

85,445 SF

FOR LEASE

(DIVISIBLE)



# 329 West 18th Street

Chicago, Illinois 60616

## PROPERTY HIGHLIGHTS

- 85,445 SF available
  - 10th Floor: 34,505 SF
  - 8th Floor: 50,940 SF contiguous
- 9 covered loading docks (shared)
- Shared forklift in loading area
- Zoning: PMD 11B
- 2 passenger and 1 freight elevators  
Freight dimension: 12'w x 6'd x 8'h  
(additional freight delivered Q2 24)
- On site Package Room
- On site Green Tomato Deli, lounge, conference room & terrace
- Abundant amenities within walking distance
- Strong labor pool
- Lease Rate: Subject to Offer



433,168 SF TOTAL BUILDING



85,445 SF AVAILABLE (DIVISIBLE)



9 COVERED LOADING DOCKS (SHARED)



11' CEILING HEIGHT



IMMEDIATE I-90/I-94 HIGHWAY ACCESS



3 DIFFERENT PARKING OPTIONS

## Contact

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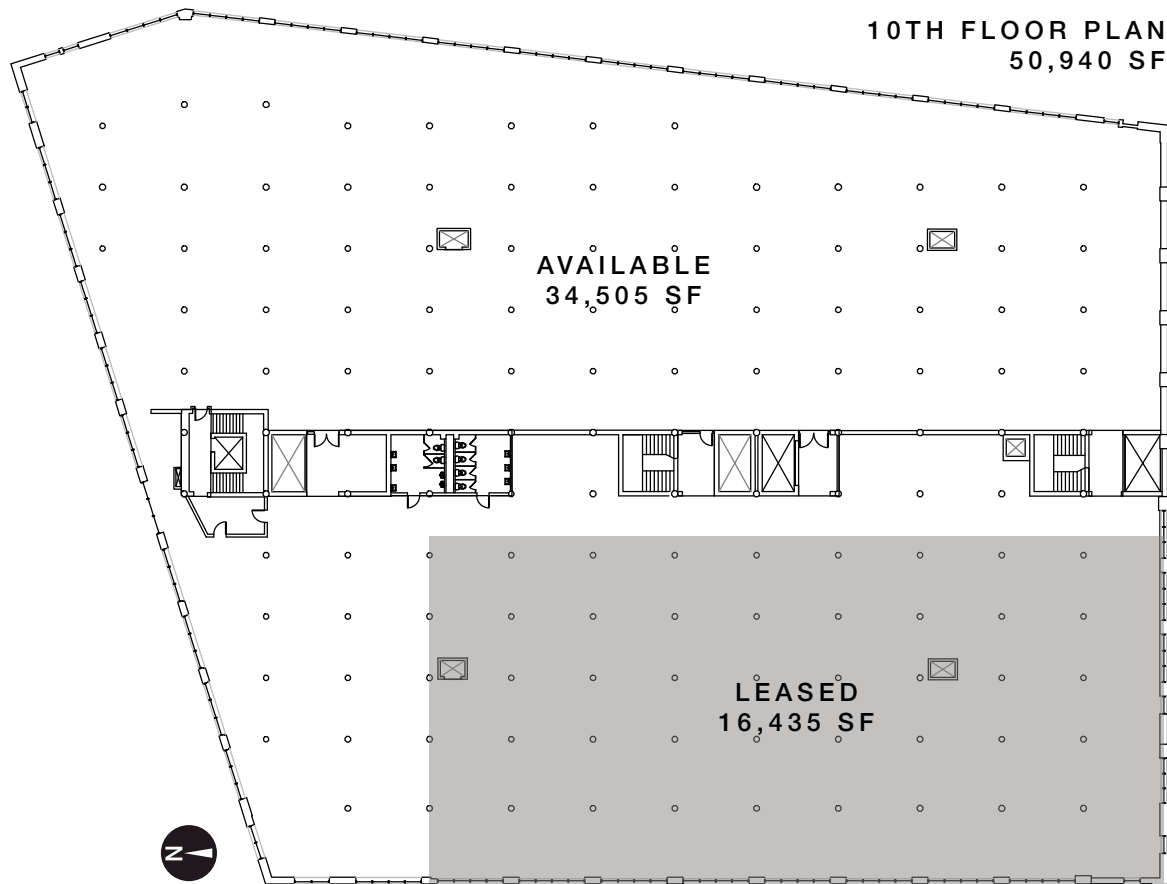
+1 630 693 0668

nfeczko@hiffman.com

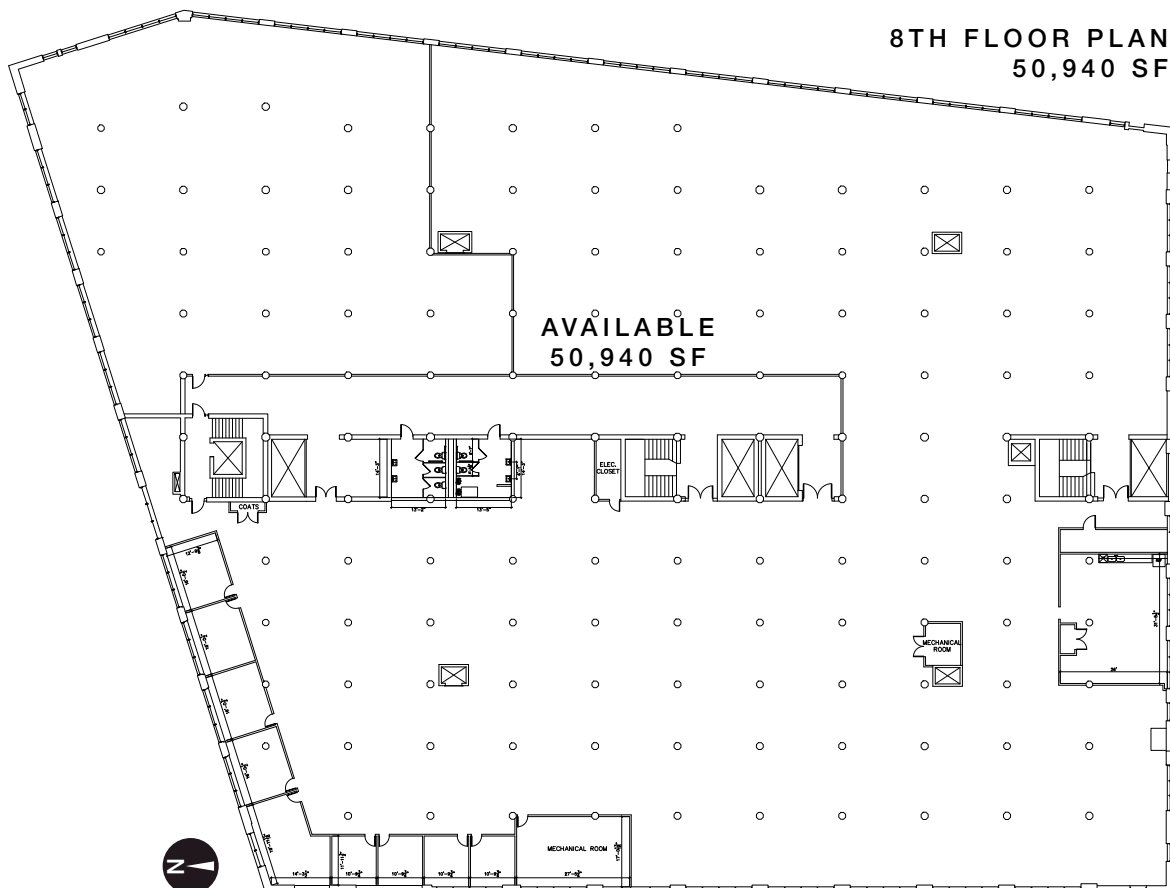
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10TH FLOOR PLAN  
50,940 SF



8TH FLOOR PLAN  
50,940 SF





TENANT CONFERENCE ROOM



TENANT LOUNGE



GREEN TOMATO DELI



RECENTLY UPDATED LOBBY



1.1 Miles to I-55 via Canalport/I-90/I-94

The 78

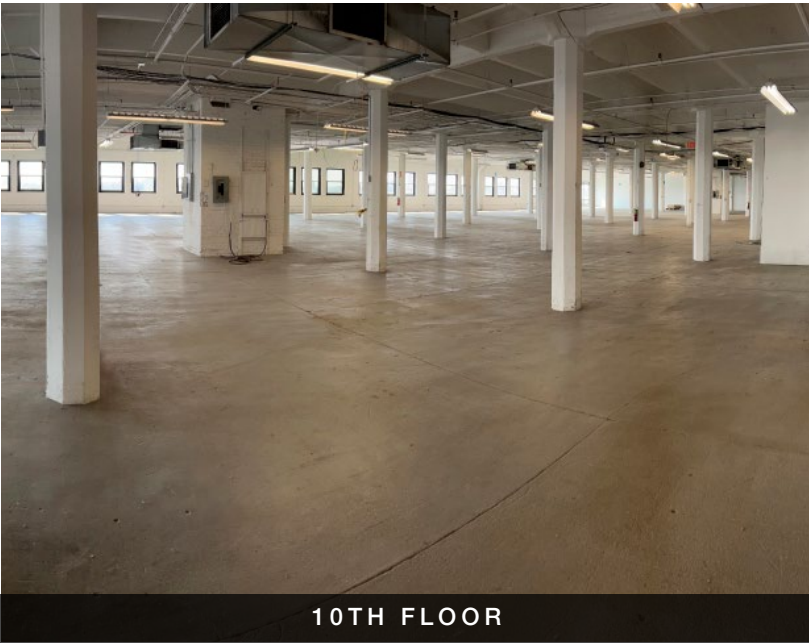


±0.3 MILES TO CTA BUS 18TH/CLARK

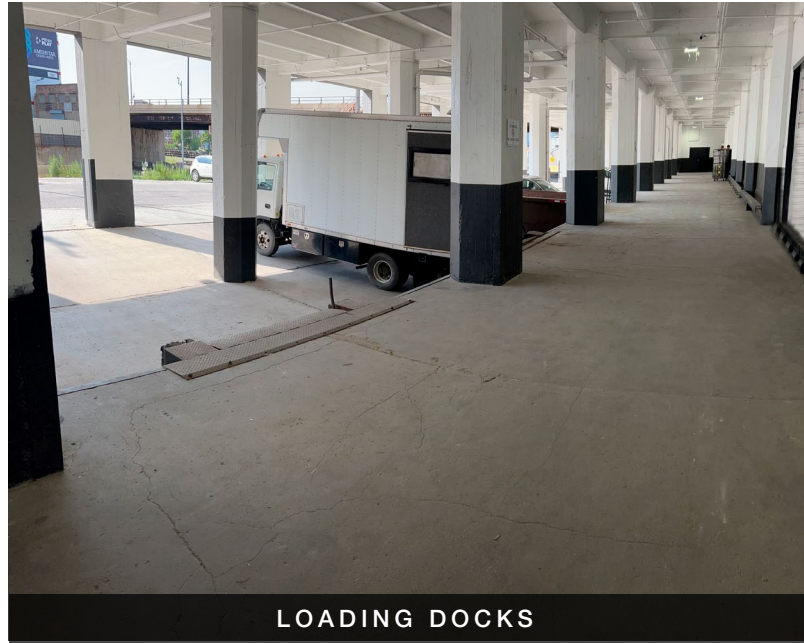
0.4 Miles to I-90/I-94 via 18th St

±0.5 MILES TO REDLINE CERMAK/CHINATOWN

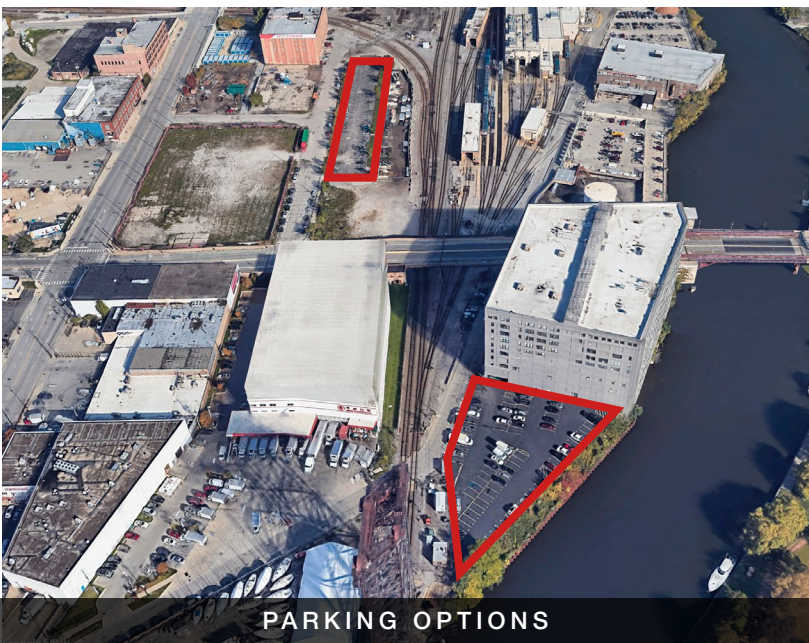




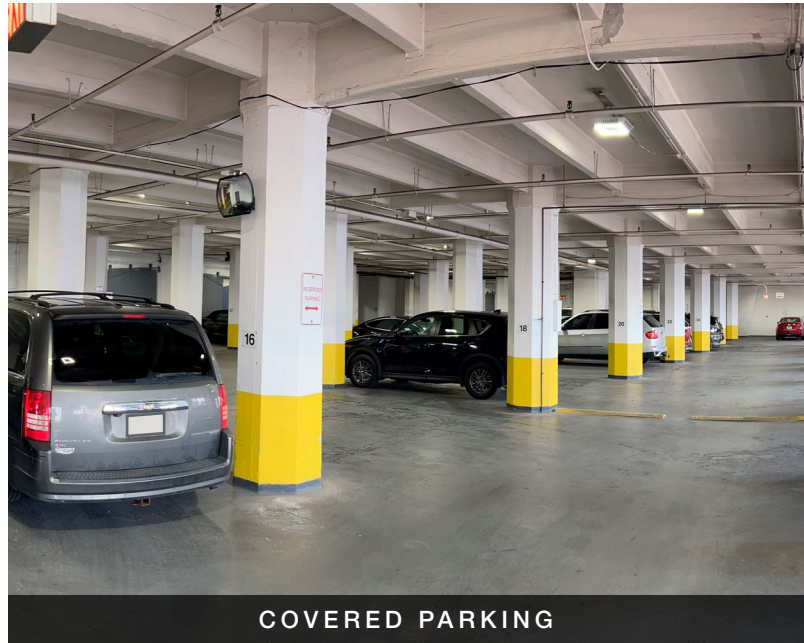
10TH FLOOR



LOADING DOCKS



PARKING OPTIONS



COVERED PARKING

**PARKING OPTIONS**

- Monitored indoor parking garage (\$125/Month)
- Monitored outdoor parking behind the building (\$50/Month)
- Free first come first serve parking on Stewart Avenue (exclusive to building tenants)

**EST. 2024 DEMOGRAPHICS**

ESTIMATES BASED ON A 5-MILE RADIUS



**806,064**  
TOTAL  
POPULATION



**\$142,794**  
AVG. HOUSEHOLD  
INCOME



**28%**  
BACHELOR'S  
DEGREE+



**669,263**  
LABOR  
FORCE