



## Offering Summary

Lease Rate:	Negotiable
Available SF:	740 - 2,615 SF
Building Size:	630,000 SF
Lot Size:	0.55 Acres
Year Built:	2010
Zoning:	PD 1066
Market:	Chicago
Submarket:	The Loop
Traffic Count:	Approx. 20,750 VPD

## Property Overview

Second generation restaurant spaces and small shop storefront available for lease at the base of Lake & Wells Apartments, a 42-story 329-unit luxury apartment building in Chicago's Loop. The storefronts are located at the corner of the Lake Street & Wells Street signalized intersection, featuring visibility and exposure to over 20,000 VPD, along with heavy pedestrian traffic. Available units range from 740 – 2,600 square feet. Two (2) of the units are second generation restaurants featuring existing equipment, ventilation, and walk-in cooler/freezers. The storefronts are conveniently located a few blocks from the Thompson Building, which Google recently acquired and is planning to move their Chicago headquarters to. The building is well located near public transit options including the Clark/Lake Brown, Purple, Blue, Green, Pink and Orange "L" CTA stations. Neighboring retailers include Chicago's French Market, Revival Food Hall, Walgreens, CVS/Pharmacy, Target, Walmart, Macy's, Nordstrom Rack, Ross Dress For Less, T.J. Maxx, UPS Store, 7-Eleven, Beatrix, Chipotle, Potbelly, Starbucks, McDonald's, Dunkin', Chick Fil-A, and Subway, among many others.

## Property Highlights

- Opportunity to lease second generation restaurant spaces at the base of 329-unit luxury apartment building in the Loop
- The former restaurant spaces feature black iron, ventilation, and walk in coolers/freezers
- Conveniently located near numerous public transportation options including Brown, Purple, Blue, Green, & Pink "L" stations

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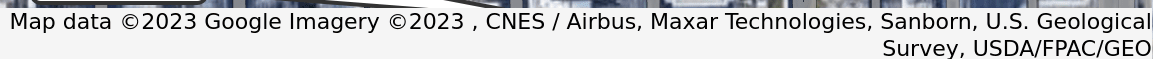
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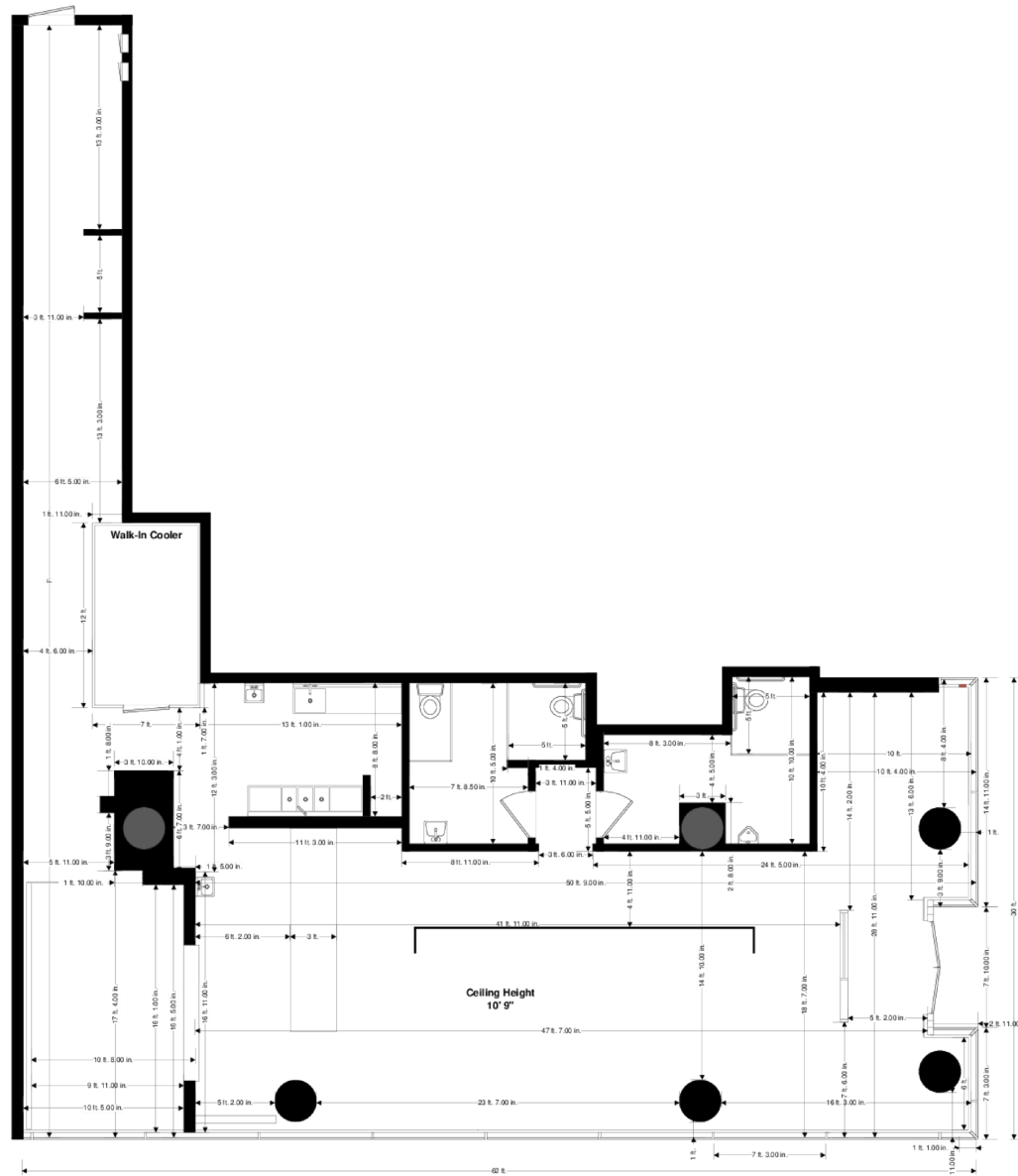
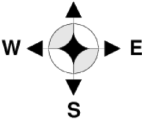
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# FOR LEASE | 210 NORTH WELLS STREET

## 204 N WELLS LAYOUT



204 North Wells Street Chicago IL 60606

DATE	DESCRIPTION	BY	REV

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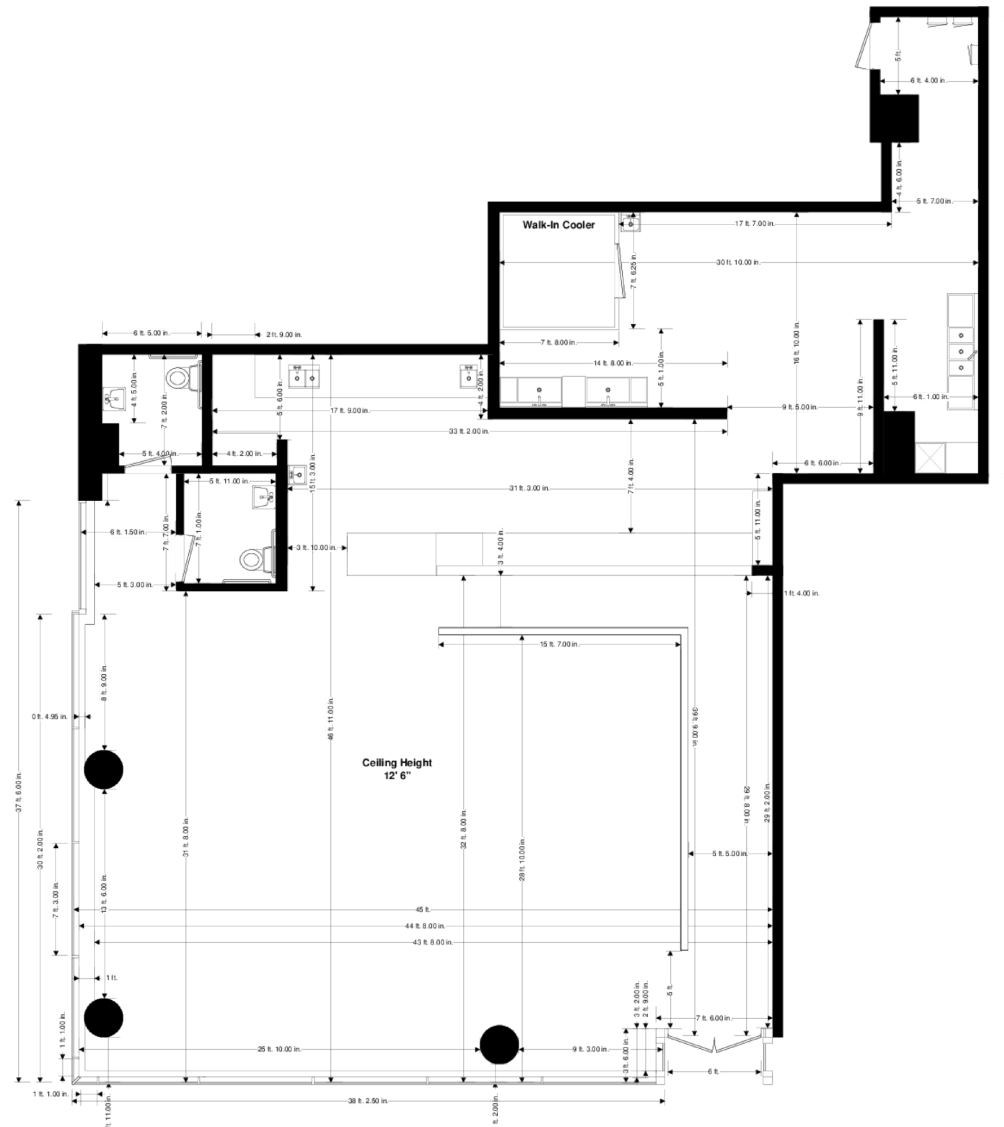
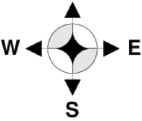
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# FOR LEASE | 210 NORTH WELLS STREET

218 W LAKE LAYOUT



218 West Lake Street Chicago IL 60606

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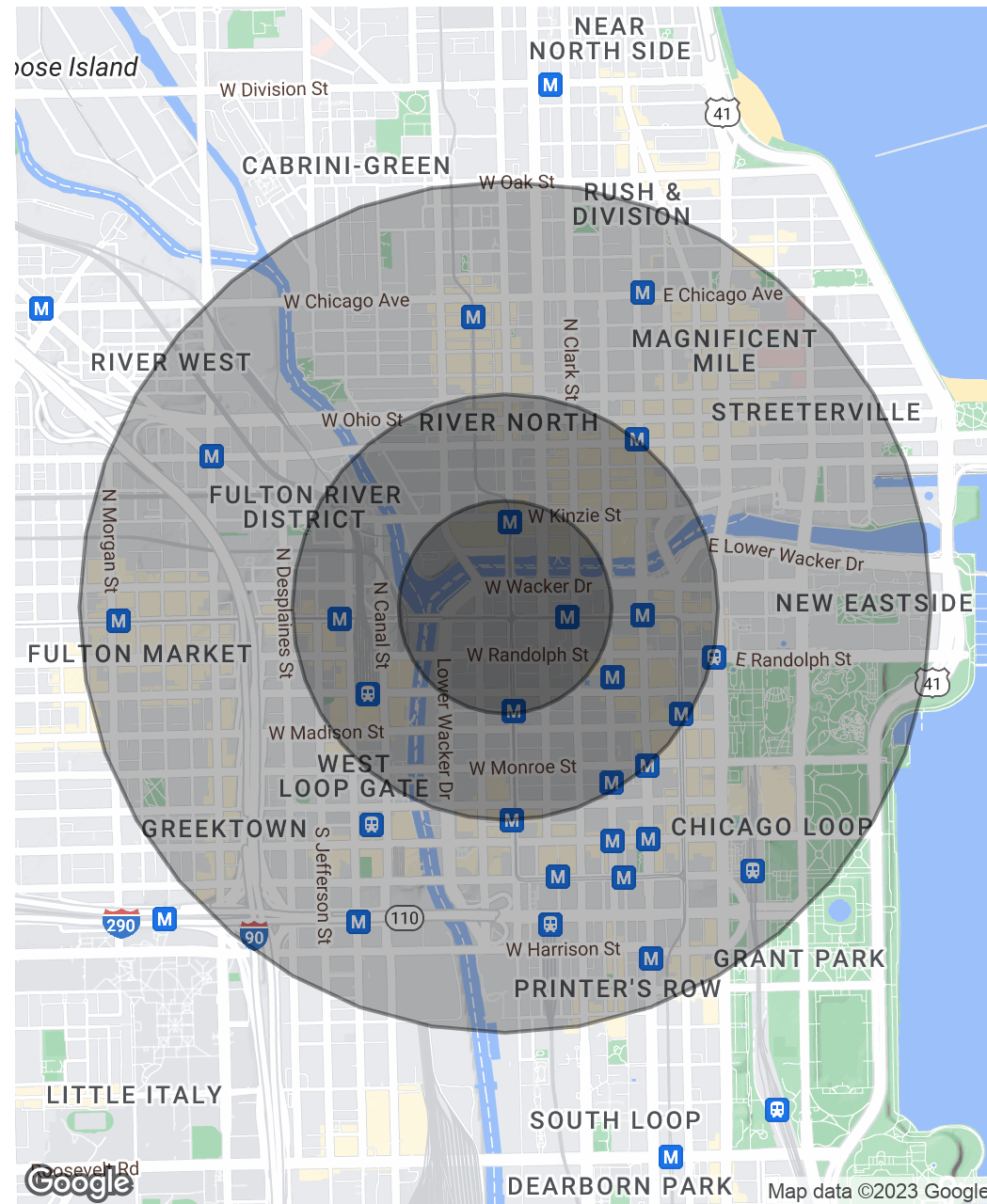
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## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,898	20,365	91,767
Average Age	31.8	32.2	33.7
Average Age (Male)	32.6	32.7	34.2
Average Age (Female)	30.6	31.8	34.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,823	14,577	62,531
# of Persons per HH	1.4	1.4	1.5
Average HH Income	\$148,263	\$150,123	\$147,953
Average House Value	\$426,147	\$432,122	\$493,196

\* Demographic data derived from 2020 ACS - US Census



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