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1035 W Van Buren Street

Prominent West Loop Retail or Office Space Available

Ample On-Site Parking Available | Potential for Freeway (I290) Signage | Captive Audience



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Property Highlights

- 10,250 SF of premier West Loop retail/office space
- Potential for incredible signage exposure to I-290 Expressway (average daily traffic count of 250,000 automobiles)
- Conveniently located to capture audiences from three major Chicago sub-markets (West Loop, UIC Campus & IMD)
- Up to 130 parking spaces allocated for retail tenant(s) in on-site parking garage
- 300 luxury apartment units above the ground floor create an extraordinary captive audience
- Over 700 planned residential units in a one block radius
- Across the street from Target and two blocks from the Racine Blue Line CTA Station

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Floor Plan & Space Overview

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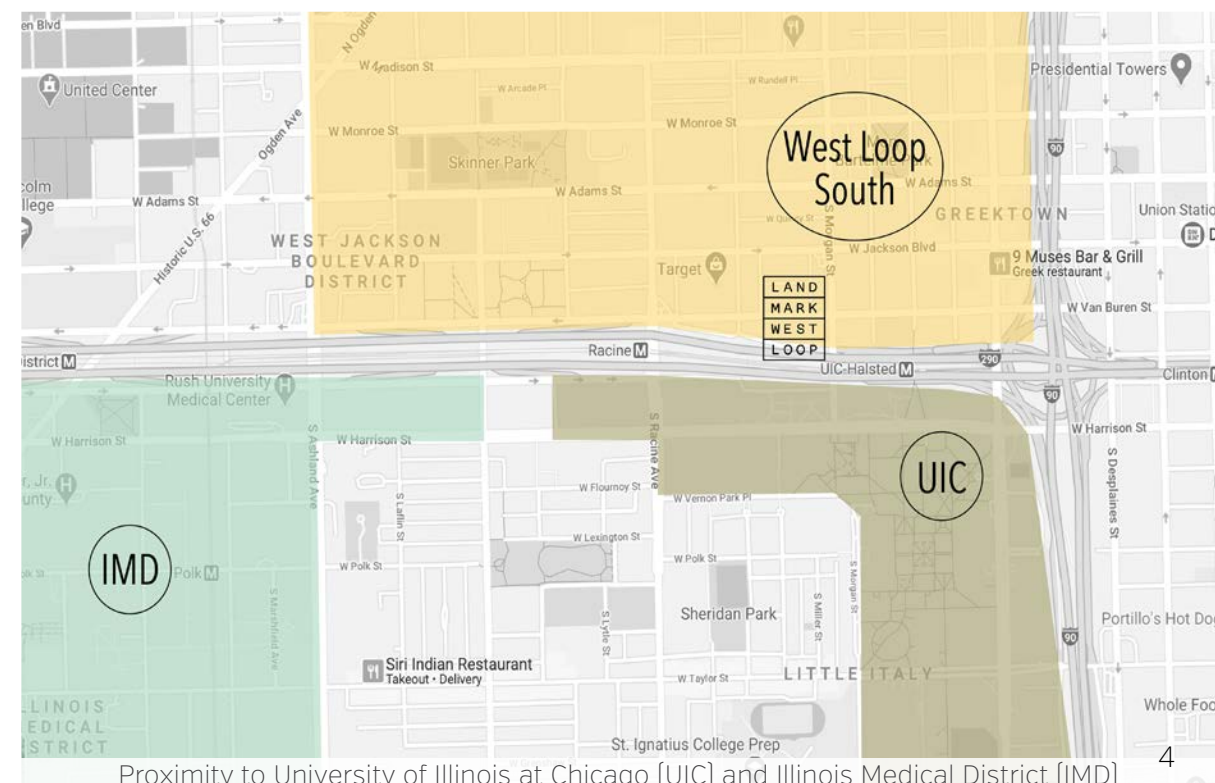
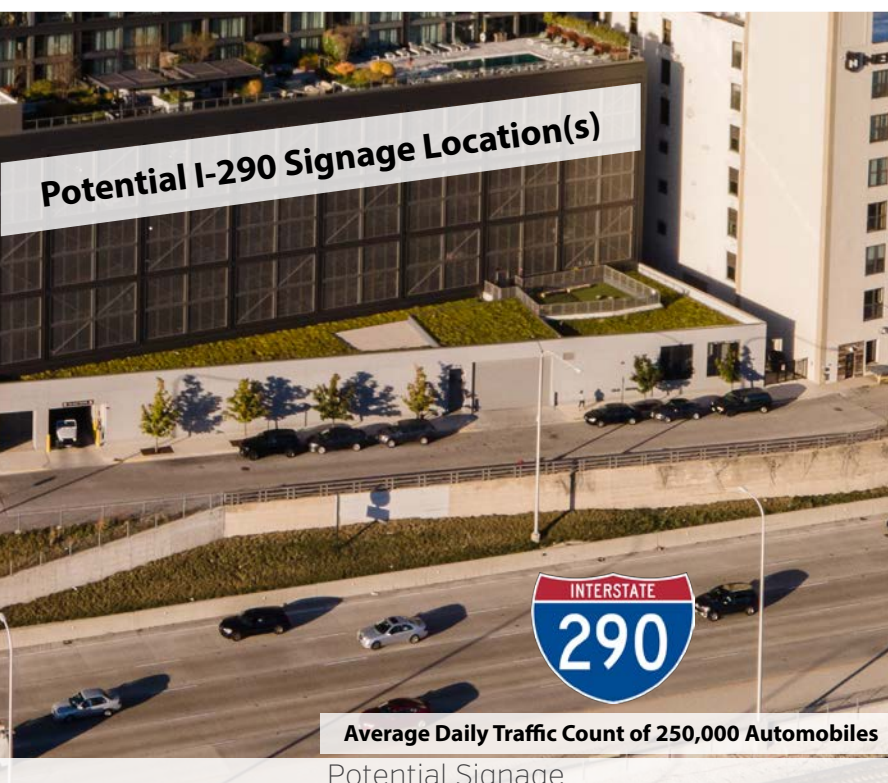


Space Overview

Space Available:	10,250 SF
Minimum Divisible:	~3,000 SF
Asking Rent:	\$30/SF NNN
Estimated RE Tax:	\$7.00/SF/YR
Estimated OpEx:	\$1.51/SF/YR
Available:	Immediate



Location



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Area Map



THE MADISON

MADISON

MONROE

ADAMS

JACKSON

VAN BUREN

MARY BARTELME PARK

WHOLE FOODS MARKET

94

90

94

290



SUBJECT PROPERTY





Proximity to IMD & UIC



**ILLINOIS
MEDICAL
DISTRICT**

The Illinois Medical District (IMD) is estimated to welcome 80,000 people on a daily basis: 30,000 employees and 50,000 patients, students and visitors. Within the next 10 years, the District anticipates to generate between 2,000 and 4,500 new permanent jobs.

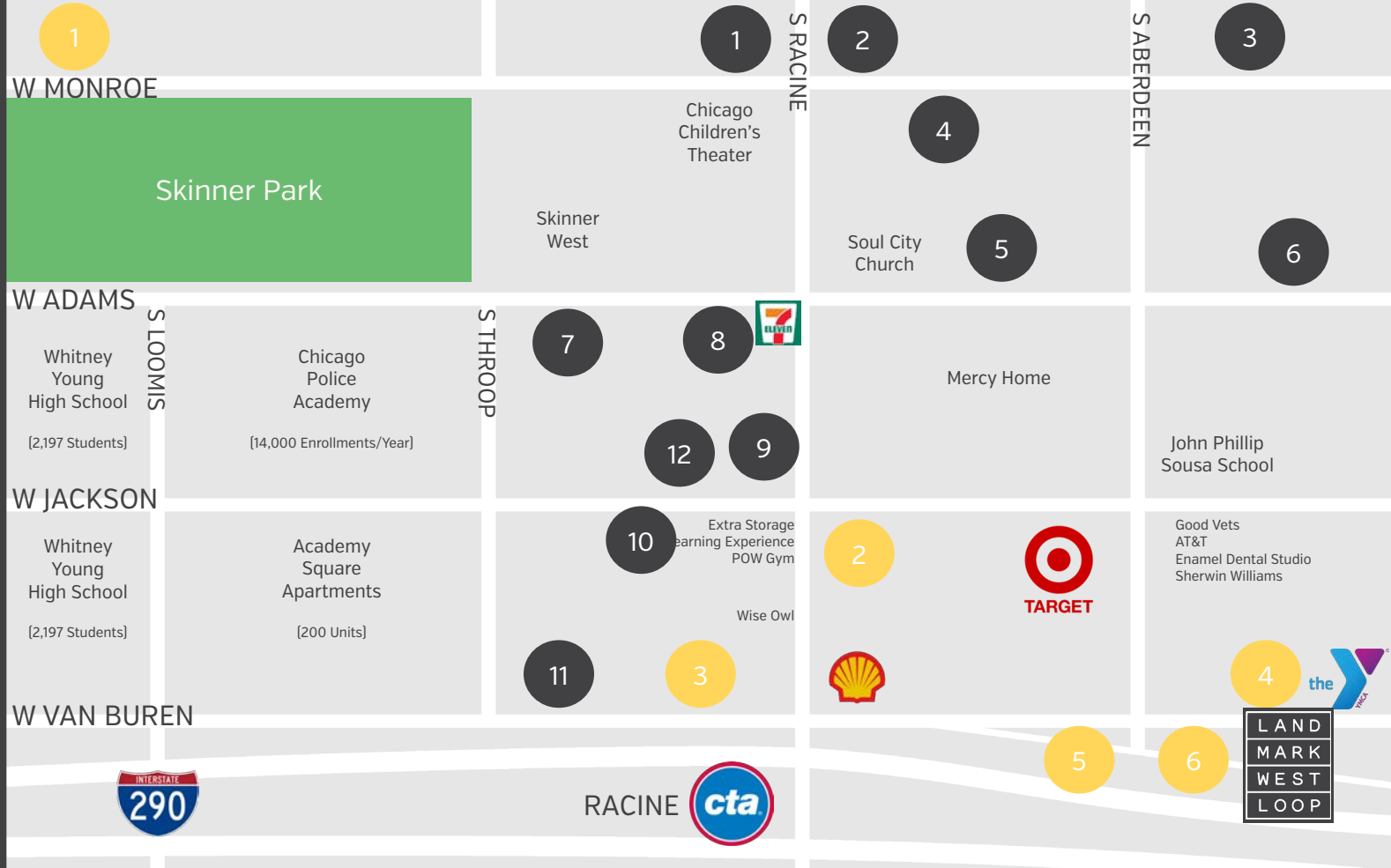


UNIVERSITY OF ILLINOIS AT CHICAGO |

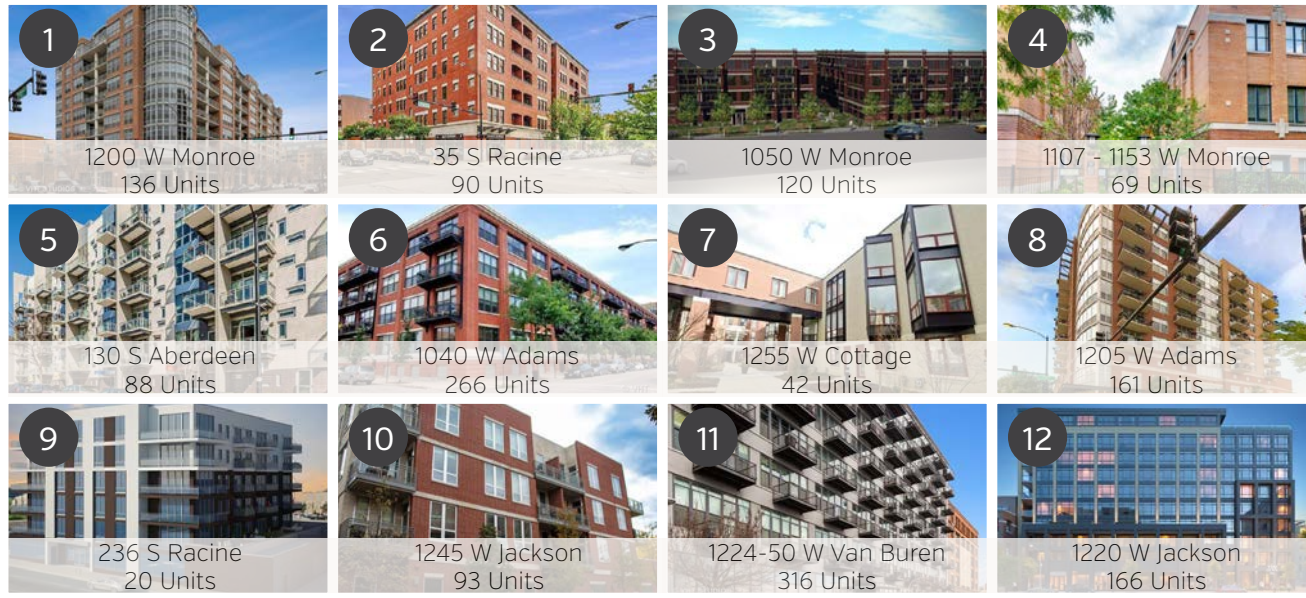


University of Illinois at Chicago (UIC), home to approximately 33,000 students (graduate and undergraduate) and over 6,000 employees.

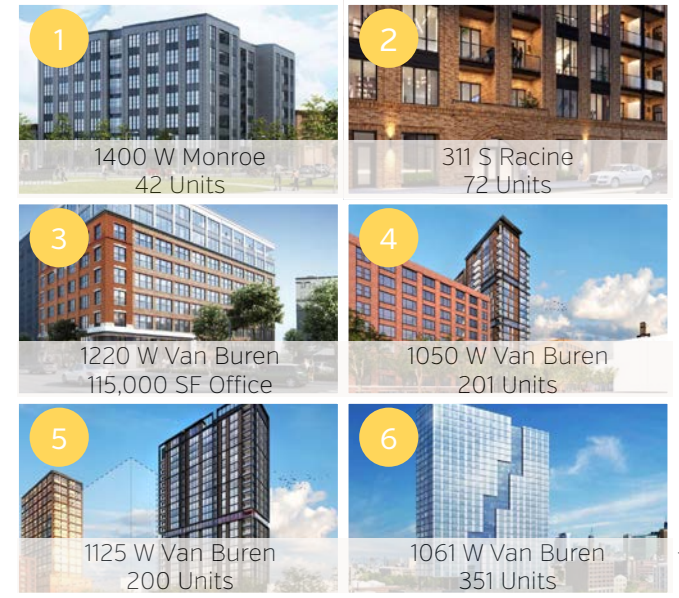
Nearby Residential



Notable Existing Residential Developments



Notable Planned Developments



West Loop 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



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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