

LEASE

1236 W. Hubbard | West Loop | Corner Retail/Office Space For LEASE

1236 W. HUBBARD ST.

Chicago, IL 60642

PRESENTED BY:

ADAM NAPP, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27 - 29/PSF Net
AVAILABLE SF:	677 - 3,347 SF
RENOVATED:	2024
ZONING:	RT-4
SUBMARKET:	West Loop

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 1236 W. Hubbard Street for LEASE. Located in the northwest corner of Chicago’s burgeoning West Loop neighborhood, the subject building is at the corner of Hubbard Street and Elizabeth Street. Approximately 3,347 SF on the ground floor of this 3-story Mixed-Use building is available for lease. It can be demised to create 677 SF and 2,670 SF spaces. The building was renovated in 2024 and will feature new mechanicals and bathrooms, concrete floors, high ceilings, and several windows for incredible natural light throughout the space. Additionally, the space includes a large storage area. The property is zoned RT-4. The surrounding area offers several amenities, bar/restaurant options, and easy access to transportation. Please contact the listing advisor for additional details.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	1236 W. Hubbard West Loop Corner Retail/Office Space For LEASE
STREET ADDRESS	1236 W. Hubbard St.
CITY, STATE, ZIP	Chicago, IL 60642
SUB-MARKET	West Loop
CROSS-STREETS	Hubbard & Elizabeth
SIDE OF THE STREET	North

PROPERTY HIGHLIGHTS

- Corner RET/OFC for LEASE
- West Loop Neighborhood
- Approximately 677 SF - 3,347 SF
- Ground Floor of a 3-Story Mixed-Use Building
- Building and Space Renovated in 2024
- New Mechanicals
- Existing Concrete Floor
- High Ceilings
- Tons of Windows and Natural Light
- Large Storage Area
- Zoned RT-4
- Excellent Area with Several Bar/Restaurant Options and Amenities

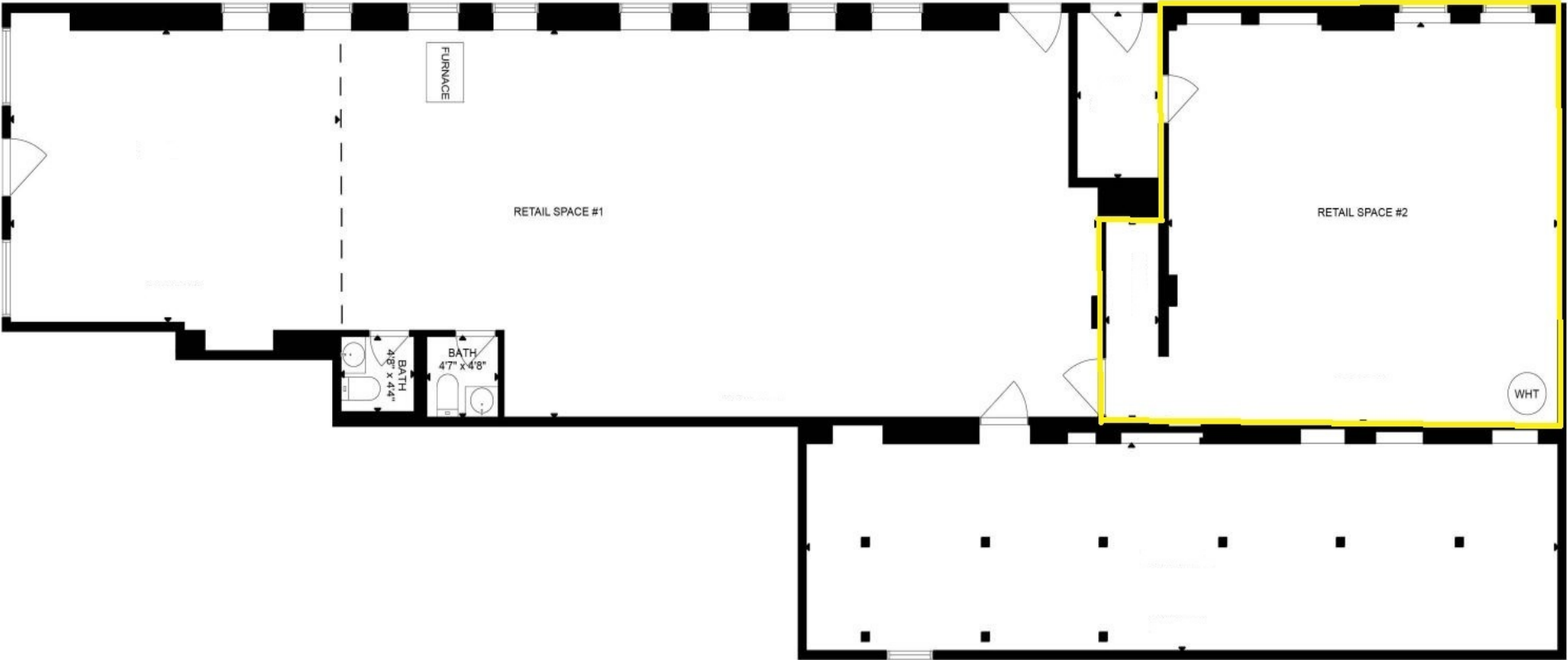
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FLOOR PLAN



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ADDITIONAL PHOTOS



ADAM NAPP, CCIM

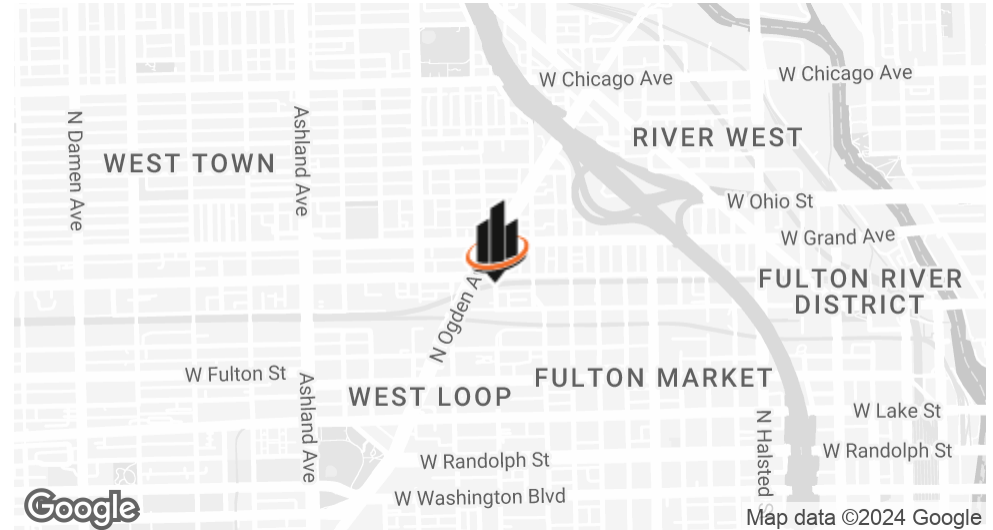
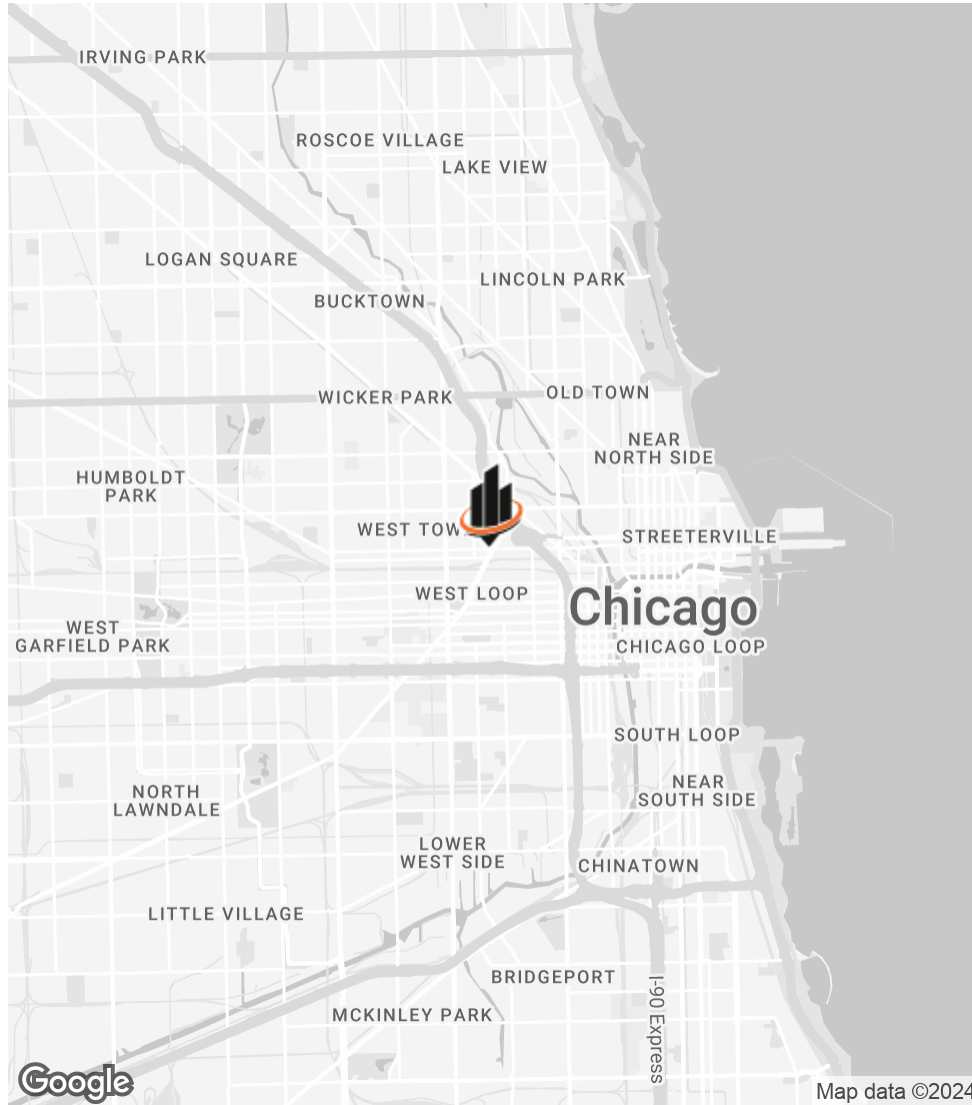
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SVN | CHICAGO COMMERCIAL

LOCATION MAP



LOCATION OVERVIEW

The West Loop is a vibrant and rapidly growing urban neighborhood in the heart of Chicago. It is located just west of the downtown Loop and is home to a diverse mix of businesses, restaurants, and cultural attractions. The West Loop has a rich history as a meatpacking and warehouse district, and this history is still evident in the architecture and character of the neighborhood. However, in recent years, the West Loop has undergone a major transformation, and these structures are now home to luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques. One of the most popular attractions in the West Loop is Restaurant Row, a stretch of Randolph Street that is home to some of the city's best restaurants. Here, you can find everything from Michelin-starred dining to casual neighborhood spots. Another popular destination in the West Loop is the Fulton Market District. This historic district is now home to a number of companies such as McDonald's, Google, Mondelez International, WPP, and Dyson, as well as some of the city's most popular restaurants and bars. Excellent public transportation options including two Metra stations, Ogilvie and Union Station, along with the newly constructed Morgan Street CTA station continue to make this a desirable neighborhood for business and residents alike.

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DEMOGRAPHICS MAP & REPORT

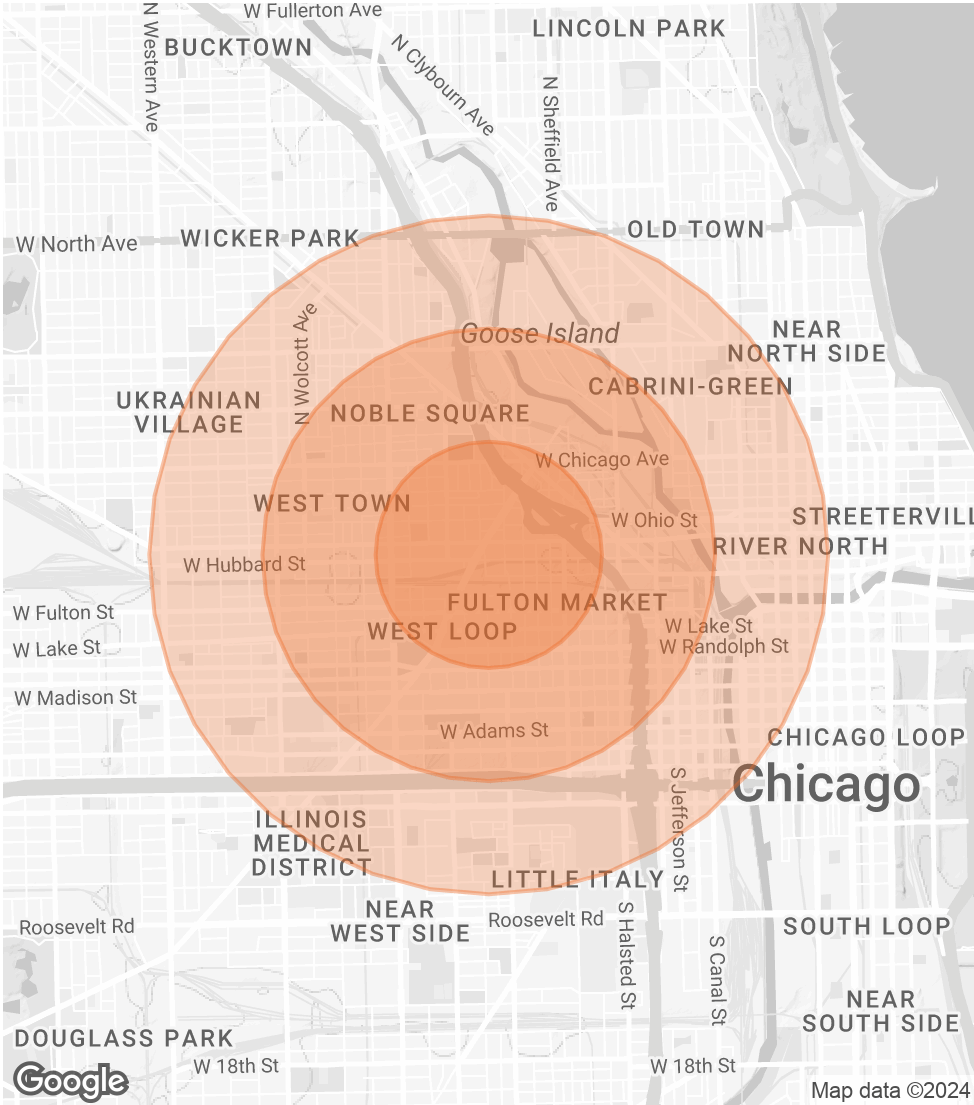
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	10,785	50,208	118,554
AVERAGE AGE	33.1	33.9	32.7
AVERAGE AGE (MALE)	33.6	34.0	32.9
AVERAGE AGE (FEMALE)	32.5	33.9	32.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	5,754	28,068	67,435
# OF PERSONS PER HH	1.9	1.8	1.8
AVERAGE HH INCOME	\$136,343	\$143,595	\$136,339
AVERAGE HOUSE VALUE	\$487,975	\$497,874	\$461,185

2020 American Community Survey (ACS)



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