

# FOR SALE

10,632 RSF of office and retail space located in South Loop, surrounded by diverse retailers with easy access to I-90 and public transportation. 52.75% occupied with long-term lease in place with an excellent credit tenant.

## 622 WEST ROOSEVELT



**BA** BRADFORD  
ALLEN

**CRAIG NADBORNE**  
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For more information or to arrange a tour, please contact:

**MICHAEL FLINCHBAUGH**  
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**622 WEST**  
ROOSEVELT

# FOR INVESTORS OR OWNER-OCCUPIERS

**622 W. ROOSEVELT | \$3,000,000**

10,632 RSF - 52.75% leased (1st floor and lower floor  
leased to a national dispensary)

The building has undergone a complete  
renovation, which includes:

- New elevator and roof
- Upgraded HVAC systems
- Widened stairwells
- High ceilings
- New in-suite bathrooms
- New elevator lobby
- New interior and exterior doors
- Acreage: .13 acres
- On-site parking behind building
- Located in DS-3 Downtown Service  
District enterprise zone, no transfer tax upon sale
- Real Estate Tax Parcels: 17-16-331-030-0000



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# SOUTH LOOP DEVELOPMENTS AND DEMOGRAPHICS

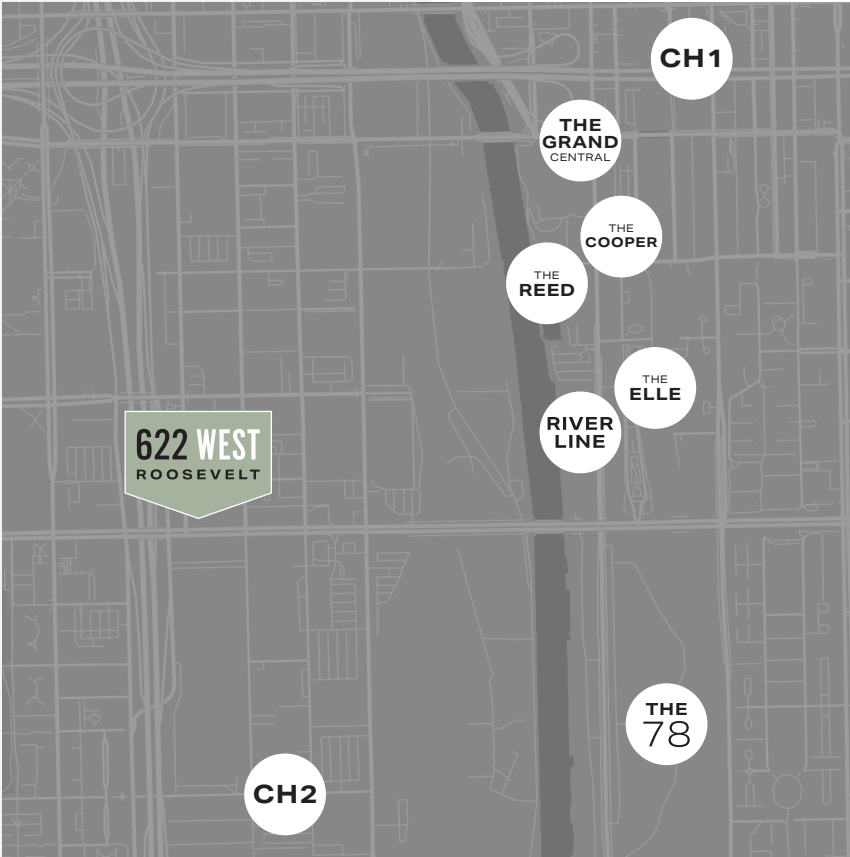
**CH1 & CH2 DATA CENTERS:** CoreSite Realty completed the 443,000 SF CH1 data center in 2011 and the 176,000 SF CH2 in 2020. CH2 stands out as an energy-efficient facility with strong connectivity and sustainable design.

**THE 78:** Related Midwest is developing a 62-acre site with \$7 billion in investments planned, featuring 12+ acres of green space, a new CTA Red Line station, 13 million SF of commercial space, and thousands of residential units. The White Sox and Chicago Fire are considering this site for a new stadium.

**RIVERLINE:** CMK Companies' Riverline is an 8-acre redevelopment along the South Branch, zoned for 1,000+ residential units, retail spaces, a public riverwalk, and a water taxi stop.

**THE ELLE & GRAND CENTRAL:** Wood Partners developed two residential buildings, The Elle (490 units) and Alta Grand Central (346 units), offering premium amenities like fitness centers, EV charging, and rooftop terraces.

**SOUTHBANK:** Lendlease completed Southbank's second phase, a 7-acre development featuring 2 acres of public green space. The Cooper, a 460-unit high-rise, opened in 2018, and The Reed, a mixed-use high-rise, was completed in 2023.



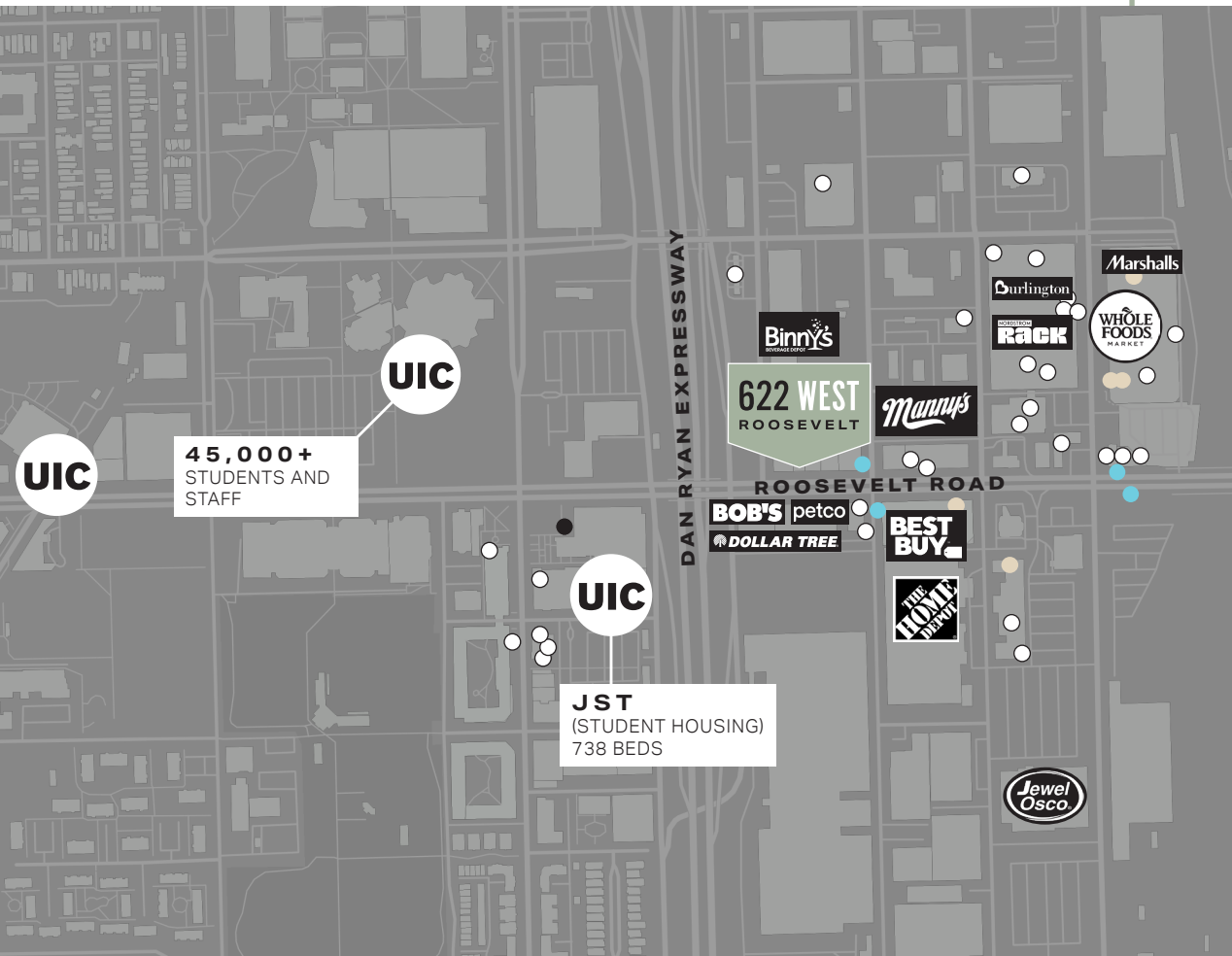
MILES	1	2	3
2024 POPULATION	67,881	219,360	416,180
DAYTIME EMPLOYMENT	128,868	563,485	725,043
HOUSEHOLDS	34,441	116,045	218,288
AVG. HOUSEHOLD INCOME	\$127,360	\$138,177	\$133,177
MEDIAN AGE	33.6	35.1	35.4

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# DYNAMIC AND BUSTLING SURROUNDINGS

**622 WEST  
ROOSEVELT**



## ○ RETAIL & CONVENIENCE

- |                          |                       |
|--------------------------|-----------------------|
| Binny's Beverage Depot   | Jewel Osco            |
| Bob's Discount Furniture | Whole Foods           |
| Banfield Pet Hospital    | DSW                   |
| CBD Kratom               | Marshalls             |
| South & West Loop Dental | Petsmart              |
| The Vitamin Shoppe       | Panera                |
| American Mattress        | BP                    |
| Petco                    | Bank of America       |
| Dollar Tree              | Portillo's            |
| Home Depot               | Eppel's               |
| Best Buy                 | Buffalo Wild Wings    |
| JOANN Fabric and Crafts  | Noodles and Company   |
| Chipotle                 | Potbelly              |
| Chick-fil-A              | Naf Naf Grill         |
| Sherwin Williams         | Jason's Deli          |
| Manny's                  | White Palace Grill    |
| Sola                     | Dunkin'               |
| Staples                  | Ghereeb Nawaz         |
| Dick's                   | Paul Mitchell School  |
| Nordstrom Rack           | Subway                |
| Verizon                  | Popeyes               |
| Men's Warehouse          | Van Cleef Hair Studio |
| Burlington               | Ph.D Pub              |
| Chase Bank               | Fisherman's Fabrics   |

## ● NEARBY TRANSIT

- CTA Bus Lines 8, 12, 18, 24, 62
- Dan Ryan Expressway

## ● POINTS OF INTEREST

- University of Illinois Chicago
- UIC Forum
- St. Ignatius College Prep

## ● FITNESS & HEALTH

- LA Fitness
- ATI Physical Therapy
- UChicago Medicine
- Chiro One
- CorePower Yoga



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