



Offering Summary

Available SF:	9,089 SF
Date Available:	5/1/24
Lease Rate:	Negotiable
NNN's	\$14.25 PSF
Lot Size:	0.35 Acres
Year Built:	1963
Renovated:	2008
Zoning:	M2-2: Light Industry District
Market:	West Loop / West Town
Parking:	20-Spaces

Property Overview

9,089 single-tenant building located along Grand Avenue in Chicago’s West Loop/West Town neighborhood. The building, formerly Tesla, features an open interior, bow-truss ceiling, skylights, multiple drive-in-doors, and parking lot on-site totaling 20-spaces. The building is well located just blocks west of Interstate-90 and the Grand Ave Blue Line “L” Station, and presents an opportunity to join a thriving community with an average household income of over \$157,000 within one (1) mile of the Property. The building is located just a few blocks north of Fulton Street and Randolph Street, two (2) of the trendiest streets in the city featuring several high-end restaurants, retailers, and corporate offices. Neighboring retailers include Lululemon, Billy Reid, Warby Parker, Allbirds, Patagonia and a number of restaurants including Ever, Swift & Sons, Elina’s, Monteverde, Girl & The Goat, Roister, Rose Mary, Lyra, Timeout Market, ABA, Publican, Au Cheval, Loyalist and Small Cheval, among many others.

Property Highlights

- Rarely available single-tenant building in West Loop/West Town with 20 parking spaces on-site
- Well located just a few blocks west of both I-90 and the Grand Blue Line "L" Station and just a few blocks south of both Fulton Street and Randolph Street
- The building features an open interior, bow-truss ceiling, skylights, and multiple drive-in doors

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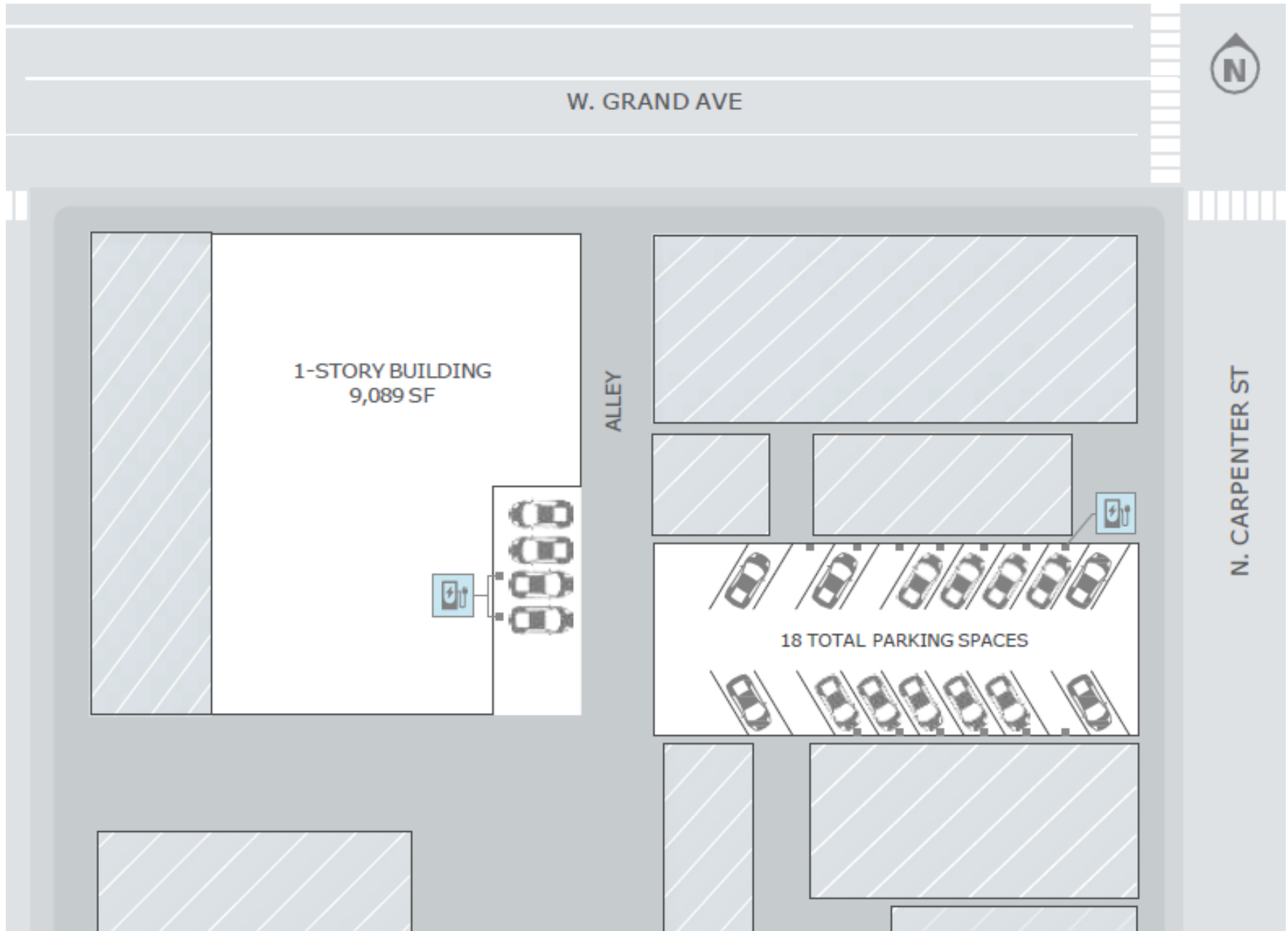
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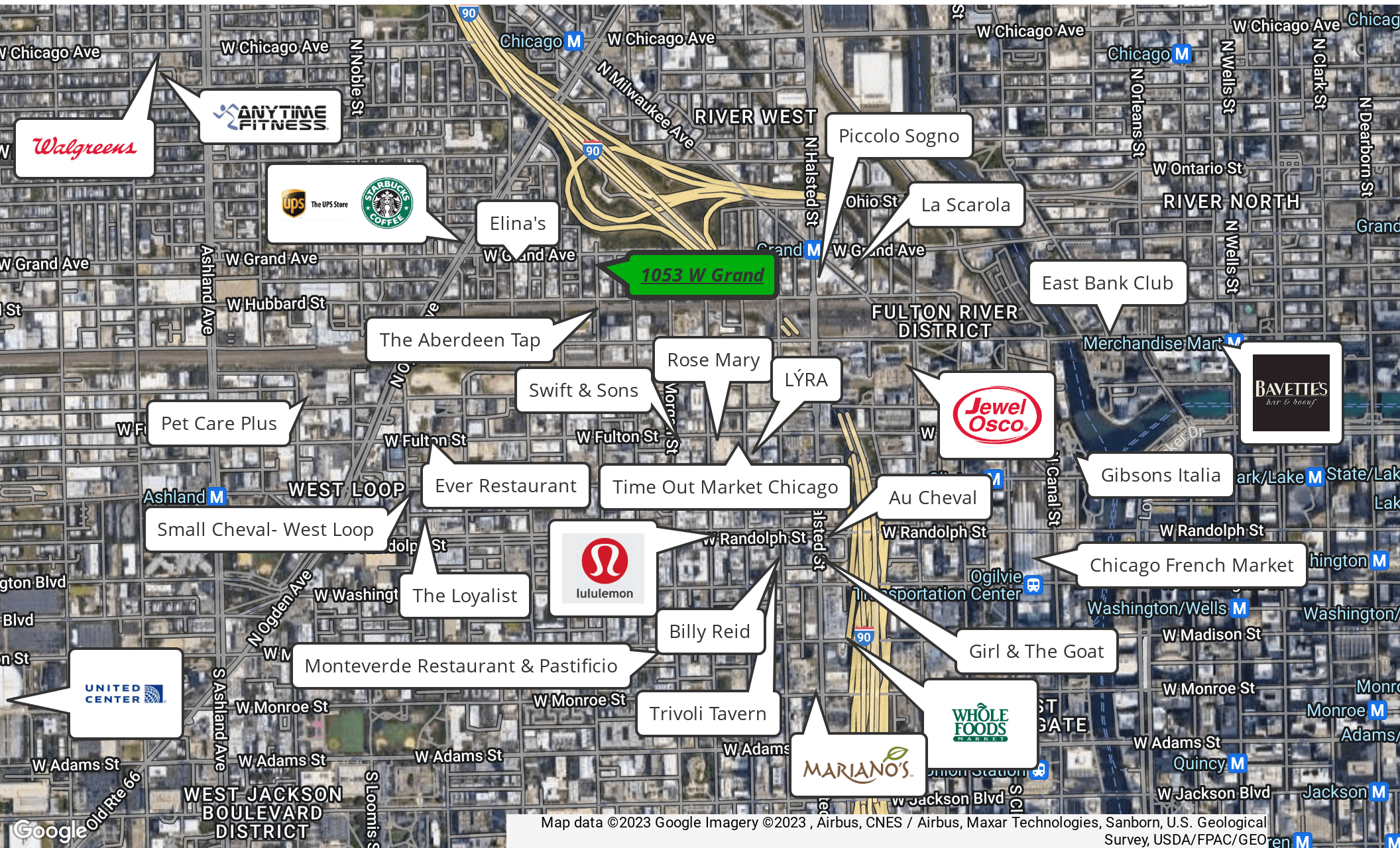
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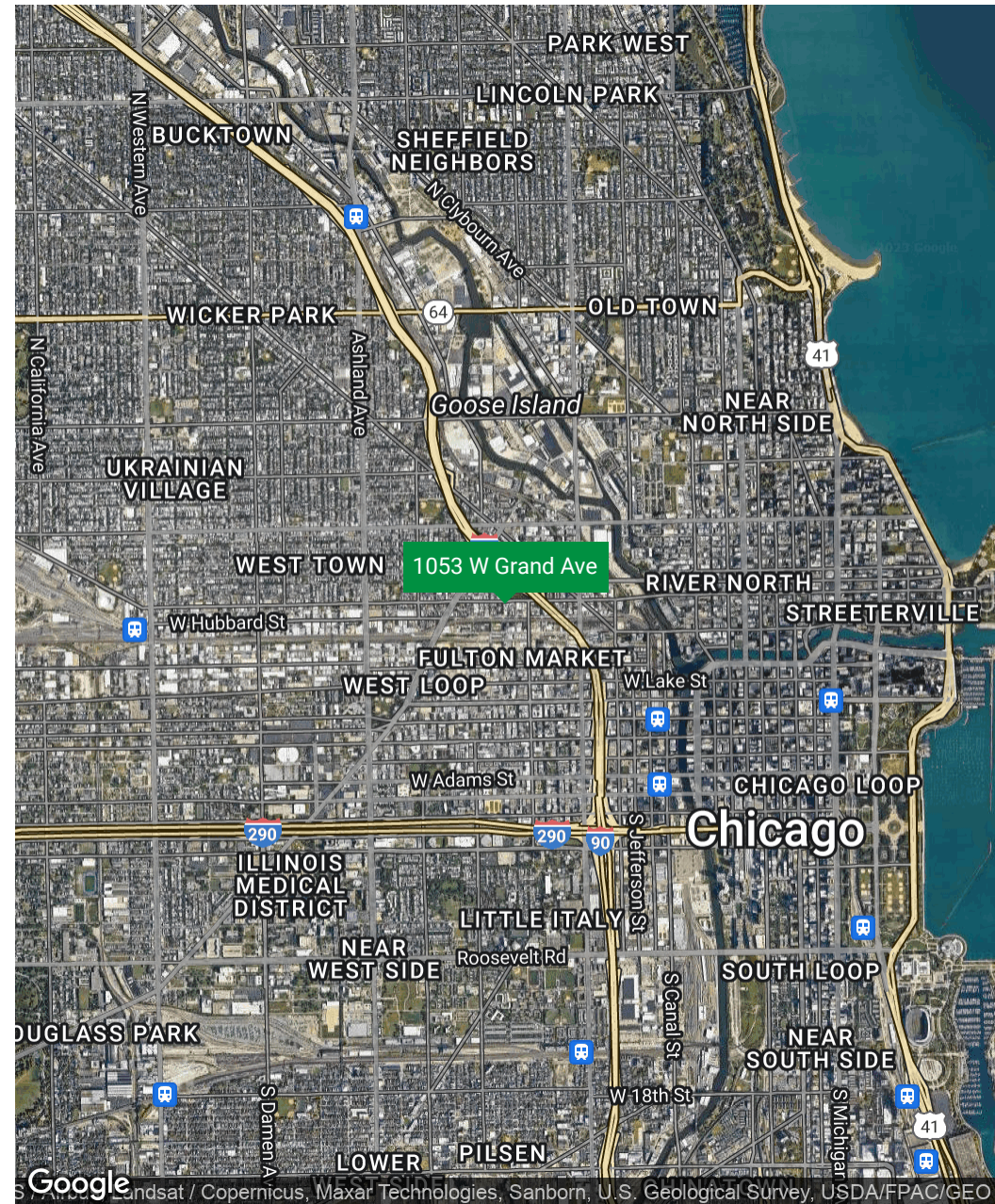
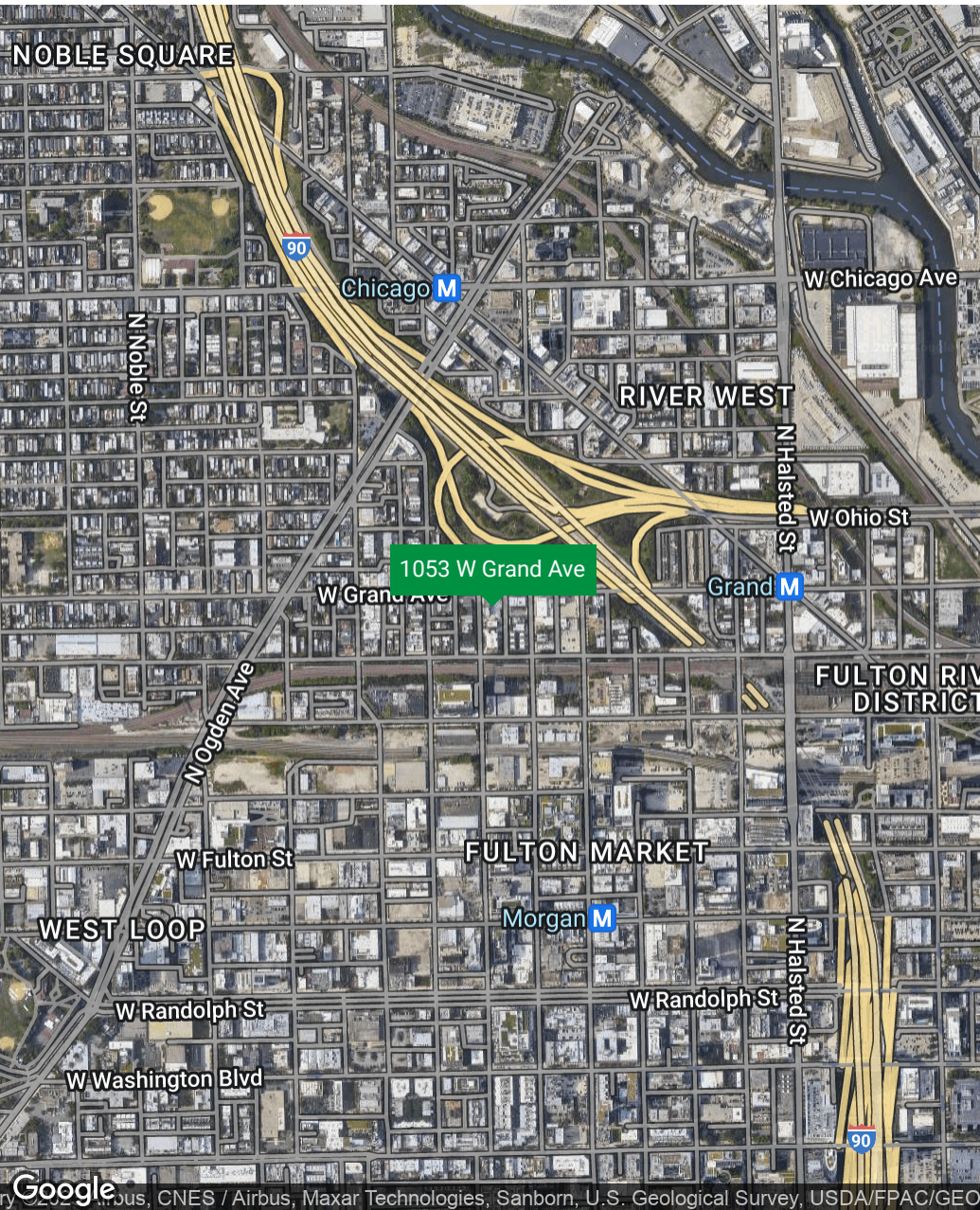
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FOR LEASE | 1053 W GRAND AVE

LOCATION MAP



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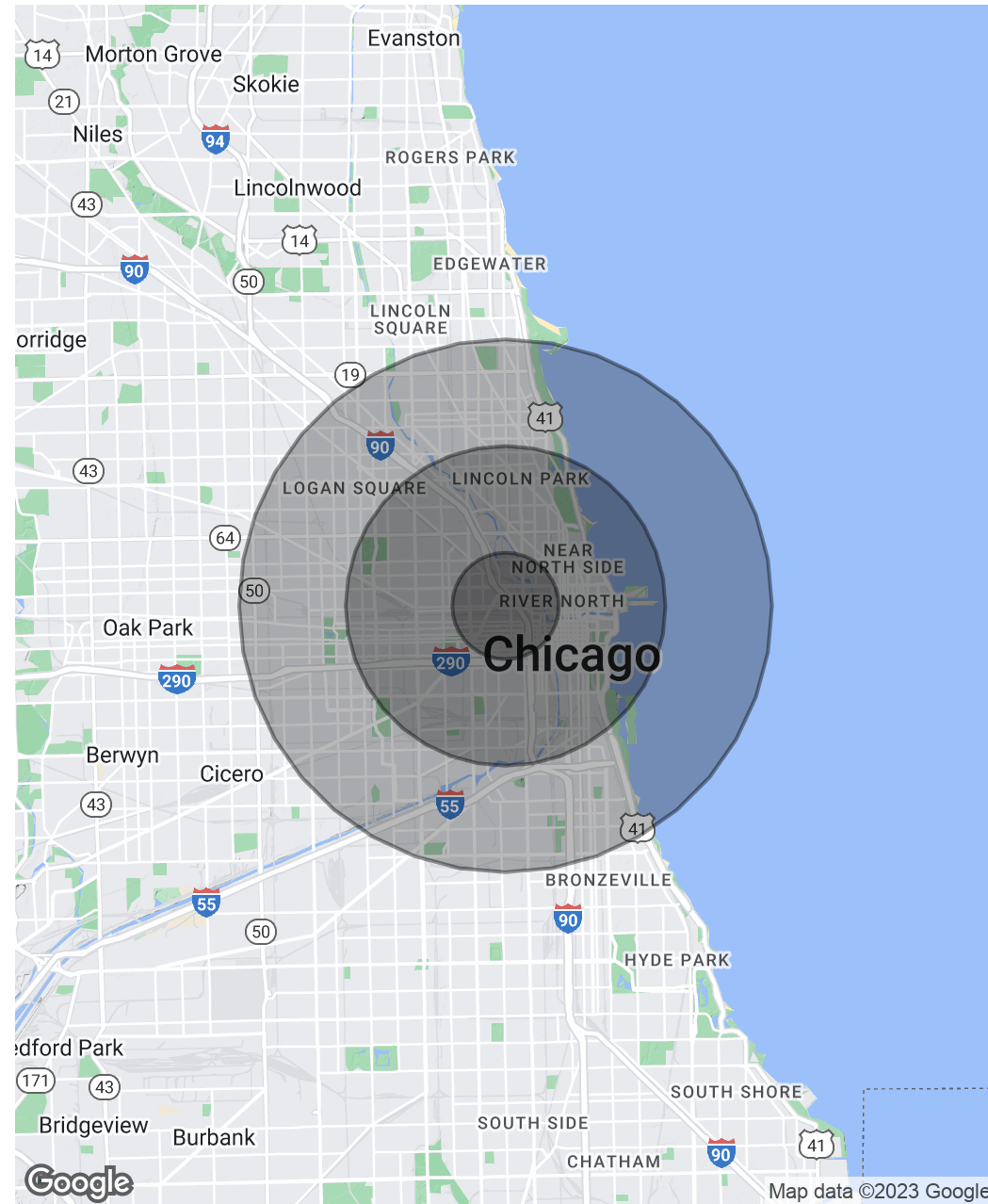
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Population	1 Mile	3 Miles	5 Miles
Total Population	55,024	452,157	971,343
Average Age	33.5	34.3	34.2
Average Age (Male)	33.8	34.2	33.8
Average Age (Female)	33.4	34.7	35.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	32,664	254,302	484,788
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$157,676	\$134,568	\$111,201
Average House Value	\$481,006	\$488,989	\$410,160

* Demographic data derived from 2020 ACS - US Census



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