

For Sale / Lease

407 S. Peoria St., Chicago, IL 60607

Subject to Offer

For Lease 6,000 SF freestanding building Zoned DS-3 located in the West Loop just North of the UIC-Halsted campus. Located on Van Buren and Peoria next to the UIC Blue Line and surrounded by national tenants servicing the workforce and students. Wide open space and 12.5' (15' to deck) ceiling heights, makes this space suitable for a wide range of uses.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,000 SF
Available SF:	3,000 - 6,000 SF
Lot Size:	6,000 SF
Ceiling Height to Truss	12.5'
Taxes / SF:	\$5.43 SF/yr
Expenses:	\$.50 SF/yr
Zoning:	DS-3
Market:	Chicago
Submarket:	West Loop
Traffic Count:	6,800
Walk Score®:	Walker's Paradise (91)
Transit Score®:	Rider's Paradise (91)

PROPERTY OVERVIEW

For Lease 6,000 SF freestanding building Zoned DS-3 located in the West Loop just North of the UIC-Halsted campus. Located on Van Buren and Peoria next to the UIC Blue Line and surrounded by national tenants servicing workforce and students.

PROPERTY HIGHLIGHTS

- Steps to UIC-Halsted Blue Line Stop
- Adjacent pedway access to UIC Campus
- 6,049 Average Daily Transit Riders (UIC-Halsted)
- Dense Urban Retail Mix-Use Area
- High ceilings
- Former flex/retail space
- Overhead garage

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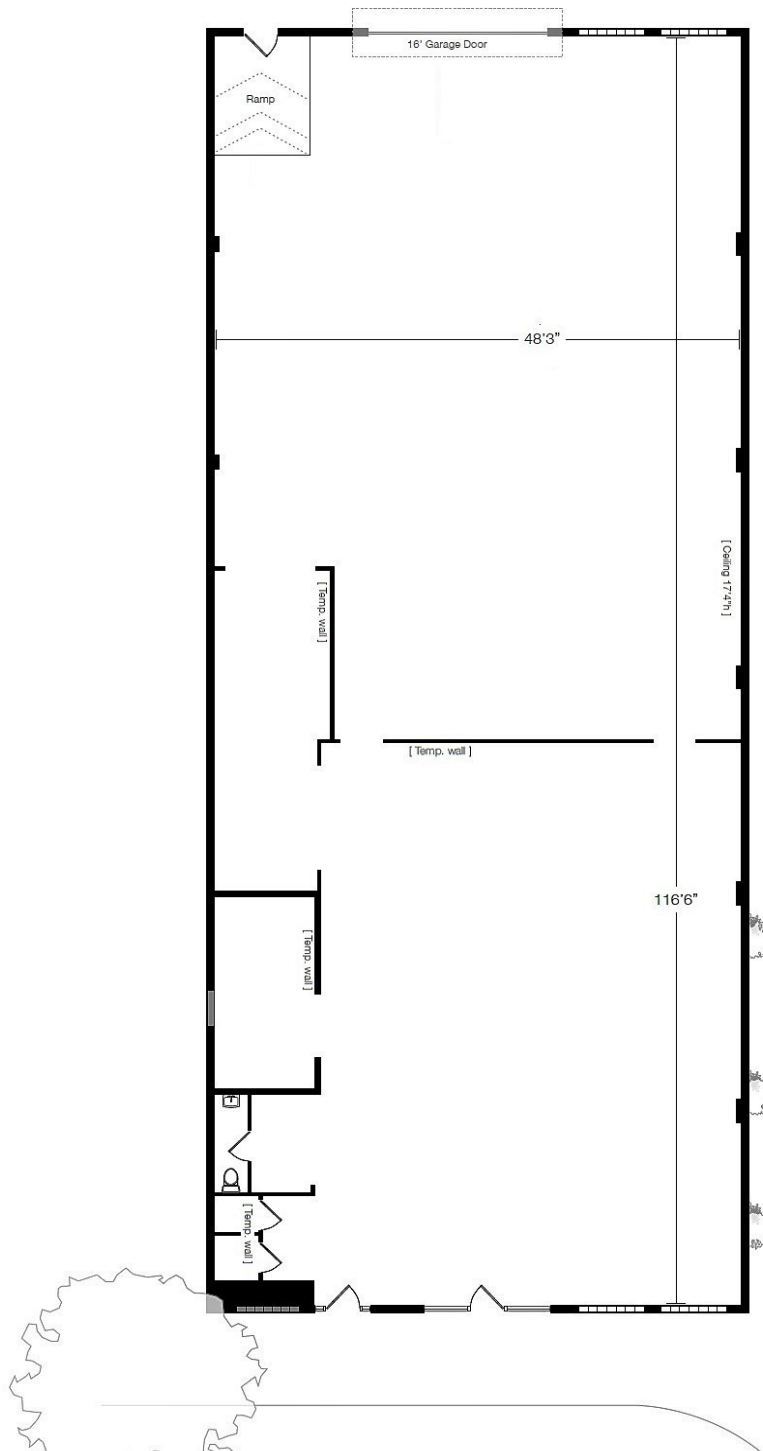


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FLOOR PLAN



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INTERIOR PHOTOS



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AREA & PROPERTY DETAILS

**104K**

Daytime Employment

**19K**

Bachelor Degree

**DS-3**

Zoning

**3.7%**

Population Growth

**\$142,108**

Household Income

**59K (1 mile)**

Population

**Paradise (91)**

Walk Score®



LOCATION OVERVIEW

West Loop is a neighborhood in Chicago, Illinois with a population of 35,215. West Loop is in Cook County and is one of the best places to live in Illinois. Living in West Loop offers residents a dense urban feel and most residents rent their homes. In West Loop there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in West Loop and residents tend to be liberal.

AREA TENANTS

- Starbucks
- UPS
- 7-Eleven
- H-Mart
- Sherwin Williams
- FedEx
- National Hellenic Museum
- Walgreens
- Subway
- Tropical Smoothie Café
- AT&T
- T-Mobile
- Jimmy John's
- Mariano's

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DRONE HIGHLIGHTS



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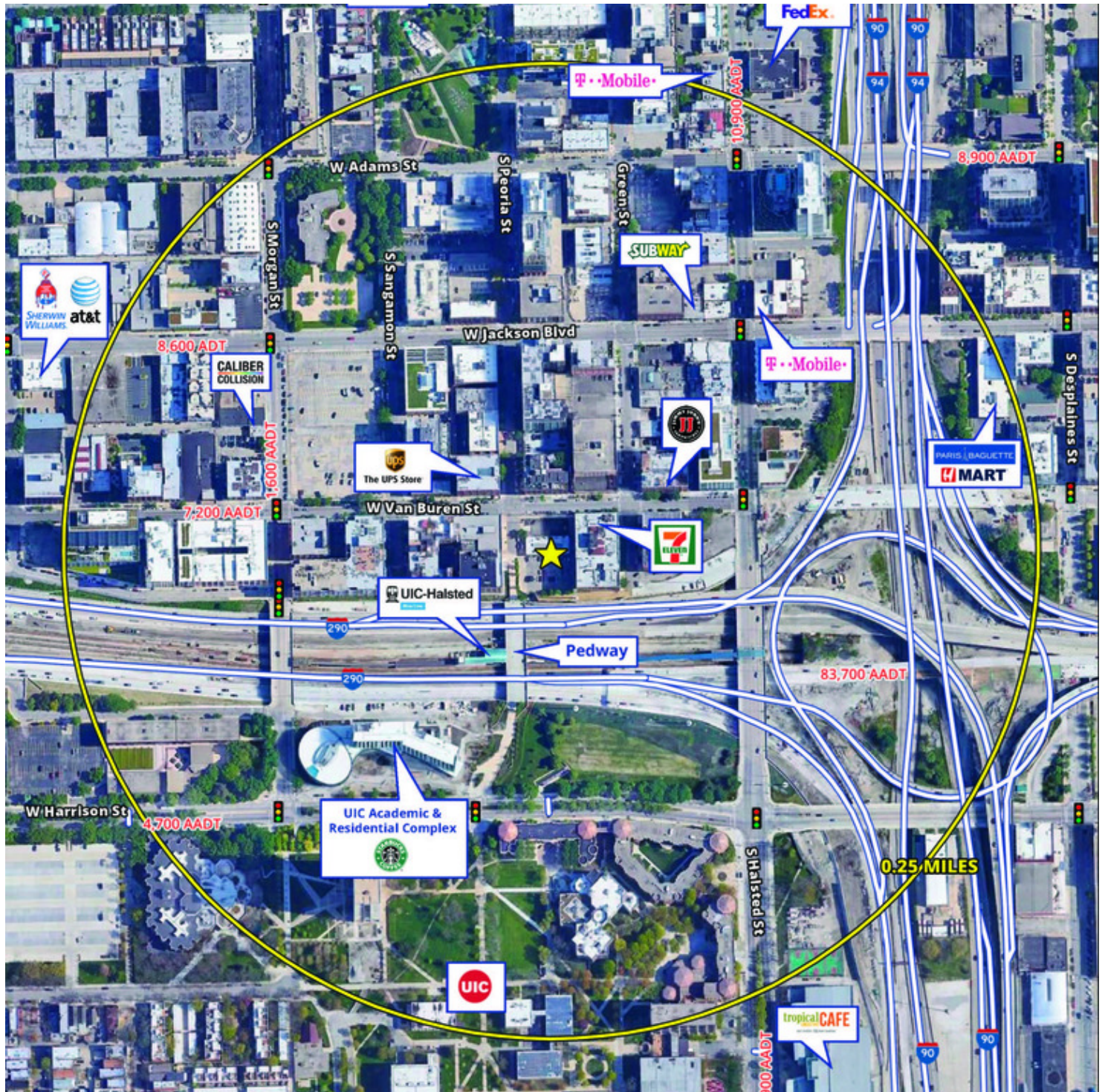
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RETAIL MAP



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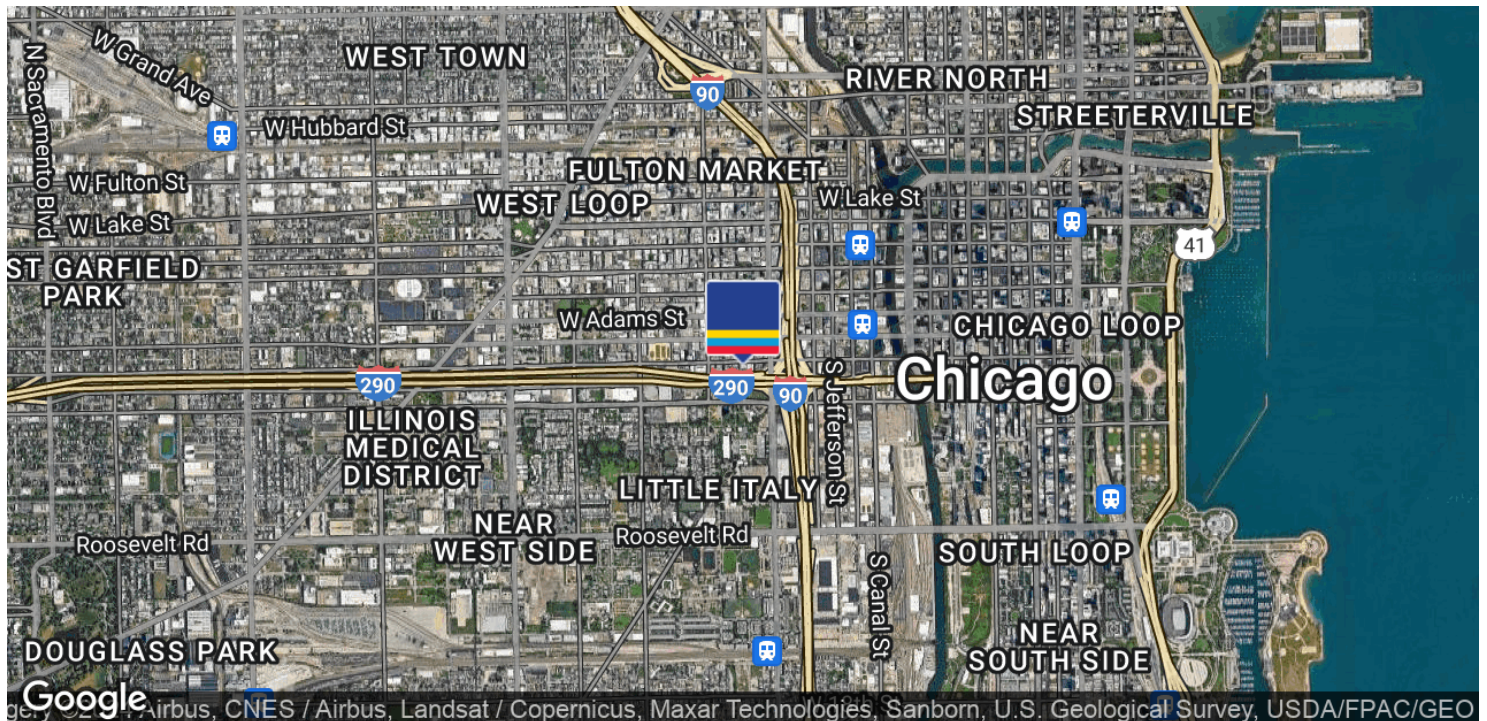
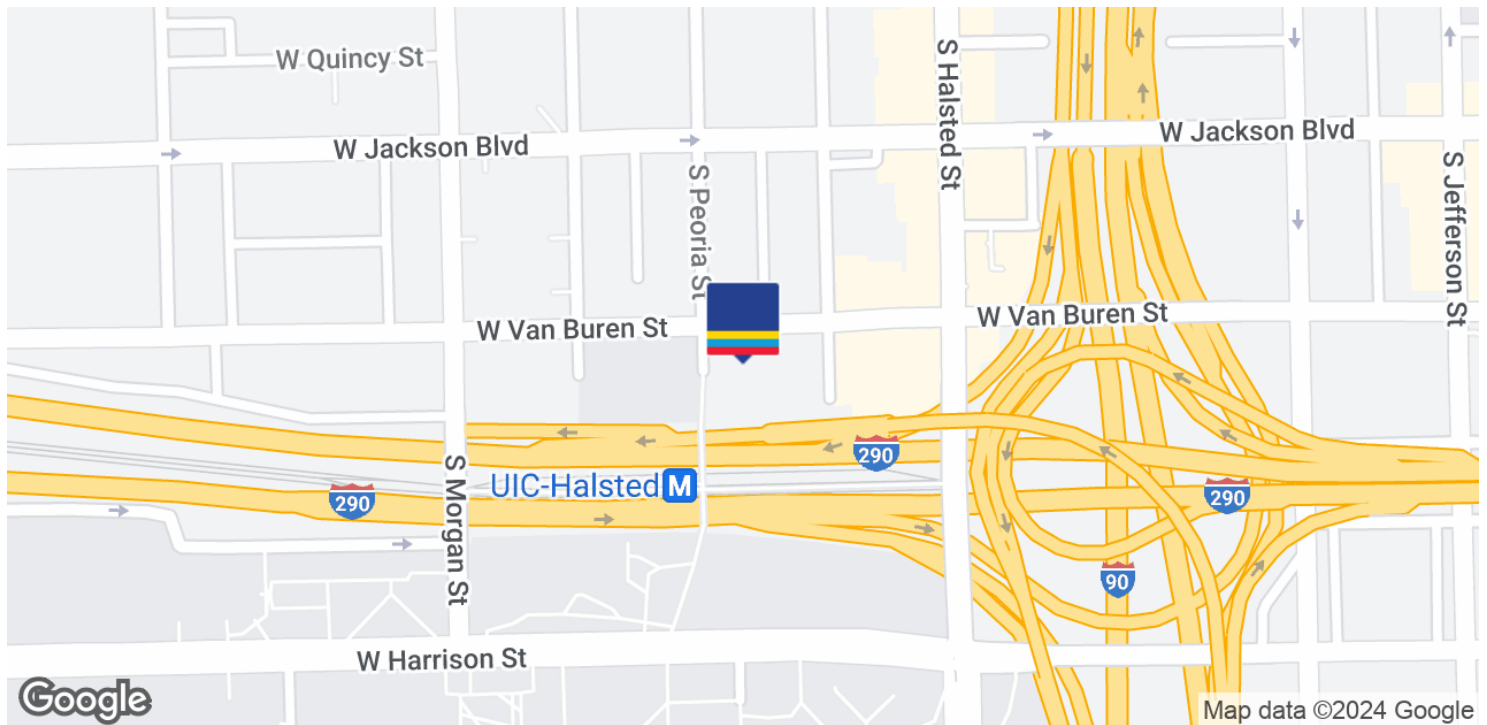
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LOCATION MAP



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