



208 South Jefferson Premier West Loop Office Available



Chad Schroedl
312.756.7329
chad.schroedl@svn.com

John Joyce CCIM
847.778.1254
john.joyce@svn.com

Logan Parsons
262.903.8417
logan.parsons@svn.com

Leasing Overview

208

South Jefferson

Premier West Loop Office Available

Leasing Summary

Asking Rent: \$28/RSF MG

Space Available:

Suite 201 4,100-5,800 SF

Suite 204 4,325 SF

Suite 300 10,500 SF

2019 Taxes: \$6.09/RSF

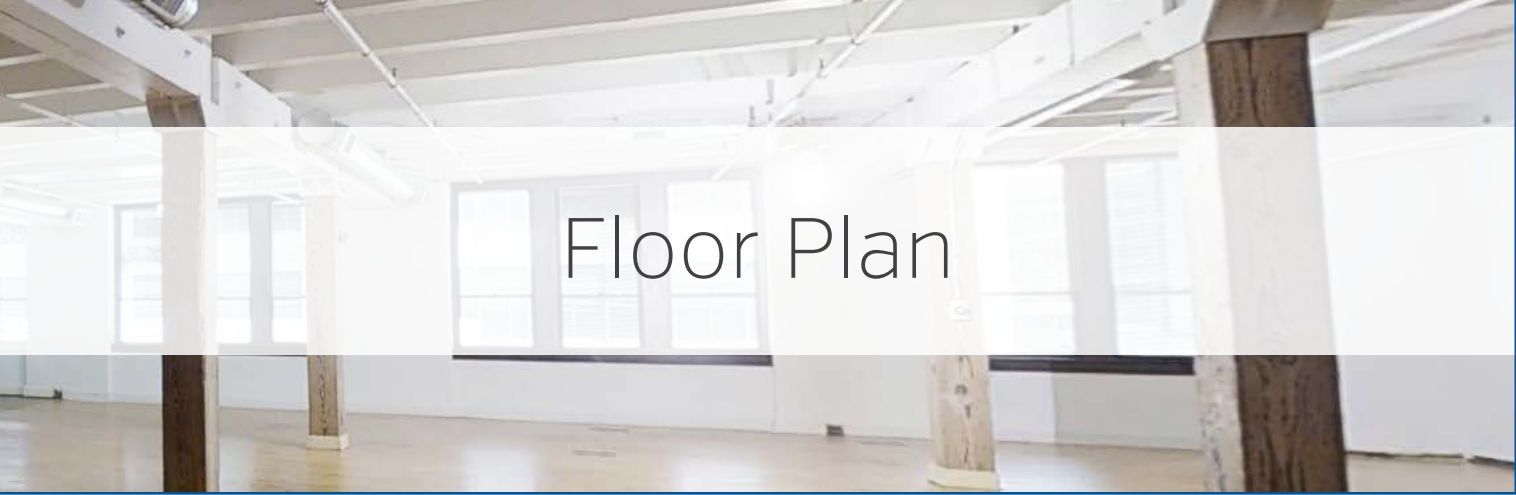
2019 Op Ex: \$4.67/RSF

Sub-Market: West Loop

Ward/Alderman: 42/Reilly

Leasing Highlights

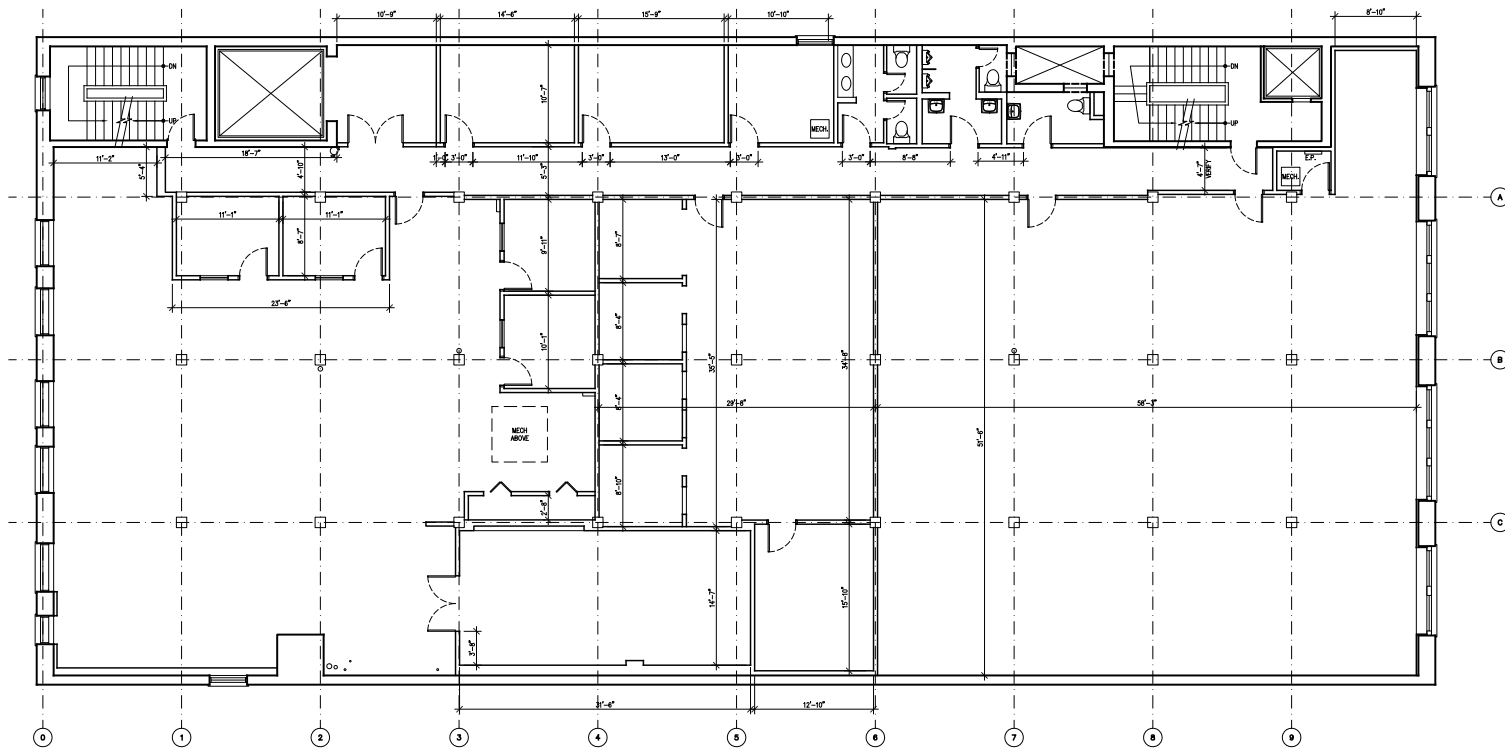
- Multi-generational owner
- Spaces are functionally designed with flexible layouts
- Minutes to Union Station, Ogilvie Transportation Center, and Clinton CTA El Stop
- Easy access to I-90/94 & 290
- Abundant parking nearby
- Competitive leasing opportunities



2nd Floor Overview

Suite 201:	4,100 -5,800 RSF
Suite 204:	4,325 RSF
Asking Rent:	\$28/RSF MG
Occupancy Date:	Available Now

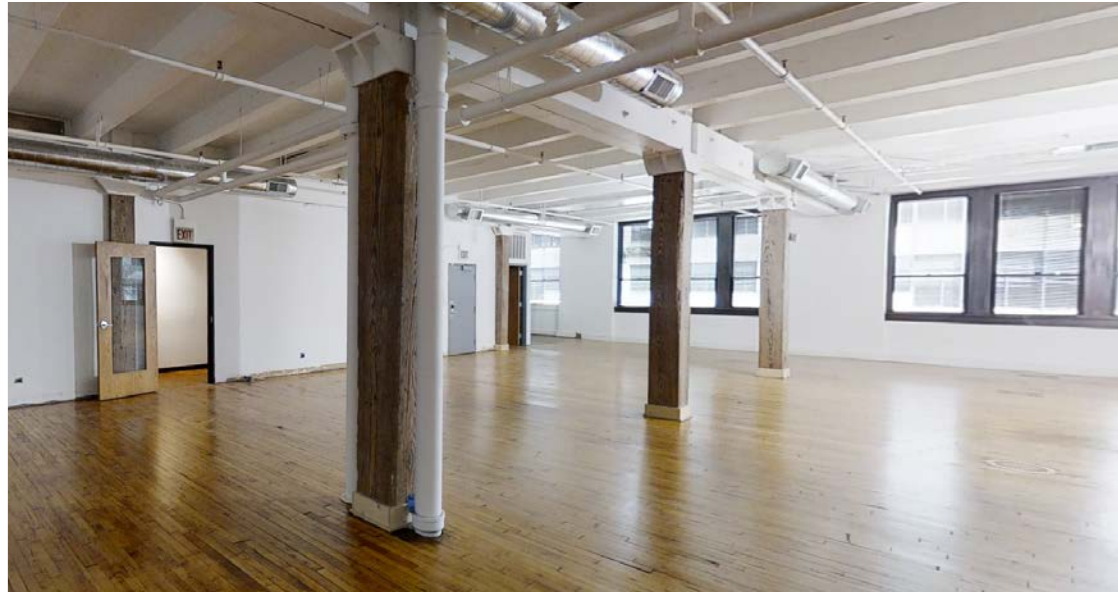
[Click Here For Virtual Walk-Thru Suite 201 | Suite 204](#)



Interior Photos



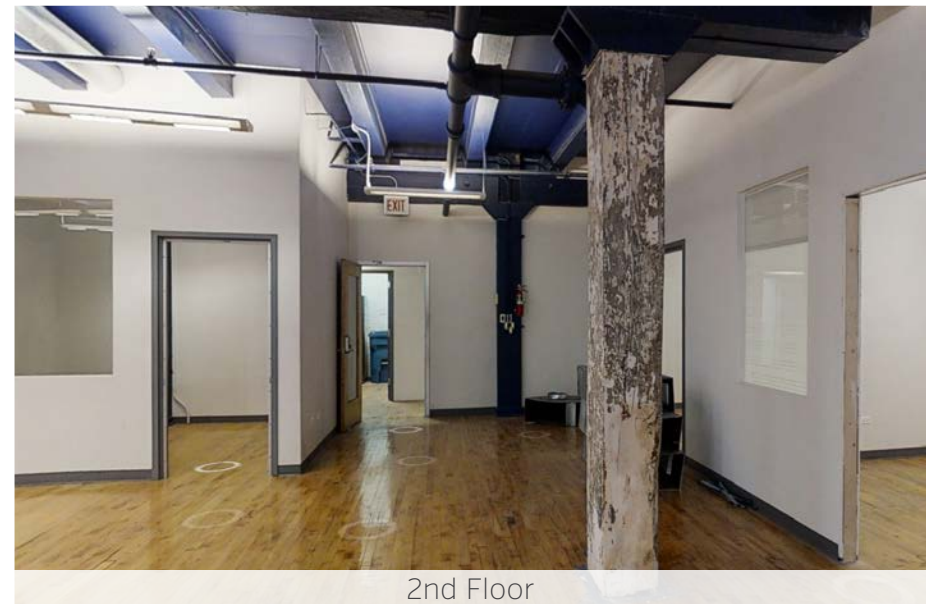
2nd Floor



2nd Floor



2nd Floor



2nd Floor

208

South

Jefferson

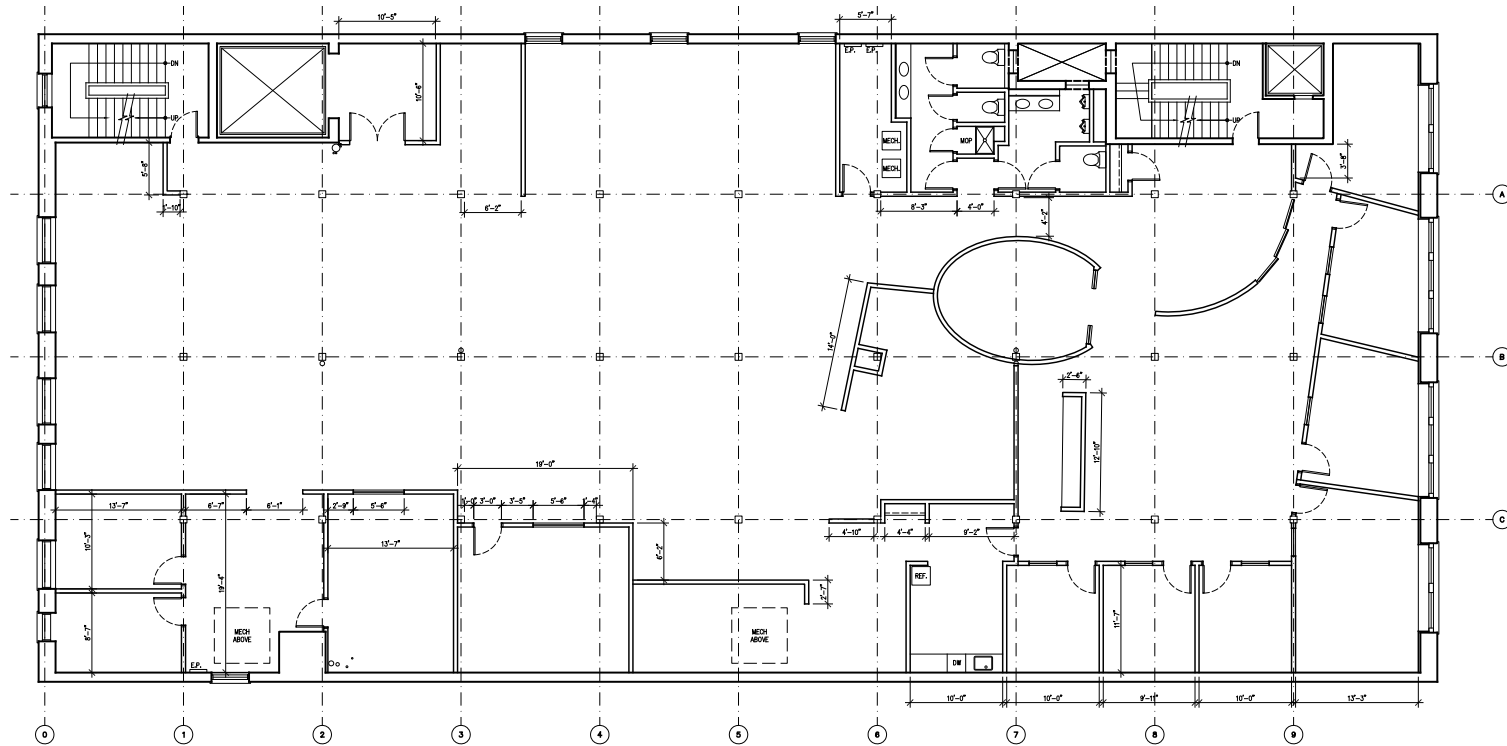
Premier West Loop Office Available

3rd Floor Overview

Floor Plan

Suite 300: 10,500 RSF
Asking Rent: \$28/RSF MG
Occupancy Date: Available Now

[Click Here For Virtual Walk-Thru](#)



*Plans not to scale

Interior Photos



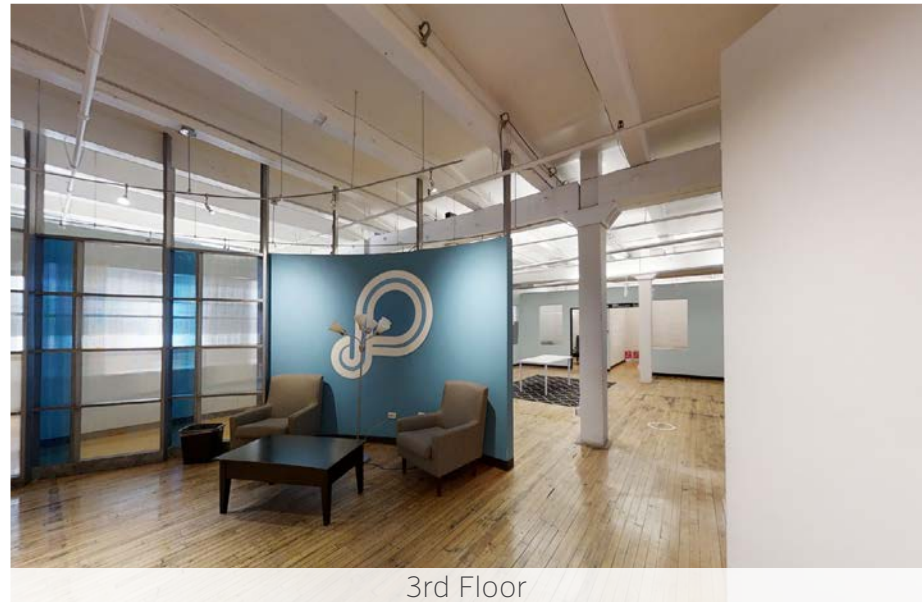
3rd Floor



3rd Floor



3rd Floor



3rd Floor

208 South Jefferson

Premier West Loop Office Available

Area Description



The West Loop/Fulton Market is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elske, Roister, Oriole, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, Nando's and Roti. Other well-known dining options include Girl and the Goat, Little Goat, Monteverde, Beatrix, Swift and Sons, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.

The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and Ace Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid, Aesop and Blue Mercury.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

To learn more about the West Loop, visit our blog at: www.westloopreport.com.

Neighborhood Snapshot

MEDIAN AGE
33



AVERAGE INCOME PER HOUSEHOLD
\$135,000

ESTIMATED DAYTIME POPULATION
94,000



ESTIMATED POPULATION
52,000

NEIGHBORHOOD HOTEL ROOMS
940+



2018 MICHELIN RECOGNIZED RESTAURANTS
15

West Loop Market Analysis

SF UNDER CONSTRUCTION AND PROPOSED/APPROVED

17M

OFFICE SF EXISTING IN MARKET

9.6 M

OFFICE SF COMING TO MARKET

9.5 M

HOTEL ROOMS UNDER CONSTRUCTION AND PROPOSED/APPROVED

1,490

MULTI-FAMILY UNITS UNDER CONSTRUCTION AND PROPOSED/APPROVED

4,800

*DEMOGRAPHIC SNAPSHOT DATA PROVIDED BY APPLIED GEOGRAPHIC SOLUTIONS & COSTAR GROUP

Notable Area Tenants

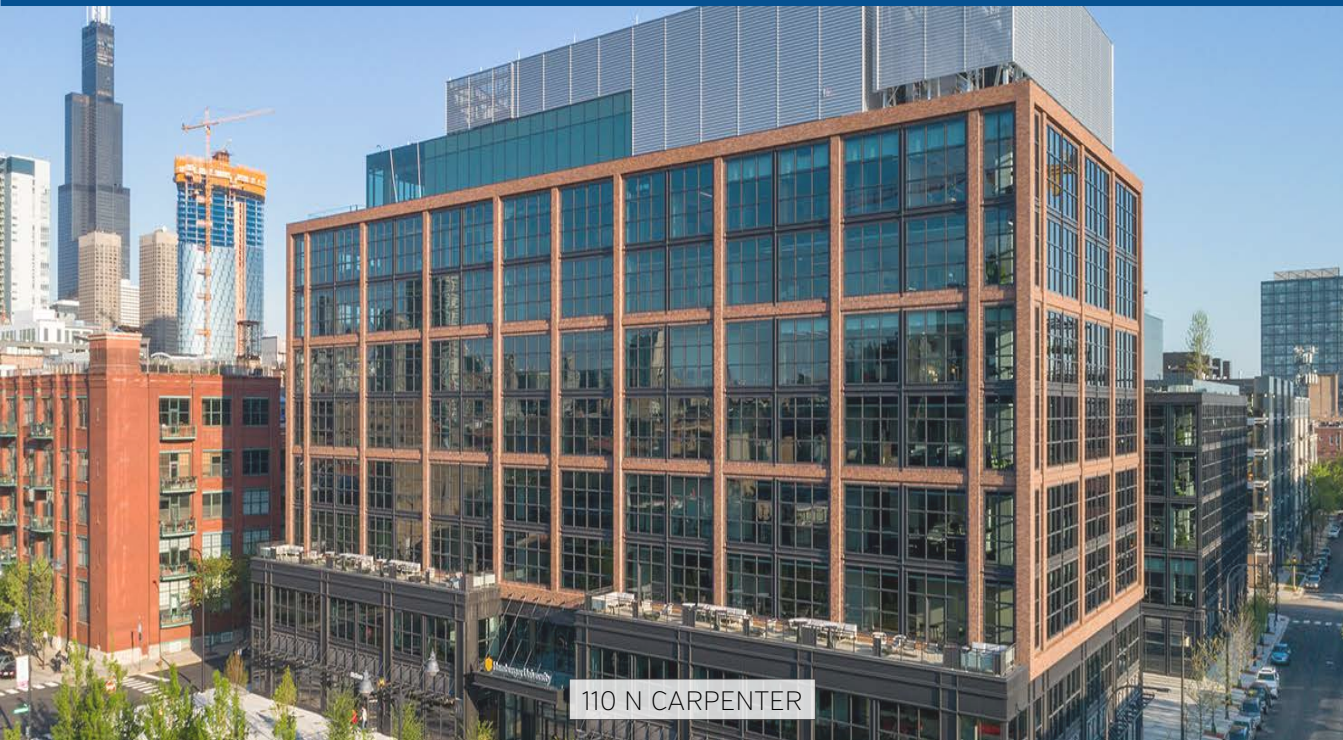


THE GOOGLE EFFECT



1K FULTON + 210 N CARPENTER

- Located at 1000 W Fulton & 210 N Carpenter
- Current homes of Google's Midwest HQ
- Estimated total Google employee population of 2,000
- Google occupies approximately 366,000 SF at 1K Fulton and an additional 100,000 SF at 210 N Carpenter
- Sources told Crain's the firm is running out of room in these two buildings, and could be looking to build its total footprint in the area to some 1 million square feet



THE MCDONALD'S EFFECT



RANDOLPH WEST

- Located at 110 N Carpenter
- Home of McDonald's Global HQ
- McDonald's occupies 485,000 SF
- Estimated employee population of 2,000



RESTAURANTS



1020 W Madison
Monteverde



1000 W Fulton
Swift & Sons



820 W Lake
Momotaro



809 W Randolph
Girl & The Goat



108 N Green
Parlor Pizza Bar



834 W Fulton
Beatrix



RETAIL



849 W Randolph
Uncommon James



167 N Sangamon
Lululemon Local



1000 W Randolph
Anthropologie



845 W Randolph
Billy Reid



924 W Randolph
Bluemercury



1101 W Randolph
Free People



HOTELS



844 W Lake
The Hoxton Hotel



113 N Green
Soho House Chicago



854 W Randolph
Nobu Hotel Chicago



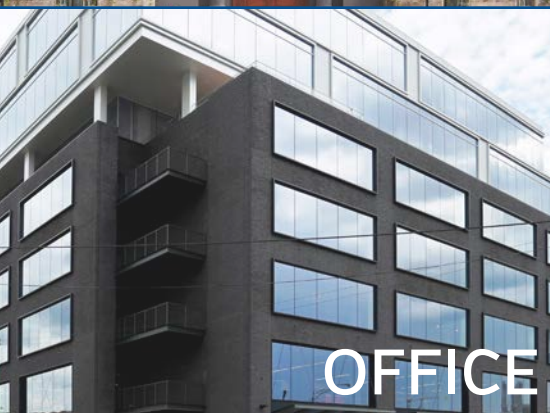
311 N Morgan
Ace Hotel



725 W Randolph
Equinox Hotel



113 N May
Hyatt Hotel



OFFICE



Dyson
40,000 SF



PepsiCo
413,000 SF



Twitter
16,000 SF



Boeing
600,000 SF



SC Johnson
280,000 SF



Walgreens
200,000 SF



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Premier West Loop Office Available

SVN Chicago Commercial
940 West Adams Street, 2nd Floor
Chicago, Illinois 60607

www.svnchicago.com

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Chad Schroedl
312.756.7329
chad.schroedl@svn.com

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john.joyce@svn.com

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