

1331 S MICHIGAN AVENUE

# Retail/Office Loft For Sale or Lease

CHICAGO, IL 60605



## SALE PRICE REDUCTION!

3,000 - 11,700 SF  
AVAILABLE

### PROPERTY HIGHLIGHTS

- Dynamic South Loop - strategically located between the proposed One Central and The 78 transformative developments
- 3,000 - 11,700 SF, 3-story mixed use building
- 3,000 - 3,900 RSF storefront at street level and 3,900 RSF each on floors 2 and 3
- Average household income of \$82,250 within one mile
- 2016 remodel with 2 new stairwells, elevator and life safety upgrades
- Exposed brick walls / Column free space
- 12'0 - 13'0 ceiling height
- DX-7 zoning

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**PROPERTY FEATURES**

- Located south of Roosevelt Road and Grant Park
  - 16,800 vehicles per day on Michigan Avenue
  - Near State & Roosevelt “L” - green, red & orange lines
  - 1,700 new luxury apartments developed within 2 block radius within the past 24 months
  - Ideal medical, fitness or professional space
  - Neighbors include: Rush Medical, The Paragon, NEMA and the Chicago Firehouse Restaurant
  - Lease Price: \$30 psf Net (1st floor)
  - Lease Price: \$15 psf Net (2nd floor / 3rd floor)
  - Sale Price: \$1,999,999 (entire building)
- \$1,499,000 (entire building)**



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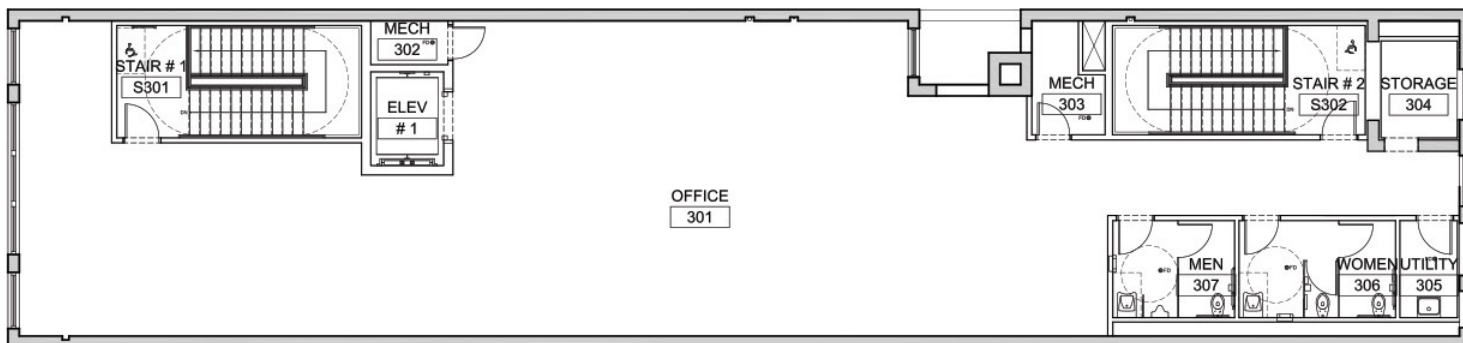


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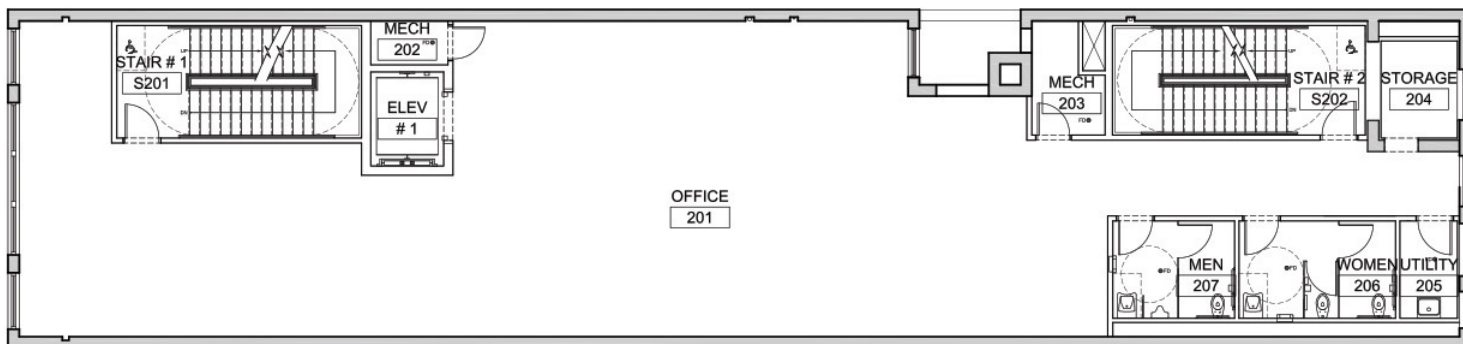
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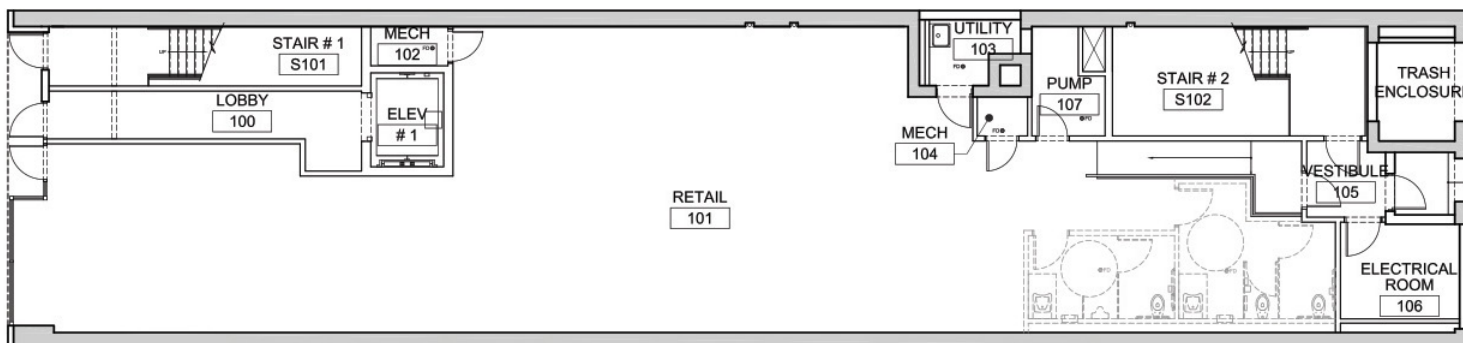
## THIRD FLOOR



## SECOND FLOOR



## FIRST FLOOR



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