

16 50

West

ADAMS



CLICK FOR VIRTUAL TOUR



WEST LOOP CORNER RETAIL/OFFICE SPACE AVAILABLE
AT 6-WAY SIGNALIZED INTERSECTION

LEASING SUMMARY

ASKING RENT: \$30-34/SF Gross

SPACE AVAILABLE: 3,800 SF

Suite 100: 1,700 SF | \$34/SF Gross

Suite 200: 2,100 SF | \$30/SF Gross

Full Retail: 3,800 SF | \$32/SF Gross

EST. PASS THRUS: \$7.50/SF/YR

DATE AVAILABLE: Immediate

FLOOR: Ground

ZONING: B3-3

SUB-MARKET: West Loop



1650
West **ADAMS**

LEASING HIGHLIGHTS

- Corner location at six-way signalized intersection
- High traffic Ogden Avenue location conveniently located between Illinois Medical District and the West Loop
- Located two blocks from the United Center, which averages 200 events per year since opening in 1994
- Up to 3,800 SF of retail/office available with the ability to demise to 1,700 SF
- New construction retail/office space with all new mechanicals and HVAC equipment
- Located within boutique 36-unit luxury apartment building
- Surrounded by notable development projects
- Located adjacent to the "The1901 Project." The project will transform Chicago's West Side with an investment of ~ \$7 billion and 55+ acres of mixed-use development.



GROUND FLOOR PLAN



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SUITE 100

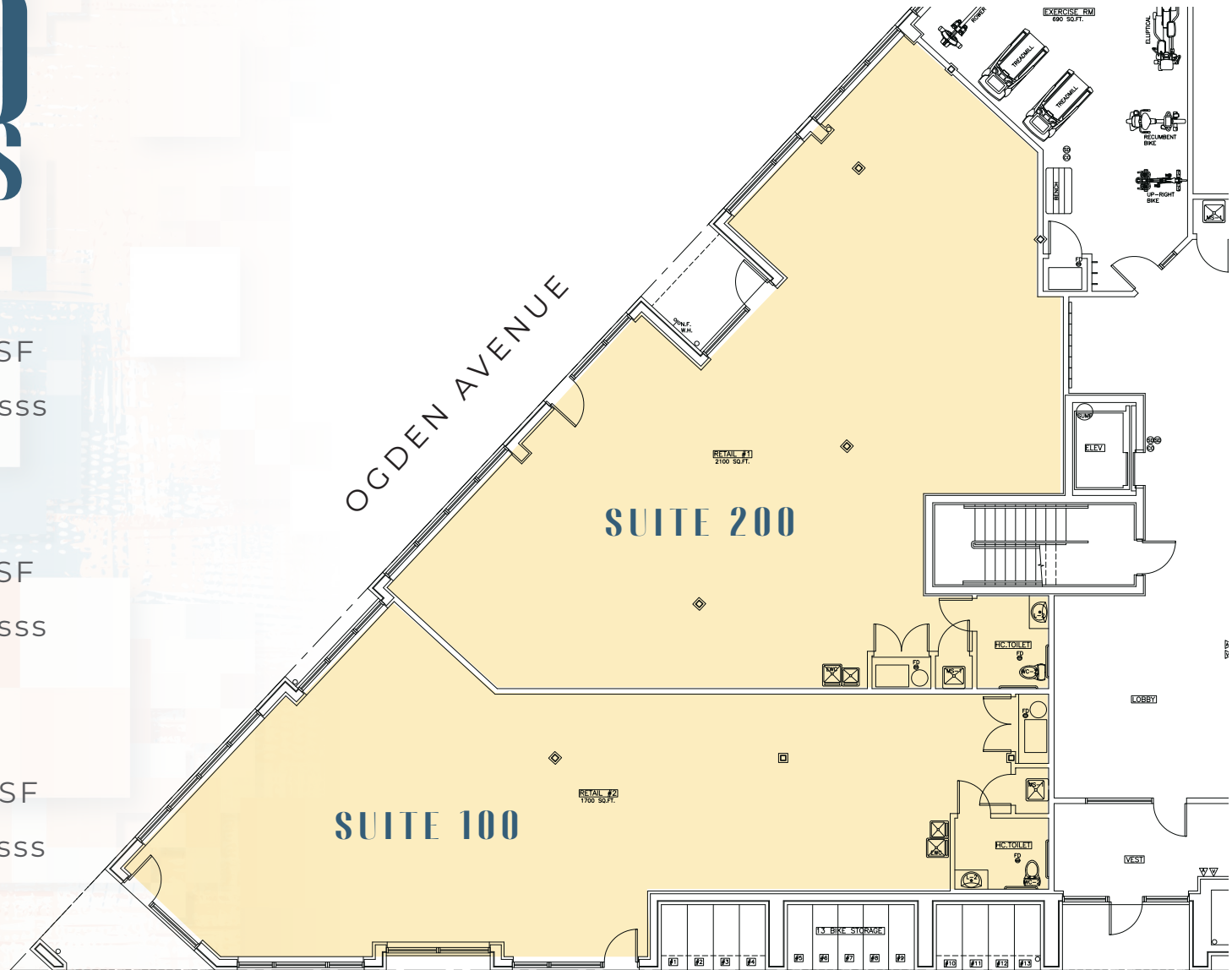
Space Size: 1,700 SF
Asking \$34/SF Grosss

SUITE 200

Space Size: 2,100 SF
Asking \$30/SF Grosss

FULL SPACE

Space Size: 3,800 SF
Asking \$32/SF Grosss



ADAMS STREET

THE 1901 PROJECT

1650 *West* ADAMS

7+

BILLION DOLLAR
PRIVATE
INVESTMENT

55+

ACRES OF
PRIVATE ASSETS
WITH MIXED-USE
DEVELOPMENT

6,000

PERSON
CAPACITY
VENUE FOR
ENTERTAINMENT

1,000+

TRANSIT-
ORIENTED
AFFORDABLE
HOUSING UNITS



Before



After

ADDITIONAL PHOTOS

1650 West ADAMS



AREA DESCRIPTION

The West Loop/Fulton Market is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elske, Roister, Oriole, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, Nando's and Roti. Other well-known dining options include Girl and the Goat, Little Goat, Monteverde, Beatrix, Swift and Sons, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.

The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and The Emily Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid, Aesop and Blue Mercury.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

1650 West ADAMS

MEDIAN AGE
33



AVERAGE INCOME
PER HOUSEHOLD
\$135,000

ESTIMATED
DAYTIME
POPULATION
94,000



ESTIMATED
POPULATION
52,000

NEIGHBORHOOD
HOTEL ROOMS
940+



2021 MICHELIN
RECOGNIZED
RESTAURANTS
16

17M

SF UNDER CONSTRUCTION
AND PROPOSED/APPROVED

9,000

MULTI-FAMILY UNITS
UNDER CONSTRUCTION
AND PROPOSED/APPROVED

1,490

HOTEL ROOMS
UNDER CONSTRUCTION AND
PROPOSED/APPROVED

*Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group

NOTABLE AREA TENANTS



RESTAURANTS

rose mary

932 W Fulton



SWIFT & SONS
STEAKHOUSE

1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

BEATRIX

834 W Fulton



RETAIL



849 W Randolph



932 W Randolph



1000 W Randolph

BILLY REID

845 W Randolph

allbirds

833 W Randolph

Free People

1101 W Randolph



HOTELS



844 W Lake



SOHO HOUSE

113 N Green

NOBU HOTEL
CHICAGO

854 W Randolph

the emily
hotel

311 N Morgan



THE PUBLISHING HOUSE
BED & BREAKFAST

108 N May



HYATT
house™

113 N May



OFFICE

dyson Google

Dyson
40,000 SF

Google
466,000 SF



McDonalds
485,000 SF

WPP

WPP
250,000 SF

AspenDental

Aspen Dental
230,000 SF

Mondelez
International

Mondelez
200,000 SF

AERIAL TO THE EAST



THE LOOP

WEST LOOP

UIC CAMPUS

SKINNER PARK

FULTON MARKET

IMD (3 BLOCKS)

1650
West ADAMS

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