



  
CLICK HERE FOR  
VIRTUAL TOUR

845

# West Van Buren

2nd Generation West Loop Ground Floor Retail/Office Flex Space



Chad Schroedl  
312.756.7329  
chad.schroedl@svn.com

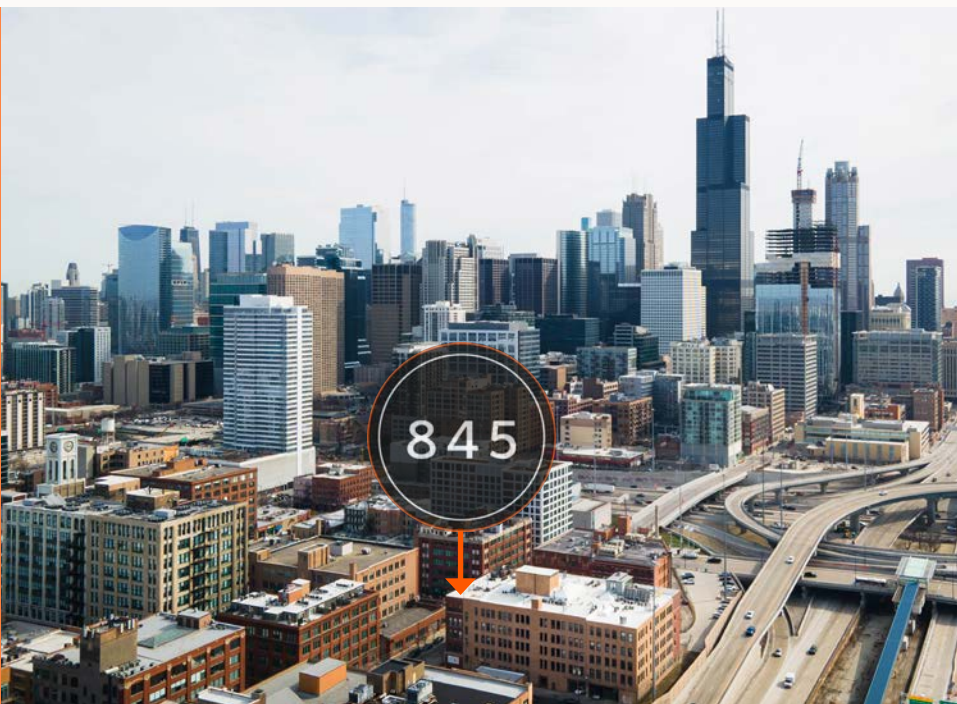
Adam Thomas  
847.219.6383  
adam.thomas@svn.com

Logan Parsons  
262.903.8417  
logan.parsons@svn.com

845



Conceptual Exterior Render



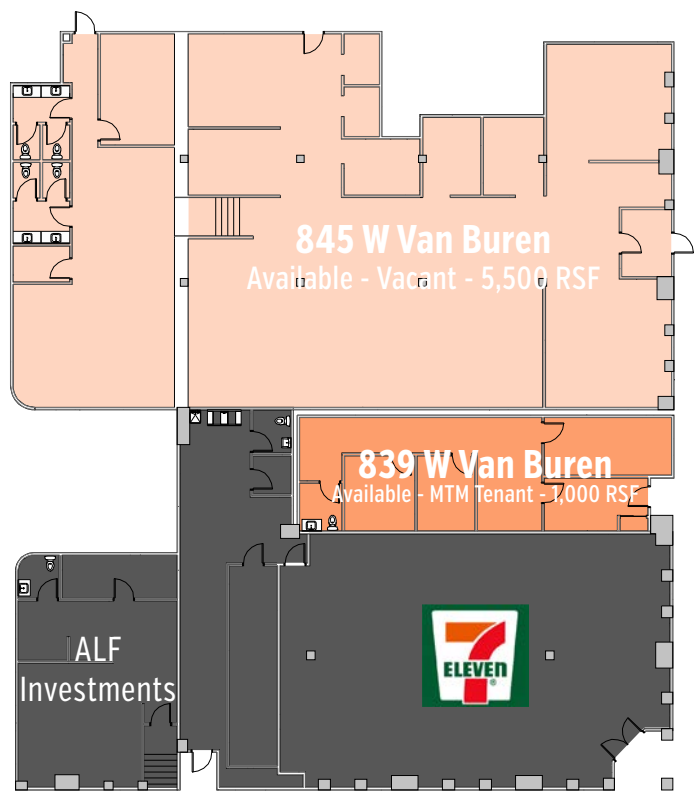
## Property Highlights

- Excellent street-level space in highly desirable West Loop
- Spaces ideal for a variety of uses ranging from retail to office
- Competitive TI packages available
- Timber & beam construction space with high ceilings and glass storefront
- Located 1 block from UIC and Halsted Blue Line CTA Station
- Easily accessible to 90/94 Expressways
- Surrounded by notable developments and high density
- Conveniently located to capture audiences from three major Chicago sub-markets (West Loop, UIC Campus & IMD)
- Exterior signage available



# Property Overview & Floorplan

[CLICK HERE FOR VIRTUAL TOUR](#)



Van Buren Street


Green Street

## Space Overview

Space Available:	6,500 RSF
Unit 845:	5,500 RSF
Unit 839:	1,000 RSF
Minimum Divisible:	1,000 RSF
Asking Rent:	\$25.00/RSF NNN
Est. Pass Thrus:	\$9.00/RSF
Zoning:	DX-5
Sub-Market:	West Loop
Frontage:	+70'
Condition:	2nd Generation



# Interior Photos



CLICK HERE FOR  
VIRTUAL TOUR | 845 W VAN BUREN

# Immediate Area Development Map



## Notable Existing Residential Developments

## Notable Planned Developments

<p>1 1200 W Monroe 136 Units</p>	<p>2 35 S Racine 90 Units</p>	<p>3 1050 W Monroe 120 Units</p>	<p>4 1220 W Jackson 166 Units</p>	<p>1 1400 W Monroe 42 Units</p>	<p>2 311 S Racine 72 Units</p>	<p>3 1220 W Van Buren 115,000 SF Office</p>
<p>5 205 S Peoria 188 Units</p>	<p>6 1040 W Adams 266 Units</p>	<p>7 845 W Madison 586 Units</p>	<p>8 1205 W Adams 161 Units</p>	<p>4 1050 W Van Buren 201 Units</p>	<p>5 1125 W Van Buren 200 Units</p>	<p>6 1061 W Van Buren 351 Units</p>
<p>9 1224-50 W Van Buren 316 Units</p>	<p>10 1035 W Van Buren 300 Units</p>	<p>11 808 W Van Buren 148 Units</p>	<p>12 315 S Peoria 135 Units</p>	<p>7 23 S Sangamon 80 Units</p>	<p>8 123 S Peoria 20 Units</p>	<p>9 240 S Green 40 Units</p>



# Immediate Area Aerial

# 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](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**

# 845

# 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



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



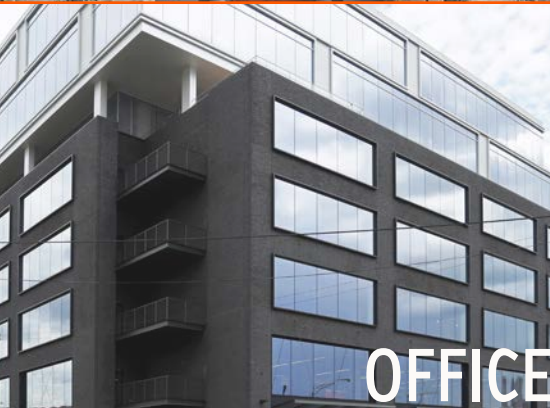
311 N Morgan  
Ace Hotel



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



---

# West Van Buren

2nd Generation West Loop Ground Floor Retail/Office Flex Space

---

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.



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

**Adam Thomas**  
847.219.6383  
[adam.thomas@svn.com](mailto:adam.thomas@svn.com)

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