



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$16.70 PSF
Available SF:	1,600 SF
Residential Units:	265 Units
Year Built:	2017
Zoning:	DC-16
Submarket:	Loop

Property Overview

Prime opportunity to lease a retail space at the base of LINEA, a 265-unit, 33-story luxury apartment tower on the north side of Chicago's Loop. Join established co-tenants Big Shoulders Coffee and La Cocina in a high traffic area with direct access to Chicago's Central Business District, Chicago's Riverwalk and the Clark/Lake "L" Station (brown line). The available unit features floor-to-ceiling windows, excellent natural lighting, generous ceiling heights and a spacious interior flexible for any retail or service oriented business. The property benefits from significant corporate investments including the redevelopment of JPMorgan Chase's Loop headquarters and the \$280 million redevelopment of Google's Chicago headquarters in the Thompson center, adding over 15,000 new employees to the area. Nearby retailers include: Macy's, Zara, Staples, Equinox, LA Fitness, Walgreens, Starbucks, FedEx, Boar's Head Cafe, Dog Haus, among many others.

Property Highlights

- Prime opportunity to lease retail space at the base of a LINEA, a 265-unit luxury apartment building in Chicago's Loop
- Spacious interior with vaulted ceilings and floor-to-ceiling windows, providing flexibility for prospective tenant layouts
- LINEA will benefit from the \$280M redevelopment of Google's Chicago headquarters at the Thompson Center, adding over 15,000 new employees to the area
- Dense submarket with over 98,207 residents within a one-mile radius with an average HH income of \$194,571

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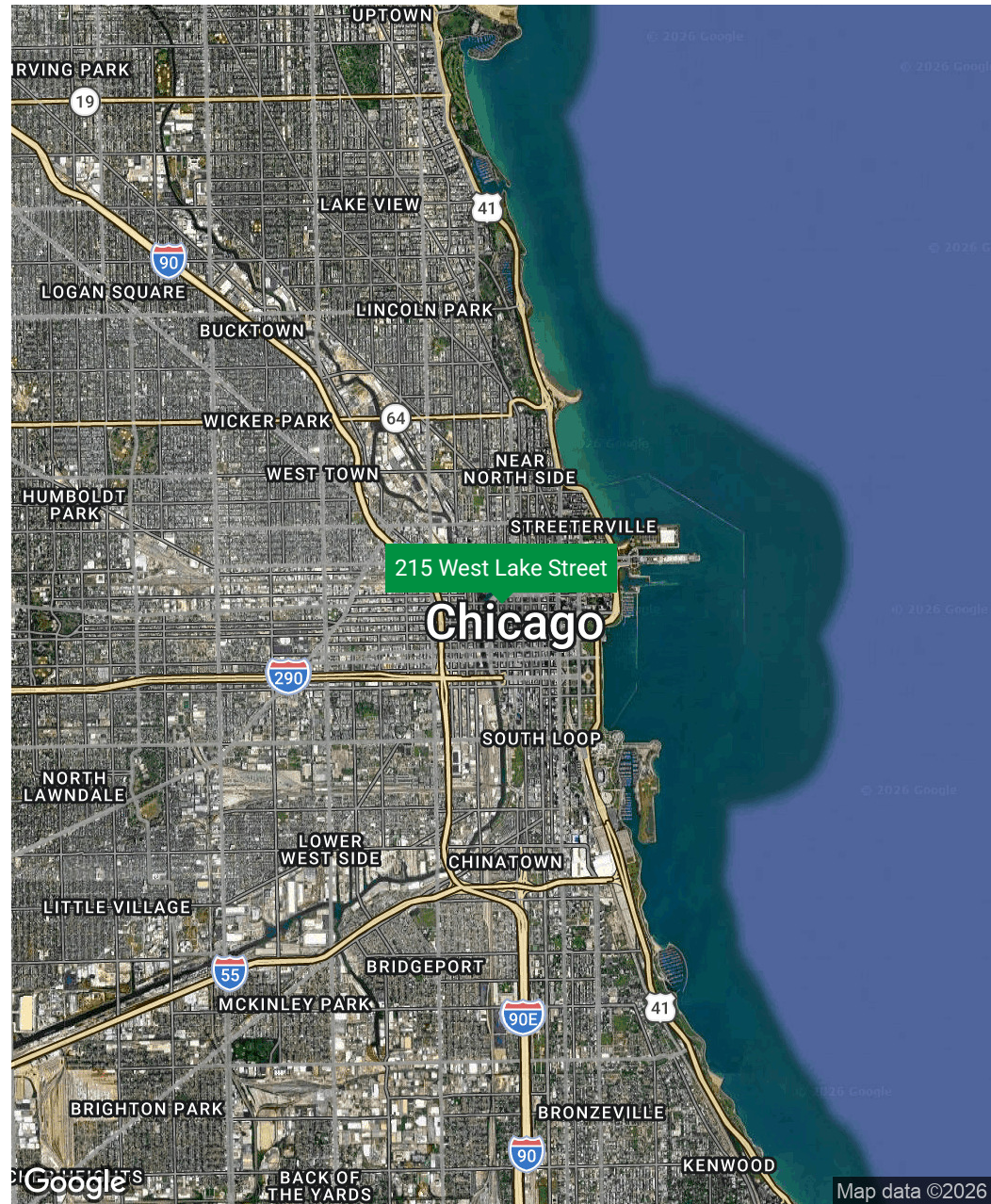
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FOR LEASE | 215 WEST LAKE STREET

LOCATION MAP



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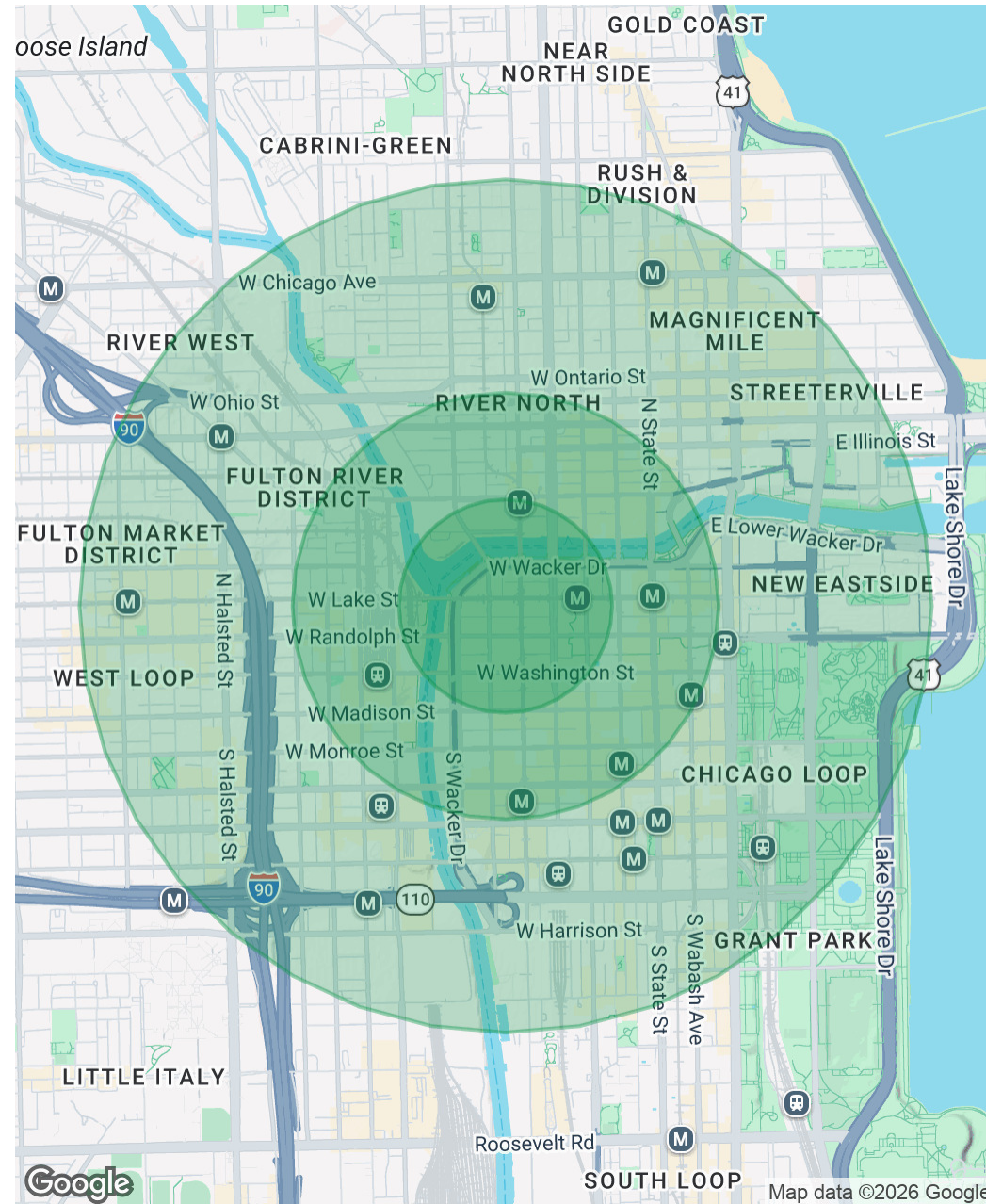
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,192	23,056	98,207
Average Age	31.3	31.7	33.0
Average Age (Male)	32.1	32.5	34.2
Average Age (Female)	29.5	31.0	32.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,889	15,385	60,313
# of Persons per HH	1.5	1.5	1.6
Average HH Income	\$202,622	\$186,042	\$194,571
Average House Value	\$455,888	\$440,921	\$582,133

2023 American Community Survey (ACS)



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