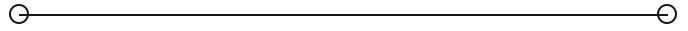


**LEASE**

# ±2,600 to 8,010 SF Class A Office Sublease in River North

**357 WEST CHICAGO AVENUE**

Chicago, IL 60654



**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

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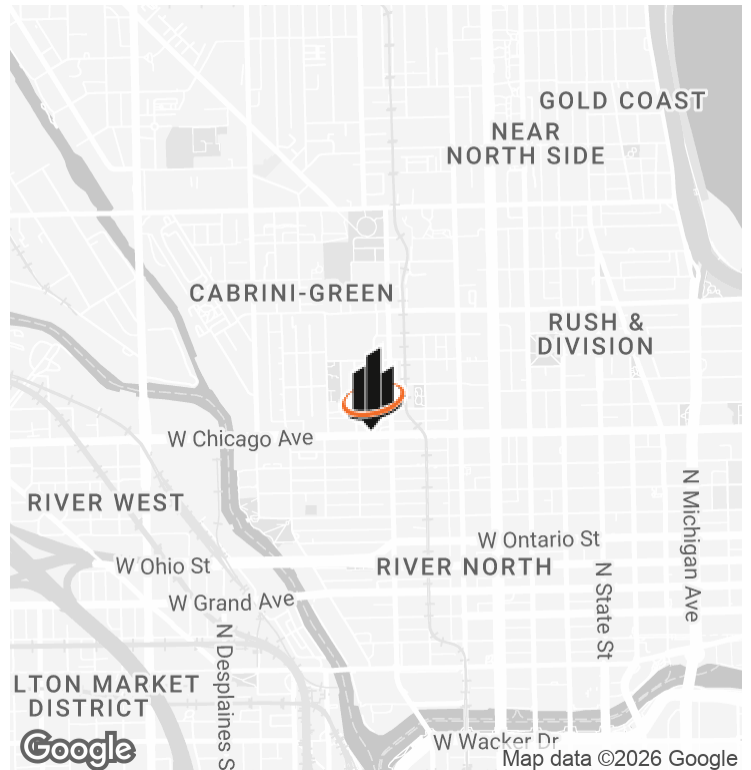
IL #471020279

**PRIYA PATEL**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$32 SF/yr (MG)
<b>AVAILABLE SF:</b>	2,600 - 8,010 SF
<b>LOT SIZE:</b>	0.08 Acres
<b>BUILDING SIZE:</b>	16,000 SF
<b>LEASE EXPIRATION:</b>	12/31/2032

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 357 W. Chicago Avenue, a 4-story mixed-use, multi-tenant retail and executive office building in River North, Chicago, IL. Prime location at the signalized southwest corner of Chicago Avenue and Orleans Street. Full floor and individual professional office opportunities. Retail options on the lower level and first floor, executive offices on the second and third floors, with residential units on the fourth floor.

## PROPERTY HIGHLIGHTS

- Full Floor Opportunities from  $\pm$ 2,600 to 8,010 SF
- Professional Loft Offices | Luxury Finishes | Exposed Brick
- Floor-to-Ceiling Glass Offices and Conference Rooms
- High Ceiling Heights | LED Lighting
- Fully Furnished
- Near Chicago Brown/Purple/Red Line Stop & Kennedy Expressway

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## LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,600 - 8,010 SF	<b>LEASE RATE:</b>	\$32 SF/yr

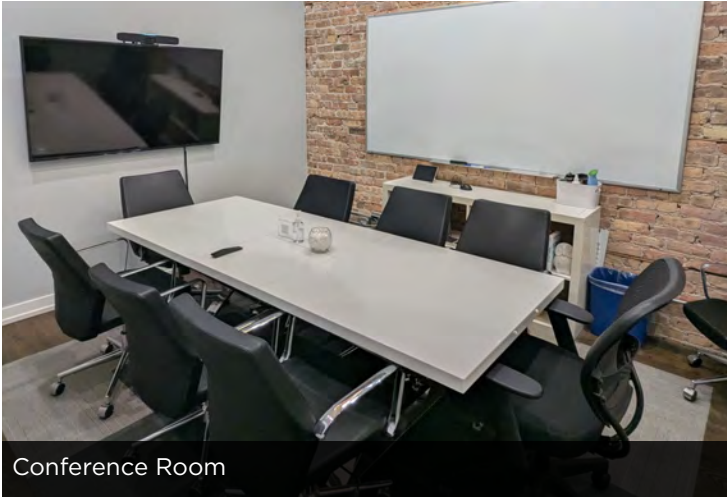
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lower Level	2,600 - 8,010 SF	Modified Gross	\$32.00 SF/yr	+/-2,600 SF with 4 Private Offices Conference Room   Open Concept Kitchenette Lounge   Restroom
Suite 100	2,660 - 8,010 SF	Modified Gross	\$32.00 SF/yr	+/-2,660 SF Executive Loft 7 Private Offices   Conference Room Open Concept   Restrooms
Suite 200	2,750 - 8,010 SF	Modified Gross	\$32.00 SF/yr	+/-2,750 SF Executive Loft 9 Private Offices   Conference Room Open Concept   Restroom

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# SUITE 100: +/-2,660 SF



Conference Room



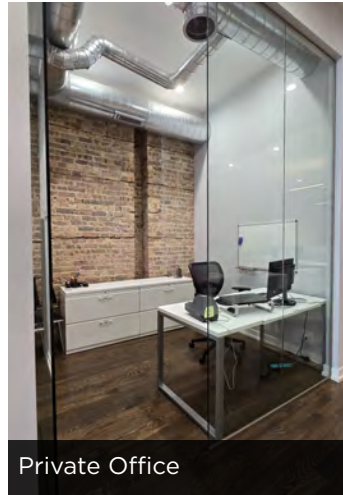
Cubicles



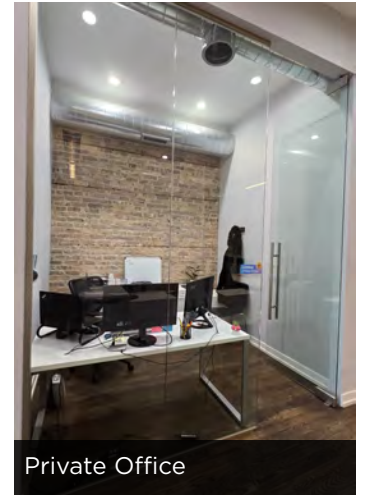
Private Office



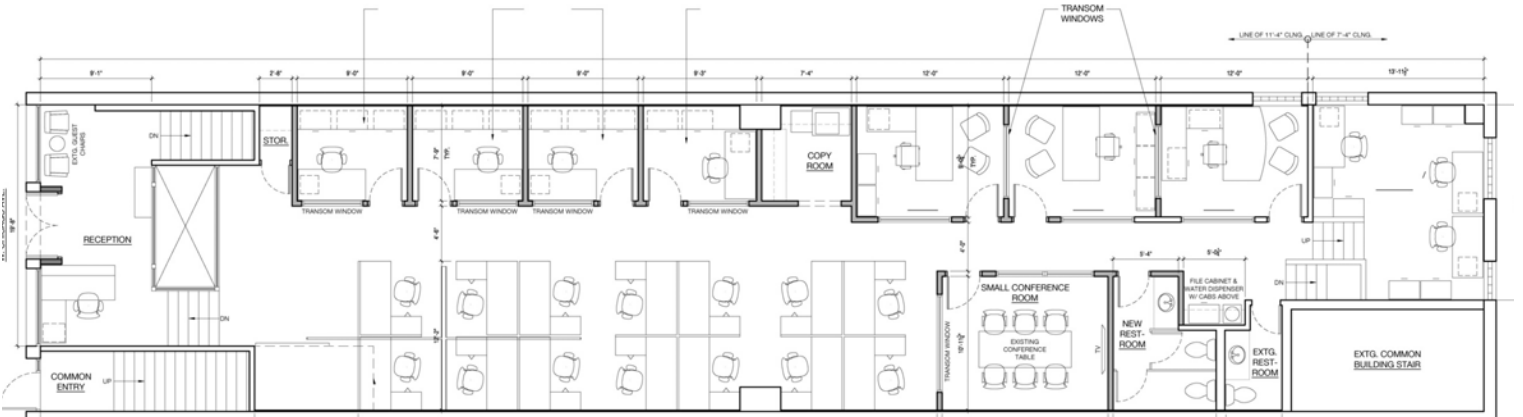
Private Office



Private Office



Private Office

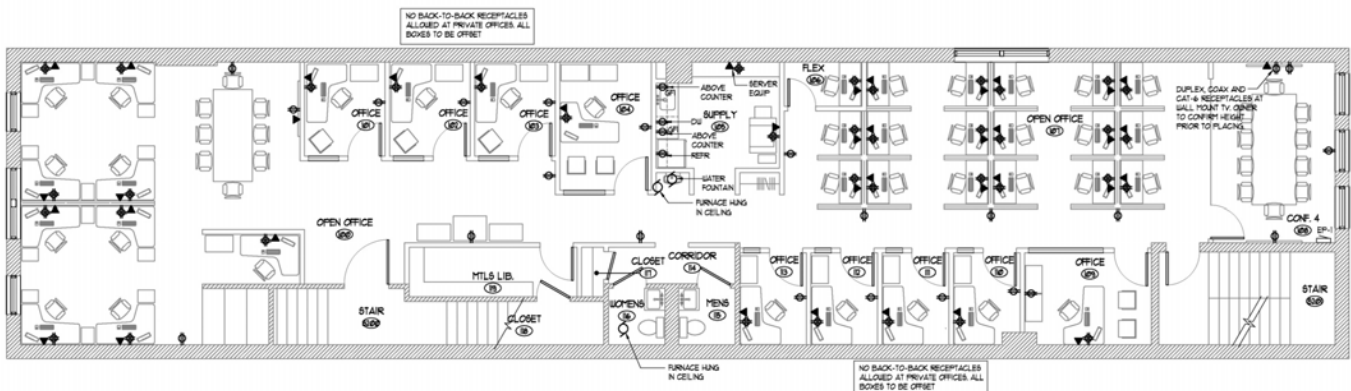
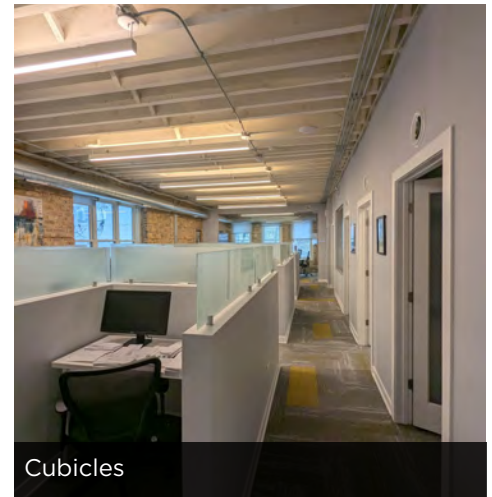
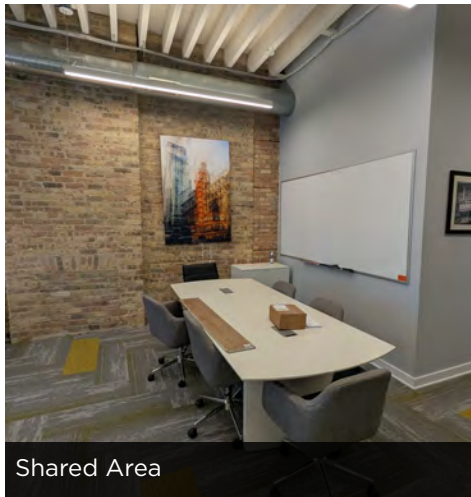
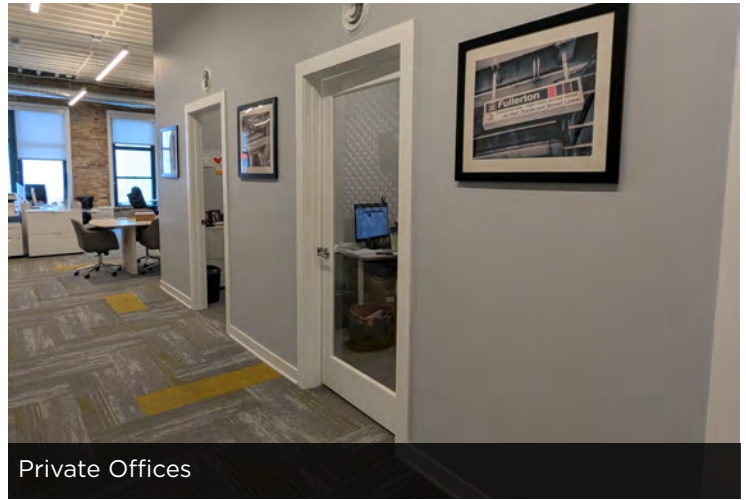
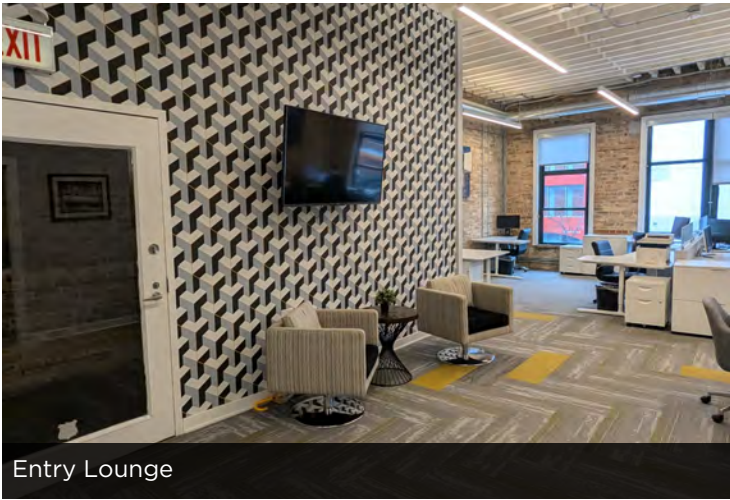


Suite 100 Floorplan: 7 Private Offices, Small Conference Room, 17 Cubicles, Copy Room, Private Restrooms

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**SUITE 200: +/-2,750 SF**

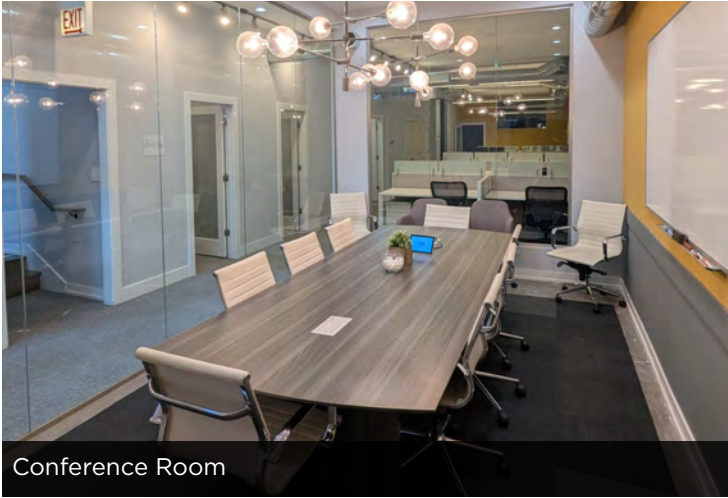


**Suite 200 Floorplan: 9 Private Offices, Small Conference Room, 27 Cubicles, Shared Area, Copy Room, Private Restrooms**

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# LOWER LEVEL: +/-2,600 SF



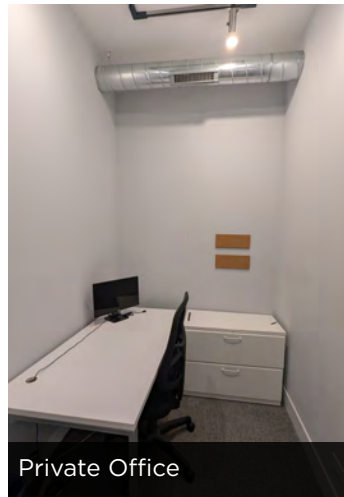
Conference Room



Lounge Room



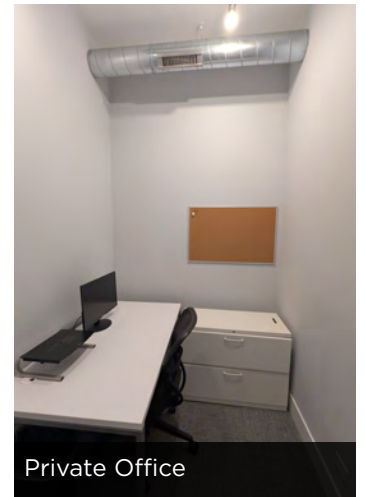
Cubicles



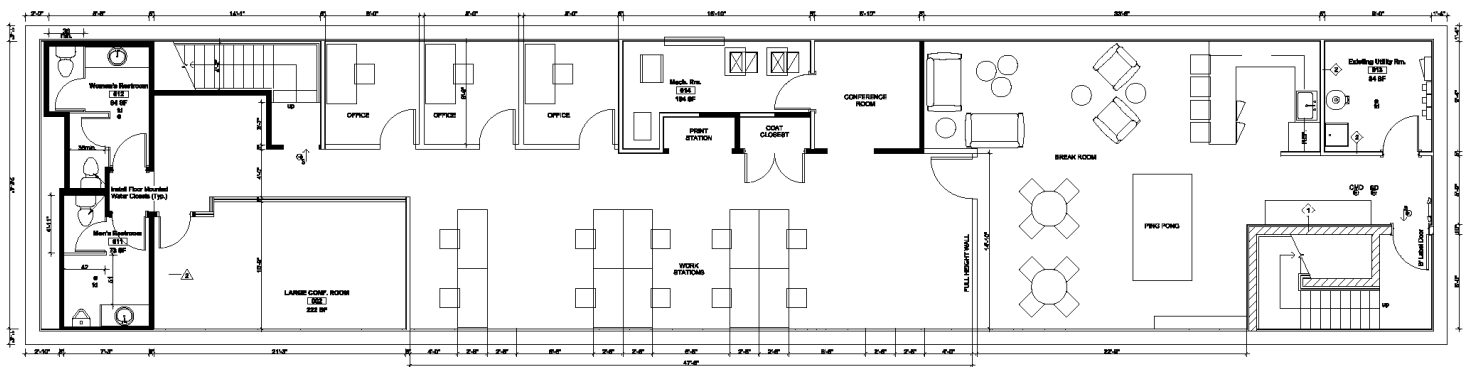
Private Office



Flex Room



Private Office

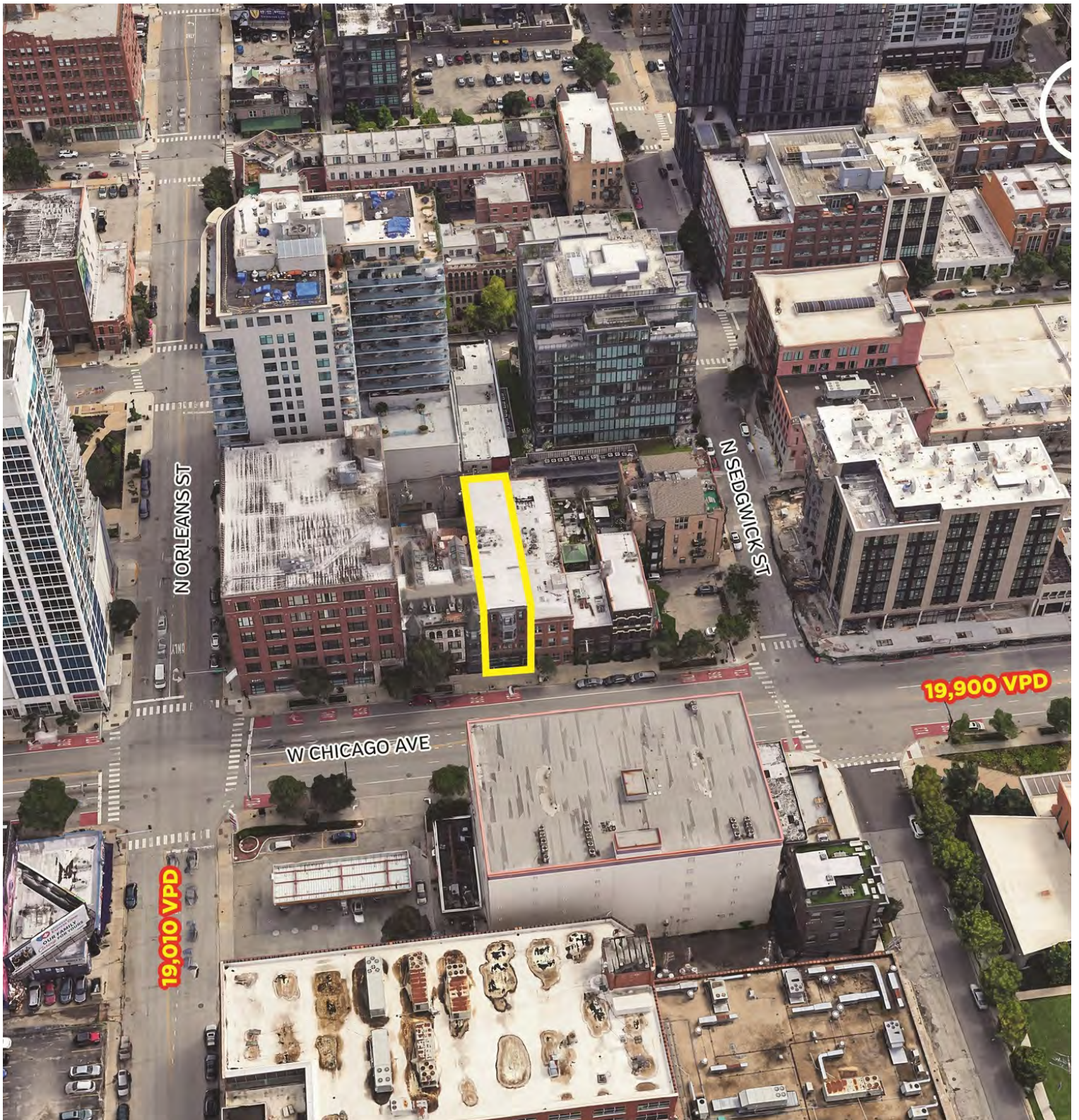


Lower Level Floorplan: 4 Private Offices, Large Conference Room, 10 Cubicles, Flex Area, Lounge Room, Private Restrooms

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# PROPERTY AERIAL



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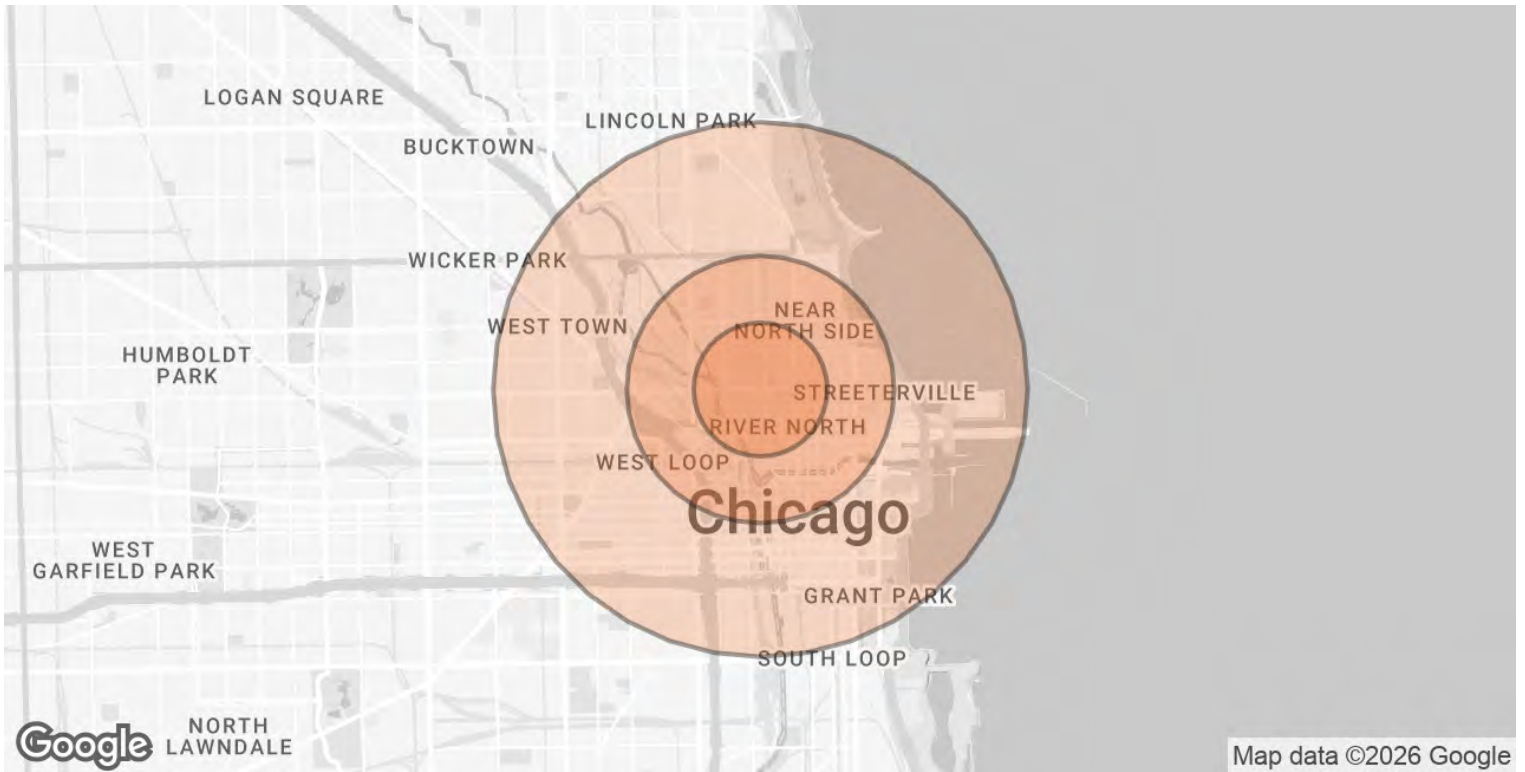
# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.5 MILES	1 MILE	2 MILES
<b>TOTAL POPULATION</b>	27,777	107,009	251,003
<b>AVERAGE AGE</b>	32.6	36.2	34.8
<b>AVERAGE AGE (MALE)</b>	33.0	36.2	35.4
<b>AVERAGE AGE (FEMALE)</b>	31.8	35.7	34.5

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
<b>TOTAL HOUSEHOLDS</b>	17,022	67,422	144,523
<b># OF PERSONS PER HH</b>	1.6	1.6	1.7
<b>AVERAGE HH INCOME</b>	\$191,532	\$188,937	\$194,625
<b>AVERAGE HOUSE VALUE</b>	\$554,751	\$653,149	\$668,465

2023 American Community Survey (ACS)

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