



LEASE

South Loop Retail/Office Space Near Wintrust Arena and McCormick Place

1935 S WABASH

Chicago, IL 60616

PRESENTED BY:

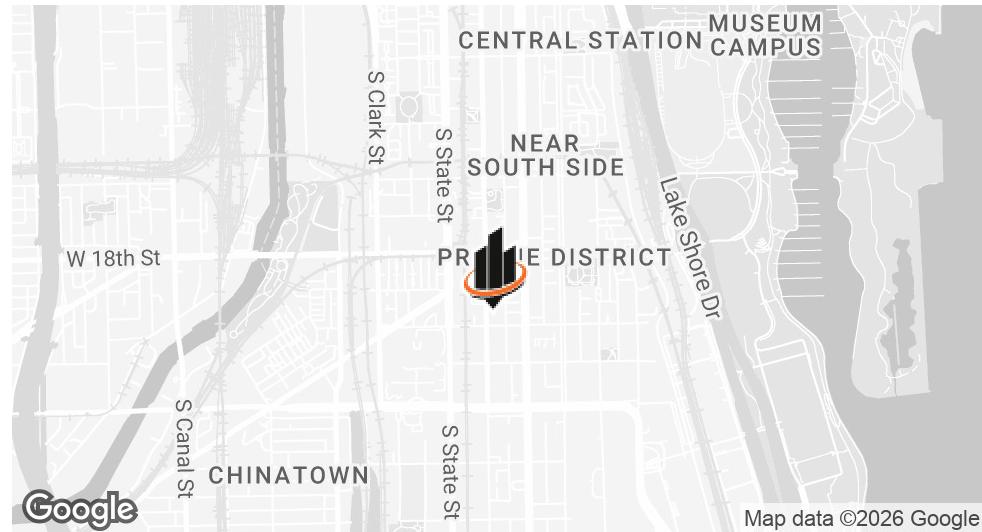
WAYNE CAPLAN

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PROPERTY SUMMARY



Map data ©2026 Google

OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| LEASE RATE: | \$32.00 SF/yr (Gross) |
| BUILDING SIZE: | 297,737 SF |
| AVAILABLE SF: | 1,308 SF |
| YEAR BUILT: | 2006 |
| ZONING: | PD |
| MARKET: | Chicago |
| SUBMARKET: | South Loop |

PROPERTY OVERVIEW

Join Tone Dermatology, Clark St. Community Fitness and Women's Progressive Health at Arrive Chicago. Dynamic retail space is available in Chicago's South Loop near McCormick Place and the new DePaul/Wintrust Arena and Event Center. One available retail/office spaces located on the ground floor of a 180-unit luxury residential development. 1,308 SF fully built out office space with private offices, conference room, kitchenette, reception and open workspace areas - ready to go for any business. Good frontage and street exposure opportunity on Wabash Ave. Situated in the South Loop, one of Chicago's most popular and evolving areas, this property provides prospective tenants the ability to be located adjacent to, McCormick Place, the DePaul Arena, new 1,200-room Marriott Marquis, new 600-room multi-flag hotel, excellent restaurants, world-class museums, the Motor Row entertainment district and thousands of area residents. Off-street parking is available for tenants. This property is also only 3 blocks from the new Cermak Green Line CTA station. Perfect for retail, restaurant, medical office, fitness, salon, etc. 1-2 parking spaces available for each retail unit. Affordable lease rate at \$32/SF Gross.

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PROPERTY HIGHLIGHTS



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- Ground floor retail/office spaces available at Arrive South Loop
- 1,308 SF office space is ready to go for a new business
- Great medical & fitness tenant co-tenancy
- Frontage and signage exposure on Wabash Ave
- Ground floor of 180 luxury residential units
- Fantastic South Loop location
- Steps to Wintrust Arena, McCormick Place, new Marriott Marquis & Hilton Hotels
- Many possible retail or office uses
- Off-Street Parking Available
- Green and Red Line stops within 3 blocks
- Affordable Gross Rental Rates without increases in taxes
- High area amenity scores: Walk Score 94, Transit Score 84, Bike Score 90
- Available immediately

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LOCATION MAPS



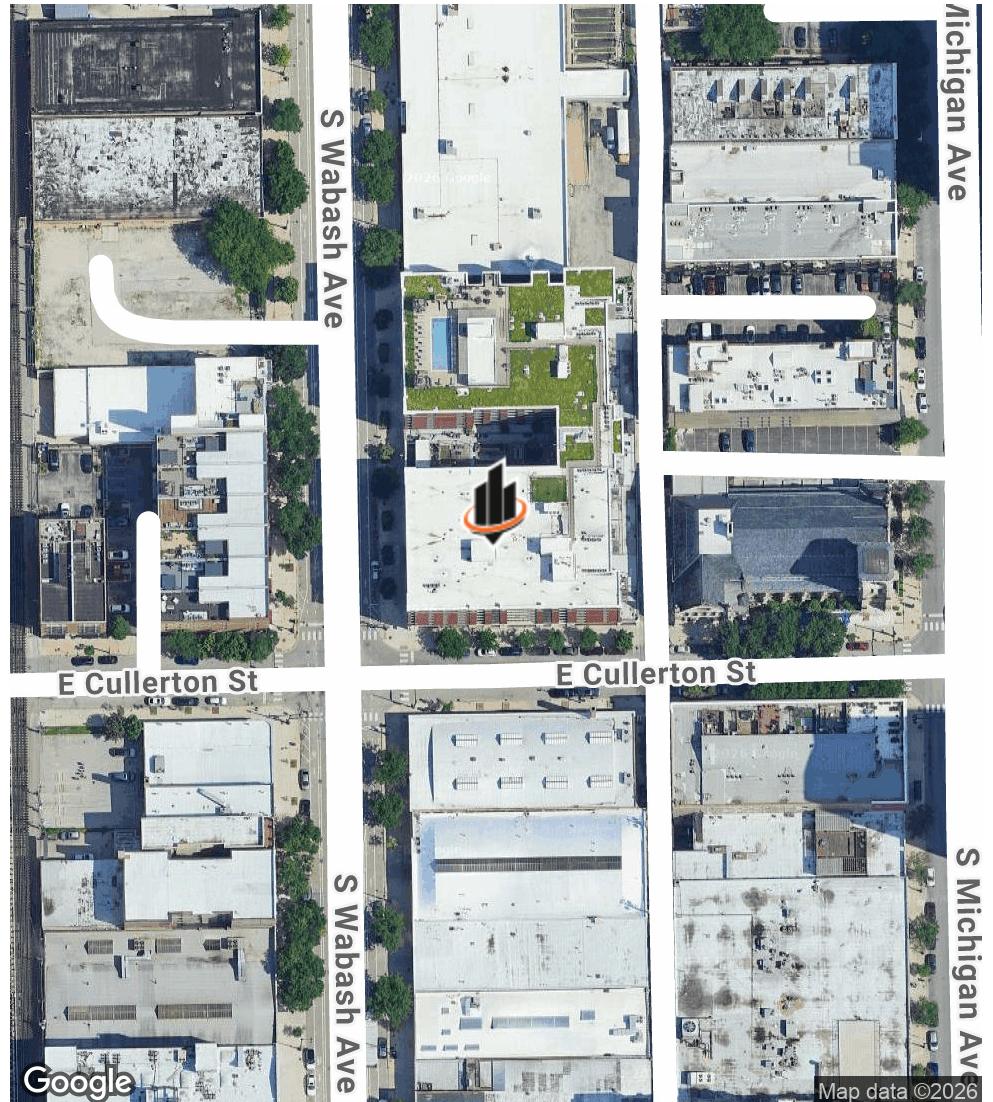
LOCATION OVERVIEW

The South Loop is one of the fastest-growing neighborhoods in Chicago and in recent years there has been significant development in the area. The South Loop is located south of Chicago's loop and is close to a number of City attractions including Soldier Field, Grant Park, McCormick Place, Columbia College, The Art Institute of Chicago, Adler Planetarium, Field Museum, Shedd Aquarium, and the new Wintrust Arena. McCormick Place Convention Center boasts over 3 million visitors per year and the Wintrust Arena will have over 200 events per year and approx 300,000 visitors annually. The South Loop has great access to transportation with the CTA's Blue, Red, Green and Orange Lines, many CTA bus routes, the Dan Ryan (I-90/94), Stevenson Expressway (I-55) and Lake Shore Drive (Route 41).

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AREA AERIAL MAP



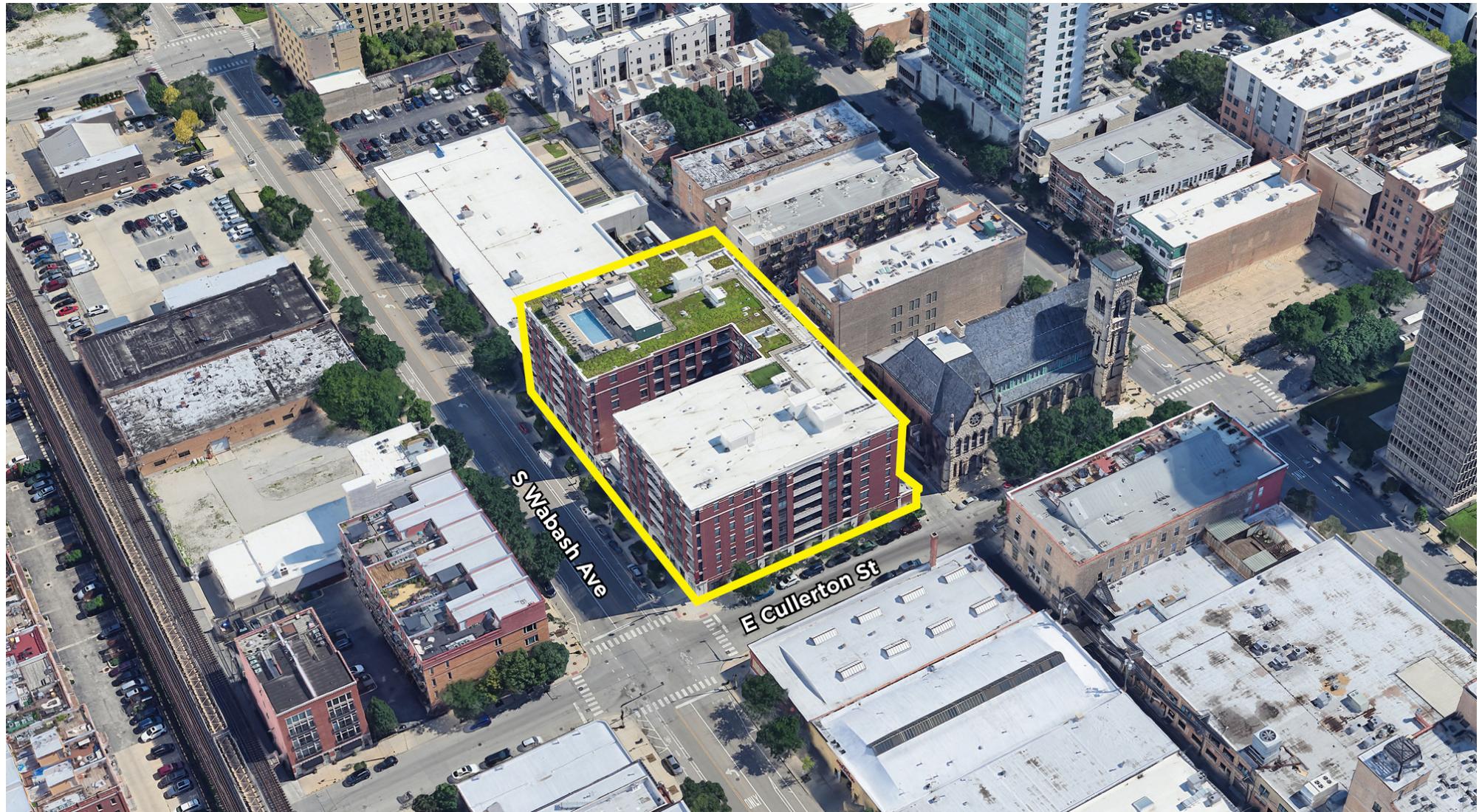
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SOUTH LOOP RETAIL/OFFICE SPACE NEAR WINTRUST ARENA AND MCCORMICK PLACE | 1935 S Wabash Chicago, IL 60616 **SVN | CHICAGO**

BIRDSEYE AERIAL



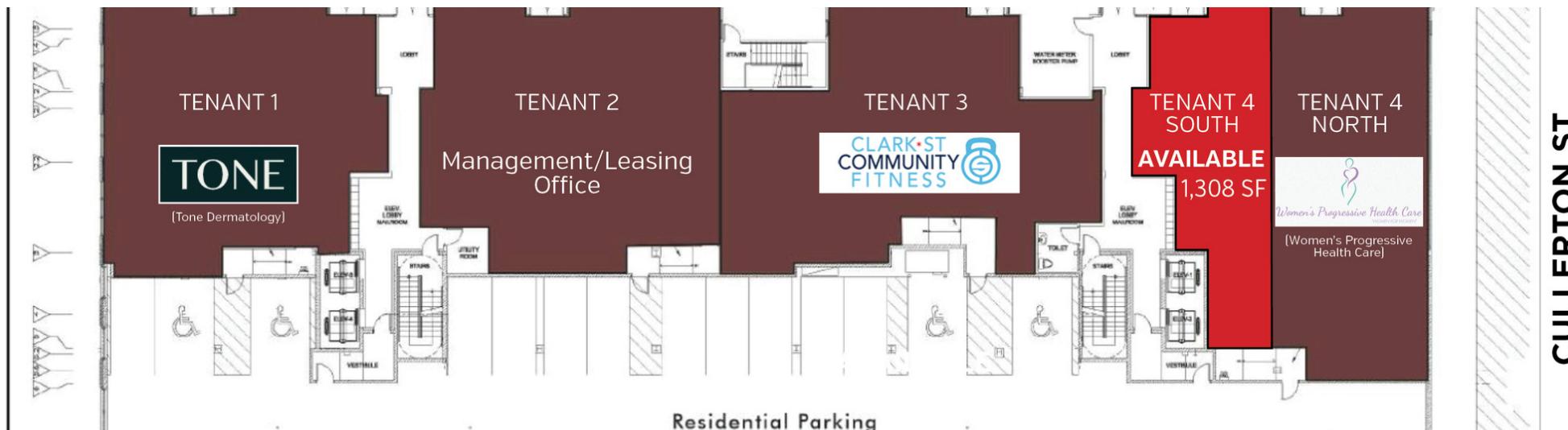
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AVAILABLE SPACE



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| LEASE TYPE: | Gross | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 1,308 SF | LEASE RATE: | \$32.00 SF/yr |

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

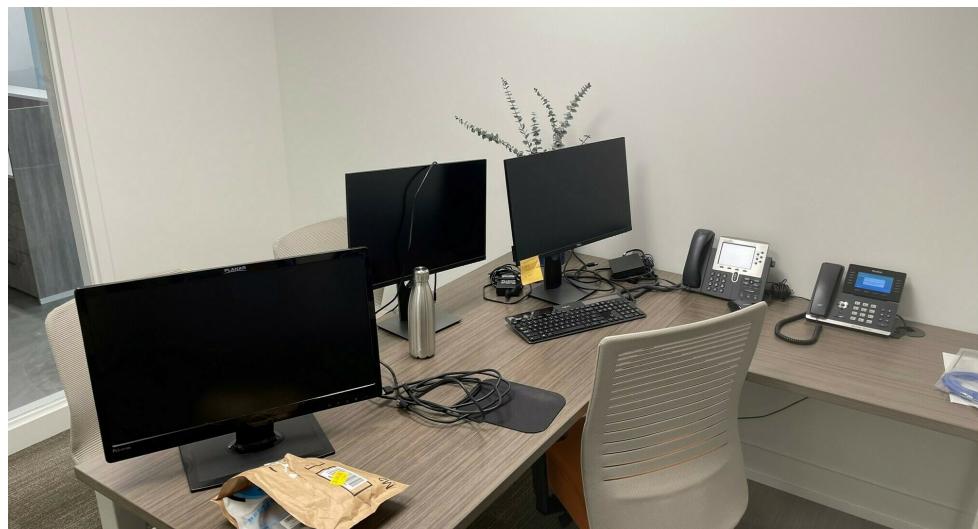
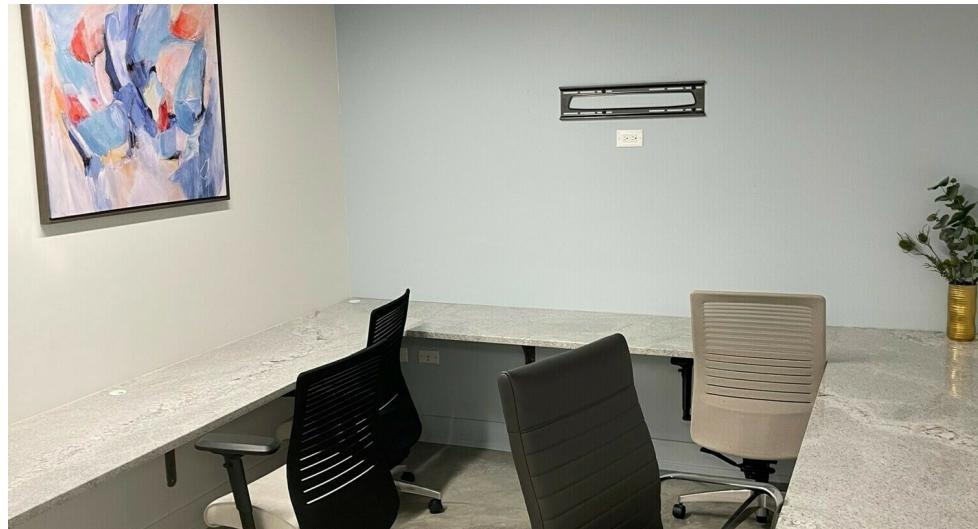
| | | | | | |
|---------|-----------|----------|-------|---------------|---|
| Space 4 | Available | 1,308 SF | Gross | \$32.00 SF/yr | Fully built-out office space with reception, conference room, open work area, private offices, kitchenette, private bathroom and storage. Ready to go for a new tenant. |
|---------|-----------|----------|-------|---------------|---|

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INTERIOR PHOTOS

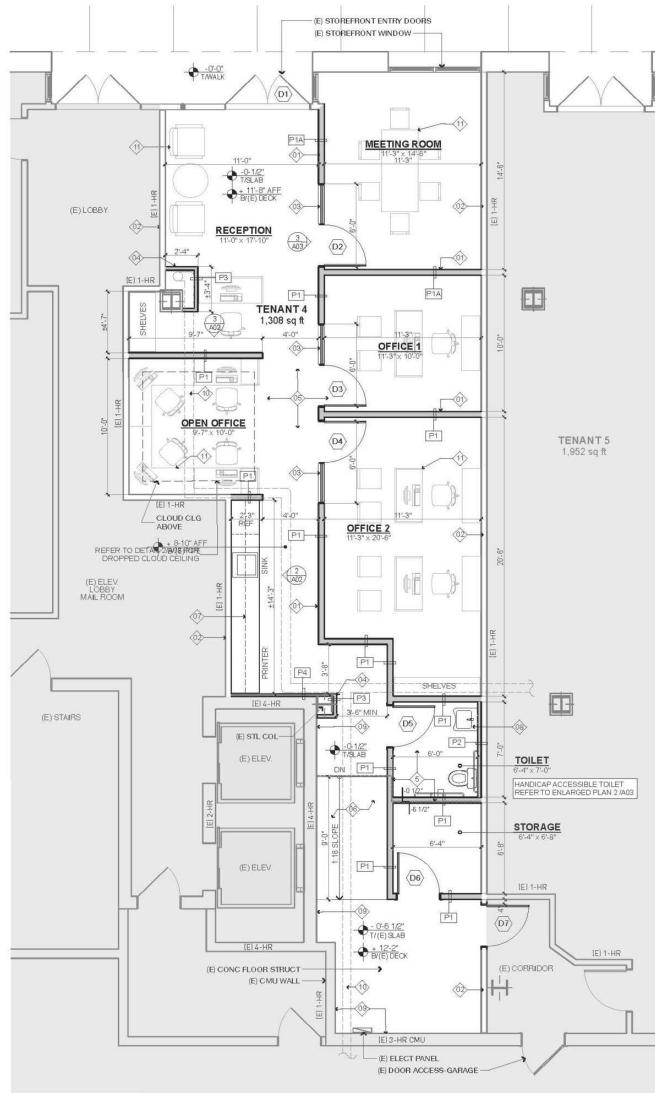


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DRAWINGS



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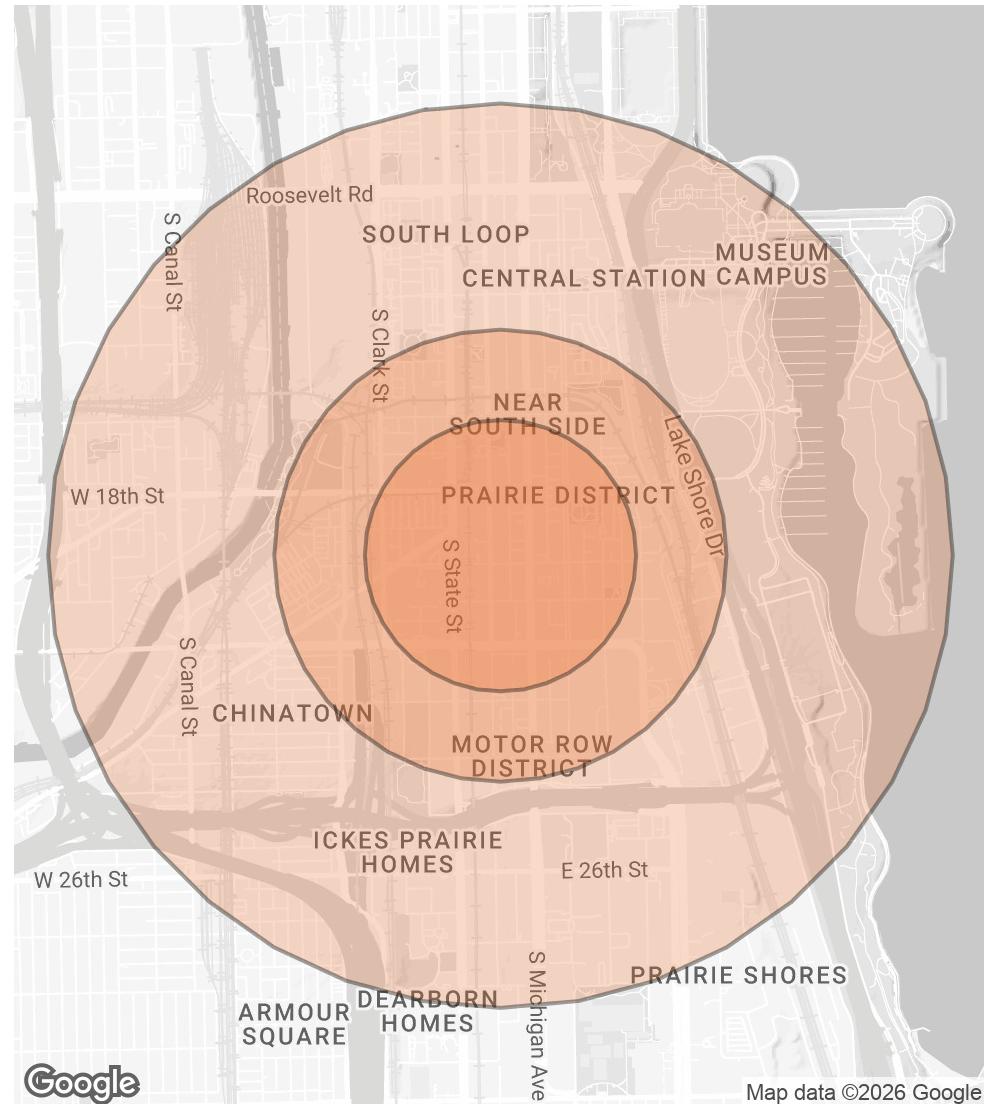
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| TOTAL POPULATION | 7,090 | 19,310 | 46,709 |
| AVERAGE AGE | 39 | 40 | 41 |
| AVERAGE AGE (MALE) | 38 | 39 | 40 |
| AVERAGE AGE (FEMALE) | 40 | 41 | 42 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 3,734 | 10,373 | 24,167 |
| # OF PERSONS PER HH | 1.9 | 1.9 | 1.9 |
| AVERAGE HH INCOME | \$142,537 | \$159,460 | \$142,293 |
| AVERAGE HOUSE VALUE | \$452,362 | \$523,378 | \$542,661 |

* Demographic data derived from 2020 ACS - US Census



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