



112

SOUTH SANGAMON

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WEST LOOP OFFICE SPACES
ACROSS FROM
MARY BARTELME PARK



CHICAGO COMMERCIAL | URBAN TEAM

112

SOUTH SANGAMON

2nd
FLOOR

LEASING SUMMARY

SPACE AVAILABLE:	9,800 RSF
ASKING RATE:	2 nd Floor: \$22/RSF MG Suite 3B: \$22/RSF MG
MIN DIVISIBLE:	1,900 RSF
EST. PASS THRU:	\$10/RSF
DATE AVAILABLE:	Immediate
PARKING:	Available for Lease
SUB-MARKET:	West Loop

LEASING HIGHLIGHTS

- Premier loft office spaces located across from Mary Bartelme Park.
- Excellent 2nd Generation delivery.
- Exposed brick and heavy timber with high ceilings.
- Located in the heart of the West Loop with world renowned restaurants, entertainment, and hotels.
- Walking distance to the Metra at Union Station, Morgan & UIC CTA Stations, and easy access to I-90/94 & 290.
- Property is agent owned.

3rd
FLOOR

112

SOUTH SANGAMON

FLOOR PLAN

2ND FLOOR SPACE OVERVIEW



**Plans not to scale*

ASKING RENT:	\$22/RSF MG
SPACE AVAILABLE:	6,250 RSF
DATE AVAILABLE:	Immediate
CONDITION:	2 nd generation

[illegible]

Sangamon Street



[CLICK FOR VIRTUAL TOUR](#)

WEST LOOP - FULTON MARKET NEIGHBORHOOD 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 The Emily 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.

NEIGHBORHOOD SNAPSHOT

MEDIAN AGE  33  AVERAGE INCOME PER HOUSEHOLD \$135,000

ESTIMATED DAYTIME POPULATION  94,000  ESTIMATED POPULATION 52,000

NEIGHBORHOOD HOTEL ROOMS  940+  2021 MICHELIN RECOGNIZED RESTAURANTS 16

MARKET ANALYSIS

17M

SF UNDER CONSTRUCTION
AND PROPOSED/APPROVED

9,000

MULTI-FAMILY UNITS
UNDER CONSTRUCTION
AND PROPOSED/APPROVED

1,490

HOTEL ROOMS
UNDER CONSTRUCTION AND
PROPOSED/APPROVED

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AREA
PHOTOS



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NOTABLE AREA TENANTS



rose mary

932 W Fulton


SWIFT & SONS
STEAKHOUSE

1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

restaurant
BEATRIX

834 W Fulton



849 W Randolph



932 W Randolph



1000 W Randolph

BILLY REID

845 W Randolph

allbirds

833 W Randolph

*Free
People*

1101 W Randolph



844 W Lake



113 N Green

NOBU HOTEL
CHICAGO

854 W Randolph

*the
emily
hotel*

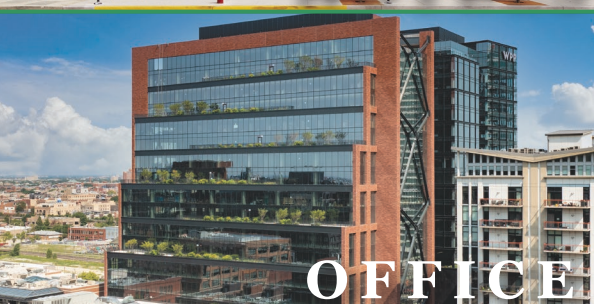
311 N Morgan



108 N May



113 N May



dyson **Google**

Dyson
40,000 SF

Google
466,000 SF



McDonalds
485,000 SF

WPP

WPP
250,000 SF

AspenDental

Aspen Dental
230,000 SF

Mondelēz
International

Mondelez
200,000 SF

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SOUTH SANGAMON

AREA MAP





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All SVN® Offices Independently Owned & Operated.

The information listed in this brochure has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.

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