

**RARE WEST LOOP TIMBER LOFT
REDEVELOPMENT OPPORTUNITY/
IDEAL FOR RESIDENTIAL
CONVERSION
OR OWNER/USER**

1033

W Van Buren



- 82,712 SF TIMBER LOFT
- 12-22 FT CEILING HEIGHTS
- BUILDING CAN BE DELIVERED VACANT
- EFFICIENT 75 FEET FLOOR PLATE DEPTH

EXECUTIVE SUMMARY

CBRE, Inc, has been exclusively retained as exclusive advisor and agent to offer the 100% fee simple interest in 1033 West Van Buren, (the "Property"), a fully renovated, **brick and timber creative loft office building** located near the Fulton Market submarket of downtown Chicago, Illinois. Fulton Market is one of the hottest submarkets in the entire country strong occupancy across most sectors. With **no lease restrictions**, this desirable seven floor timber loft office is a **fantastic redevelopment candidate and/or a value-add opportunity**. Its proximity to nearby Fulton Market, and a location within a block of the CTA and freeway off-ramps, also makes the asset an ideal opportunity for owner/users. **It is also in the immediate vicinity of the University of Illinois at Chicago campus (33,000 students) and Illinois Medical District (30,000 employees).**

Friendly floor plates and proper setbacks makes this a GREAT RESIDENTIAL CONVERSION CANDIDATE

The property also offers an **OPEN CANVASS FOR ITS NEXT OWNER/USER**. Each story of the building offers 12,250 Square Feet of rentable space, with the elevator, freight elevator and two stairwells both leading directly onto each floor.



**CLICK HERE TO ENTER THE
VIRTUAL DEAL ROOM**

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