

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

South Sore 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

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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.



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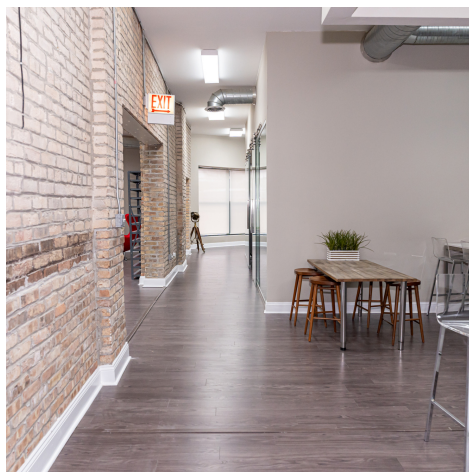
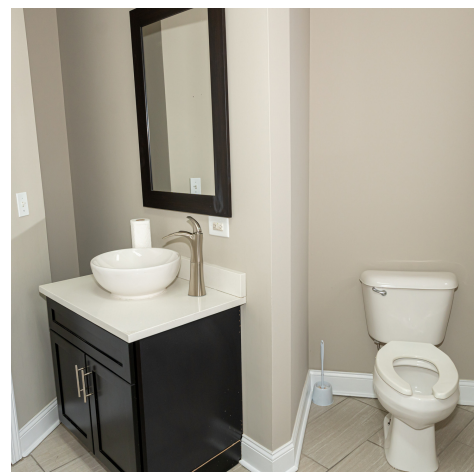
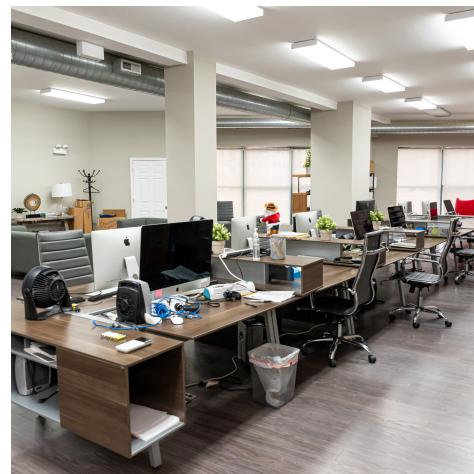
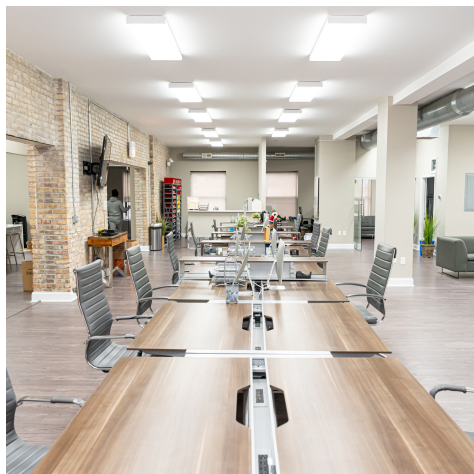
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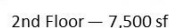
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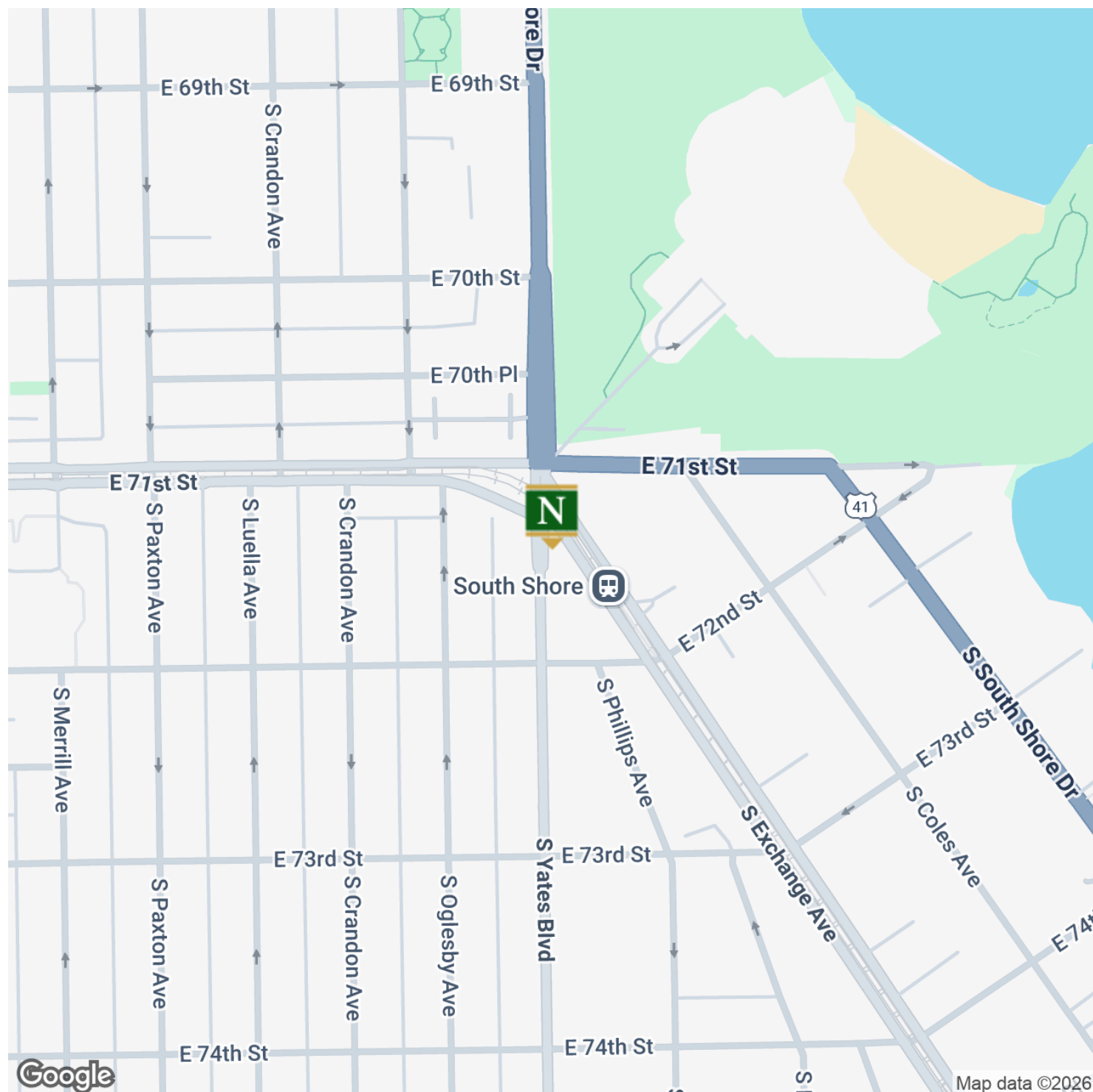
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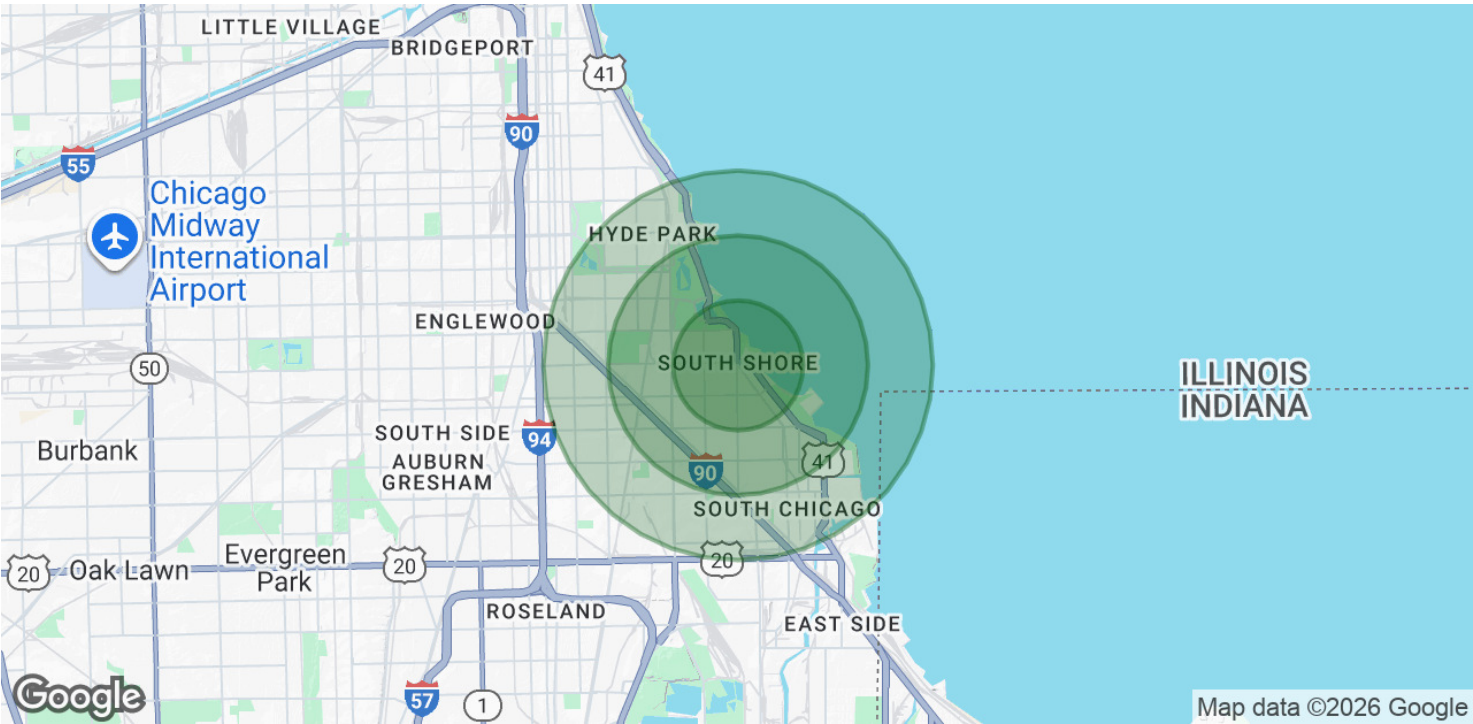
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	40,302	95,103	200,159
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

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

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