

937 West
-39 Randolph
Street

*Newly Renovated, Fully
Furnished Fulton Market
Office Suites Available
For Lease*



Opening Soon on
Ground Floor



Logan Parsons
262.903.8417
logan.parsons@svn.com

Chad Schroedl
619.818.3480
chad.schroedl@svn.com

Adam Thomas
847.219.6383
adam.thomas@svn.com



Space Available: 5,949 RSF

Suites Available:

2E - 1,563 RSF 3D WALK-THRU

2W - 1,342 RSF 3D WALK-THRU

3E - 1,579 RSF 3D WALK-THRU

3W - 1,465 RSF 3D WALK-THRU

Asking Rate

\$36/RSF MG

Zoning

DX-3

Condition

NEWLY RENOVATED,
FULLY FURNISHED

Elevator

FREIGHT

Property Overview

937 West
-39 Randolph
Street

Ward/Alderman:

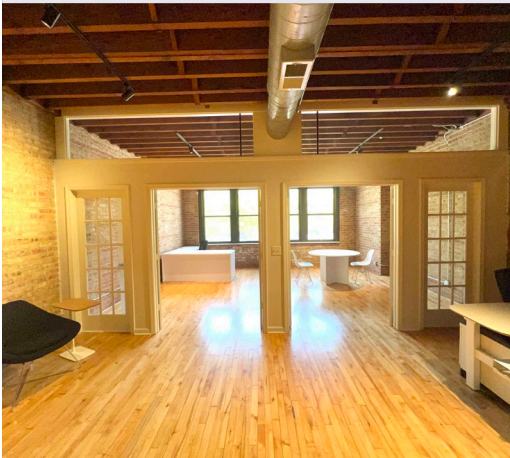
27/BURNETT

Leasing Highlights

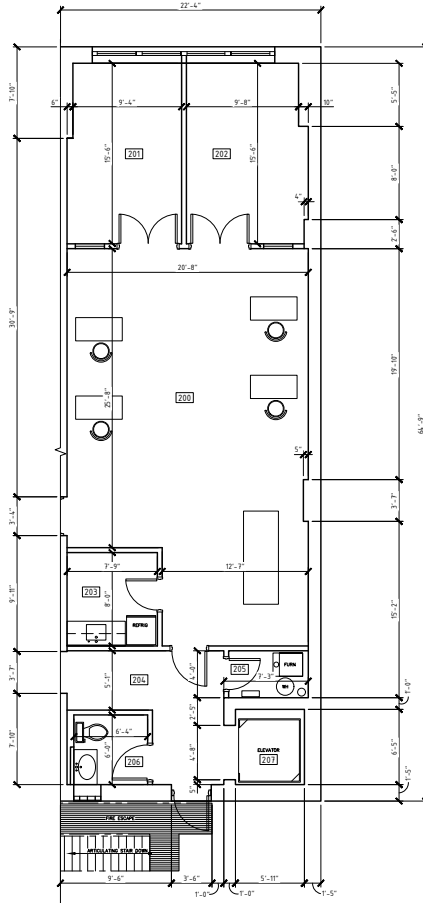
937 West
-39 Randolph
Street

- Rarely available newly renovated, fully furnished loft office suites located on Randolph Street in the heart of Fulton Market.
- Four boutique office suites in move-in ready condition available with the potential to combine suites for larger footprints.
- Highly anticipated Prince Street Pizza opening on the ground floor.
- Notable sub-market retailers include Lululemon, Allbirds, Billy Reid, Bluemercury, Anthropologie, Uncommon James, Madewell, Sweetgreen, Roti, Jeni's Ice Creams, Shake Shack, Nando's Peri-Peri and numerous Michelin Star restaurants.
- Surrounded by notable development with over 9,000 planned/approved residential units in the immediate area.
- Recently announced high-profile Fulton Market HQs include Google (expansion), WPP, Tik Tok, Ernst & Young, John Deere, Aspen Dental, Kimberly-Clark, Tock, CCC, MoLo Solutions and more.
- Freight elevator within building.
- Easily accessible to public transportation via Morgan Street CTA Station.

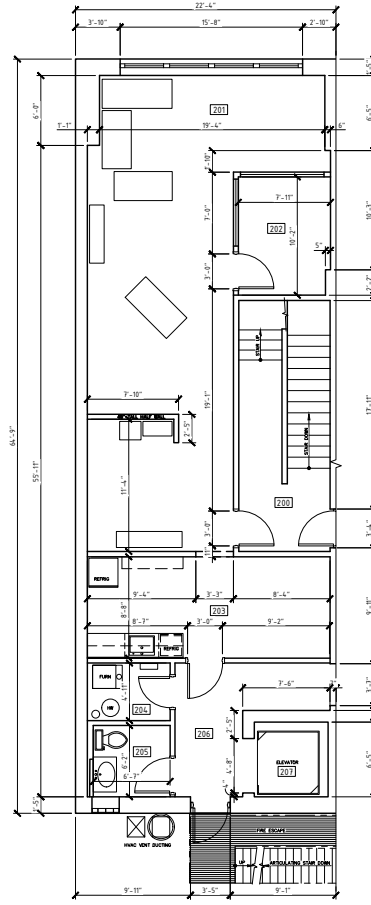




3D WALK-THRU



937 | 2E



939 | 2W

**Floor plans not to scale*



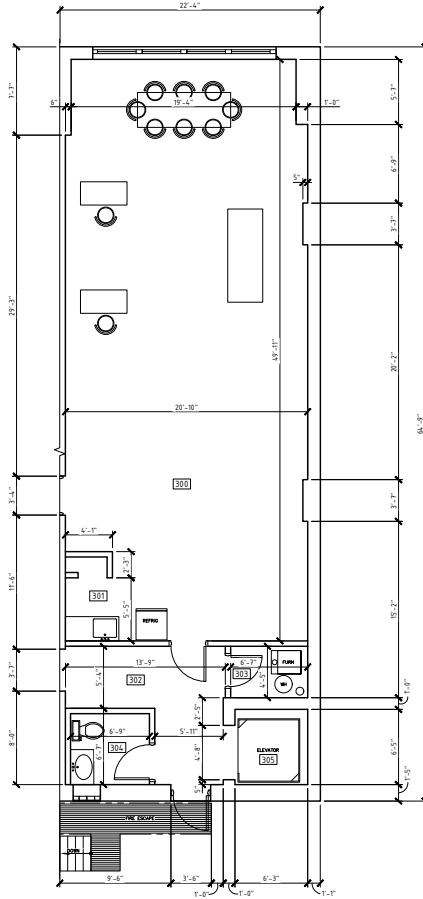
3D WALK-THRU

Floor Plans
2nd floor

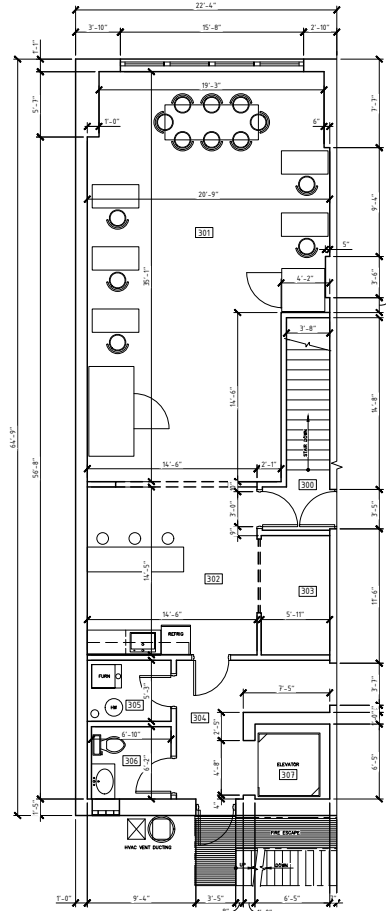
937 West
-39 Randolph
Street



3D WALK-THRU



937 | 3E



939 | 3W

**Floor plans not to scale*



3D WALK-THRU

Floor Plans
3rd floor

937 West
-39 Randolph
Street

Aerial Map

937 West Randolph -39 Street



NOBU HOTEL
CHICAGO

BAR SIENA
CROCI E LIGORI

GIRL & THE GOAT

SOHO HOUSE

LEÑA BRAVA

Cane's
COSTA PANTRY

allbirds

Madewell



bluemercury

jenie's

J.P. GRAZIANO

Godders
AND GROCER

lululemon athletica MEJURI puttery

Formente's

Prince & Prince
PIZZA

TEXAN!

WELLS FARGO

PUBLIC REC

TACO BELL
cantina

STARBUCKS
COFFEE

Nando's
Peri-Peri

LA COLOMBE
TORREFACTOR

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.



1-Mile Radius Demographics

MEDIAN AGE



33



AVERAGE INCOME PER HOUSEHOLD

\$135,000

ESTIMATED DAYTIME POPULATION



94,000



ESTIMATED POPULATION

52,000

NEIGHBORHOOD HOTEL ROOMS



940+



2023 MICHELIN RECOGNIZED RESTAURANTS

31

Market Overview

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

937 West -39 Randolph Street

SVN Chicago Commercial

940 West Adams Street,
2nd Floor
Chicago, Illinois 60607

svnchicago.com

Logan Parsons

262.903.8417

logan.parsons@svn.com

Chad Schroedl

619.818.3480

chad.schroedl@svn.com

Adam Thomas

847.219.6383

adam.thomas@svn.com



CHICAGO COMMERCIAL | URBAN TEAM

The information listed in this brochure has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

All SVN® Offices Independently Owned & Operated.