily
hotel

311 N Morgan



108 N May

HYATT
house™

113 N May



dyson Google

Dyson
40,000 SF

Google
466,000 SF



McDonalds
485,000 SF

WPP

WPP
250,000 SF

AspenDental

Aspen Dental
230,000 SF

Mondelez
International

Mondelez
200,000 SF

Area Map





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