



621

South

Plymouth

Premier South Loop Office Available



Adam Napp, CCIM  
312.789.4864  
adam.napp@svn.com

Chad Schroedl  
312.756.7329  
chad.schroedl@svn.com

Logan Parsons  
262.903.8417  
logan.parsons@svn.com

# Leasing Overview

621

South Plymouth

Premier South Loop Office Available

## Leasing Summary

Sale Price:	\$1,899,000
Asking Rent:	\$18/RSF NNN
Estimated RE Tax:	\$8.23/RSF
Estimated OpEx:	\$1.67/RSF
Space Available:	7,601 RSF
Sub-Market:	South Loop
Ward/Alderman:	4/King

## Leasing Highlights

- Tenant count of 1, only office tenant in the building
- Direct access with no elevator to first floor space through lobby offers very limited contact for employees
- Fully furnished space with a mixture of private perimeter offices and open interior space
- Excellent natural light with 80 feet of window exposure
- Great access with nearby EI stops, Interstates 290/94/90 and Lake Shore Drive
- Convenient parking nearby
- Fully wired and ideal for financial or educational tenants
- Vibrant area with many dining and entertainment options
- Quick and easy access to CBD

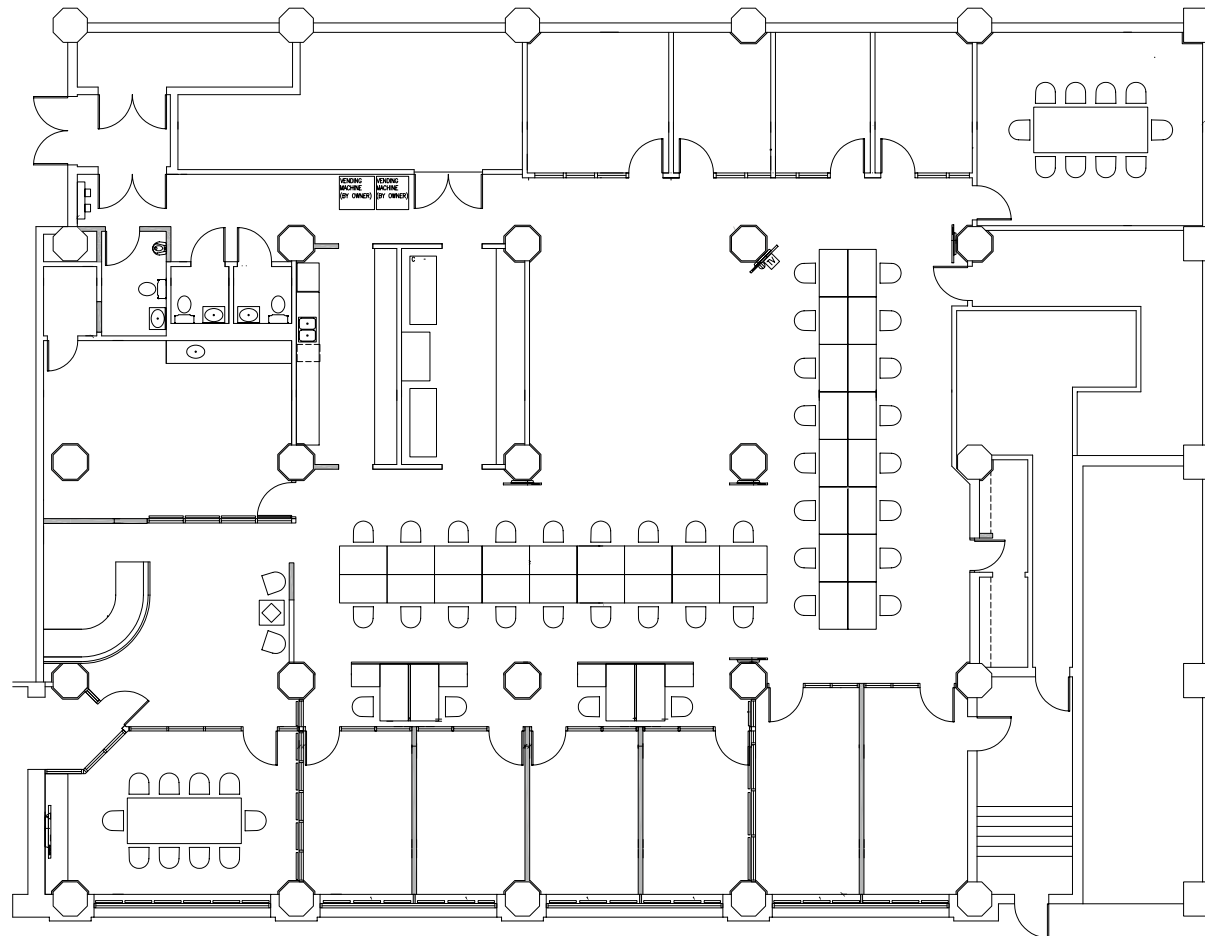
# Floor Plan



## Suite 100 Overview

Size:	7,601 RSF
Asking Rent:	\$18/RSF NNN
Estimated RE Tax:	\$8.23/RSF
Estimated OpEx:	\$1.67/RSF
Occupancy Date:	Available Now

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



80' Window Frontage

\*Plans not to scale 3

# Interior Photos



Conference Room



Open Office Area



Open Office Area



Kitchen Area

621

South Plymouth

Premier South Loop Office Available



## South Loop Demographic Snapshot

Total Households



17,156

Average Age



34

Estimated Population



31,320

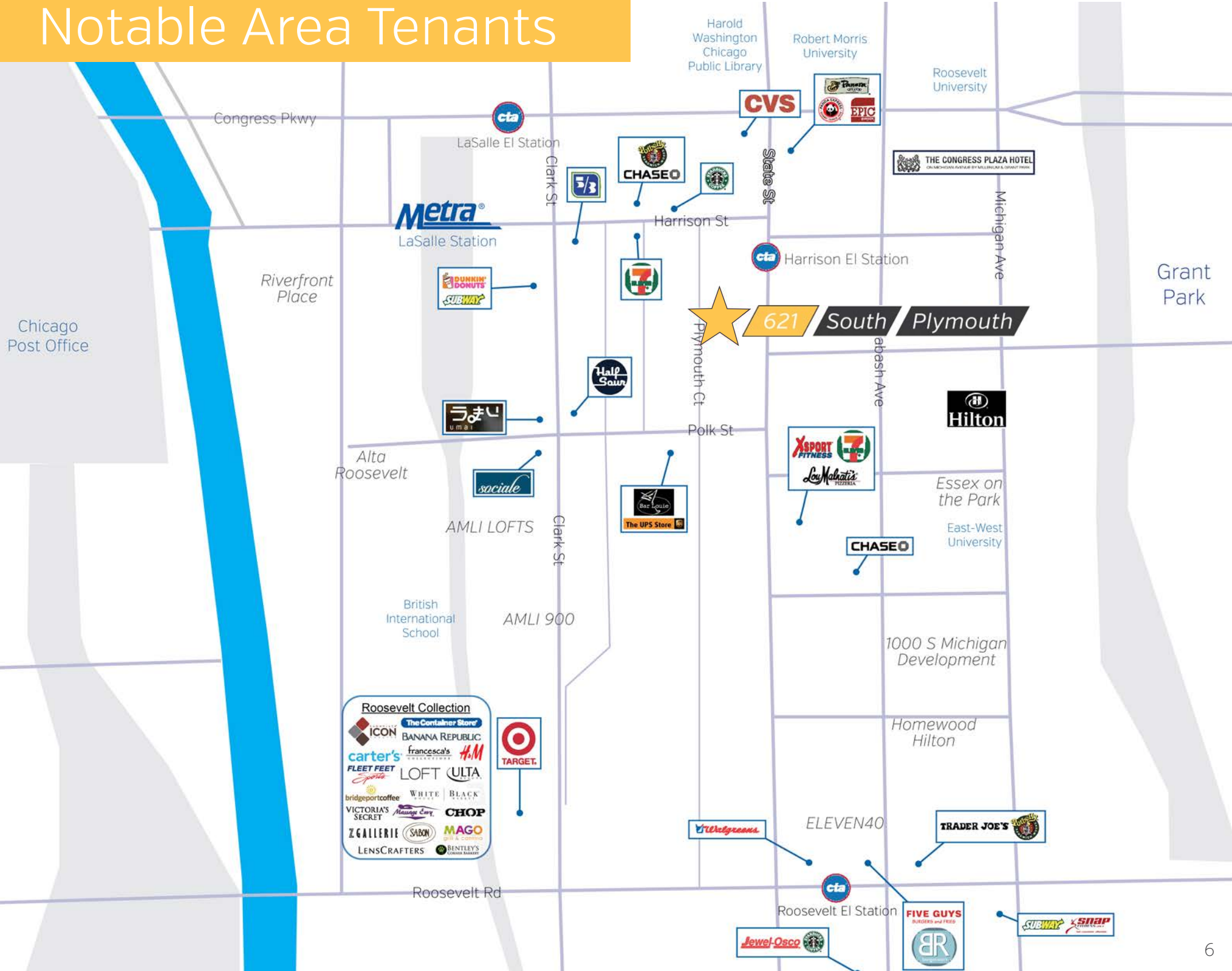
Average Income Per Household



\$110,805

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

# Notable Area Tenants





621

South Plymouth

Premier South Loop Office Available

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

[www.svnchicago.com](http://www.svnchicago.com)

All SVN® Offices Independently Owned & Operated.

The information listed in this brochure has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.



Adam Napp, CCIM  
312.789.4864  
[adam.napp@svn.com](mailto:adam.napp@svn.com)

Chad Schroedl  
312.756.7329  
[chad.schroedl@svn.com](mailto:chad.schroedl@svn.com)

Logan Parsons  
262.903.8417  
[logan.parsons@svn.com](mailto:logan.parsons@svn.com)