



629

W Lake St

# Brand New Retail Space in **West Loop**



Adam Thomas  
847.219.6383  
adam.thomas@svn.com

Logan Parsons  
262.903.8417  
logan.parsons@svn.com

Deena Zimmerman  
312.858.3897  
deena@baumrealty.com

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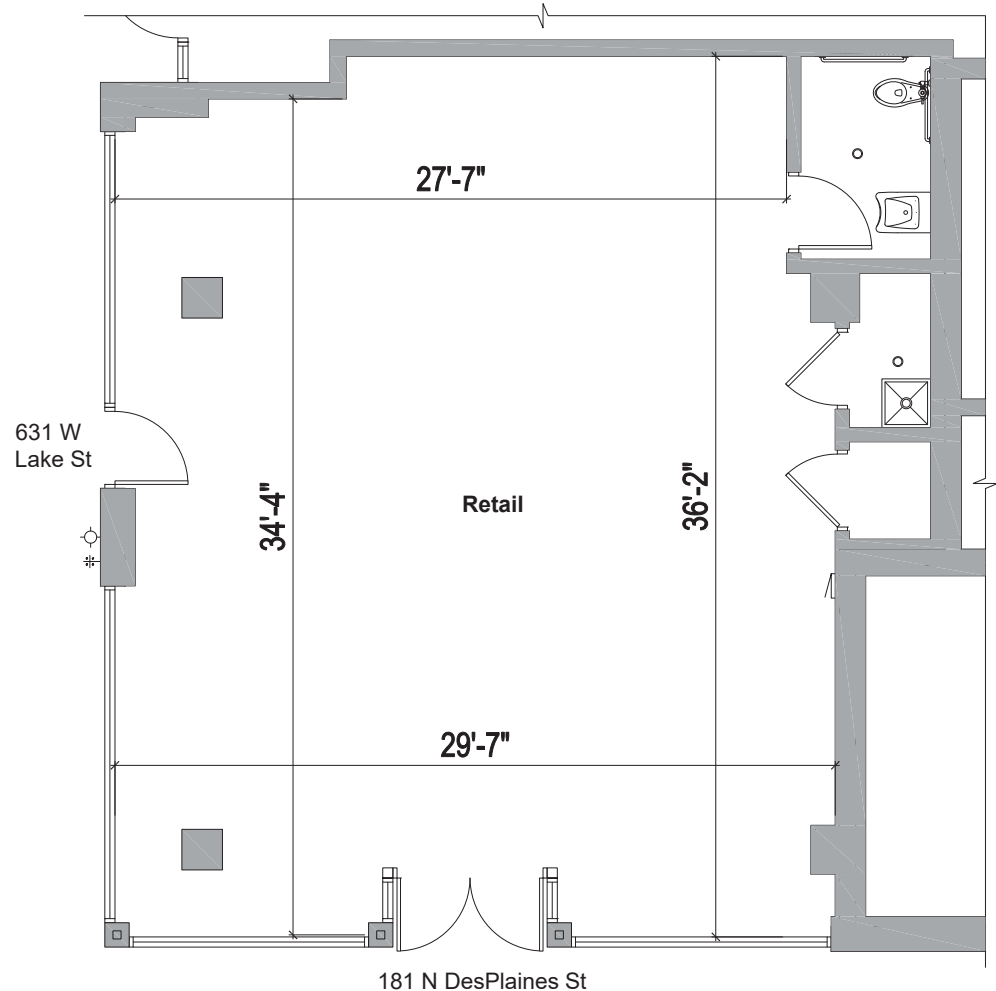
W Lake St

# leasing overview



<b>ASKING RENT</b>	\$49/SF NNN
<b>EST. NNNS</b>	\$9.50 PSF
<b>SPACE AVAILABLE</b>	1,231 SF
<b>CEILING HEIGHT</b>	~18'
<b>FRONTAGE</b>	64'
<b>ZONING</b>	DX-7
<b>DATE AVAILABLE</b>	IMMEDIATELY
<b>CONDITION</b>	NEW CONSTRUCTION
<b>SUB-MARKET</b>	WEST LOOP
<b>ALDERMANIC WARD</b>	34   CONWAY

- 1,231 SF new construction corner retail space located at the base of a 49-unit luxury apartment building.
- Excellent visibility along Lake and Desplaines Streets with expansive ceiling heights and 64' of frontage.
- In-place black iron shaft making the space ideal for a variety of retail uses including food.
- Phenomenal immediate area co-tenancy including avec, Gibsons Italia, Whole Foods, Train Moment, Alla Vita, Kumiko, Starbucks, Fitness Formula Clubs and Porsche.
- Well located near the center of Fulton Market and Randolph's Restaurant Row.
- Surrounded by luxury residential and major HQs: McDonald's, Google, WPP, Kimberly-Clark and more.
- Steps from the Clinton Pink/Green Line CTA stop as well as Ogilvie Transportation Center.



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# building renderings



## Area Demographics

1-mile radius

ESTIMATED POPULATION

**90,228**



MEDIAN HOUSEHOLD INCOME

**\$152,100**



ESTIMATED HOUSEHOLDS

**54,265**



ESTIMATED DAYTIME POPULATION

**458,451**



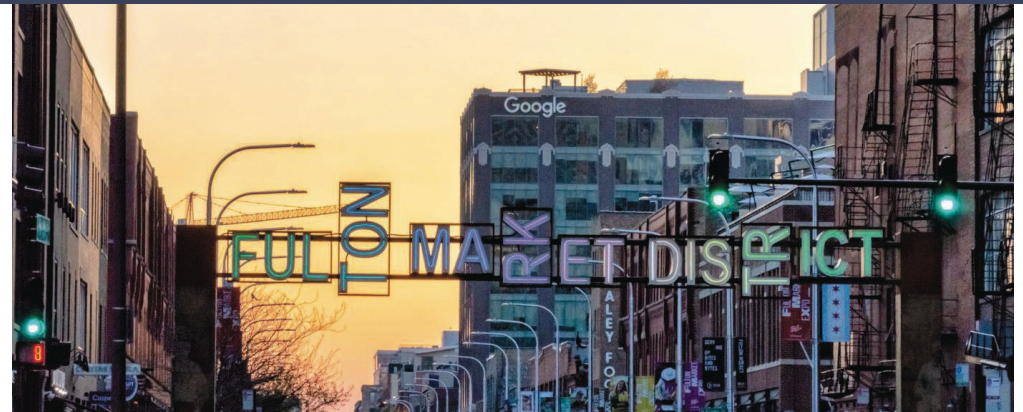
TOTAL BUSINESSES

**22,430**



TOTAL EMPLOYEES

**445,062**



The **West Loop/Fulton Market** sub-market stands as one of Chicago's most dynamic and in-demand retail corridors, defined by exceptional foot traffic, affluent demographics, and a dense concentration of office, residential, and hospitality users. Once an industrial district, the area has evolved into a premier mixed-use destination anchored by global corporate offices, boutique hotels, luxury residential towers, and a nationally acclaimed dining scene. Retailers benefit from a daily influx of professionals, residents, and visitors drawn to the neighborhood's walkability, adaptive-reuse character, and reputation as Chicago's epicenter for innovation, culture, and cuisine.

For retail operators, Fulton Market offers rare brand-building visibility and sustained demand driven by limited supply and high barriers to entry. The tenant mix skews experiential, food-and-beverage, fitness, and curated retail concepts that thrive on destination traffic and strong spending power. With continued office leasing momentum, ongoing residential development, and consistent investor confidence, the West Loop remains a proven environment for retailers seeking long-term growth, strong sales performance, and alignment with one of the city's most influential urban submarkets.

## food

rose mary



PARLOR  
PIZZA BAR

BEATRIX

Au Cheval



avec



## retail

free people

ANTHROPOLOGIE BILLY REID



MEJURI Madswell allbirds



lululemon

## office hqs

Google

AspenDental



Mondelez  
International

dyson

WPP

## hospitality



NOBU HOTEL  
CHICAGO



the  
emily  
hotel



HYATT  
house™



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**SVN CHICAGO COMMERCIAL**

940 W Adams Street, Suite 200

Chicago, IL 60607

svnchicago.com



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