



1006

west
Monroe
street

WEST LOOP RETAIL SPACE

1-Block from Mary Bartelme Park

FOR SUBLEASE



ADAM THOMAS

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LOGAN PARSONS

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SPACE AVAILABLE: 1,300 SF

SUBLEASE TERM EXPIRATION DATE:
January 13, 2027

CONDITION:
2nd Generation

ASKING RATE
\$36/SF NNN +
Est. \$17/SF

ZONING
DX-5

FLOOR
Ground

DATE AVAILABLE:
Immediate

WARD / ALDERMAN
27/Burnett

property **overivew**



- Available for sublease with lease term expiring January 31st, 2027.
- Excellent West Loop location on a highly trafficked street.
- Floor-to-ceiling storefront allowing for maximum exposure.
- Existing buildout for boutique yoga studio with open floorplan, lobby area and ADA bathroom.
- Easy access to public transportation via the UIC & Morgan CTA Stations.
- One block from Mary Bartelme park and surrounded by notable development with over 9,000 planned/approved residential units in the immediate area.
- Excellent co-tenancy with 7am Nails, The Gym Pod, Rosin Eyecare, and Sandy's Pet Spa all driving foot traffic to the building.



leasing **highlights**

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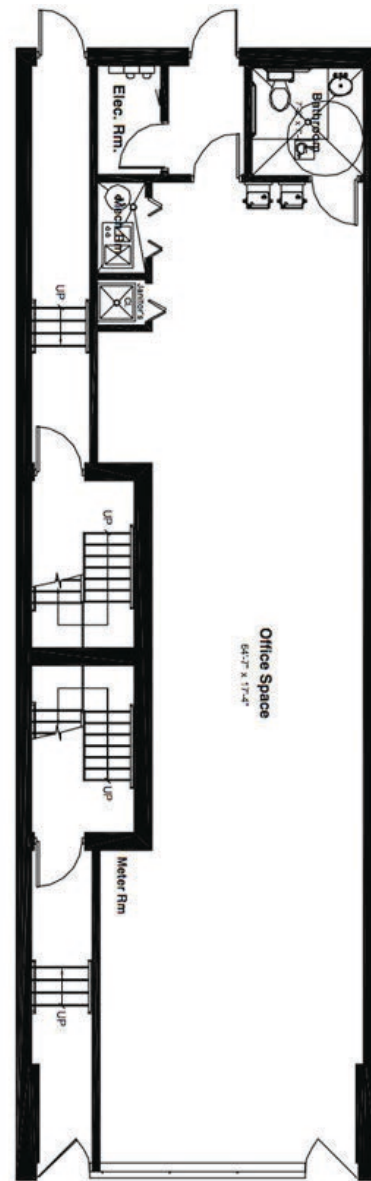


click for virtual tour

GROUND FLOOR

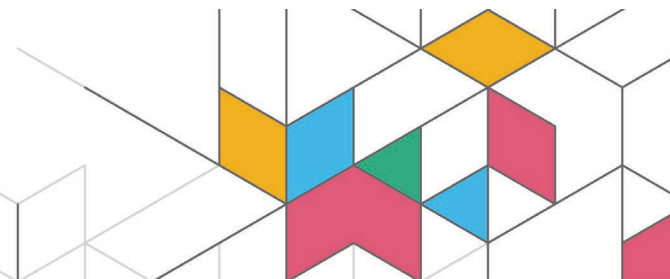
1,300 SF Available

floor plan



**Plans not to scale & not reflective of current space conditions*

7006
west **M**onroe



1-Mile Radius
DEMOGRAPHICS

MEDIAN AGE **33**   AVERAGE INCOME PER HOUSEHOLD **\$135,000**

ESTIMATED DAYTIME POPULATION **44,000**   ESTIMATED POPULATION **52,000**

NEIGHBORHOOD HOTEL ROOMS **940+**   2023 MICHELIN RECOGNIZED RESTAURANTS **31**

17M SF UNDER CONSTRUCTION AND PROPOSED/APPROVED

9,000 MULTI-FAMILY UNITS UNDER CONSTRUCTION AND PROPOSED/APPROVED

1,490 HOTEL ROOMS UNDER CONSTRUCTION AND PROPOSED/APPROVED

market **overview**



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. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Randolph Street's Restaurant Row, nine Michelin Star Restaurants, sixteen Michelin Recognized Restaurants and some of Chicago's most desirable shopping (Lululemon, Uncommon James, Billy Reid, Anthropologie, Allbirds, Free People, among others).

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.

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.



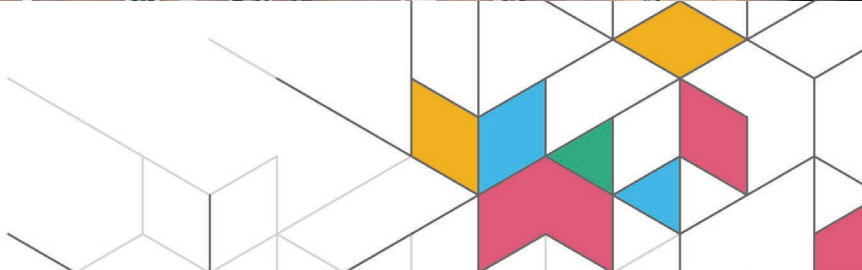
area map



7006
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Monroe

Mary Bartelme
Park

park aerial

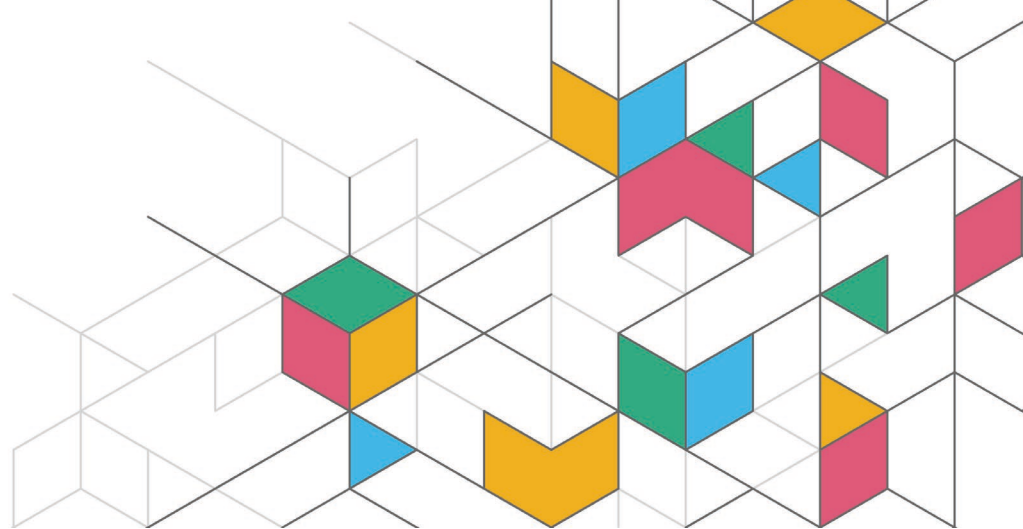


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