

221 E Cullerton St, Ste #101A, Chicago, IL

For Sale: \$99,000
For Lease: \$1,250/mo MG



Property Highlights

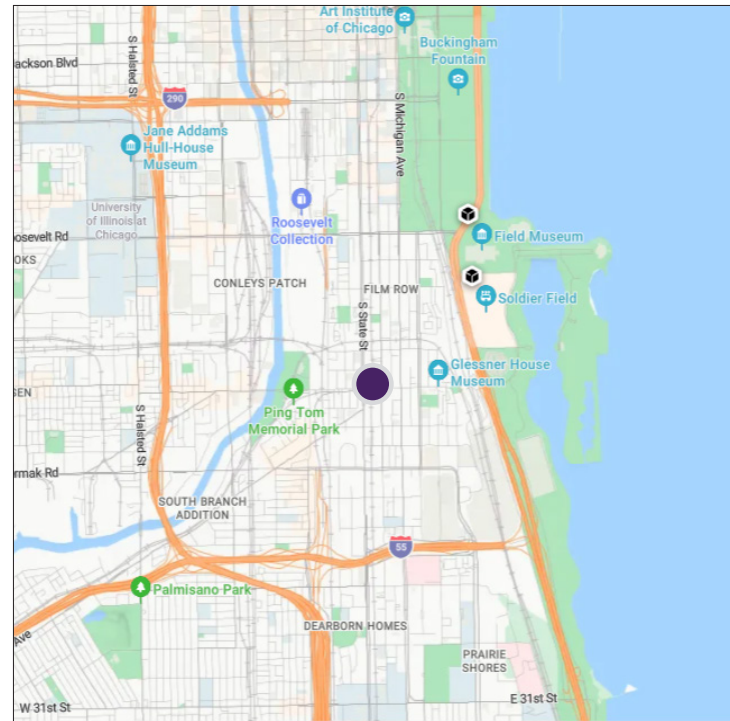
- 500 SF office condominium
- Large common area with two private rooms, kitchenette and private bathroom
- Building has secured entry with 24-hour access
- Perfect for a small business
- Strong customer base from adjacent loft building and other surrounding venues
- Desirable South Loop location in close proximity to Soldier Field, upscale shopping, museums, numerous award winning restaurants, entertainment venues, 5-star hotels and downtown
- Traffic count: 9,534 vehicles daily
- Zoning: DX-5
- Monthly assessments: \$150.00/mo
- Taxes (2023): \$6,466.95

Property Overview

Available for sale or lease is a 500 square foot office condominium located in the South Loop's historic Prairie District. The condo is located on the ground floor of an eight-story condo building. The large windows offer natural light and the ability for signage. Building amenities include fitness center, a bike room, mail room, internet service and meeting room. Attractions in the area include Soldier Field, Shedd Aquarium, Adler Planetarium, the Field Museum, and the School of the Art Institute of Chicago, Columbia College, Oyster House, Starbuck's, Mariano's and more.

In the last decade, the South Loop has seen a tremendous transformation, quickly becoming one of the premiere neighborhoods with its attractive high-rise condominium complexes, close proximity to public transportation, Lake Shore Drive, I-90/I-94, fine dining establishments and hot entertainment venues.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,492	329,261	747,734
Households	24,858	167,490	333,871
Average Income	\$106,097	\$97,875	\$84,933



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