

THE LOFTS AT GIN ALLEY - OFFICE SUITES

120 N. GREEN STREET, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	+/- 717 - 821 SF
Tenant Pays:	Electric & Gas
Renovated:	2019
Zoning:	DX-3
Market:	Chicago
Submarket:	Fulton Market / Near West Loop

PROPERTY OVERVIEW

Two private offices in Fulton Market / Near West Loop available for immediate occupancy

PROPERTY HIGHLIGHTS

SPACES

LEASE RATE

SPACE SIZE

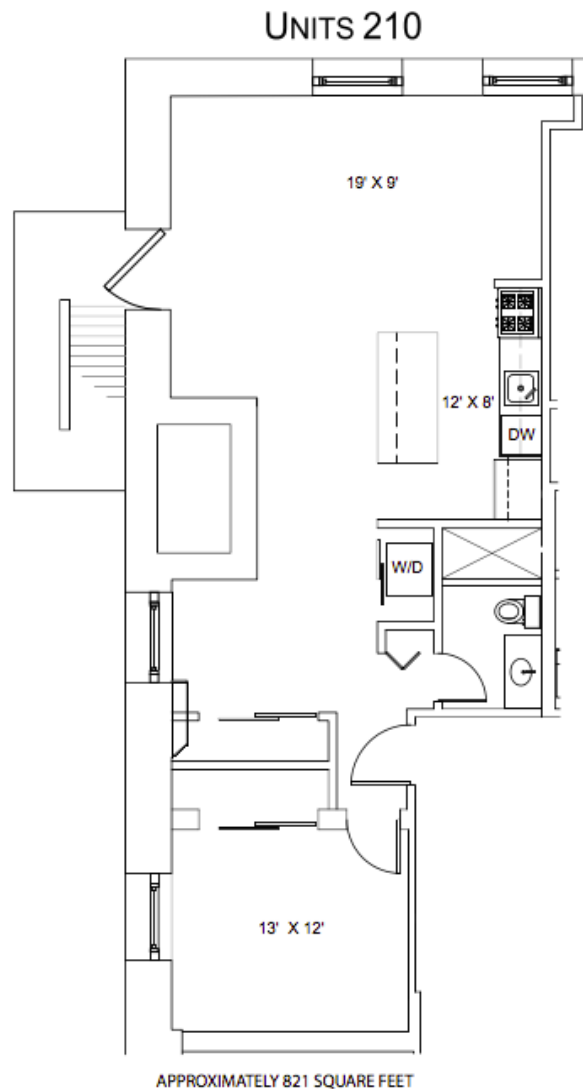
PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



REALTY

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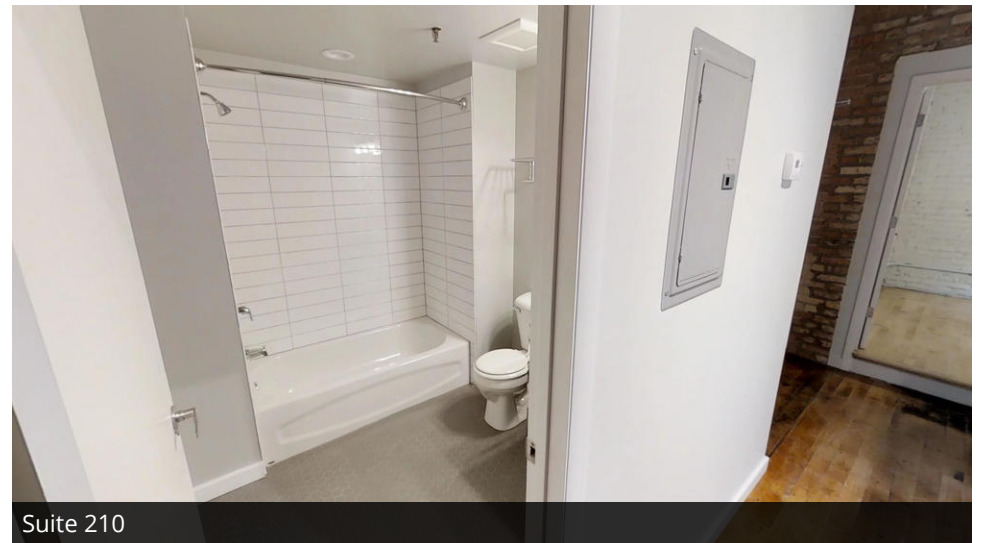
Suite 210



Suite 210



Suite 210



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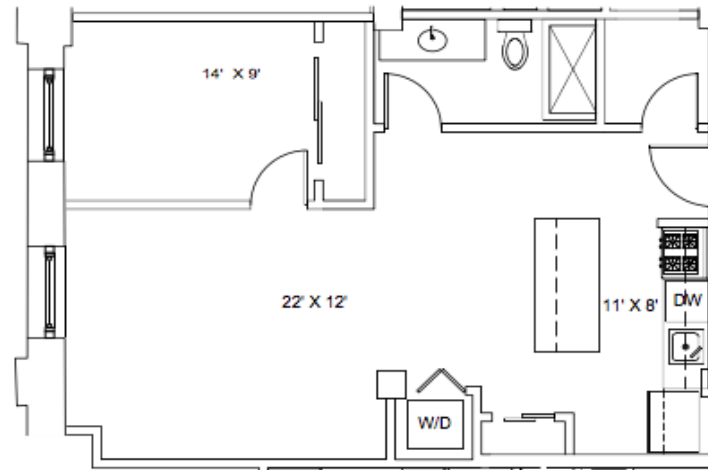


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UNITS 209



APPROXIMATELY 717 SQUARE FEET

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Suite 209



Suite 209



Suite 209



Suite 209

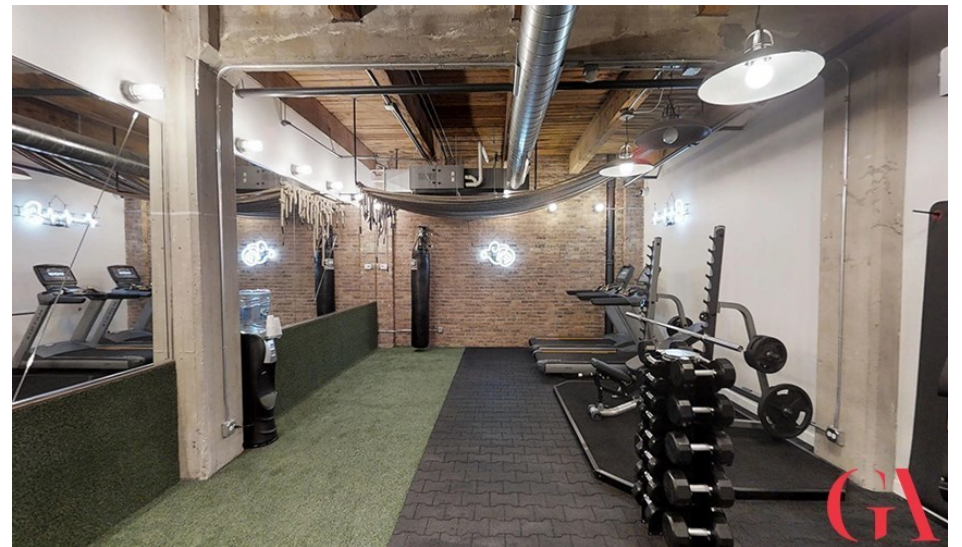
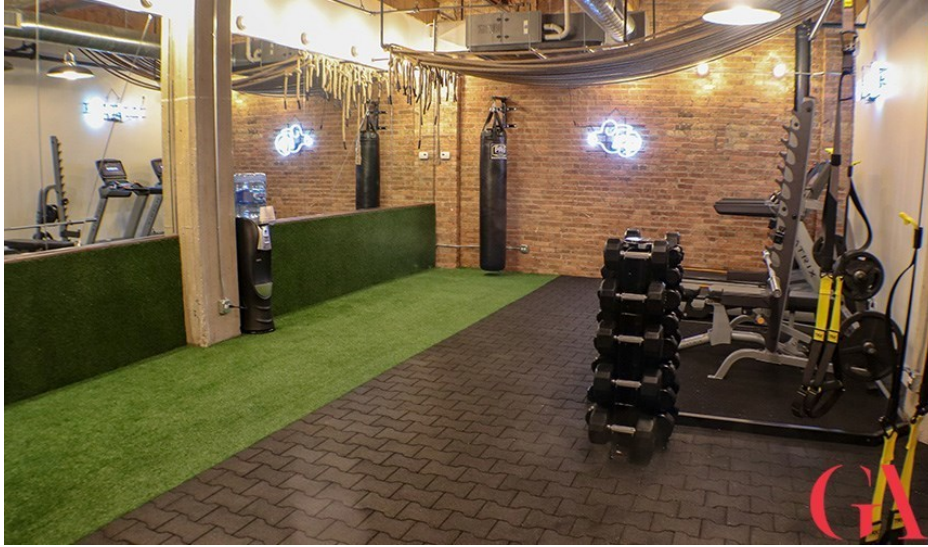
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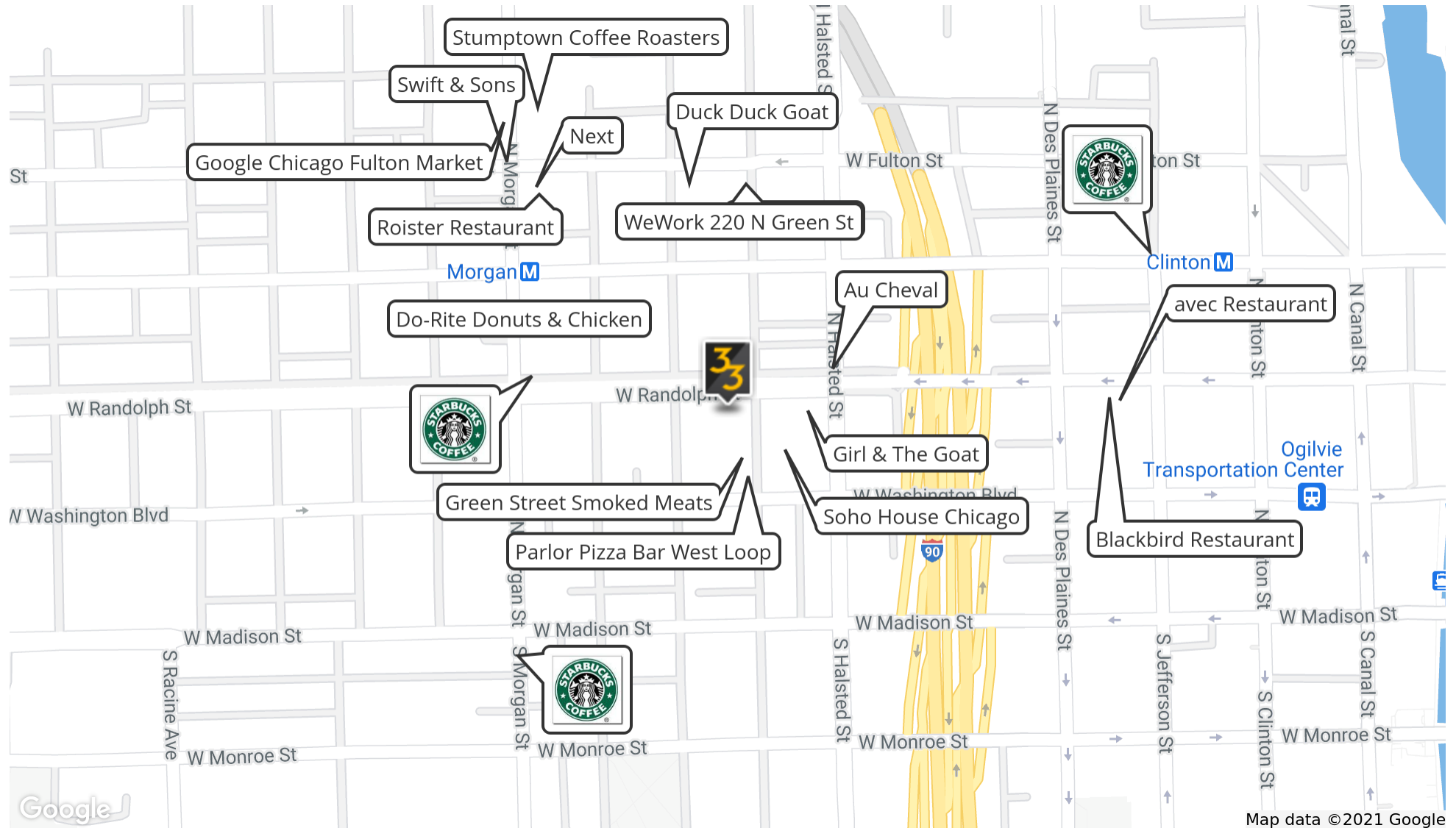


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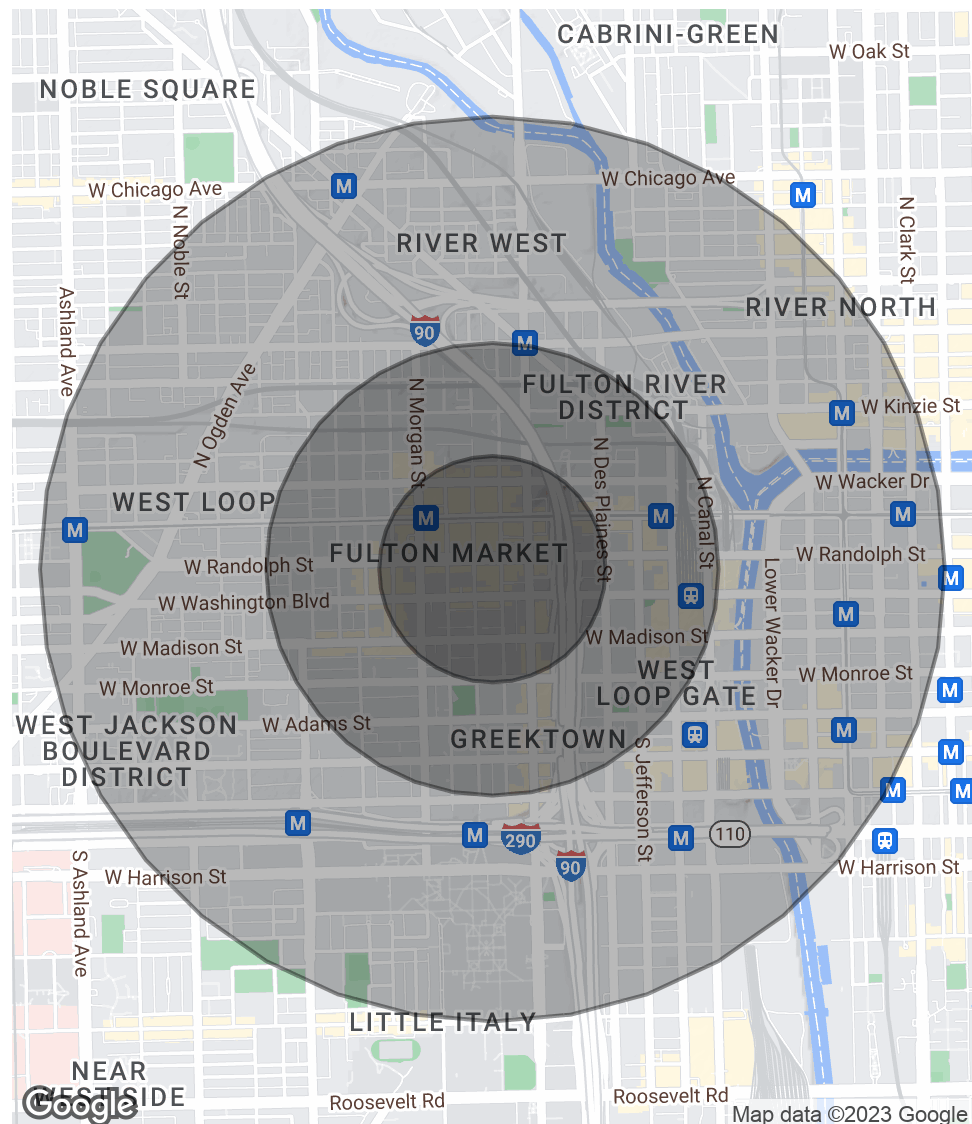
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,846	9,582	36,189
Average age	33.7	32.8	32.2
Average age (Male)	33.7	32.6	32.4
Average age (Female)	34.0	33.4	32.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	1,030	5,639	20,190
# of persons per HH	1.8	1.7	1.8
Average HH income	\$128,505	\$118,638	\$116,035
Average house value		\$469,753	\$470,780

* Demographic data derived from 2020 ACS - US Census



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GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11
- Honors Program
- Real Estate Program

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