

FOR LEASE | 105 W. MADISON STREET

EXECUTIVE SUMMARY



Offering Summary

Asking Rent:	Negotiable
NNN's:	\$19.91
Building SF:	134,220
Available SF:	700-4,700 SF
Lot Size:	0.17 Acres
Year Built:	1928
Renovated:	2017
Zoning:	DC-16
Submarket:	Loop
Traffic Count:	22,500 VPD
Cross Streets:	Madison/Clark

Property Overview

Up to 4,700 SF of trophy retail space in the heart of the Loop, Chicago's primary business and financial district. The iconic storefronts are located at the base of a 130,000 SF office building located at the SWC of Madison Street and Clark Street (22,400 VPD), providing an excellent opportunity for an array of retail, restaurant, medical office, or service-oriented users. The property is situated less than two (2) blocks from multiple CTA "L" stations and is within a 15-minute walk of both the Ogilvie and Union rail stations that serve the Chicago metro area. Also located within walking distance from the site are some of Chicago's most visited tourist attractions including Millennium Park, Willis Tower, The Art Institute of Chicago and Buckingham Fountain. The surrounding area is densely populated with over 64,645 people living within a one (1) mile radius earning an average annual household income in excess of \$140,700 per year, along with a daytime population in excess of 549,000 people within one (1) mile.

Property Highlights

- Prime leasing opportunity at the corner of a signalized intersection at the base of a Class A Office Building in the heart of Chicago's Loop
- Daytime population in excess of 549,000 people within a one (1) mile
- Conveniently located a few blocks from both Union Station and Ogilvie Transportation Center and within steps from multiple CTA "L" lines
- Strong demographics with a population of over 64,645 within a one (1) mile radius with an average annual household income in excess of \$140,700 per year

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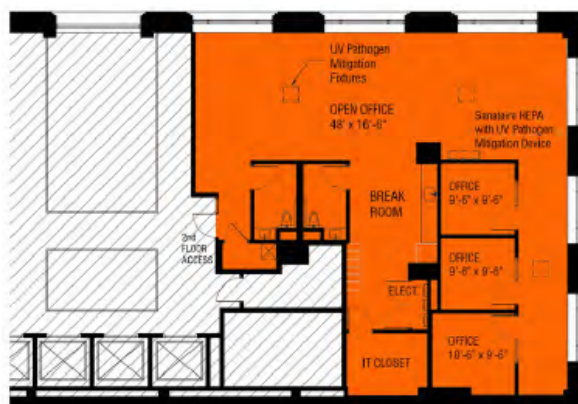
SITE PLAN

AVAILABILITY

First Floor: 2,500 RSF

Second Floor: 2,200 RSF

Total: 4,700 RSF



SECOND FLOOR



FIRST FLOOR

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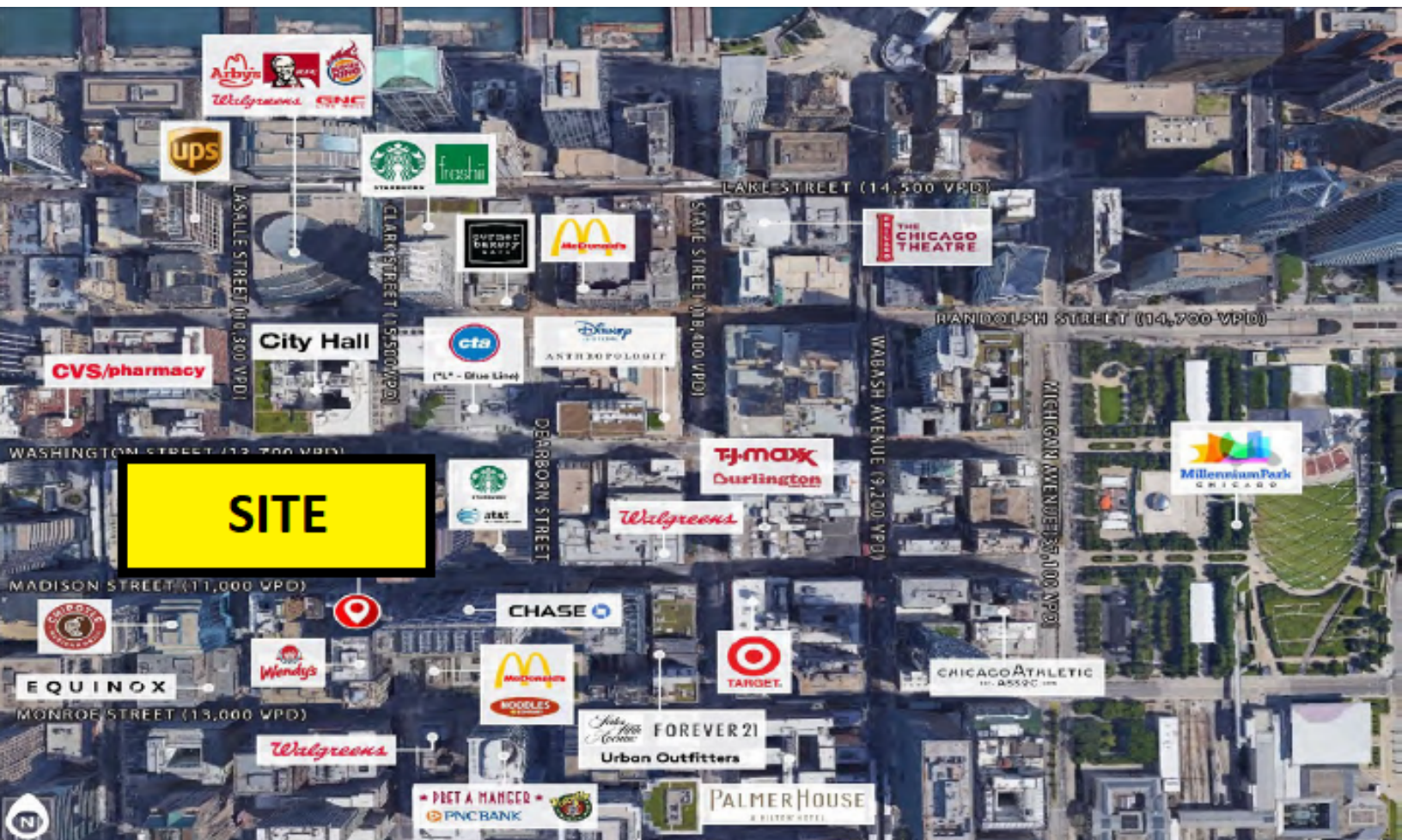
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RETAIL AERIAL



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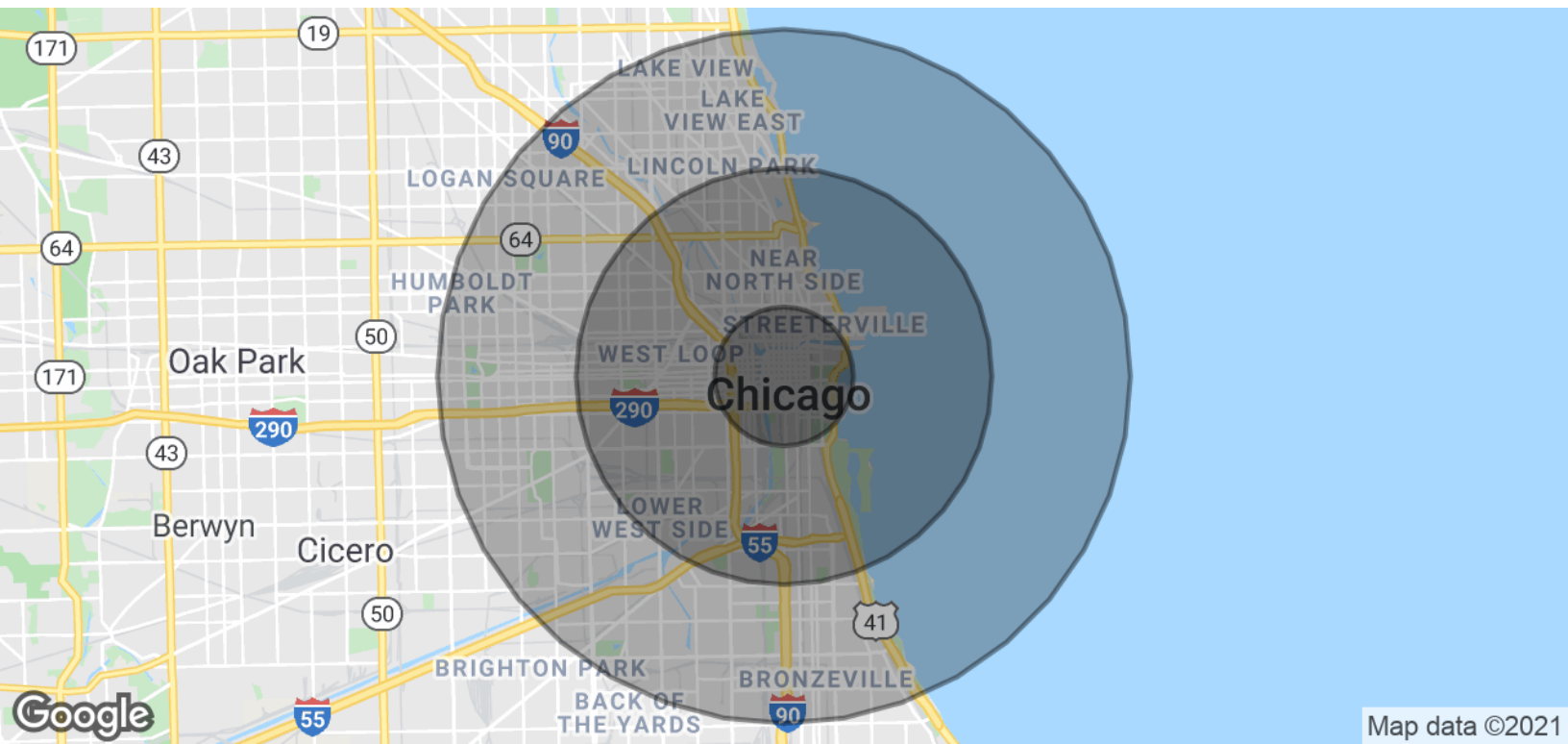
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DEMOGRAPHICS MAP & REPORT



Map data ©2021

Population	1 Mile	3 Miles	5 Miles
Total Population	46,657	275,700	700,505
Average age	33.9	35.4	33.1
Average age (Male)	34.0	35.3	33.0
Average age (Female)	33.6	35.6	33.3
Households & Income	1 Mile	3 Miles	5 Miles
Total households	28,565	145,371	331,051
# of persons per HH	1.6	1.9	2.1
Average HH income	\$123,890	\$112,346	\$96,950
Average house value	\$436,878	\$501,435	\$483,772

* Demographic data derived from 2010 US Census

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