

MILLENNIUM Prime Office/Retail for Lease PROPERTIES R/E in Prime South Loop Location

1600 S Wabash, Suite #1E, Chicago, IL

\$22.00/SF NNN



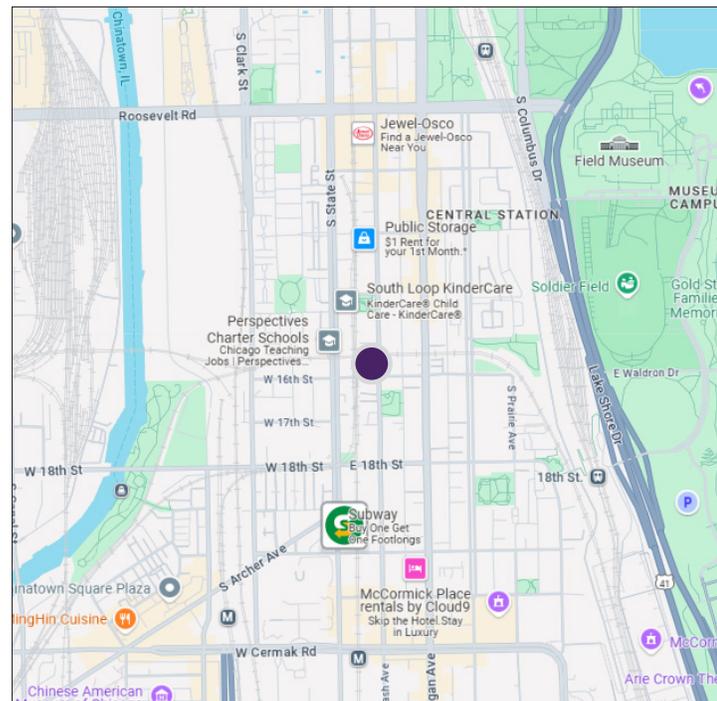
Property Highlights

- Two story, 1,800 SF (est.) retail/office space
 - First floor features an reception area, 2 offices, bathroom and kitchenette
 - Second floor features hardwood floors and 2 offices
- Perfect for a variety of uses including office, medical or retail
- 12 dedicated parking spaces
- Nearby businesses: Target, Jewel-Osco, Trader Joe's, Roosevelt Collection, Fred Anderson Park, and a multitude of dining, boutique and entertainment options
- Close to 18th St. Metra stop
- CAM/Taxes (estimated): \$12.00/SF
- Zoning: DX-5

Property Overview

Available for lease is a two-story, 1,800 square foot (estimated) office/retail location. This space is suitable for a variety of uses including office, medical office, salon, boutique or retail. Beautiful slate flooring, security system, kitchenette and high ceilings! The remaining floors in the building are residential apartments. The space consists of a reception area, multiple offices, a kitchenette, and an open floorplan. The space benefits from great street visibility and easy access to public transportation.

The South Loop neighborhood is sought after because of its rapid retail and residential growth. The area is one of Chicago's most popular and vibrant shopping destinations and hosts a multitude of spas, restaurants and entertainment venues. Close proximity to Lake Shore Drive, Soldier Field, the Museum Campus and walking distance to the Loop.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	55,624	353,619	771,471
Households	29,470	181,620	347,358
Median Income	\$112,156	\$99,875	\$87,112

Brad Thompson

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.