

1331 S MICHIGAN AVENUE

Retail/Office Loft For Sale or Lease

CHICAGO, IL 60605



3,000 - 11,700 SF
AVAILABLE

PROPERTY HIGHLIGHTS

- Dynamic South Loop - strategically located between the proposed One Central and The 78 transformative developments
- 3,000 - 11,700 SF, 3-story mixed use building
- 3,000 - 3,900 RSF storefront at street level and 3,900 RSF each on floors 2 and 3
- Average household income of \$82,250 within one mile
- 2016 remodel with 2 new stairwells, elevator and life safety upgrades
- Exposed brick walls / Column free space
- 12'0 - 13'0 ceiling height
- DX-7 zoning

Steve Sullivan

847 610 0123
ssullivan@hiffman.com

Kelly Disser

630 317 0721
kdisser@hiffman.com

Alex Sutterer

630 693 0644
asutterer@hiffman.com

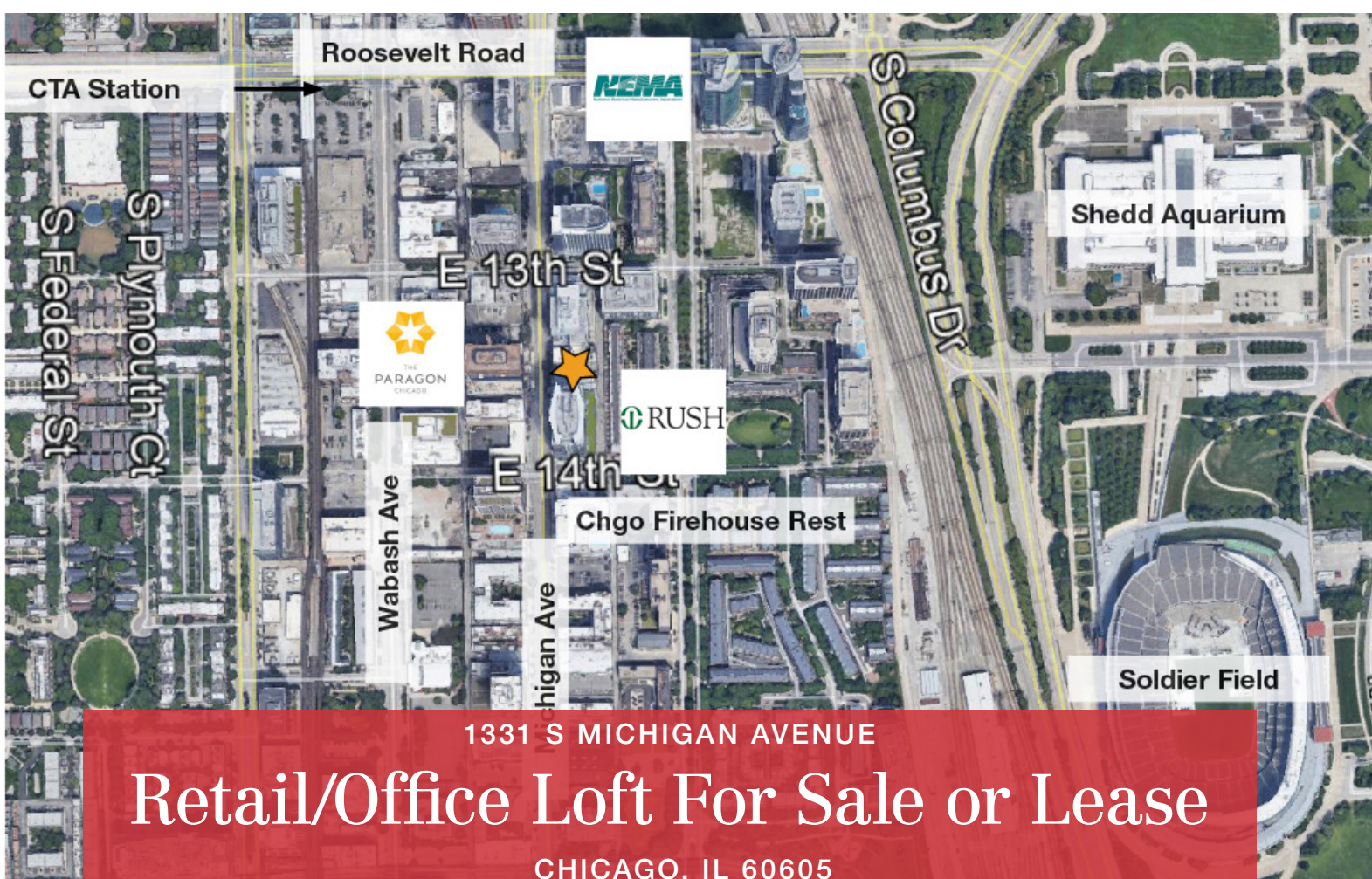


Commercial Real Estate Services, Worldwide.

ONE OAKBROOK TERRACE SUITE 400
OAKBROOK TERRACE IL 60181
630 932 1234

HIFFMAN.COM
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PROPERTY FEATURES

- Located south of Roosevelt Road and Grant Park
- 16,800 vehicles per day on Michigan Avenue
- Near State & Roosevelt "L" - green, red & orange lines
- 1,700 new luxury apartments developed within 2 block radius within the past 24 months
- Ideal medical, fitness or professional space
- Neighbors include: Rush Medical, The Paragon, NEMA and the Chicago Firehouse Restaurant
- Lease Price: \$30 psf Net (1st floor)
- Lease Price: \$15 psf Net (2nd floor / 3rd floor)
- Sale Price: \$2,700,000 (entire building)



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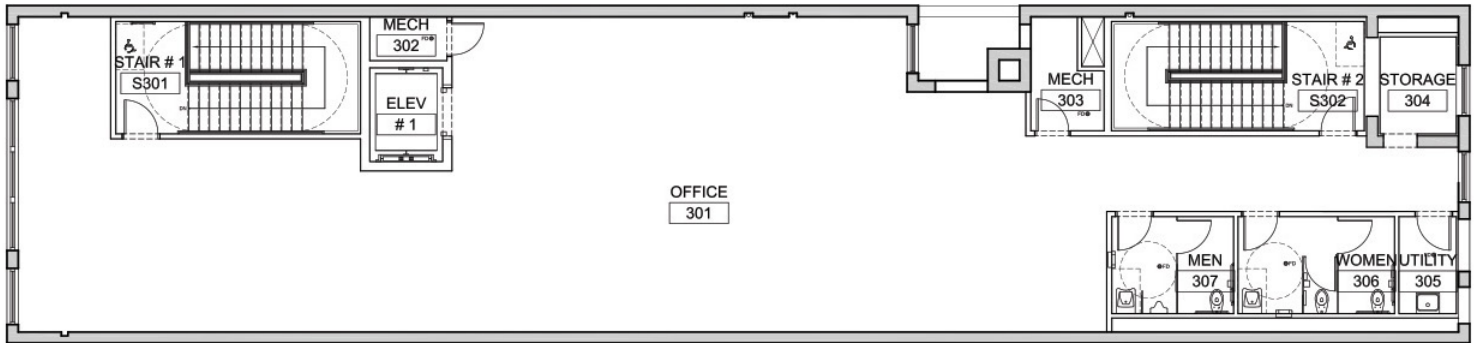
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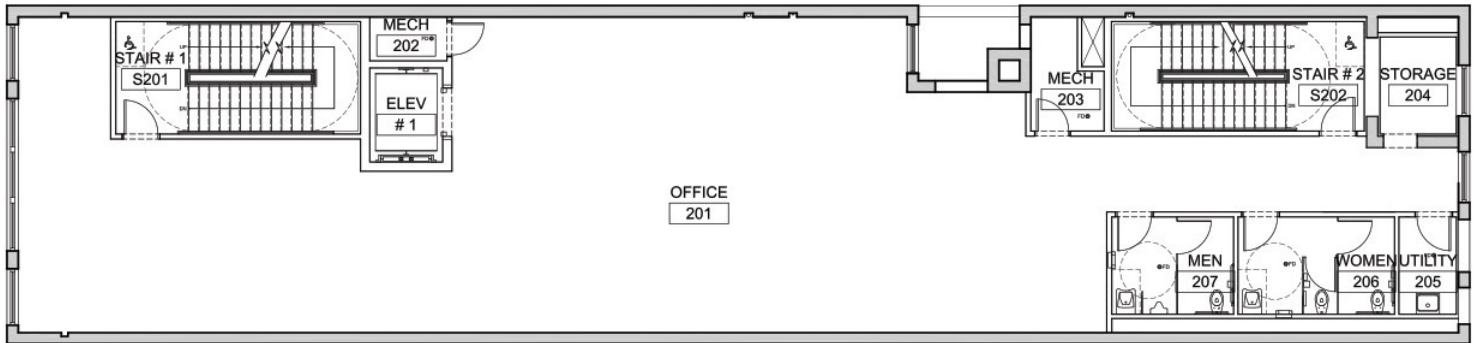
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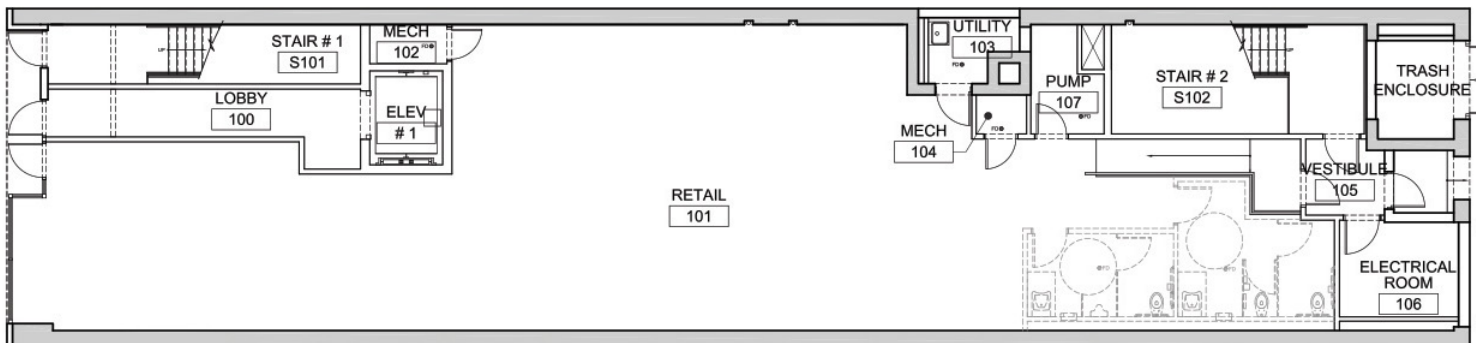
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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