



Dedicated On-Site Parking Lot

1500

## West Carroll Avenue

Move-In Ready Office Space with on Site Parking Available

DSP

DAYTON STREET  
PARTNERS



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# Leasing Summary

Asking Rate: \$24-\$32/RSF MG

Available Space: 19,050 RSF

Second Floor: 6,350 RSF

First Floor: 6,350 RSF

Lower Level: 6,350 RSF

Min. Divisible: 2,782 RSF

Condition: Move-In Ready

Parking Ratio: ~1:1,000 RSF

Zoning: PMD-4B

Sub-Market: Fulton Market

Ward/Alderman: 27/Burnett

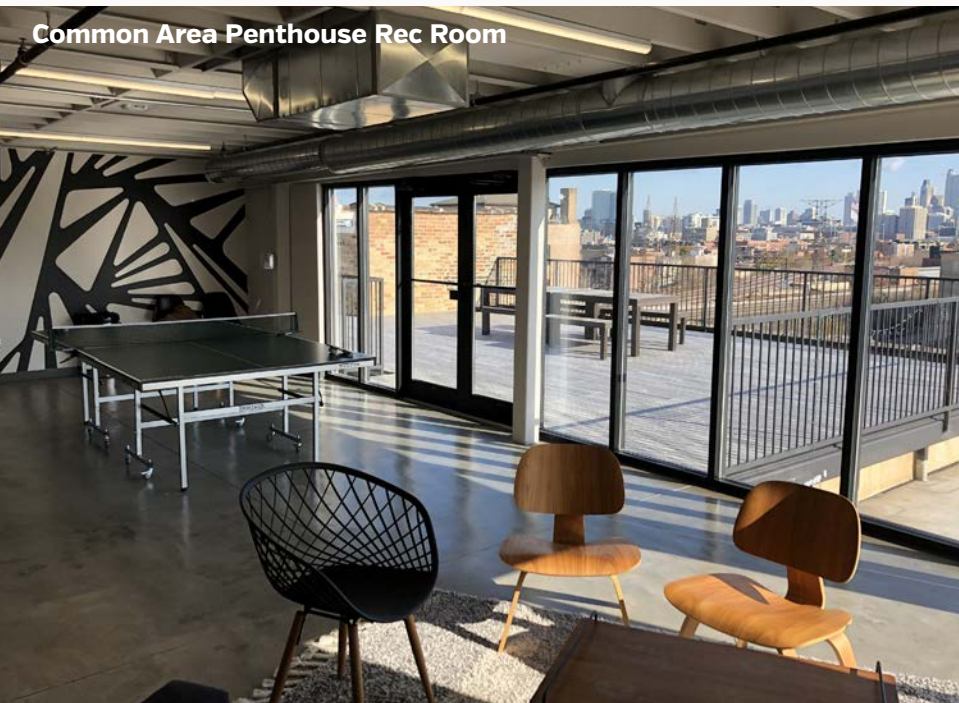


Common Area Rooftop Deck



1500

Common Area Penthouse Rec Room



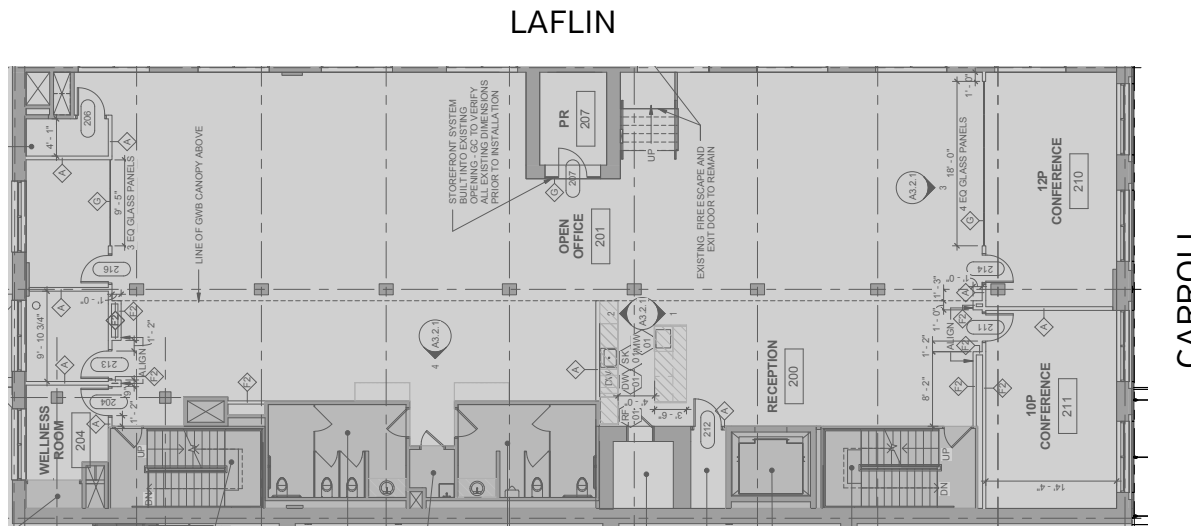
## Leasing Highlights

- Direct access to low level space through lobby offers very limited contact for employees with no elevator required
- All available units are 2nd generation move-in ready office space with dedicated on-site parking and secured bike garage
- Fully renovated boutique brick and timber creative loft office with Roof Deck with WIFI and open space to work outside
- Exterior signage available
- Each Tenant has its own stand alone HVAC system
- Walking distance to Ashland CTA Station

1500

# Second Floor Floor Plan & Space Overview

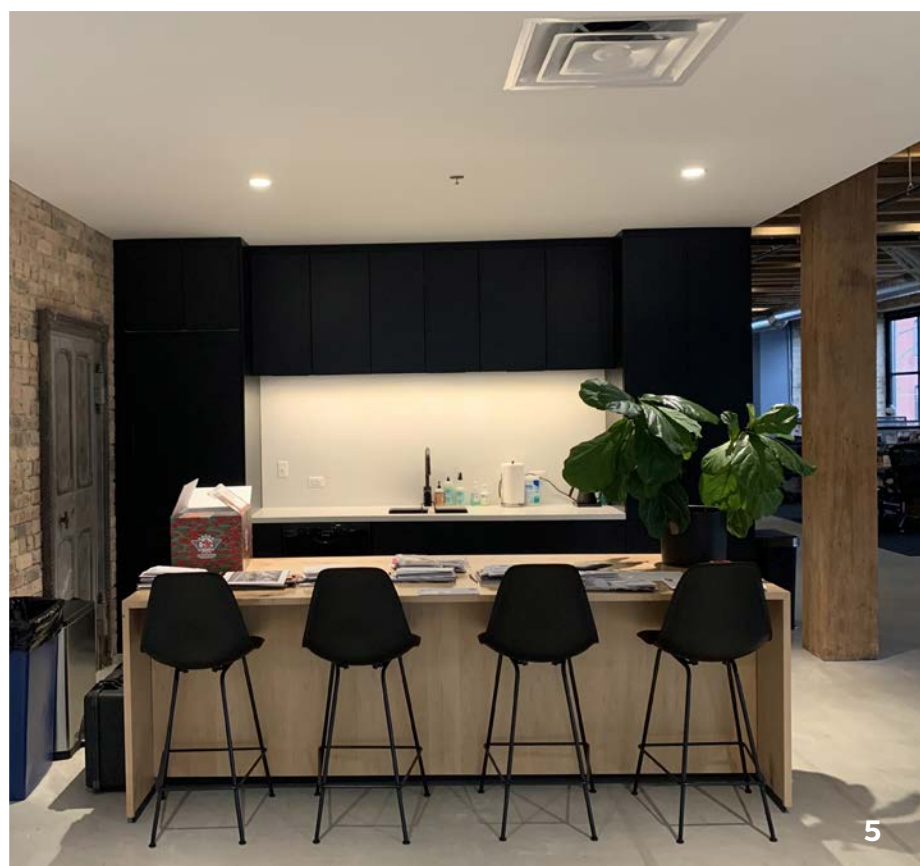
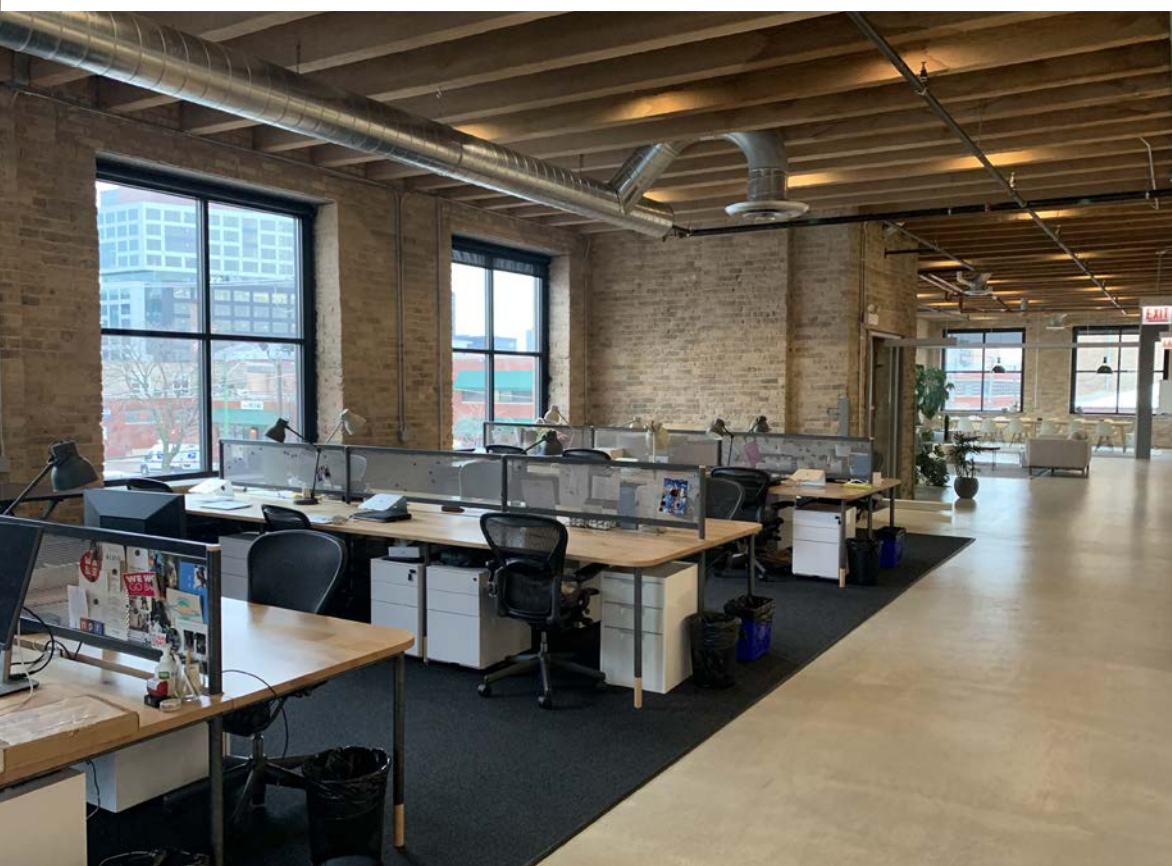
[CLICK HERE FOR VIRTUAL TOUR](#)



## Space Overview

Space Available:	6,350 RSF
Asking Rent:	\$32/RSF MG
Condition:	Move-In Ready
Available:	Immediately
Parking:	On-Site Available

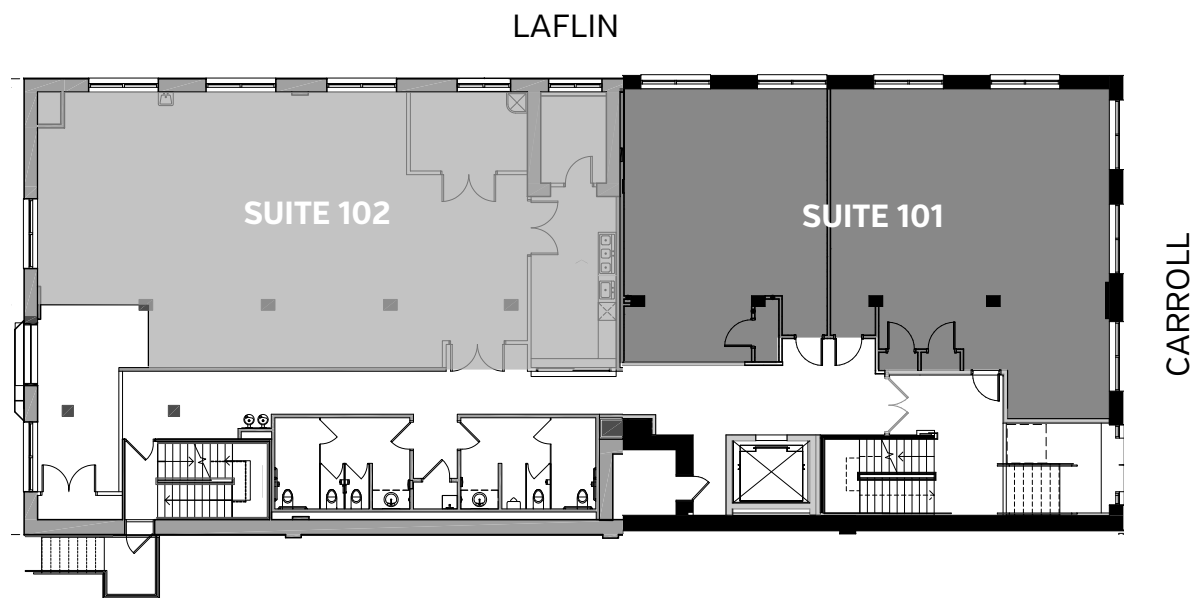
# Second Floor Interior Photos



1500

# First Floor Floor Plan & Space Overview

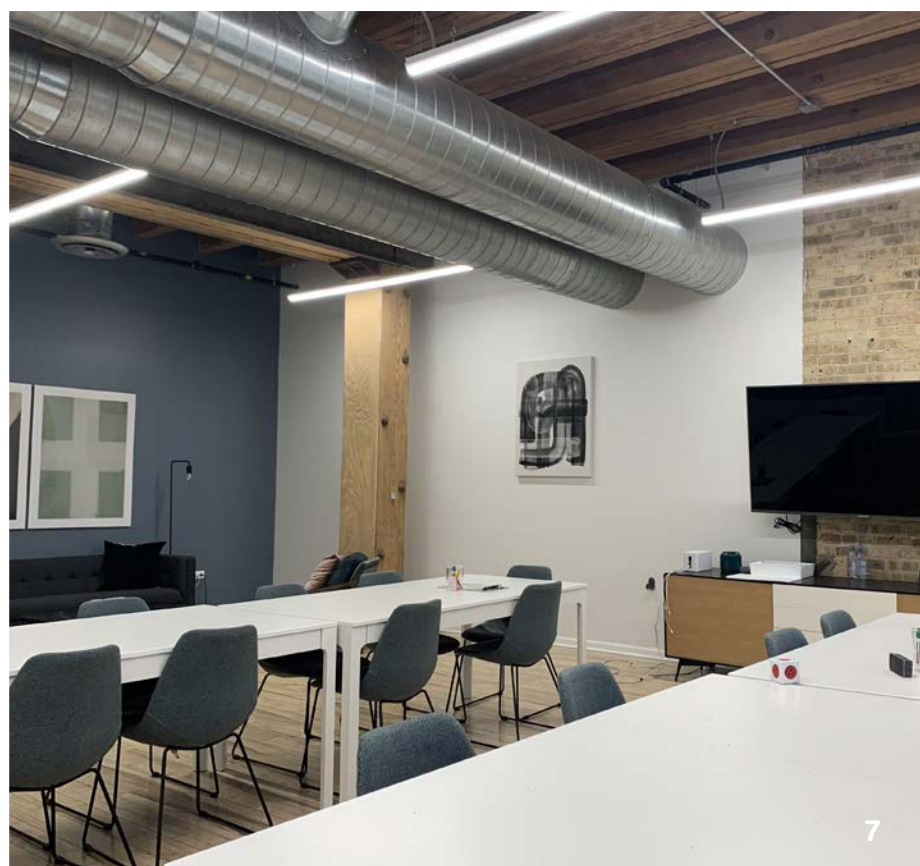
[CLICK HERE FOR VIRTUAL TOUR](#) | SUITE 101-1 | SUITE 101-2 | SUITE 102



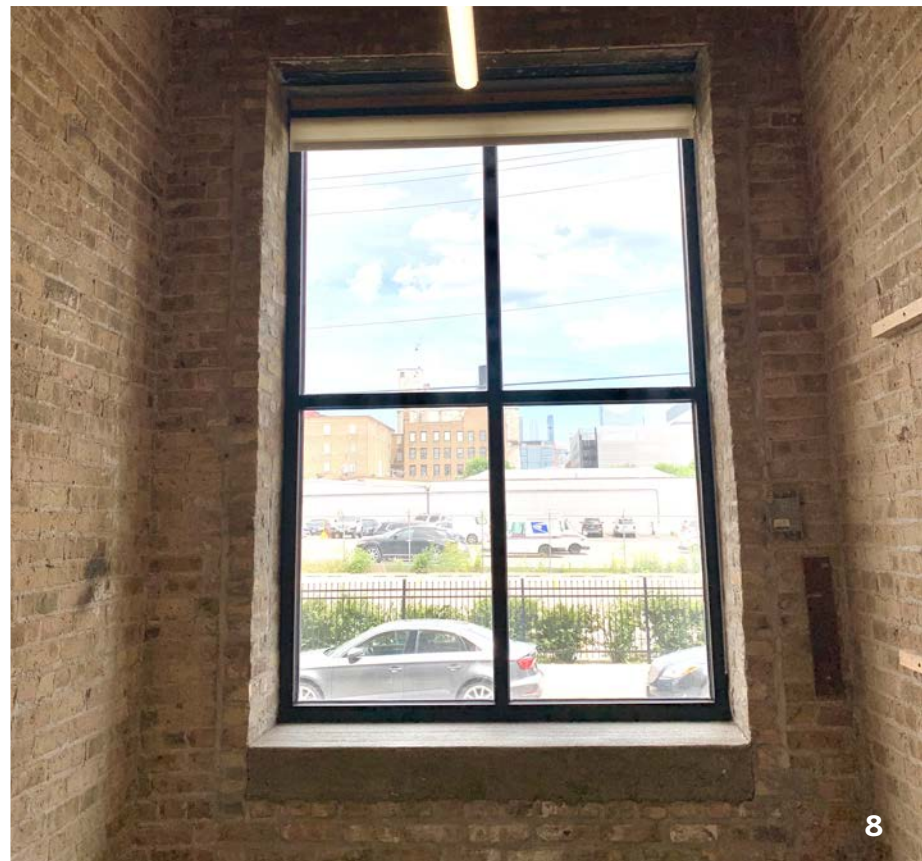
## Space Overview

Space Available:	6,350 RSF
Suite 101:	2,782 RSF
Suite 102:	3,568 RSF
Asking Rent:	\$29/RSF MG
Condition:	Move-In Ready
Available:	Immediately
Parking:	On-Site Available

# First Floor Interior Photos, Suite 101



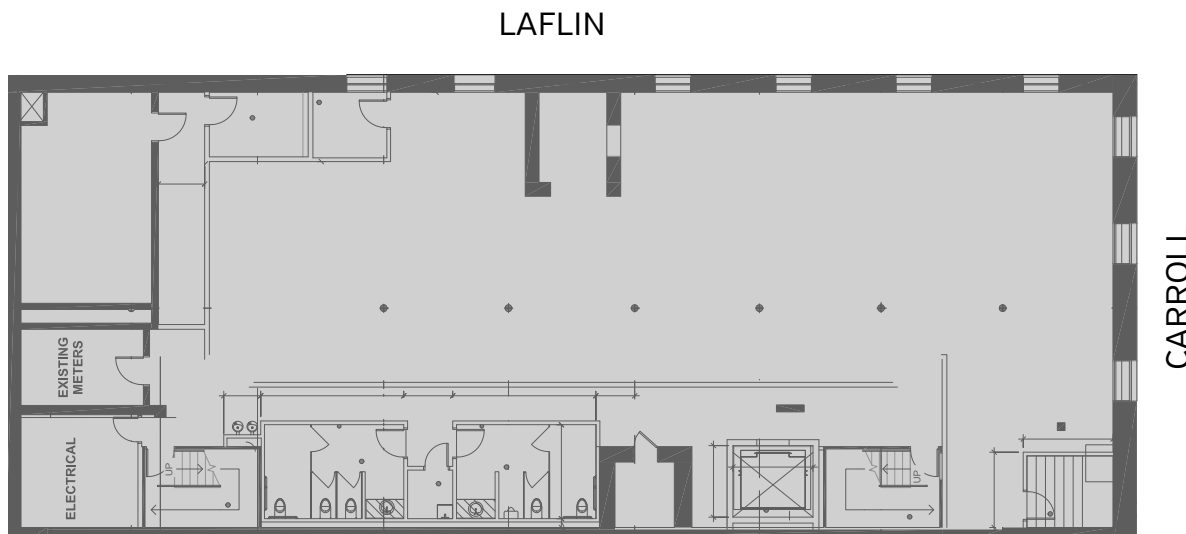
# First Floor Interior Photos, Suite 102



1500

## Lower Level Floor Plan & Space Overview

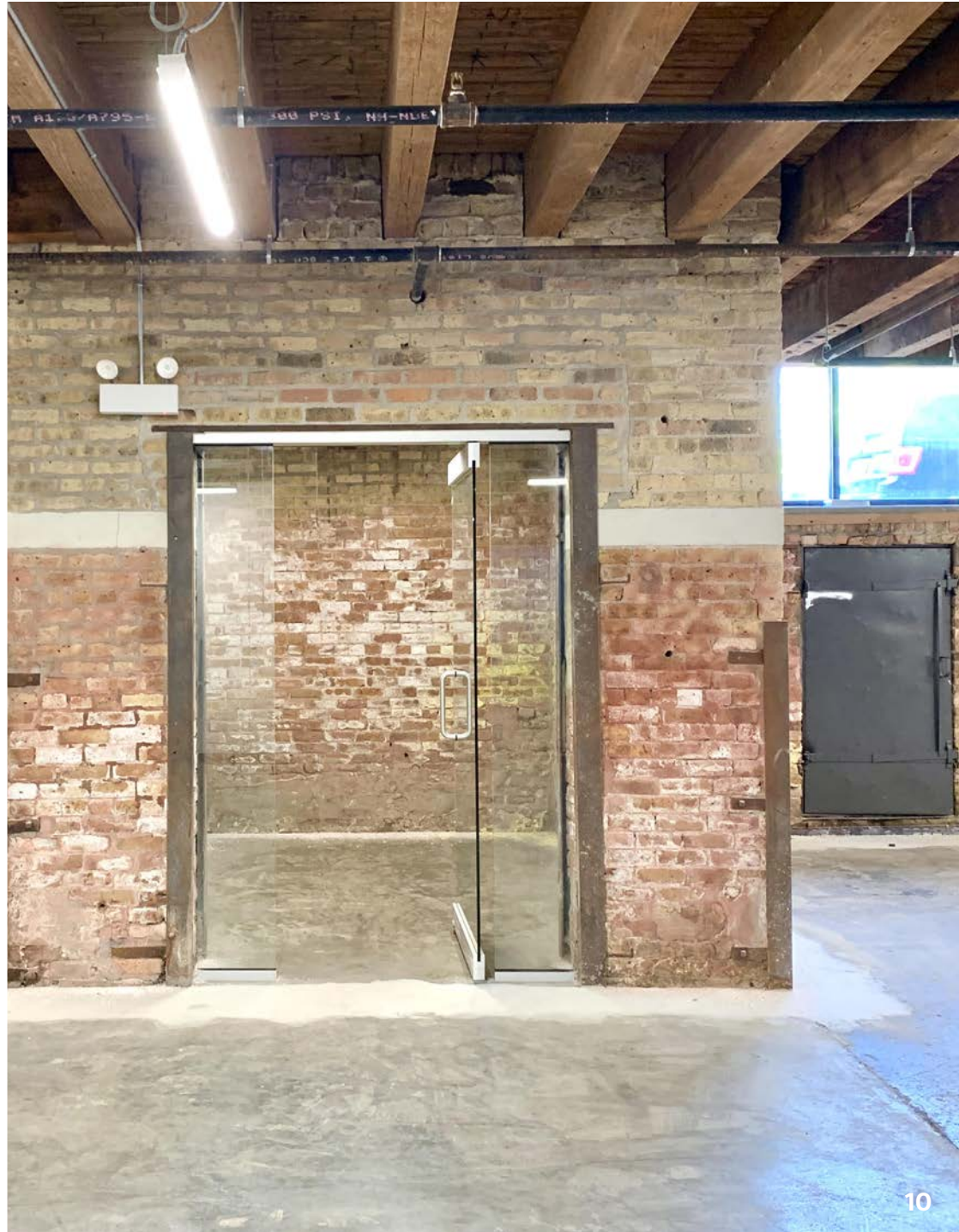
[CLICK HERE FOR VIRTUAL TOUR](#)



### Space Overview

Space Available:	6,350 RSF
Asking Rent:	\$24/RSF MG
Condition:	Move-In Ready
Available:	Immediately
Parking:	On-Site Available

# Lower Level Interior Photos



# 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 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, Glassdoor, 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](http://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

17M

**SF UNDER CONSTRUCTION AND PROPOSED/APPROVED**

4,800

**MULTI-FAMILY UNITS UNDER CONSTRUCTION AND PROPOSED/APPROVED**

1,490

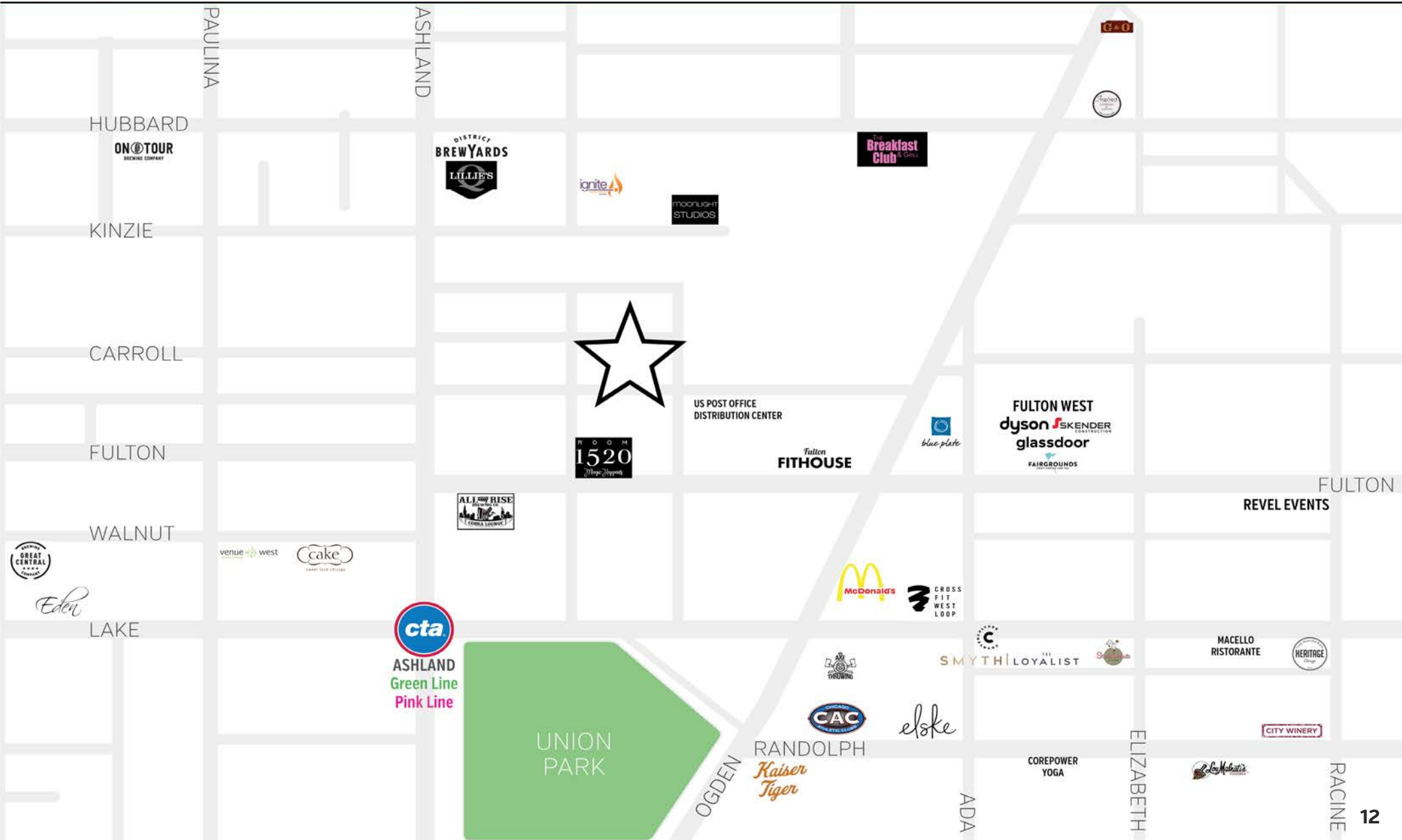
**HOTEL ROOMS UNDER CONSTRUCTION AND PROPOSED/APPROVED**

1500

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## Area Map





# 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

BILLY REID

845 W Randolph  
Billy Reid

bluemercury<sup>®</sup>  
makeup • skincare • spa

924 W Randolph  
Bluemercury



1101 W Randolph  
Free People



# HOTELS



844 W Lake  
The Hoxton Hotel



SOHO HOUSE

113 N Green  
Soho House Chicago

NOBU HOTEL  
CHICAGO

854 W Randolph  
Nobu Hotel Chicago



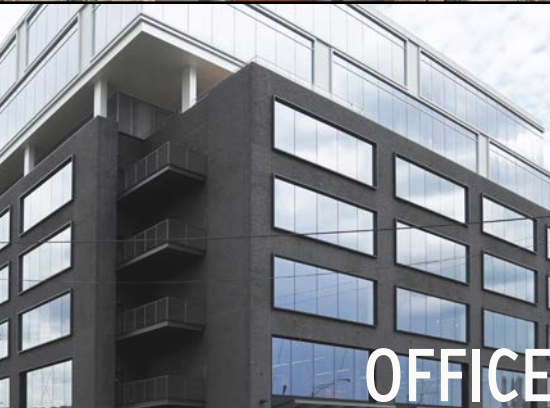
311 N Morgan  
Ace Hotel

EQUINOX  
HOTELS

725 W Randolph  
Equinox Hotel

HYATT

113 N May  
Hyatt Hotel



# OFFICE

dyson

Dyson  
40,000 SF

Google

Google  
466,000 SF



McDonalds  
485,000 SF

WPP


WPP  
250,000 SF

AspenDental

Aspen Dental  
230,000 SF

Mondelēz  
International

Mondelez International  
200,000 SF



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

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

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

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