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1019

West Lake Street

Move-In Ready Fulton Market Office Space with Private Rooftop Deck



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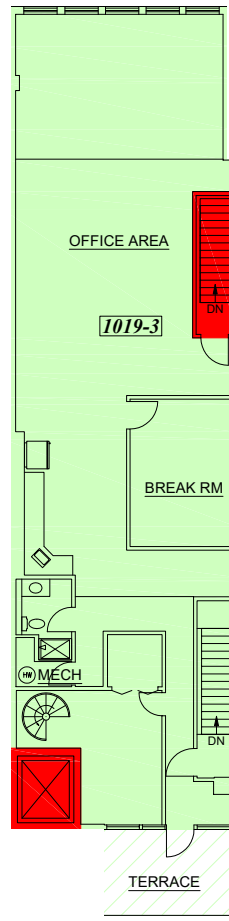
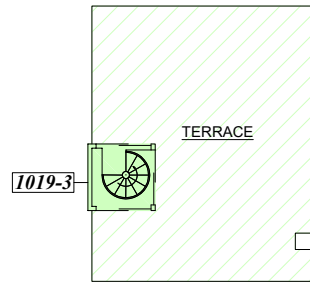
Property Highlights

- Top floor loft office in move-in ready condition.
- Private rooftop deck with Chicago skyline views.
- Incredible Fulton Market location.
- Less than one block from Morgan CTA Station - Green/Pink lines.
- One block from Randolph Street's Restaurant Row.
- Located between Google's Midwest HQ and McDonald's Global HQ.
- Surrounded by notable office, hotel and residential development.



Floor Plan & Space Overview

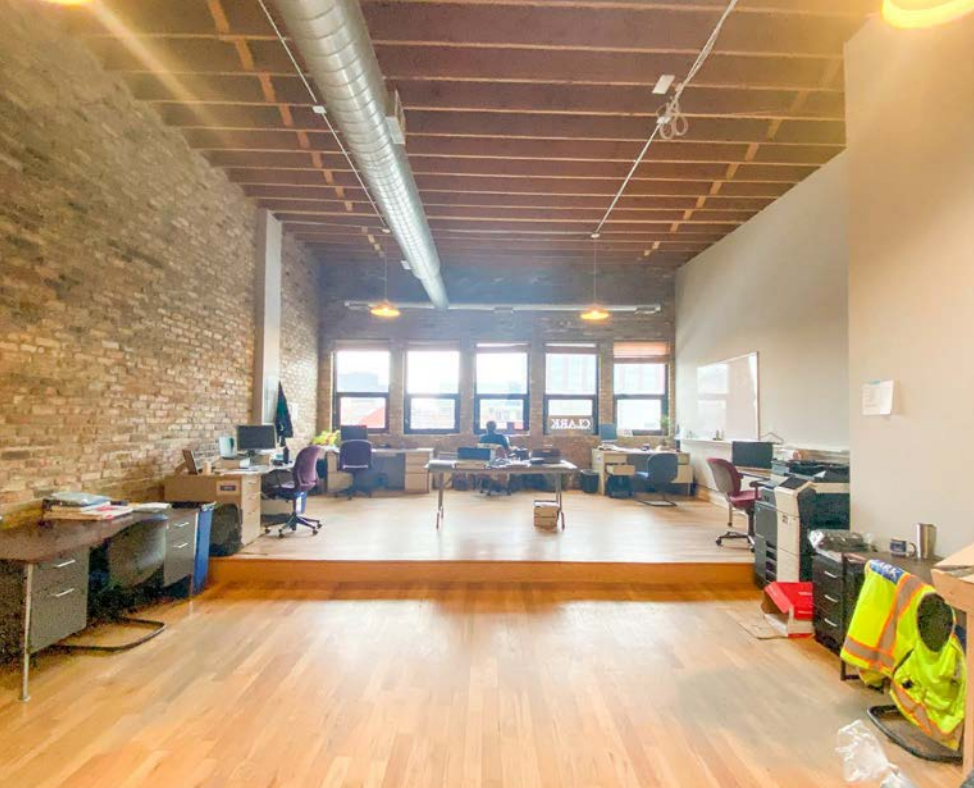
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Space Overview

Space Available:	2,155 RSF
Asking Rent:	\$29/RSF MG
Estimated OpEx/RE Tax:	\$7.36/RSF
Property Zoning:	C3-3
Sub-Market:	Fulton Market

Interior Photos



Office



Kitchen



Office



Conference Room

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

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

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Area Map



UNION
DES PLAINES

INTERSTATE 90
INTERSTATE 94

OMASAKE YUME
DES PLAINES



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



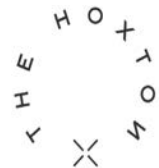
924 W Randolph
Bluemercury



1101 W Randolph
Free People



HOTELS



844 W Lake
The Hoxton Hotel



113 N Green
Soho House Chicago



854 W Randolph
Nobu Hotel Chicago



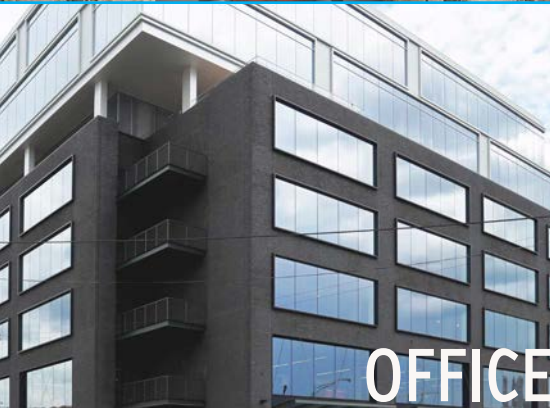
311 N Morgan
Ace Hotel



725 W Randolph
Equinox Hotel



113 N May
Hyatt Hotel



OFFICE



Dyson
40,000 SF



Google
466,000 SF



McDonalds
485,000 SF



WPP
250,000 SF



Aspen Dental
230,000 SF



Mondelez International
200,000 SF



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www.svnchicago.com

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