



1014

West

Monroe

Premier West Loop Retail Available



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LEASING OVERVIEW

Leasing Summary

Available Space:	1,300 SF
Asking Rent:	\$30/SF NNN
2017 RE Tax:	~\$5.90/SF
2018 Op Ex:	~\$1.63/SF
Total Pass Thrus:	~\$7.53/SF
Property Zoning:	DX-5
Sub-Market:	West Loop



Leasing Highlights

- Excellent West Loop location
- Floor-to-ceiling storefronts allowing for maximum exposure
- Existing build-out with open floor plan and ADA bathroom
- Easy access to public transportation via Morgan Street CTA Station
- One block from Mary Bartelme Park
- Surrounded by notable developments
- Excellent co-tenancy with Laquer Nail, Barefoot Yoga, Rosin Eyecare, and Sydnee's Pet Grooming all driving foot traffic to the building



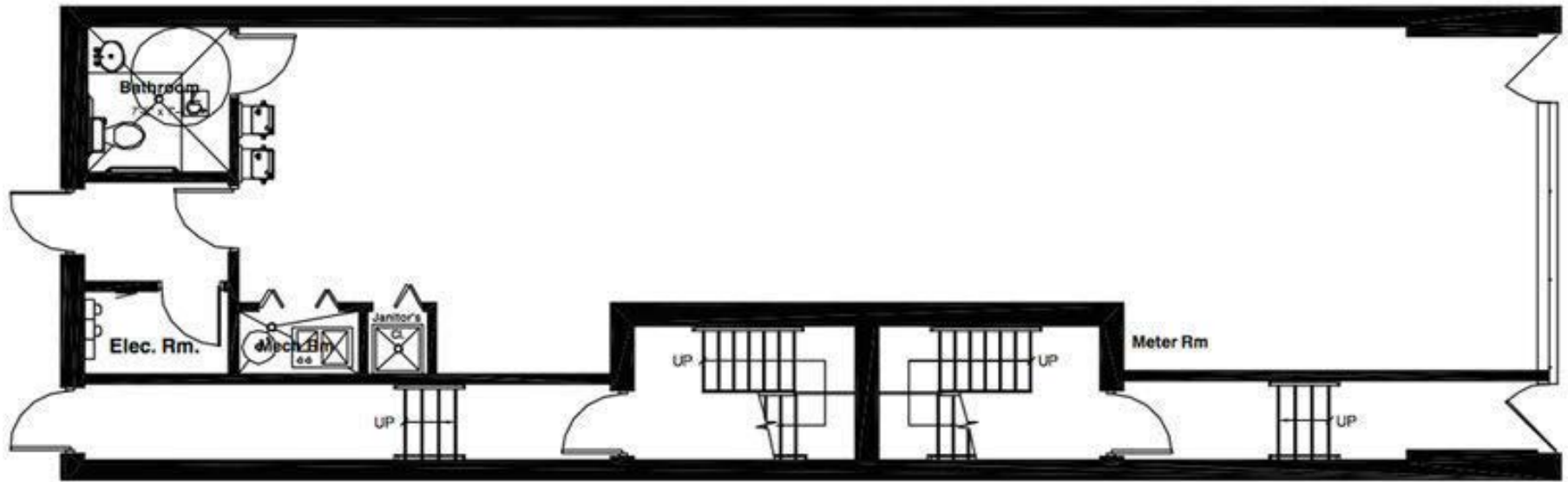
FLOOR PLAN

RETAIL FLOOR PLAN

Retail Overview

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[CLICK HERE FOR VIRTUAL TOUR](#)



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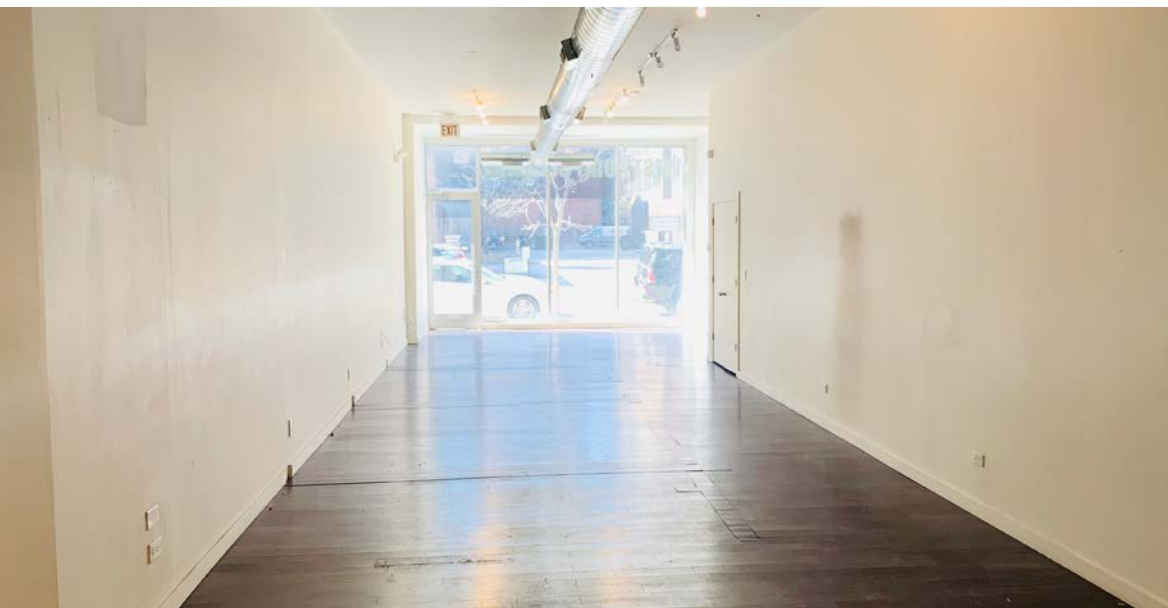
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SPACE PHOTOS



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 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

VACANCY RATE

9.3%

SF UNDER CONSTRUCTION
AND PROPOSED/APPROVED

17M

OFFICE SF
EXISTING IN MARKET

9.6 M

OFFICE SF
COMING TO MARKET

9.5 M

HOTEL ROOMS
UNDER CONSTRUCTION
AND PROPOSED/APPROVED

1,490

MULTI-FAMILY UNITS
UNDER CONSTRUCTION
AND PROPOSED/APPROVED

4,800

*DEMOGRAPHIC SNAPSHOT DATA PROVIDED BY APPLIED GEOGRAPHIC SOLUTIONS & COSTAR GROUP

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NOTABLE AREA TENANTS



OXYGEN SPA STUDIO

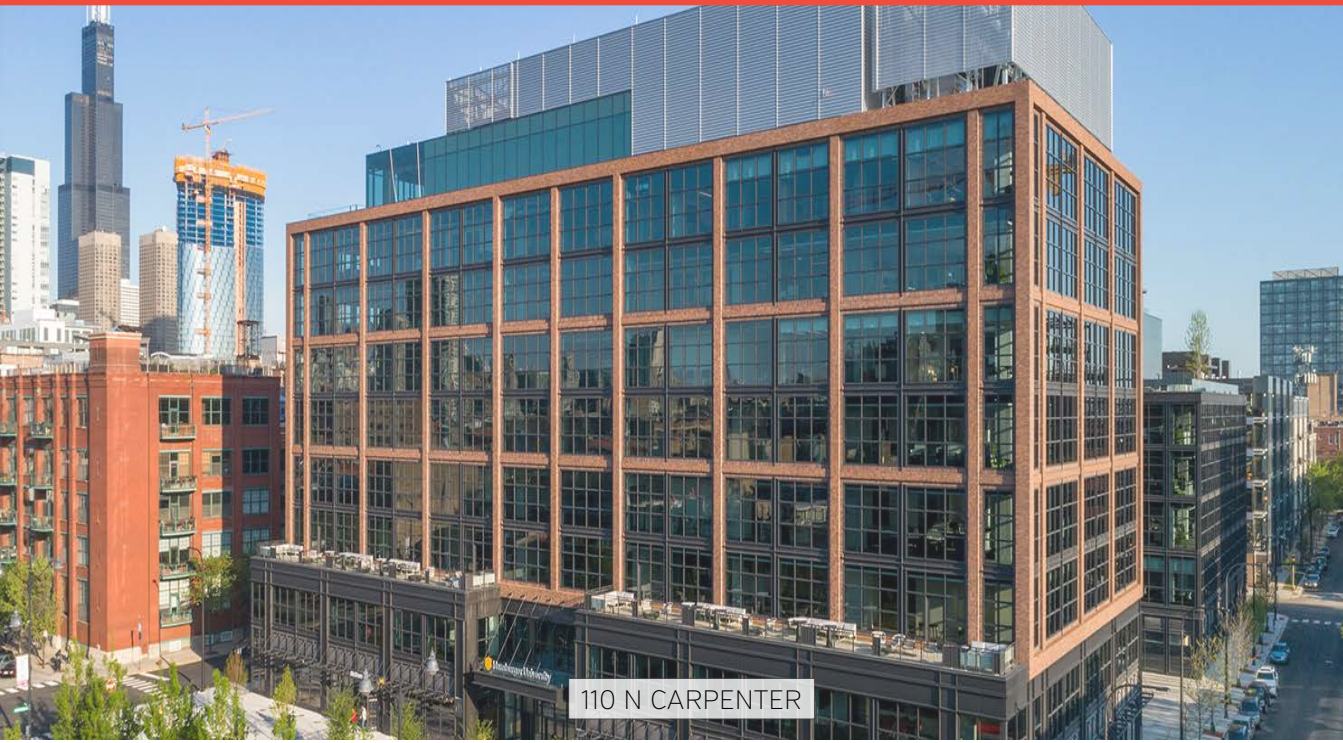


THE GOOGLE EFFECT

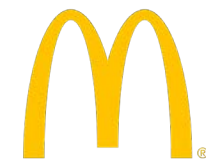


1K FULTON + 210 N CARPENTER

- Located at 1000 W Fulton & 210 N Carpenter
- Current homes of Google's Midwest HQ
- Estimated total Google employee population of 2,000
- Google occupies approximately 366,000 SF at 1K Fulton and an additional 100,000 SF at 210 N Carpenter
- Sources told Crain's the firm is running out of room in these two buildings, and could be looking to build its total footprint in the area to some 1 million square feet



THE MCDONALD'S EFFECT



RANDOLPH WEST

- Located at 110 N Carpenter
- Home of McDonald's Global HQ
- McDonald's occupies 485,000 SF
- Estimated employee population of 2,000

RESTAURANTS

NOTABLE RESTAURANT TENANTS



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

NOTABLE RETAIL TENANTS



849 W Randolph
Uncommon James



167 N Sangamon
Lululemon Local



1000 W Randolph
Anthropologie

BILLY REID

845 W Randolph
Billy Reid

bluemercury[®]
makeup • skincare • spa

924 W Randolph
Bluemercury



1101 W Randolph
Free People

HOTELS

NOTABLE HOTEL TENANTS



844 W Lake
The Hoxton Hotel



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

NOTABLE OFFICE TENANTS



Dyson
40,000 SF



PepsiCo
413,000 SF



Twitter
16,000 SF



Boeing
600,000 SF



SC Johnson
280,000 SF



Walgreens
200,000 SF



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SVN Chicago Commercial
940 West Adams Street, 2nd Floor
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www.svnchicago.com

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