

7105 South Yates Boulevard 2nd Floor, Chicago, IL 60649

# South Shore High End Office Space



## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Available SF:  | 3,500 – 7,000 SF      |
| Lease Rate:    | \$21.00 SF/yr (MG)    |
| Lot Size:      | 0.34 Acres            |
| Year Built:    | 1930                  |
| Building Size: | 14,000                |
| Renovated:     | 2021                  |
| Zoning:        | C1                    |
| Market:        | Chicago               |
| Submarket:     | South Shore Community |

## PROPERTY HIGHLIGHTS

- Professionally designed office space
- Exclusive elevator access
- Elegant reception area
- Customized high-end decor
- Generous 3,500 – 7,000 square feet available
- Modern amenities
- Accessible location in Chicago, IL
- Prominent second floor position
- Versatile usage options
- Densely Populated Area
- Steps away from Metra South Shore Line

for more information

**Neil Haleem**

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## PROPERTY DESCRIPTION

3,500sf-7,000sf office space for lease. This second-floor office suite offers a sophisticated, high-end buildout designed to impress clients and support productive, modern work. Accessible by elevator, the space features a welcoming reception area that sets a professional tone upon entry. The layout includes several private offices, finished with custom glass office doors that provide both privacy and natural light while maintaining an open, contemporary aesthetic. A spacious, well-appointed conference room accommodates larger meetings and presentations with ease.

Employees will appreciate the dedicated kitchen and breakroom, thoughtfully designed for comfort and convenience. Throughout the suite, premium materials, quality craftsmanship, and attention to detail are evident, creating an upscale environment ideal for businesses seeking a refined, move-in-ready workspace. This second-floor office suite offers a sophisticated, high-end buildout designed to impress clients and support efficient, modern operations. Conveniently accessible by elevator, the space opens into a welcoming reception area that immediately establishes a professional and polished first impression.

The suite features multiple private offices, each finished with custom glass office doors that balance privacy with abundant natural light, creating an open and contemporary work environment. A large, well-appointed conference room comfortably accommodates team meetings, client presentations, and collaborative sessions.



for more information

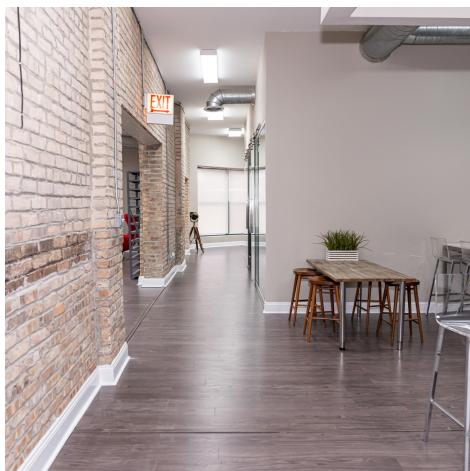
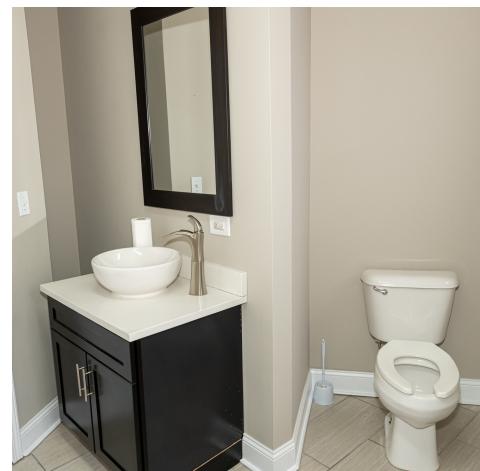
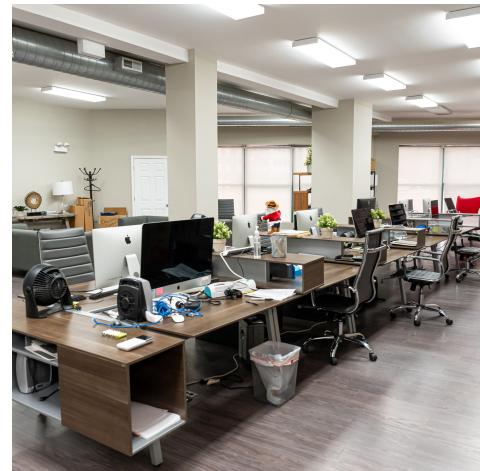
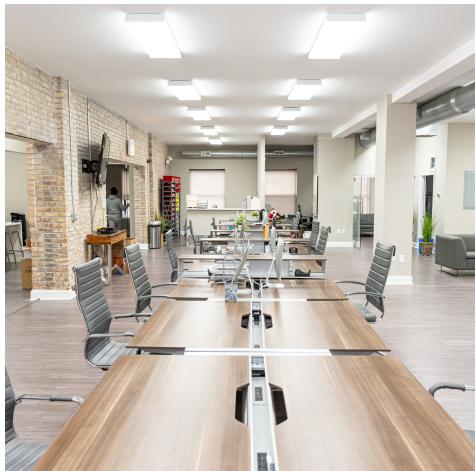
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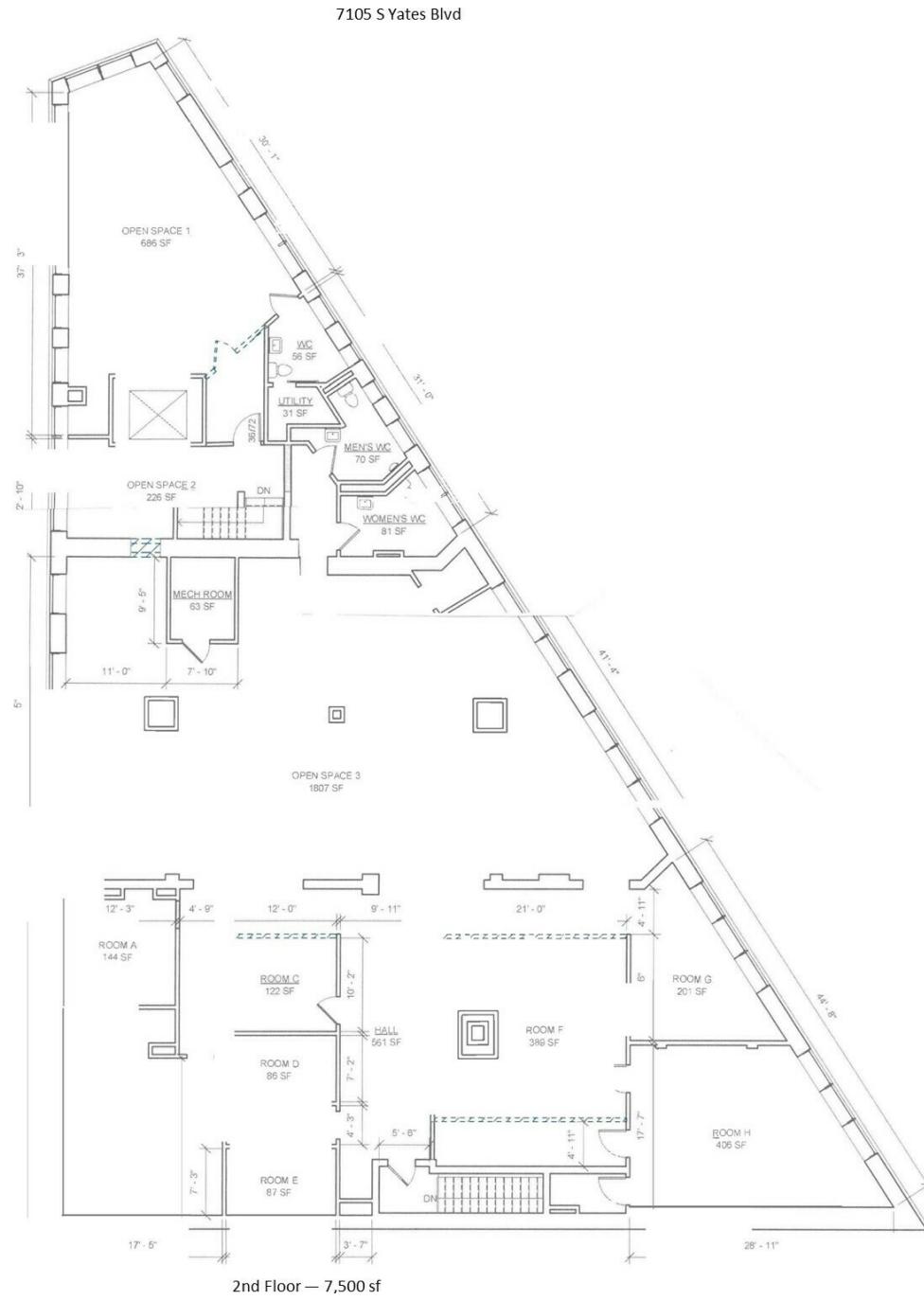
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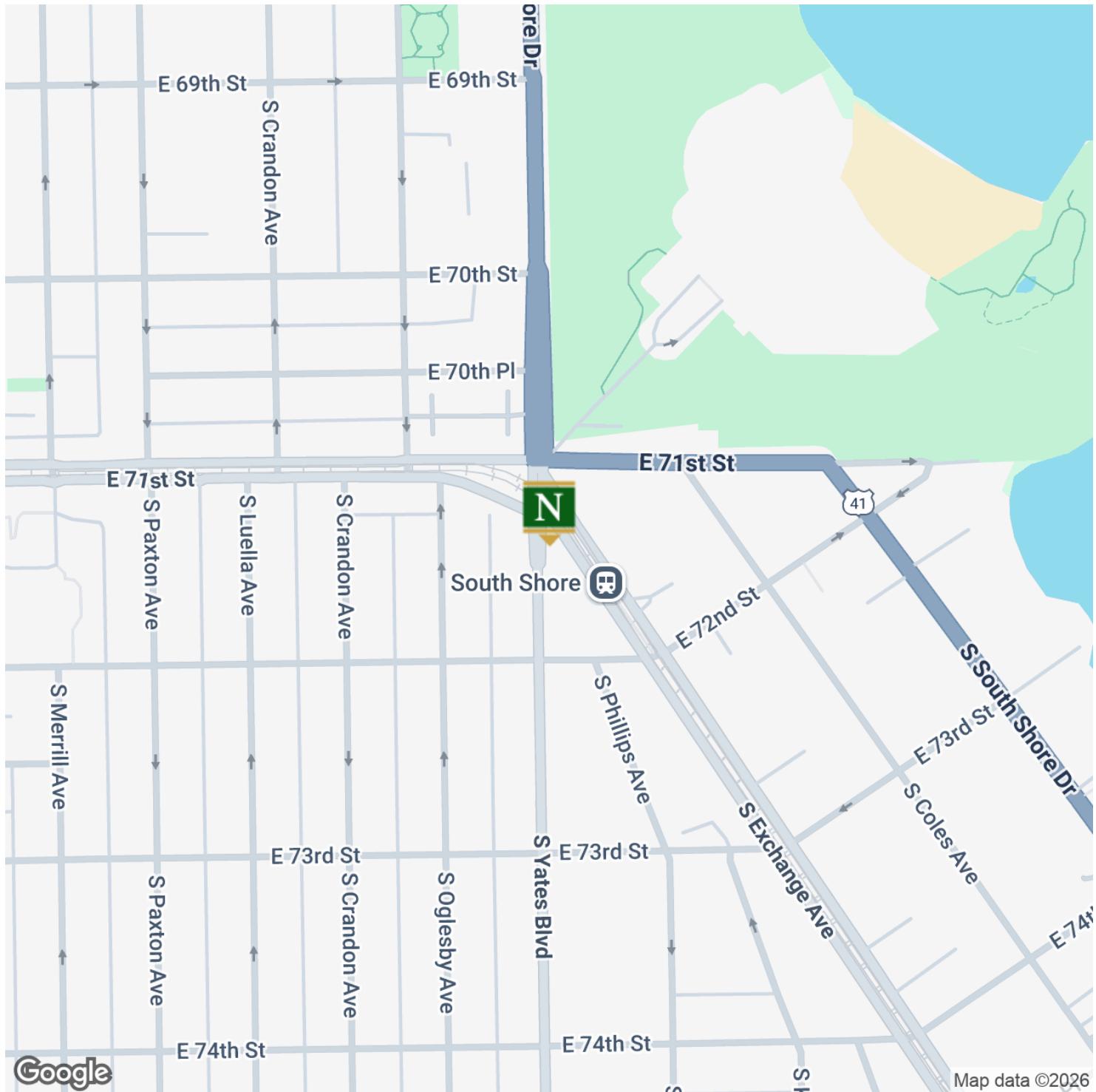
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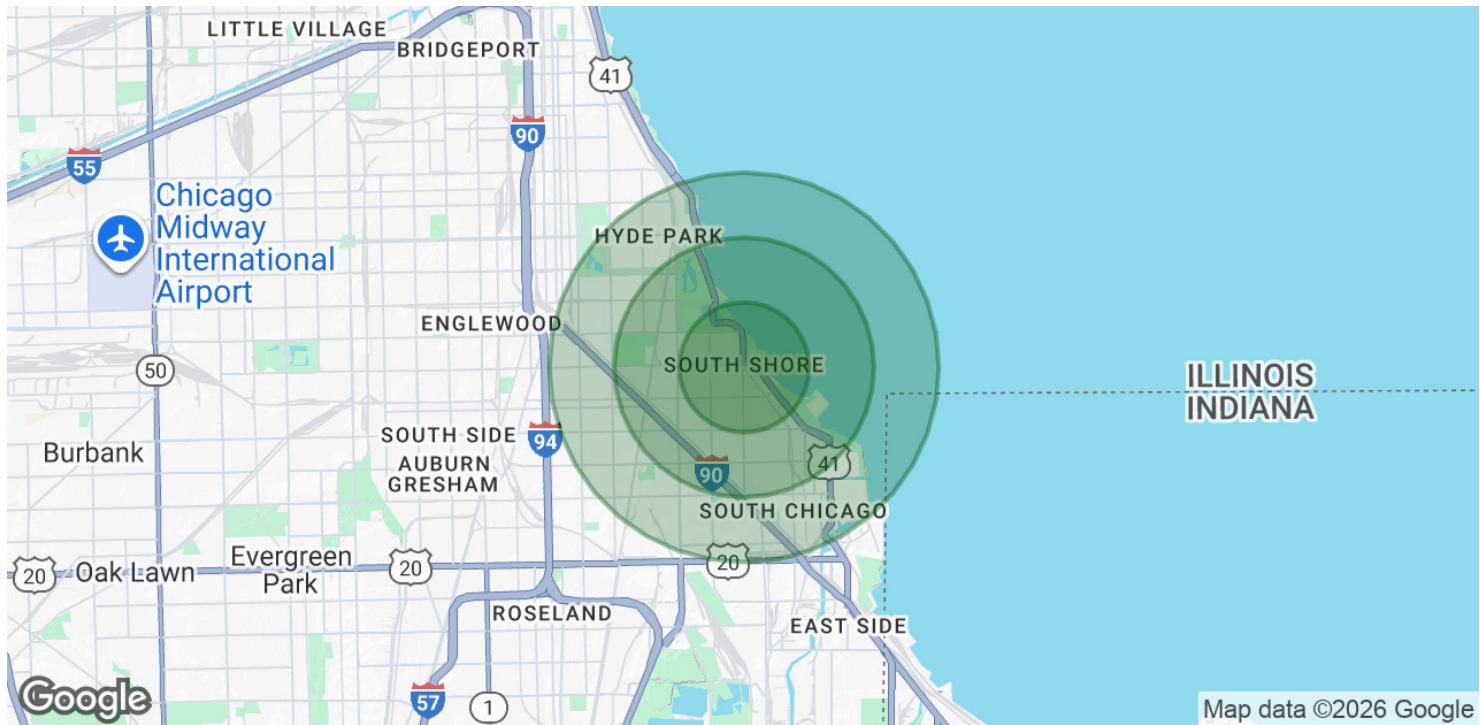
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# South Shore High End Office Space



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 40,302 | 95,103  | 200,159 |
| Average Age          | 41     | 40      | 40      |
| Average Age (Male)   | 39     | 39      | 39      |
| Average Age (Female) | 42     | 42      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 19,762    | 43,287    | 92,190    |
| # of Persons per HH | 2         | 2.2       | 2.2       |
| Average HH Income   | \$57,733  | \$59,066  | \$68,027  |
| Average House Value | \$308,712 | \$300,538 | \$318,096 |

Demographics data derived from AlphaMap