



950 W. LAKE ST.

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CHICAGO, IL 60607

Jim Martin
Assistant Vice President
312.756.7356
jmartin@svn.com

Tim Rasmussen, CCIM
Assistant Vice President
312.676.1875
trasmussen@svn.com

Marcus Sullivan
Assistant Vice President
312.756.7357
msullivan@svn.com

ARTIST RENDERING



Executive Summary



OFFERING SUMMARY

Available SF:	2,254 SF
Lease Rate:	N/A
Lot Size:	0.0 Acres
Year Built:	1923
Building Size:	3,700
Renovated:	2018
Zoning:	C1-2
Market:	Chicago
Submarket:	West Loop / Fulton Market

PROPERTY OVERVIEW

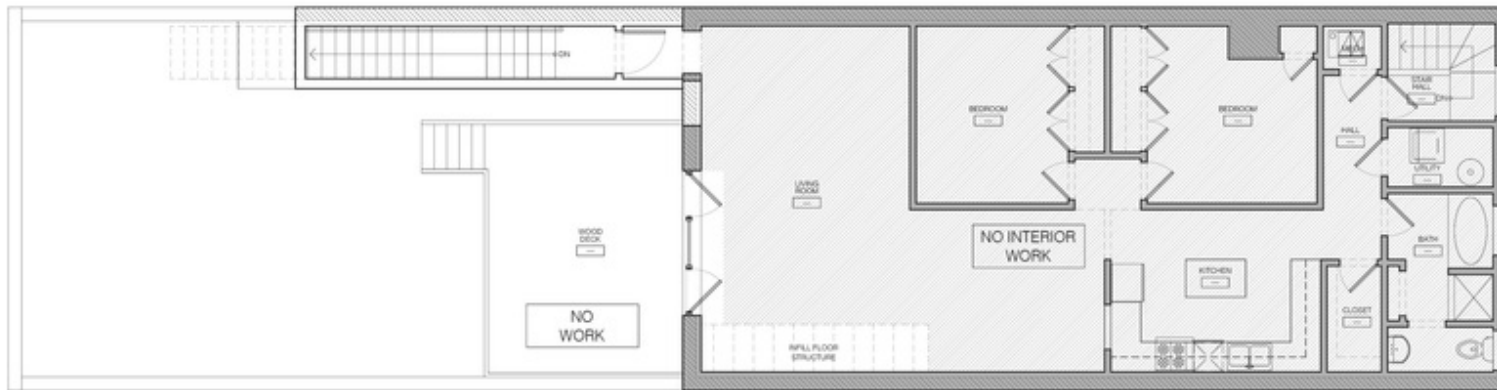
Commercial property for lease in Chicago's red hot Fulton Market neighborhood. Ideal location for restaurant, retail, gallery, creative office, salon or showroom. Close proximity to new Google and McDonald's headquarters. Join other high profile retailers and restaurants in this dynamic neighborhood.

Landlord will provide base building package for qualified tenant.

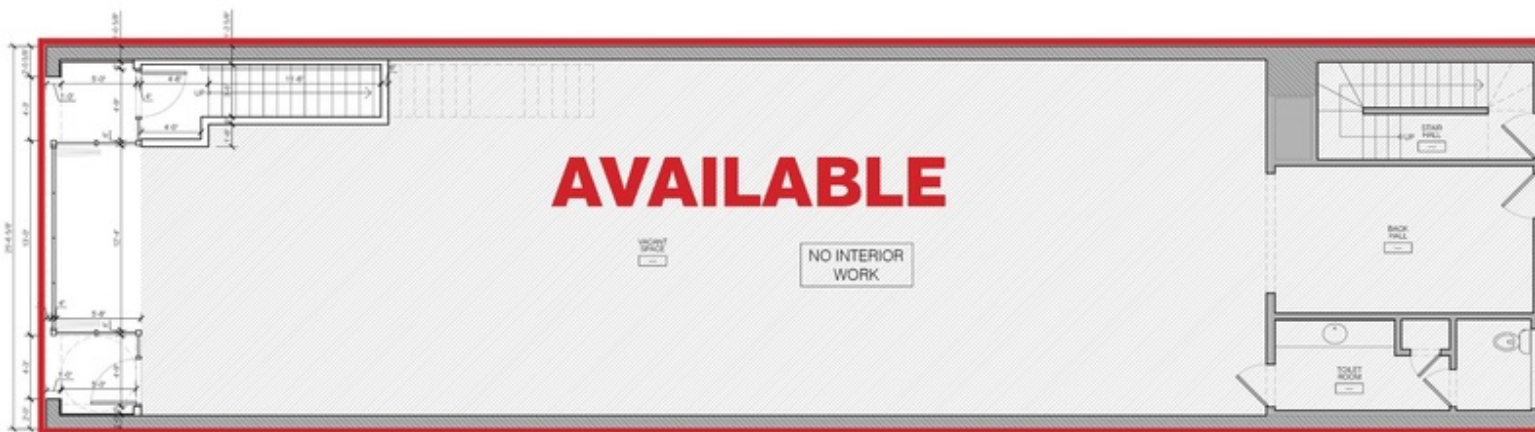
PROPERTY HIGHLIGHTS

- Fulton Market/ West Loop Location
- Steps from new Morgan St. "L" stop
- High Ceilings
- Strong Co-Tenancy
- Strong Demographics
- Close to Google & McDonald's HQ

Additional Photos



② SECOND FLOOR PLAN
scale: 1/4" = 1'-0"



① GROUND FLOOR PLAN
scale: 1/4" = 1'-0"

MASSLEY ASSOCIATES ARCHITECTS
4043 North Ravenswood #207
Chicago, Illinois 60613
T: 773.525.2900 F: 773.525.2999
www.massleyassociates.com



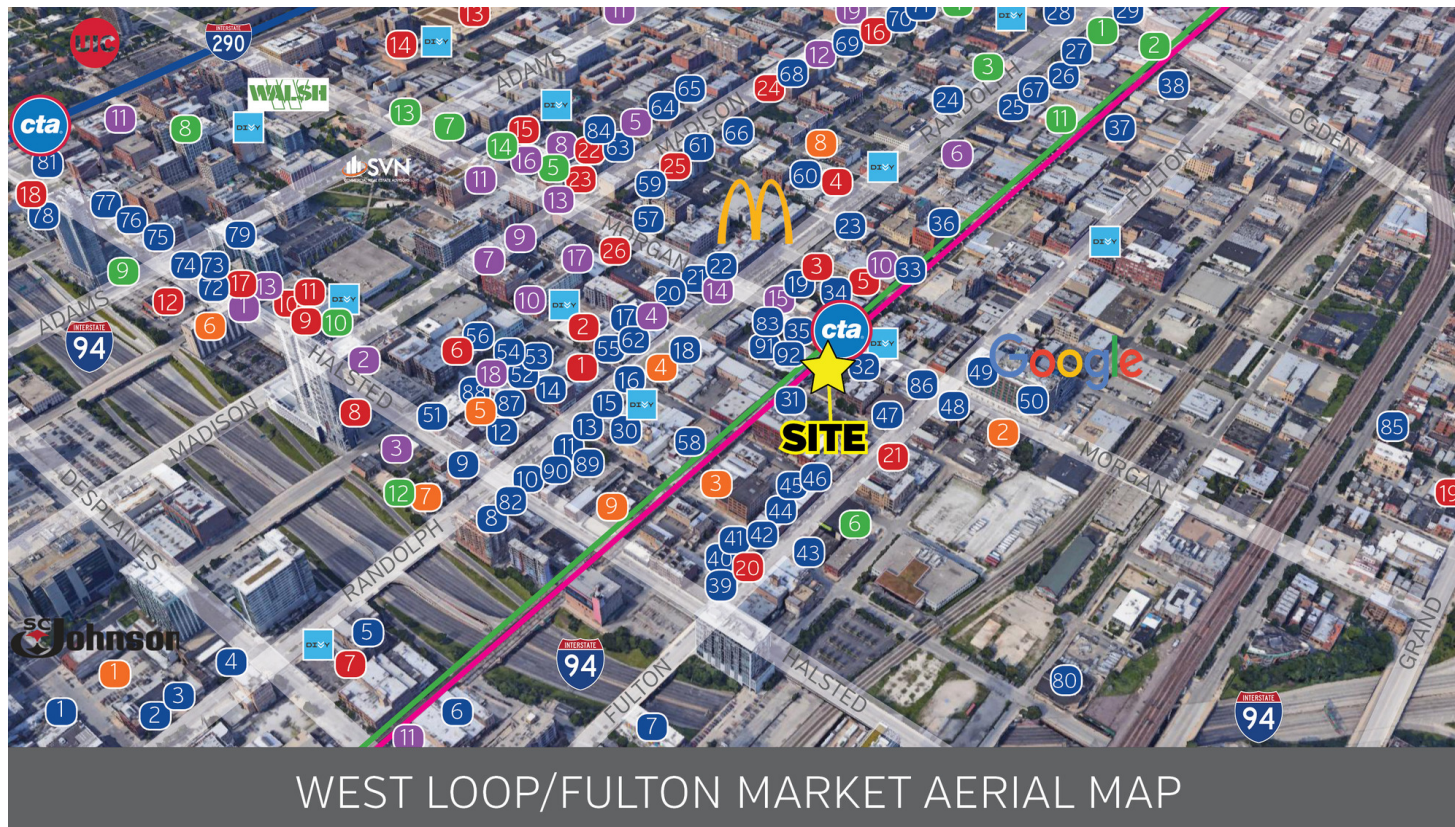
ISSUED FOR: DATE:
REVIEW: 05.02.2017

950 W.
LAKE STREET
Chicago, Illinois 60607



PROPOSED
PLANS
A2.0

Retailer Map



DINE

- | | | | | | | |
|-------------------------------------|---------------------------|------------------------|--------------------|-----------------------|---------------------------|--------------------------|
| 1 SEPIA | 9 HAYMARKET | 17 FORMENTO'S | 25 CITY WINERY | 33 VERA WINE BAR | 41 CEMITAS PUEBLA | 49 SWIFT & SONS |
| 2 AVEC | 10 AU CHEVAL | 18 LENA BRAVA | 26 BESPOKE CUISINE | 34 FEDERALES | 42 PUBLICAN QUALITY MEATS | 50 SMACK SHACK |
| 3 BLACKBIRD | 11 DE CERO | 19 SWEETGREEN | 27 GYU-KAKU | 35 SHAKE SHACK | 43 KUMA'S CORNER | 51 MAS |
| 4 SALERO | 12 GIRL & THE GOAT | 20 EASTMAN EGG COMPANY | 28 KAISER TIGER | 36 HONEY'S | 44 THE PUBLICAN | 52 GREEN ST SMOKED MEATS |
| 5 GRACE | 13 LITTLE GOAT | 21 UMAMI BURGER | 29 BELLY Q | 37 SMYTH THE LOYALIST | 45 DUCK DUCK GOAT | 53 RM CHAMPAGNE LOUNGE |
| 6 ORIOLE | 14 NELLCOTE | 22 NANDO'S PERI PERI | 30 MAUDE'S | 38 BOTTOM LOUNGE | 46 GUS'S FRIED CHICKEN | 54 PIZZA PARLOR |
| 7 CARNIVALE | 15 BAR SIENA | 23 FORNO ROSSO | 31 MOMOTARO | 39 GLAZED & INFUSED | 47 ROISTER | 55 JP GRAZIANO |
| 8 THE LUNATIC, THE LOVER & THE POET | 16 GRANGE HALL BURGER BAR | 24 LOU MALNATI'S | 32 BAR TAKITO | 40 RAMEN TAKEYA | 48 LA SIRENA | 56 EL CHE BAR |

Area Retailers

DINE CONTINUED

- | | | | | | | |
|---------------------|----------------------|-------------|------------------|-------------------------|--------------------------|-------------------|
| 57 WISHBONE | 62 WON FUN | 67 ELSKE | 72 DUGAN'S | 77 RODITY'S | 82 RONERO | 87 CHICKEN SHOP |
| 58 BOULEVARD | 63 BEER BISTRO | 68 FRESHII | 73 PEGASUS | 78 SPECTRUM BAR & GRILL | 83 HONEYGROW | 88 PIZZA EAST |
| 59 MONTEVERDE | 64 BUTTERFLY SUSHI | 69 TALAY | 74 SANTORINI | 79 GREEN ST LOCAL | 84 MADISON BAR + KITCHEN | 89 LONE WOLF |
| 60 HANNAH'S BRETZEL | 65 THIRD RAIL TAVERN | 70 VIAGGIO | 75 GREEK ISLANDS | 80 BLIND PIG DISTILLING | 85 ABERDEEN TAP | 90 BAD HUNTER |
| 61 THE CROSSROADS | 66 MAD SOCIAL | 71 WEST END | 76 ATHENA GREEK | 81 GIORDANO'S | 86 AVIARY | 91 DO-RITE DONUTS |
| | | | | | | 92 FireFin Poke |

STAY

- | | | | | | | |
|-------------------------------|-----------------|--------------|--------------|--------------|----------------|-----------------|
| 1 HAMPTON INN/HOMEWOOD SUITES | 2 ACE HOTEL | 3 THE HOXTON | 4 NOBU HOTEL | 5 SOHO HOUSE | 6 CROWNE PLAZA | 7 EQUINOX HOTEL |
| 8 PUBLISHING HOUSE | 9 EXTENDED STAY | | | | | |

PLAY

- | | | | | | | |
|---------------------------|--------------------|------------------|---------------------|---------------------|---------------------|---------------------|
| 1 WEST LOOP ATHLETIC CLUB | 2 BAD AXE THROWING | 3 COREPOWER YOGA | 4 JOHNNY'S ICEHOUSE | 5 CROSSTOWN FITNESS | 6 PUNCH BOWL SOCIAL | 7 BROOKLYN BOULDERS |
| 8 TITLE BOXING | 9 PILATES PROWORKS | 10 ORANGE THEORY | 11 CROSSFIT 312 | 12 EQUINOX | 13 COOP GYM | 14 BAREFOOT YOGA |

SHOP

- | | | | | | | |
|---------------------|---------------------|-----------------|----------------|-----------------|----------------|-----------------|
| 1 BILLY REID | 2 NOTRE | 3 ANTHROPOLOGIE | 4 FREE PEOPLE | 5 FOXTROT | 6 M2057 DESIGN | 7 MOX BIKE SHOP |
| 8 WHOLE FOODS | 9 ULTA BEAUTY | 10 GNC | 11 MARIANO'S | 12 WALGREENS | 13 TARGET | 14 AT&T RETAIL |
| 15 LIVE GRIT | 16 VERIZON | 17 T-MOBILE | 18 SPRINT | 19 TESLA MOTORS | 20 KIT & ACE | 21 AESOP |
| 22 SMITTEN BOUTIQUE | 23 TRIBECA BOUTIQUE | 24 LEADERS 1534 | 25 CAT & MOUSE | 26 MOD + ETHICO | | |

SERVICE/CONVENIENCE

- | | | | | | | |
|----------------------|-------------------|-------------------|------------------|-------------------------|-----------------------|---------------|
| 1 FIFTH-THIRD BANK | 2 BANK OF AMERICA | 3 MB FINANCIAL | 4 FLOYD'S BARBER | 5 SOLO SALON | 6 ART & SCIENCE SALON | 7 LA TAN |
| 8 THE CONE | 9 G2 SALON | 10 DUNKIN' DONUTS | 11 7-ELEVEN | 12 GROUNDSWELL COFFEE | 13 STARBUCKS | 14 LA COLOMBE |
| 15 STARBUCKS RESERVE | 16 ATHLETICO | 17 CHASE BANK | 18 SAWADA COFFEE | 19 ATI PHYSICAL THERAPY | | |

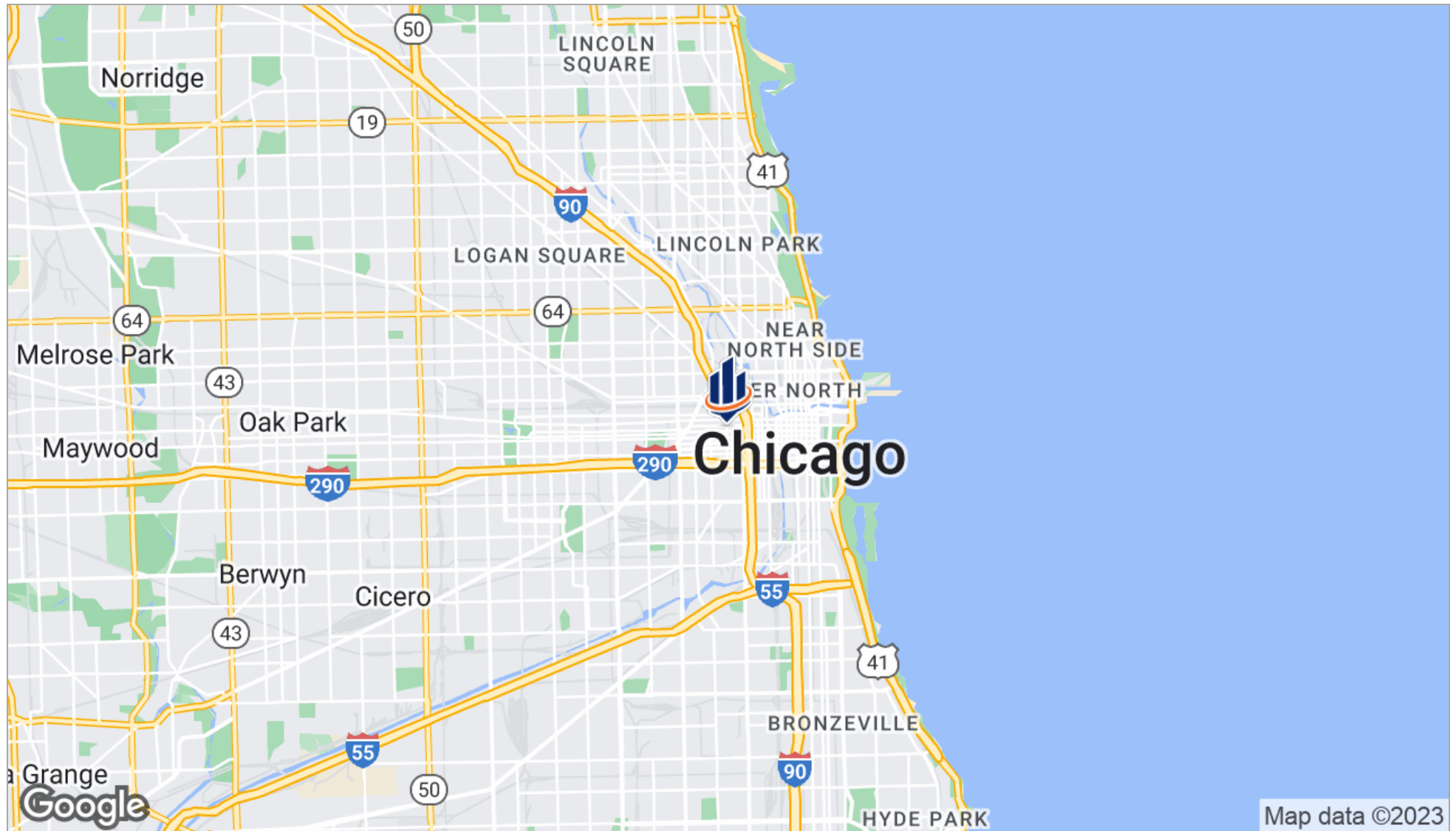


WEST LOOP/FULTON MARKET AERIAL MAP

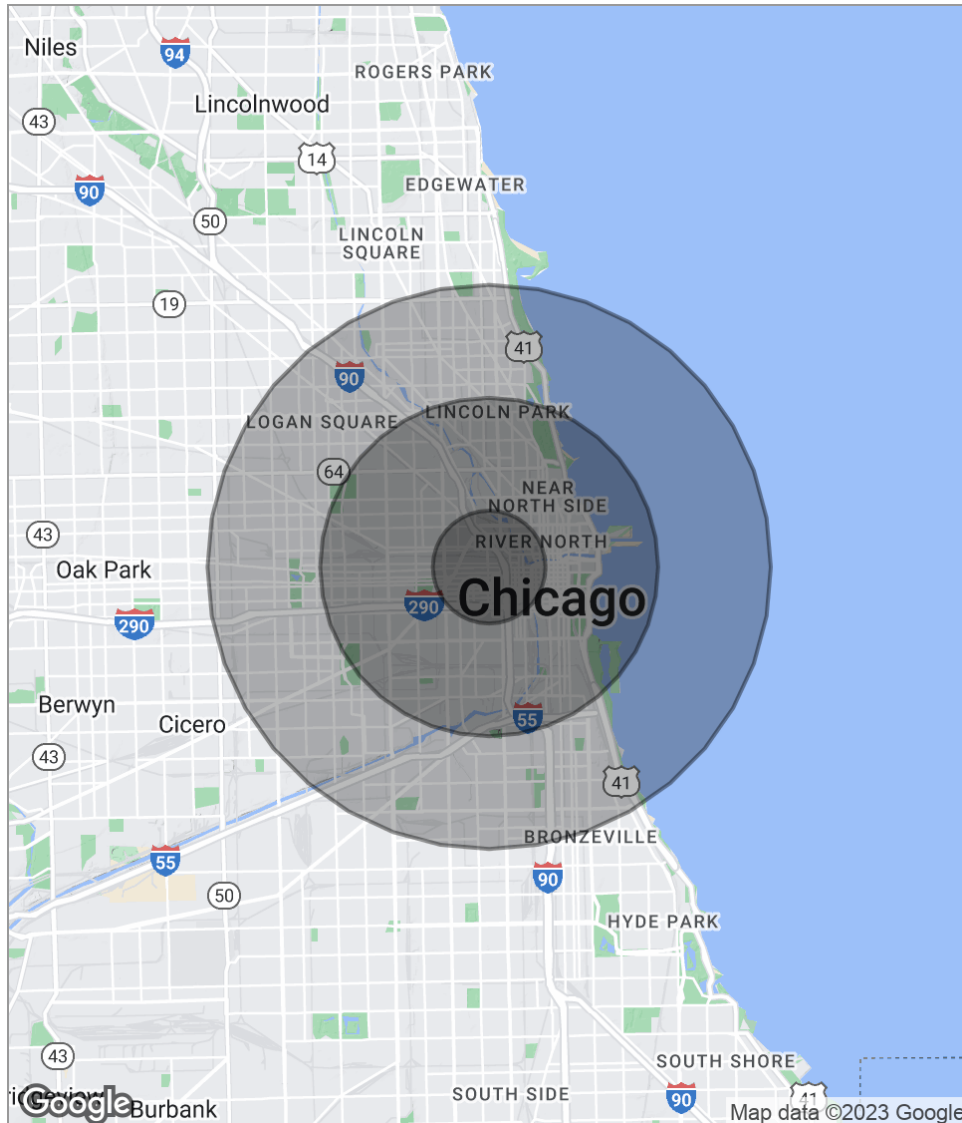


EXTERIOR ELEVATION

Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	36,619	396,832	927,098
Median age	32.4	33.7	32.2
Median age (male)	32.4	33.7	32.1
Median age (Female)	32.8	33.8	32.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	20,375	197,574	411,428
# of persons per HH	1.8	2.0	2.3
Average HH income	\$112,561	\$109,557	\$91,469
Average house value	\$460,171	\$532,754	\$475,004

* Demographic data derived from 2020 ACS - US Census

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