

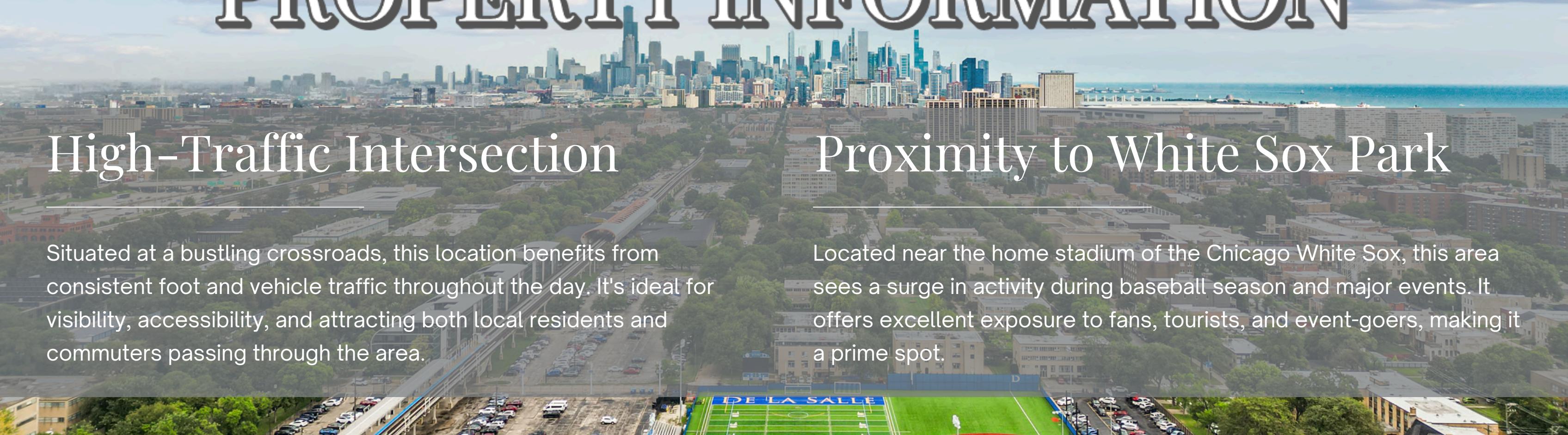


# FOR LEASE

*17 W 35th St, Chicago, IL 60616*



# PROPERTY INFORMATION



## High-Traffic Intersection

Situated at a bustling crossroads, this location benefits from consistent foot and vehicle traffic throughout the day. It's ideal for visibility, accessibility, and attracting both local residents and commuters passing through the area.

## Proximity to White Sox Park

Located near the home stadium of the Chicago White Sox, this area sees a surge in activity during baseball season and major events. It offers excellent exposure to fans, tourists, and event-goers, making it a prime spot.

## Adjacent to IIT Campus and High School

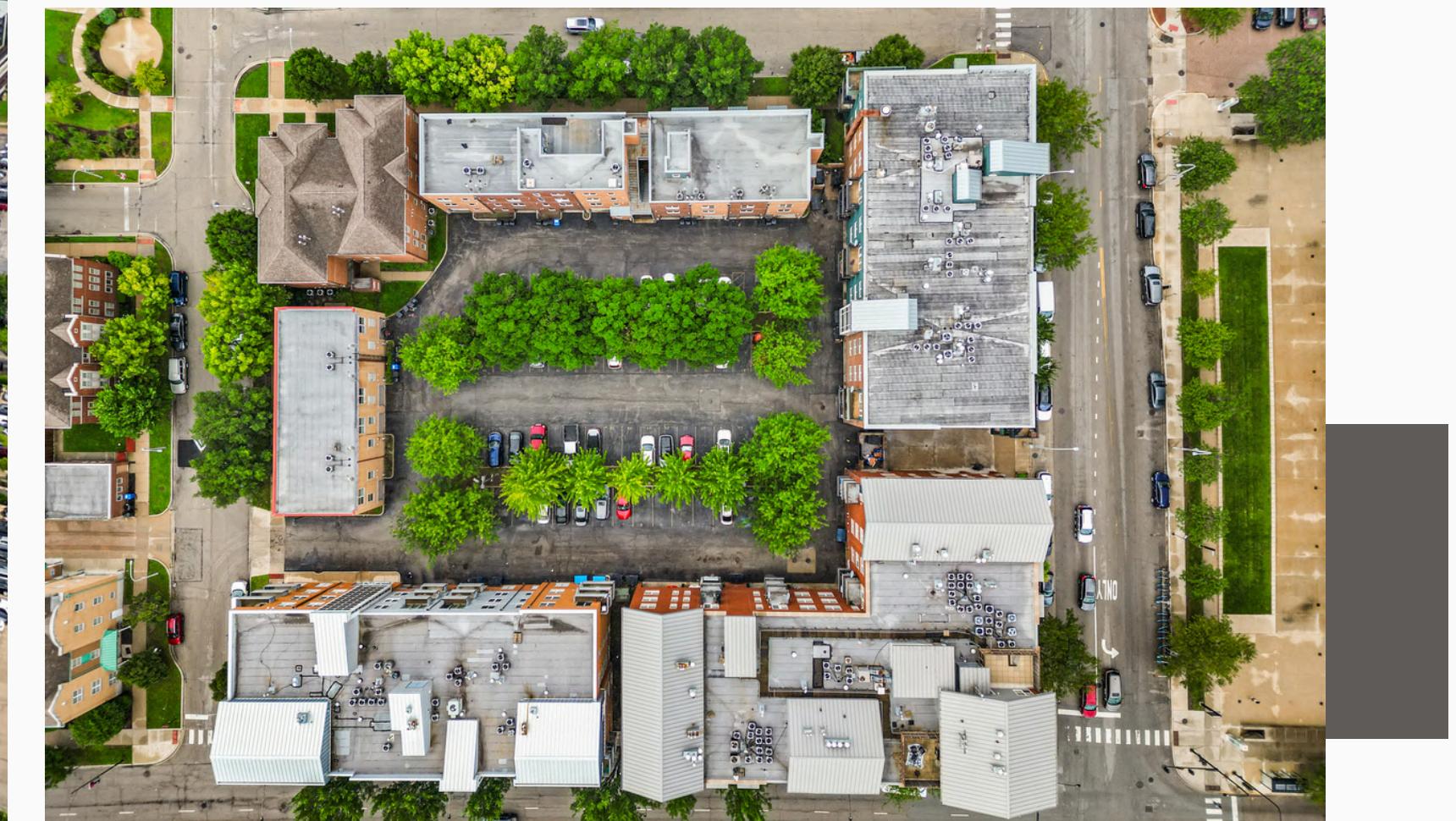
The Illinois Institute of Technology and high school are just steps away, bringing a steady flow of students, faculty, and staff. This creates a vibrant, youthful energy and a built-in audience for services, dining, or community engagement.

## Access to Metra and Red Line Stops

With nearby access to both Metra commuter rail and CTA Red Line stations, the location is exceptionally well-connected. It draws daily commuters from across the city and suburbs, enhancing convenience and increasing potential customer reach.



# OVERVIEW



S STATE STREET



W 35TH STREET

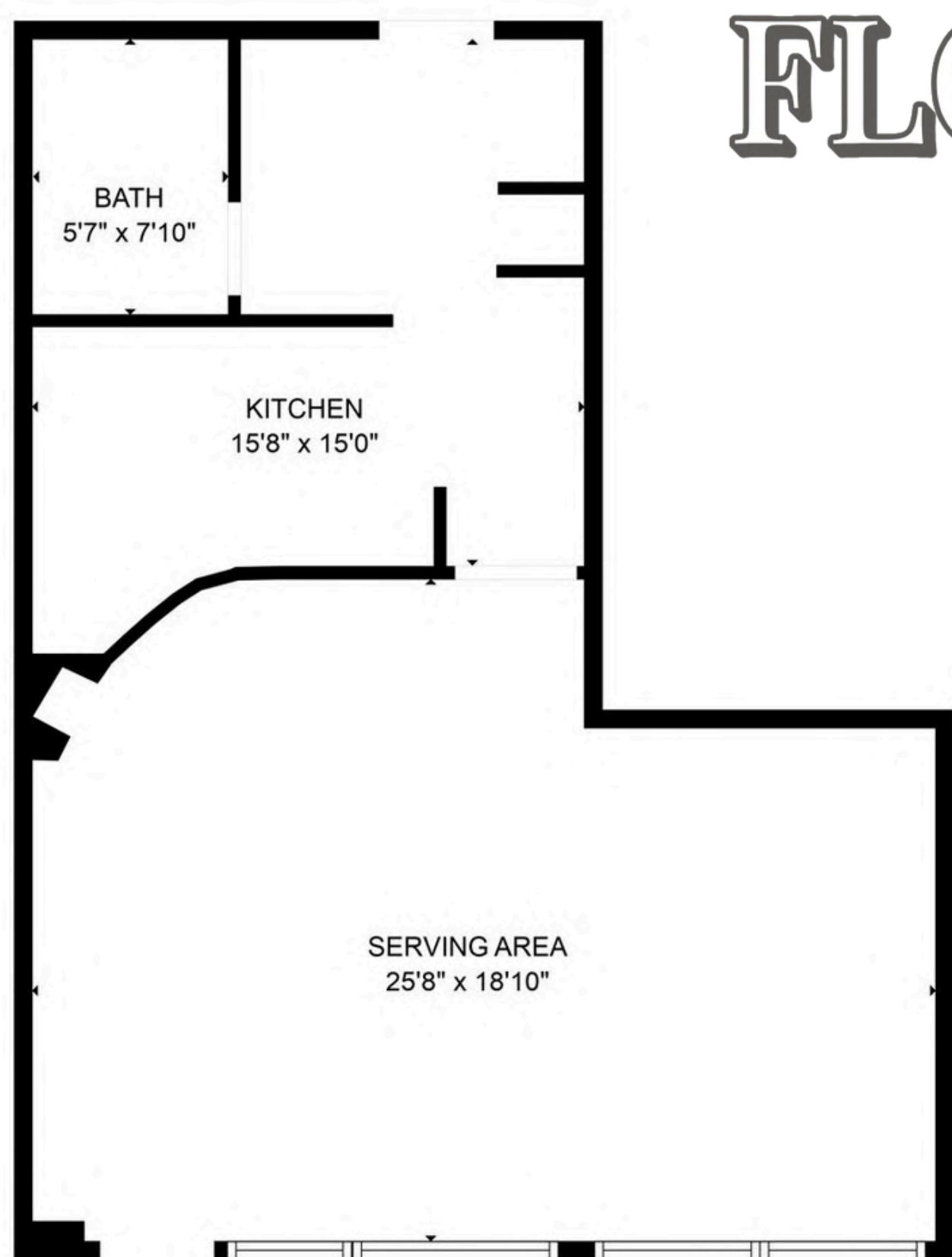
W 35TH STREET

S STATE STREET



# FLOOR PLAN

715 SQ FT.





Great Location.



Great Price.

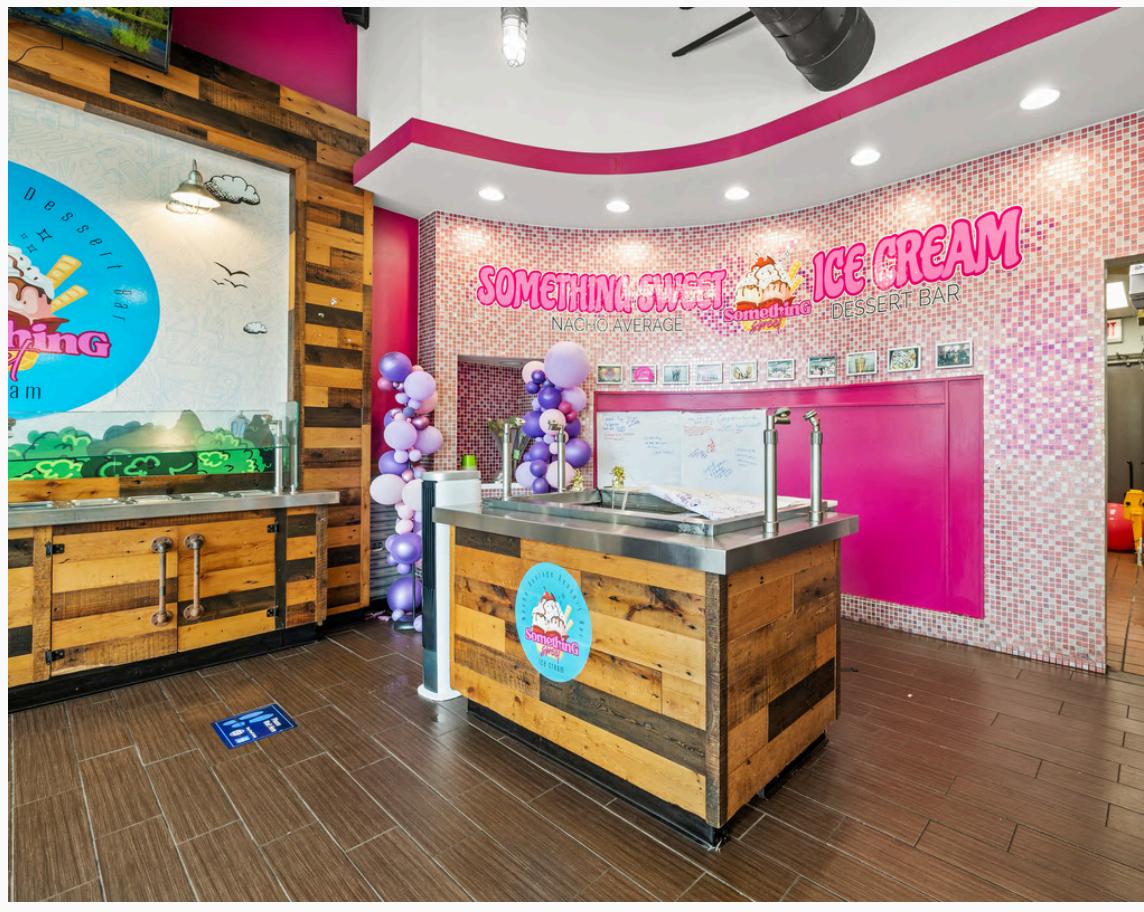


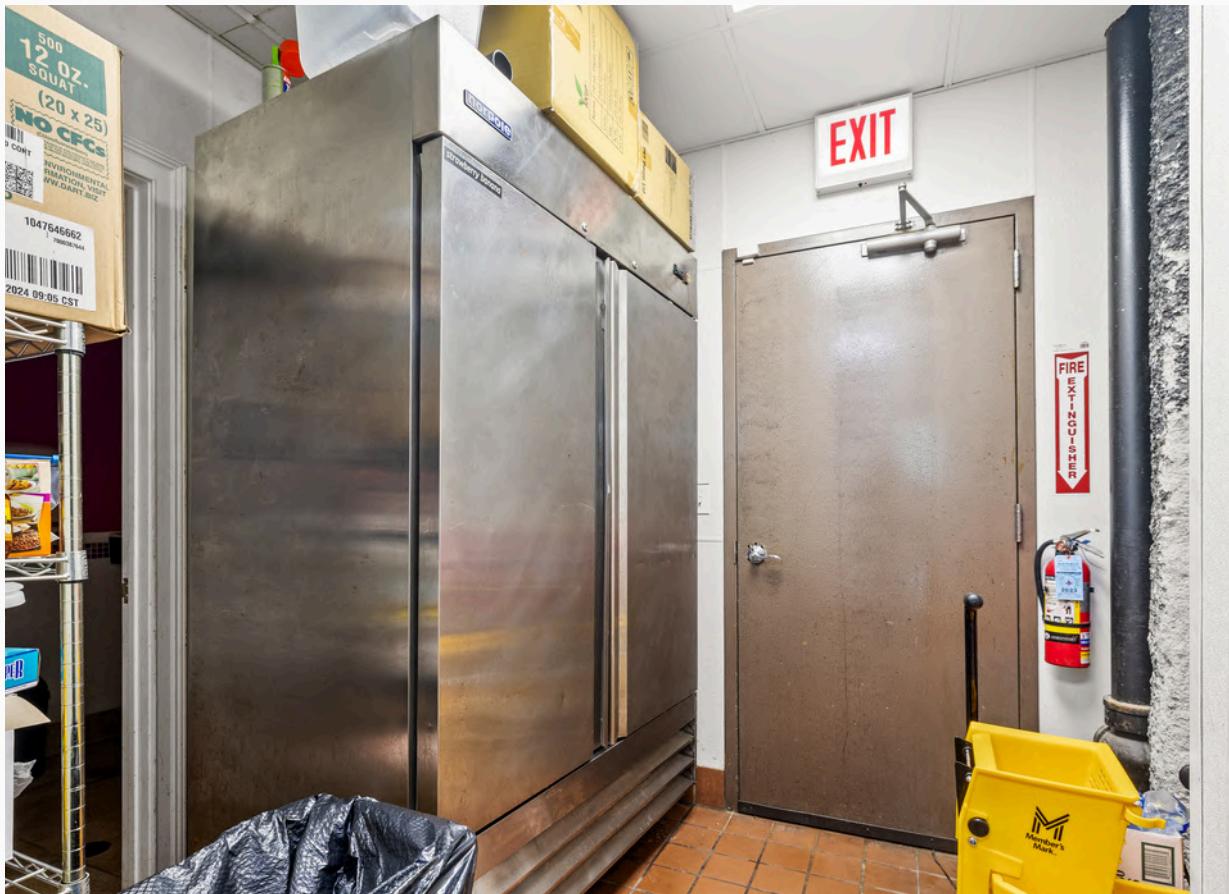
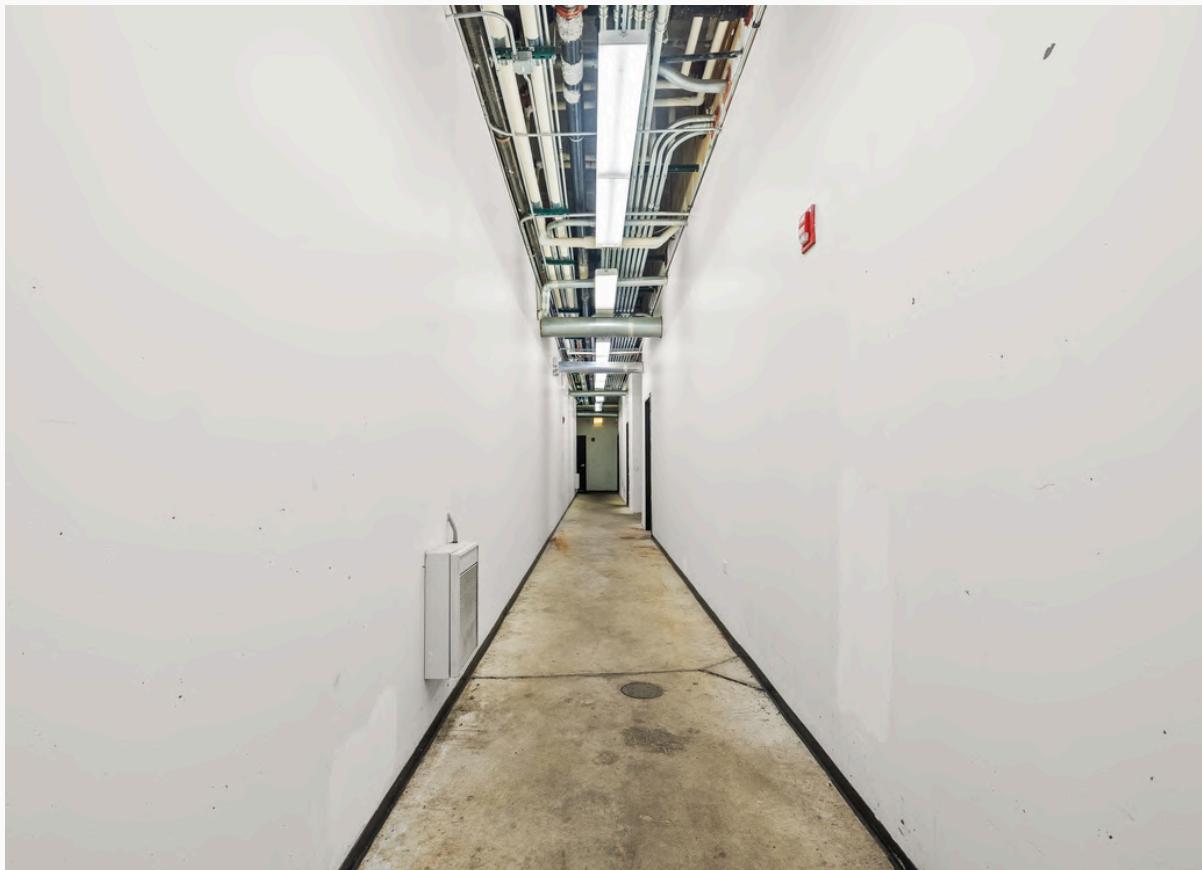
Great Size.

# RETAIL SPACE

1ST FLOOR

# RETAIL SPACE





# RETAIL SPACE



VACANT



Chicago White Sox  
Baseball Club



JERK & soul food

FedEx®  
Office



PNC BANK

W 35TH STREET  
S STATE STREET



17 W 35TH ST, CHICAGO, IL 60616

