

1208

West Taylor
STREET



CLICK FOR VIRTUAL TOUR

Let PEB Financial Be Your Trusted Advisor!

Susan Ciucci Michael J. O'Malley
312-922-3264

INTEGRITY EXPERIENCE SERVICE

HELPING YOU PLAN YOUR FINANCIAL FUTURE

Annuities
401(k)
403(b); 457
Disability

College Savings Plans
Long Term Care
Life Insurance
Health Insurance

PEB
FINANCIAL
SERVICE
(312) 922-3264



For Lease

2ND GENERATION RETAIL SPACE AVAILABLE ON TAYLOR STREET

Scott Maesel
312.676.1860
scott.maesel@svn.com

Adam Thomas
847.219.6383
adam.thomas@svn.com

Logan Parsons
262.903.8417
logan.parsons@svn.com





1208

West Taylor

STREET

ASKING RENT:	\$30/SF N
EST. RE TAXES:	\$8/SF
SPACE AVAILABLE:	1,280 SF
FRONTAGE:	22' (TAYLOR)
ZONING:	C1-3
DATE AVAILABLE:	NOW
CONDITION:	2 ND GENERATION OFFICE
SUB-MARKET:	LITTLE ITALY
WARD/ALDERMAN:	28/ERVIN

Property Overview

**CAM and insurance included in base rent*



Leasing Highlights

1208

West Taylor
STREET

- Highly sought after 2nd generation space with interior glass enclosed offices, an ADA bathroom, kitchenette and break area.
- Excellent retail exposure opportunity in the heart of Little Italy with over 20' of retail frontage.
- Located across the street from a newly constructed 67-unit apartment building developed by one of Chicago's most prominent developers, Related Midwest.
- Subject property is included within Related Midwest's Roosevelt Square development, which will in total deliver +2,000 units to the immediate area and ~45,000 SF of retail space.

- Conveniently located in between Illinois Medical District (IMD) and University of Illinois at Chicago (UIC) campus.



**ILLINOIS
MEDICAL
DISTRICT**

- IMD is estimated to welcome ~80,000 people on a daily basis: 30,000 employees and 50,000 patients, students and visitors. UIC, home to ~33,000 students (graduate and undergraduate) and +6,000 employees.
- Easily accessible to public transportation via the CTA's Blue and Pink "L" lines. The property also sits along the CTA's 157 bus route (Streeter/ville/Taylor).



[illegible]

A-102

*Floor plans not to scale

Additional Photos

1208
West Taylor
STREET



Area Map

1208 West Taylor STREET



Area Description

1208
West Taylor
STREET

Nestled in the heart of Chicago, *Little Italy* exudes a timeless charm that seamlessly blends old-world heritage with modern vibrancy. This iconic neighborhood, steeped in Italian-American culture and history, offers a unique tapestry of cobblestone streets, charming brownstones, and bustling piazzas. Renowned for its authentic trattorias, gelaterias, and espresso bars, Little Italy is a culinary haven where residents and visitors alike can savor the rich flavors of Italy without leaving the city limits. Beyond its gastronomic delights, this dynamic community also boasts a thriving arts scene, with galleries showcasing local talent, and cultural festivals that celebrate the neighborhood's heritage.

From its quaint storefronts to its lively street festivals, Little Italy captivates with its warmth and authenticity. With its proximity to downtown Chicago and convenient access to public transportation, this neighborhood offers an unparalleled urban living experience. Whether strolling through Arrigo Park, indulging in a plate of homemade pasta, or exploring the historic landmarks that dot the area, Little Italy beckons those seeking a vibrant neighborhood steeped in tradition and brimming with character. For businesses looking to be part of a vibrant community with a rich cultural heritage, Little Italy offers a prime location that embodies the spirit of Chicago's diverse and dynamic urban landscape.



1-Mile Radius Demographics



MEDIAN AGE

31.4



AVERAGE INCOME
PER HOUSEHOLD

\$128,506



EST. DAYTIME
POPULATION

68,345



ESTIMATED
POPULATION

49,011



IMD
EXPOSURE

80,000
daily visitors



UIC
EXPOSURE

33,000 | 6,000
students | employees



1208

West Taylor

STREET

SVN Chicago Commercial

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

svnchicago.com

Scott Maesel
312.676.1860
scott.maesel@svn.com

Adam Thomas
847.219.6383
adam.thomas@svn.com

Logan Parsons
262.903.8417
logan.parsons@svn.com

All SVN® Offices Independently Owned & Operated.

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