

FOR LEASE

1455 WEST HUBBARD STREET

MODERN OFFICE SPACES
IN A CLASSIC TIMBER
LOFT BUILDING

Chicago, IL 60642

PRESENTED BY:

MARCUS COOK

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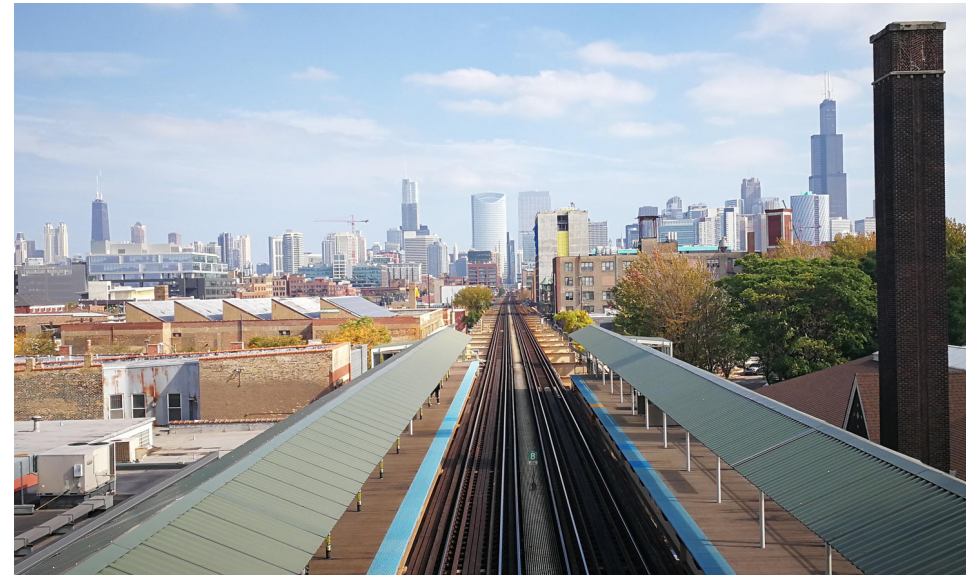
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PROPERTY HIGHLIGHTS

- Renovated and Upgraded Timber Loft Office Building
- 3,750 SF Suite Available on the 1st Floor
- 5,000 SF Built-Out Suite Available on the 2nd Floor
- 2nd Floor Accessible by Stairs and Elevator
- 5 Year Term or More Preferred
- On Site, Adjacent, and Street Parking Available
- Located Between Ashland Avenue and Ogden Avenue

OFFERING SUMMARY

LEASE RATE:	\$20.00 - 23.00 SF/yr (MG)
AVAILABLE SF:	3,750 - 5,000 SF

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PROPERTY DESCRIPTION

Recently renovated and upgraded brick and timber loft office building with 2 office spaces available for lease. The suite on the 1st floor is 3,750 SF and filled with light from the numerous windows in the space and also features in suite restrooms. The suite on the 2nd floor is a beautifully built-out 5,000 SF modern office space featuring 3 private offices, 8 glass front offices, bull pen area, 2 conference rooms, fully-equipped kitchen, in suite restrooms, and open area for storage or other uses.

LOCATION DESCRIPTION

Conveniently located on Hubbard Street between Ashland Avenue and Ogden Avenue with easy access to the Kennedy Expressway (I-90 / I-94). Near CTA buses as well as Green and Pink Line trains. The West Loop is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country. 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.

1ST FLOOR SUITE

- 3,750 SF of Above Street Level Space
- Entrances on Hubbard Street and Directly to the Side Parking Lot
- Light Filled Space From the Numerous Windows in the Front and Side of the Building
- In Suite Restrooms
- Space Can Be Delivered as Needed and Agreed to By Landlord
- Asking \$20.00/SF Modified Gross
- 5 Year Term or More Preferred
- 4 On Site Parking Spaces Included at No Additional Cost for the First 12 Months
- Additional on Site, Adjacent, and Street Parking Options Available



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2ND FLOOR SUITE

- 5,000 SF Beautifully Built-Out Modern Office Space
- 3 Private Offices
- 8 Glass Front Offices
- Large Bull Pen Area
- 2 Conference Rooms
- Fully-Equipped Kitchen
- In Suite Restrooms
- Open Area for Storage or Other Uses
- 2nd Floor Accessible by Stairs and Elevator
- Asking \$23.00/SF Modified Gross
- 5 Year Term or More Preferred
- 4 On Site Parking Spaces Included at No Additional Cost for the First 12 Months
- Additional on Site, Adjacent, and Street Parking Options Available



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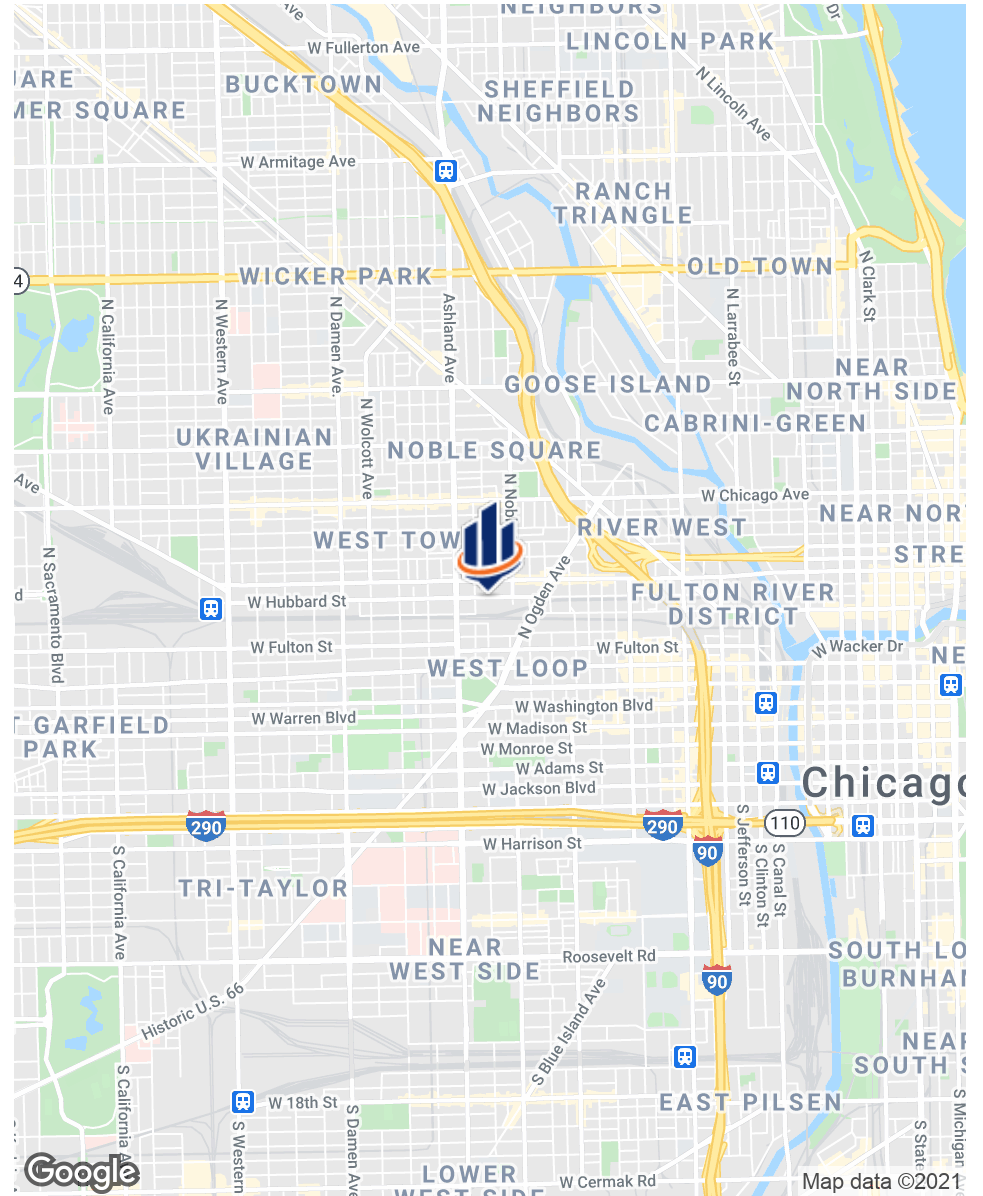
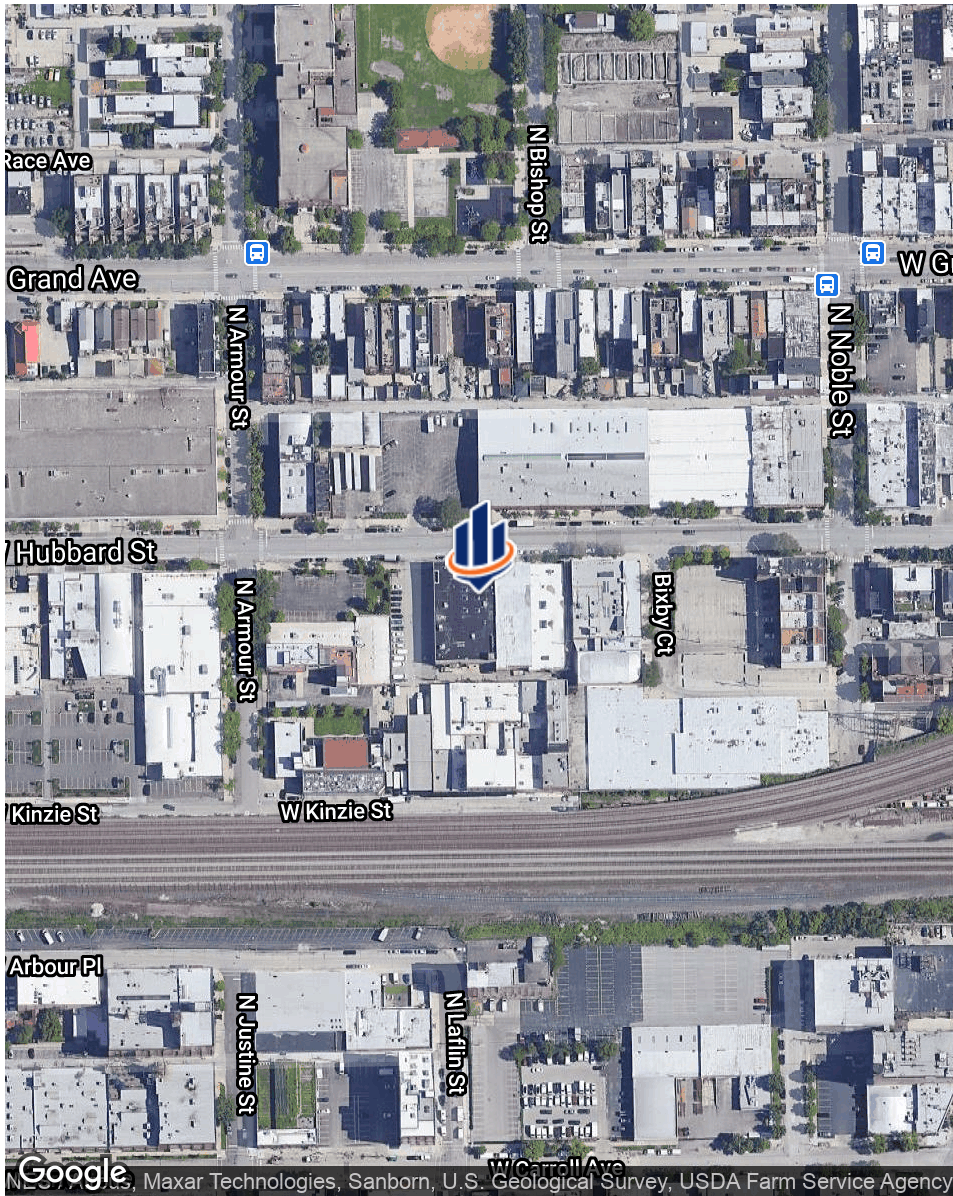
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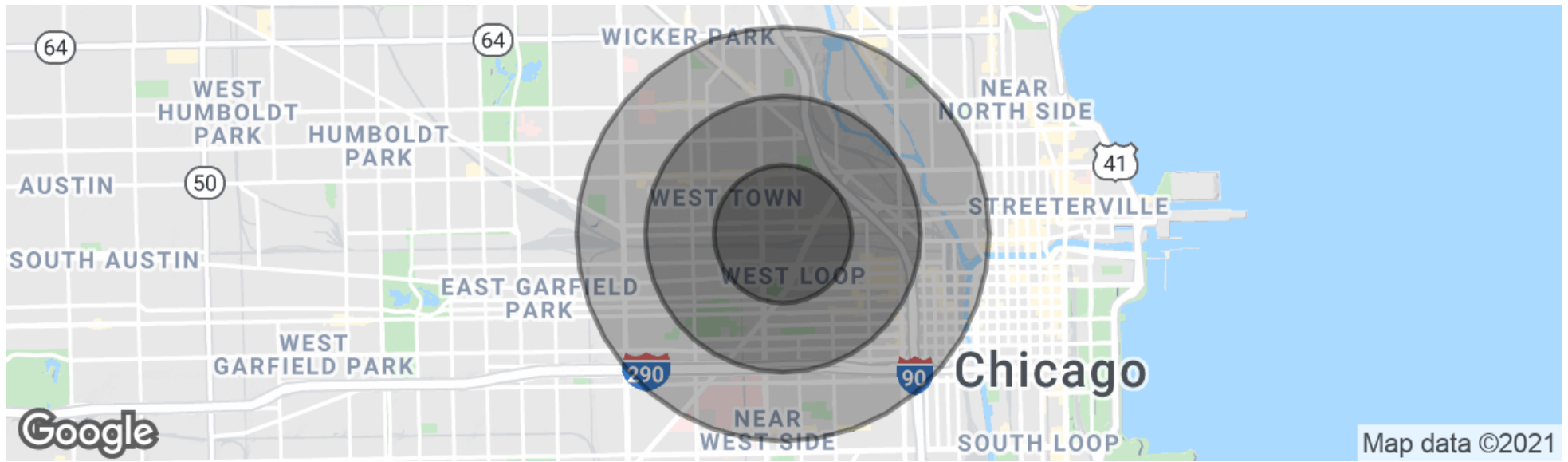
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	9,778	41,605	93,843
AVERAGE AGE	33.1	32.4	31.4
AVERAGE AGE (MALE)	33.1	32.0	31.4
AVERAGE AGE (FEMALE)	33.0	33.0	31.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,711	20,235	45,463
AVERAGE HH INCOME	\$88,613	\$95,488	\$92,490
AVERAGE HOUSE VALUE	\$396,826	\$434,832	\$485,779

* Demographic data derived from 2010 US Census

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