

423 S. Dearborn St., Chicago, IL

**NOW: \$27.50/SF NNN**



## Property Highlights

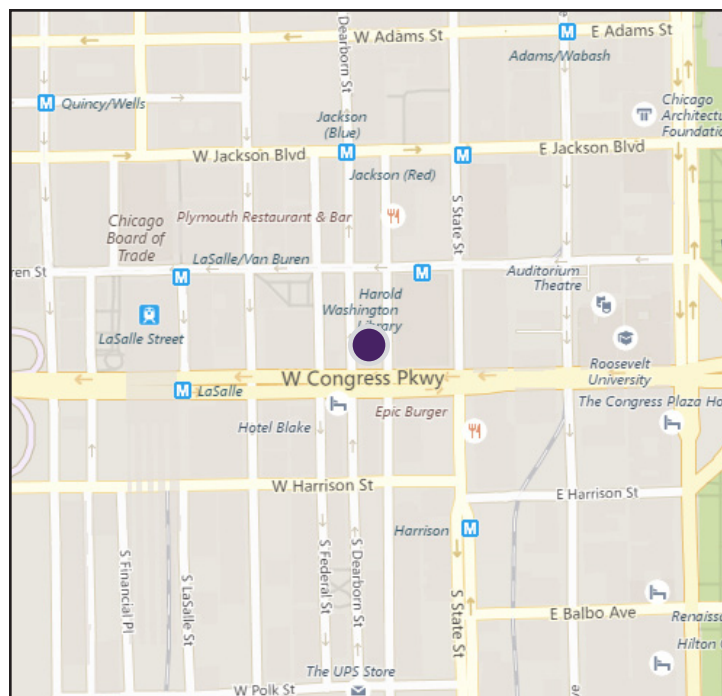
- 1,156 SF storefront for rent
- Previously used as loft office
- Move-in ready space
- Built out with reception desk, open area for desks, an executive office and conference room
- Potential for retail or office use
- Strong demographics in the area
- Good window line on Dearborn
- Part of historic Manhattan Building
- Great Printer's Row location
- Close to college campuses, CTA, tons of downtown amenities
- Zoning: DC-16
- Est. CAM/Taxes: \$7.00/SF

## Property Overview

A 1,156 square foot loft office in the Printer's Row neighborhood is available for lease. Previously used by an insurance company, the space is move-in ready. The storefront is built out with a reception desk, open area with desks, a conference room and executive office. With high ceilings and a loft feel, this units has potential for a variety of office or retail uses. This is a great location in the South Loop, close to several college campuses, the CTA plus a wide variety of downtown amenities.

Printer's Row and the South Loop have seen a tremendous growth in the residents and students who call this area home. Many businesses and residents are drawn to this neighborhood due to its proximity to downtown, pedestrian friendly design and historic buildings.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	72,450	356,897	766,239
Growth 2016-2021	7.09%	3.96%	1.84%
# of Employees	462,971	790,805	960,730
Median HH Income	\$92,198	\$74,742	\$63,363



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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.



**MILLENNIUM**  
PROPERTIES R/E

# Loft Office in Printer's Row/ South Loop For Rent

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## Interior Photos



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