

LEASE

Terminals Building

539 S. DEARBORN

Chicago, IL 60605

PRESENTED BY:

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OFFERING SUMMARY

AVAILABLE SF:	861 - 1,792 SF
LEASE RATE:	\$29 - 31/PSF
NNN'S	\$9.26/PSF
ZONING:	DX-12
SUBMARKET:	Printers Row

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 539 S. Dearborn Street FOR LEASE. Located in the historic Terminals Building in the heart of Printer's Row / South Loop, the property boasts great demographics and is easily accessible from both commuter rail and el stations in all directions with great foot traffic. The location also benefits from excellent national/regional retail co-tenancy in the immediate area and is within close proximity to the Loop and area colleges. 539 S. Dearborn is a 1,792 SF fully built former dentist office. It has four exam rooms, prep/lab area, three office areas, one bathroom, reception and break room. The space can demised to approximately 861 SF and delivered as a white box. The property is zoned DX-12. Please view the video tour here <https://youtu.be/6MbZEa3JNJ> and contact agents for further details.

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LOCATION INFORMATION

BUILDING NAME	Terminals Building
STREET ADDRESS	539 S. Dearborn
CITY, STATE, ZIP	Chicago, IL 60605
CROSS-STREETS	Dearborn / Harrison

PROPERTY HIGHLIGHTS

- Approximately 861 - 1,792 SF
- Retail / Medical Office Space
- Irreplaceable Real Estate in Printers Row Historic District
- Great Area Co-Tenancy: Starbucks, 7-Eleven, Potbelly, Roots Pizza, Meli Cafe
- Great Visibility
- Banner Blade Signage Available
- Additional Basement Storage
- Close Proximity to Downtown
- Dense City Population with Good Demographics
- Immediately Adjacent to Starbucks
- At the Base of a Mixed-Use Building with 57 Residential Units Above
- Zoned DX-12
- View Video Tour Here - <https://youtu.be/6MbZEa3JNJj>

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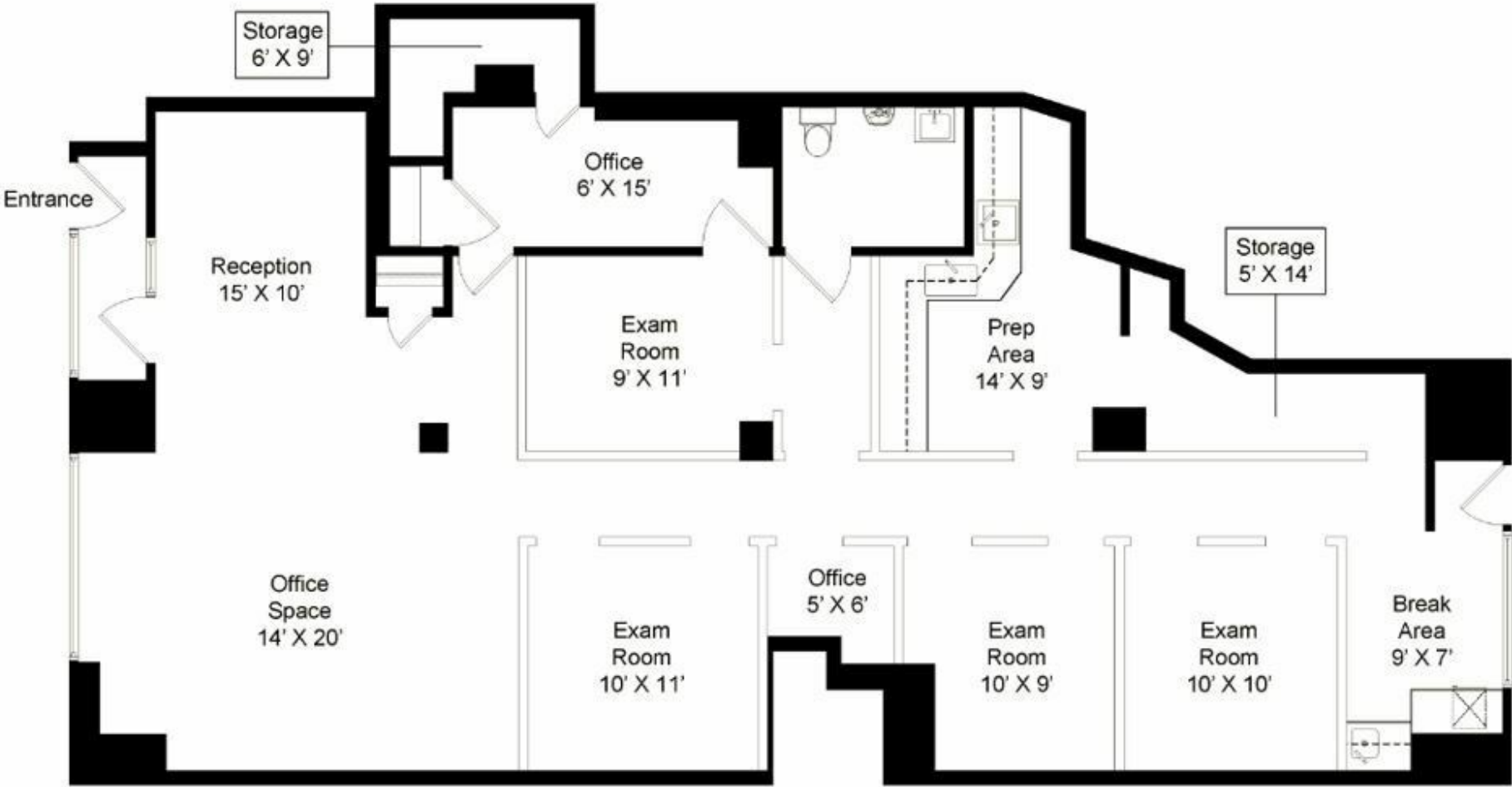
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TERMINALS BUILDING | 539 S. Dearborn

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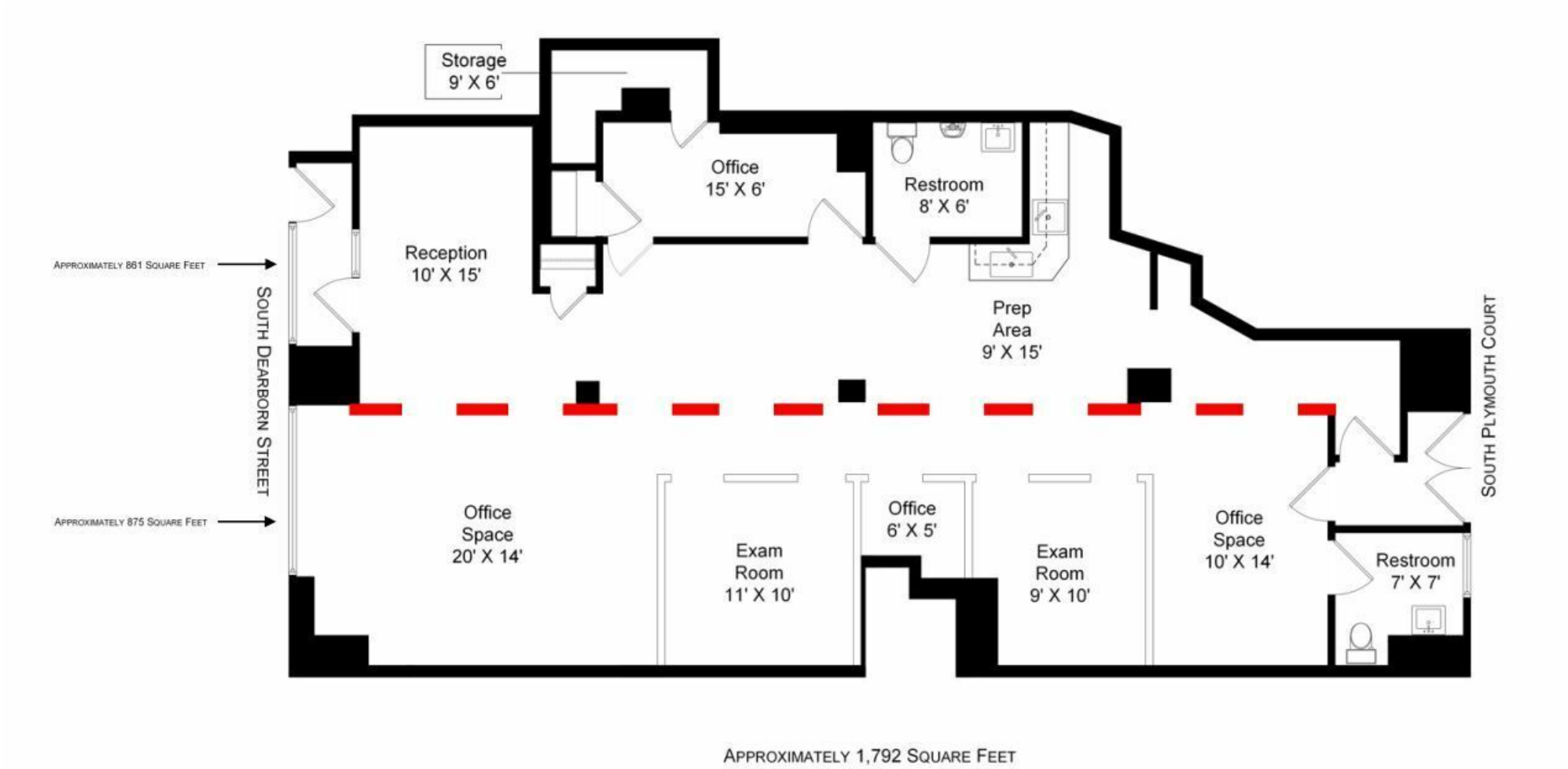
EXISTING CONDITIONS



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CONCEPTUAL FLOOR PLAN



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INTERIOR PHOTOS



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NEIGHBORHOOD PHOTOS



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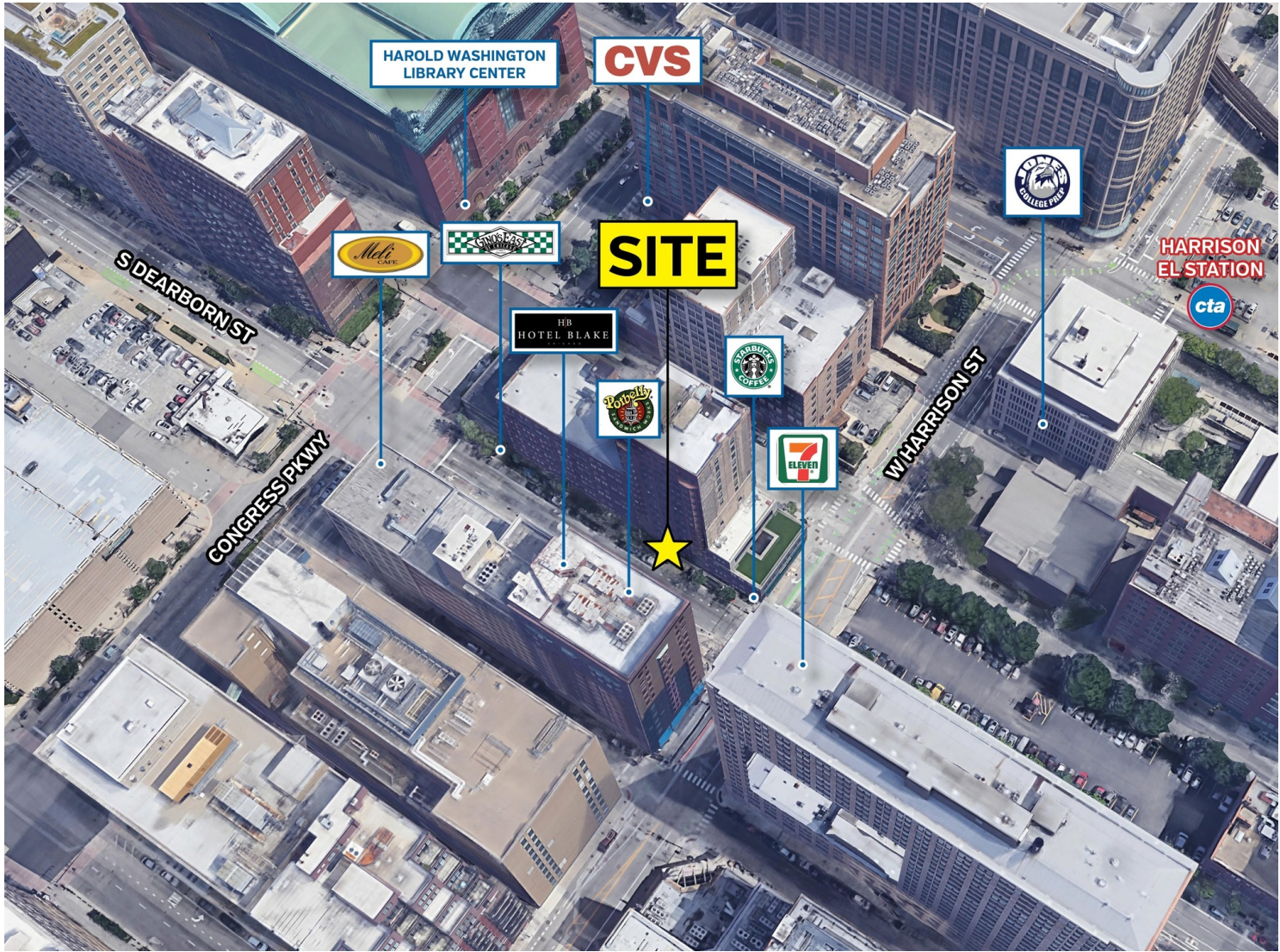
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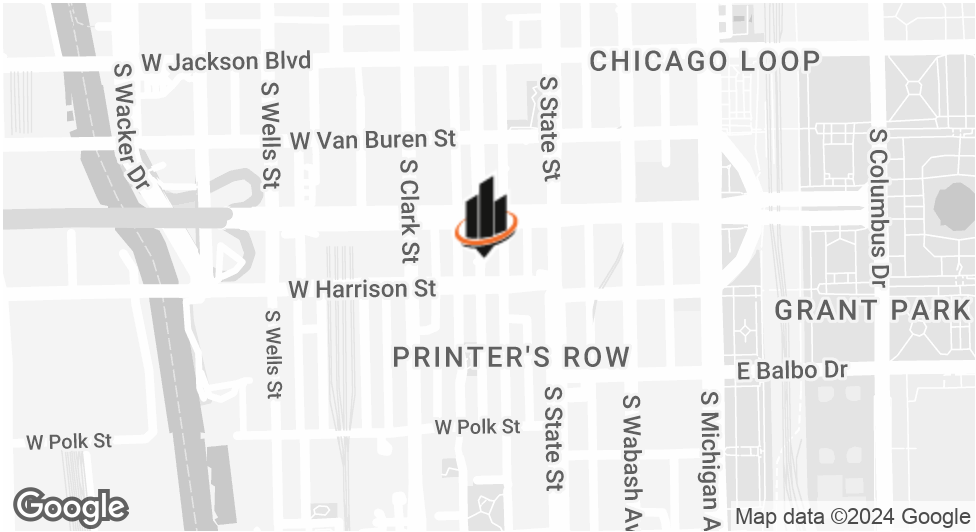
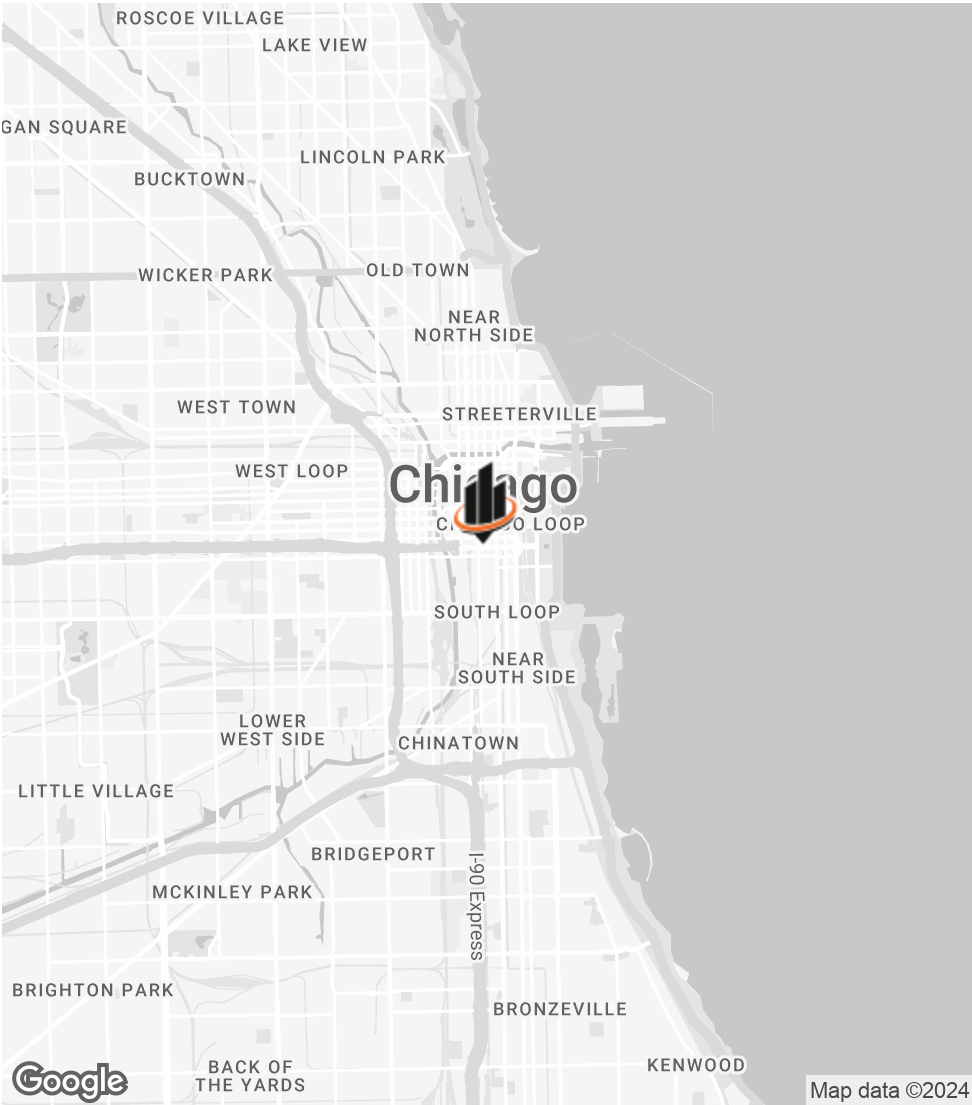
RETAILER MAP



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LOCATION MAPS



LOCATION OVERVIEW

Printer’s Row, also known as Printing House Row, is a neighborhood located south of the Chicago downtown area known as the Loop. The heart of Printer’s Row is generally defined by a two-block area along Dearborn between Ida B. Wells Drive on the north and Polk Street on the south. Many of the buildings in this area were originally used by printing and publishing businesses. Today, the buildings have mainly been converted into residential lofts. The area is also a student-oriented center with nearby proximity to Roosevelt University, Columbia College, Robert Morris University, John Marshall Law School, and the Loop campus of DePaul University. Printer’s Row is served by the Harrison Station on the CTA’s Red Line and is well-positioned near Interstates 290/90/94 and Lake Shore Drive.

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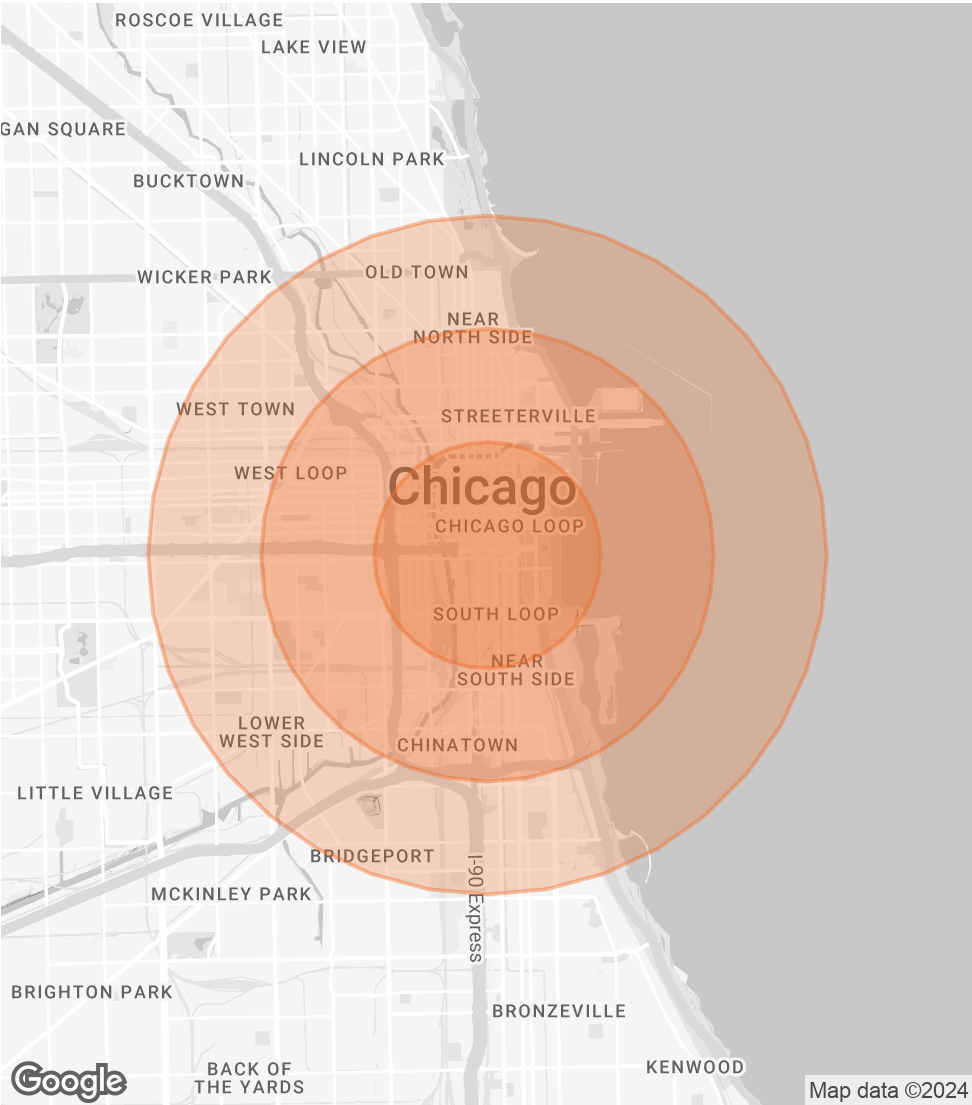
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	33,463	138,892	268,820
AVERAGE AGE	33.8	36.2	35.9
AVERAGE AGE (MALE)	33.8	36.1	35.7
AVERAGE AGE (FEMALE)	34.0	36.2	36.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	18,672	78,802	139,757
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$112,557	\$119,633	\$106,697
AVERAGE HOUSE VALUE	\$404,313	\$501,940	\$468,501

* Demographic data derived from 2020 ACS - US Census



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