

ROOSEVELT
OFFICE LOFTS



SOUTH LOOP
**OFFICE
BUILDING**

RECENTLY RENOVATED AT \$450/SF

exclusively leased by

BA BRADFORD
ALLEN

OFFICE | RETAIL | FLEX | MEDICAL

NEW LOWER RATES AT \$22.50/SF MG

MOVE-IN READY SUITES
IN A COMPLETELY
UPDATED BUILDING

- 622 W. Roosevelt is a three-story office/retail/flex/medical building located in South Loop with great visibility along bustling Roosevelt Road.
- The surrounding area includes the University of Illinois Chicago and many national, regional, and local retailers.
- Offers easy access to the I-90 expressway and is well-served by public transportation.
- Parking is available at the rear of the building.
- Full floors are available on second and third floors.
- First floor and lower level are leased to a national dispensary.

622 W. ROOSEVELT ROAD, CHICAGO, IL

For more information or to arrange a tour, please contact:

CRAIG NADBORNE

cnadborne@bradfordallen.com | (312) 994-5796

MICHAEL FLINCHBAUGH

mflinchbaugh@bradfordallen.com | (312) 741-8121

FLOOR PLANS READY TO FIT YOUR UNIQUE BUSINESS NEEDS

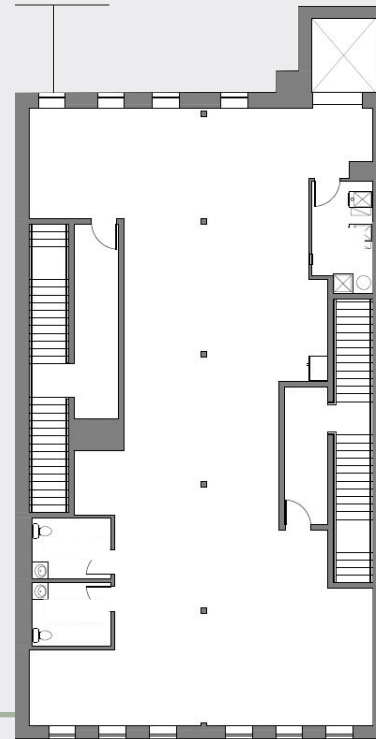


The building has undergone a complete renovation, which includes:

- New elevator
- New, upgraded HVAC
- Widened stairwells
- High drywalled ceilings
- New in-suite bathrooms
- New elevator lobby
- New interior and exterior doors and windows
- Sealed and polished floors
- Tenant improvement package available

SECOND FLOOR

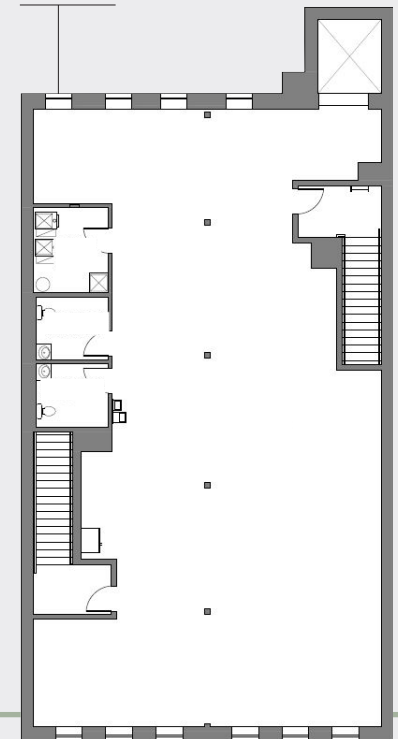
2,332 RSF



VIRTUAL TOUR

THIRD FLOOR

2,692 RSF



VIRTUAL TOUR

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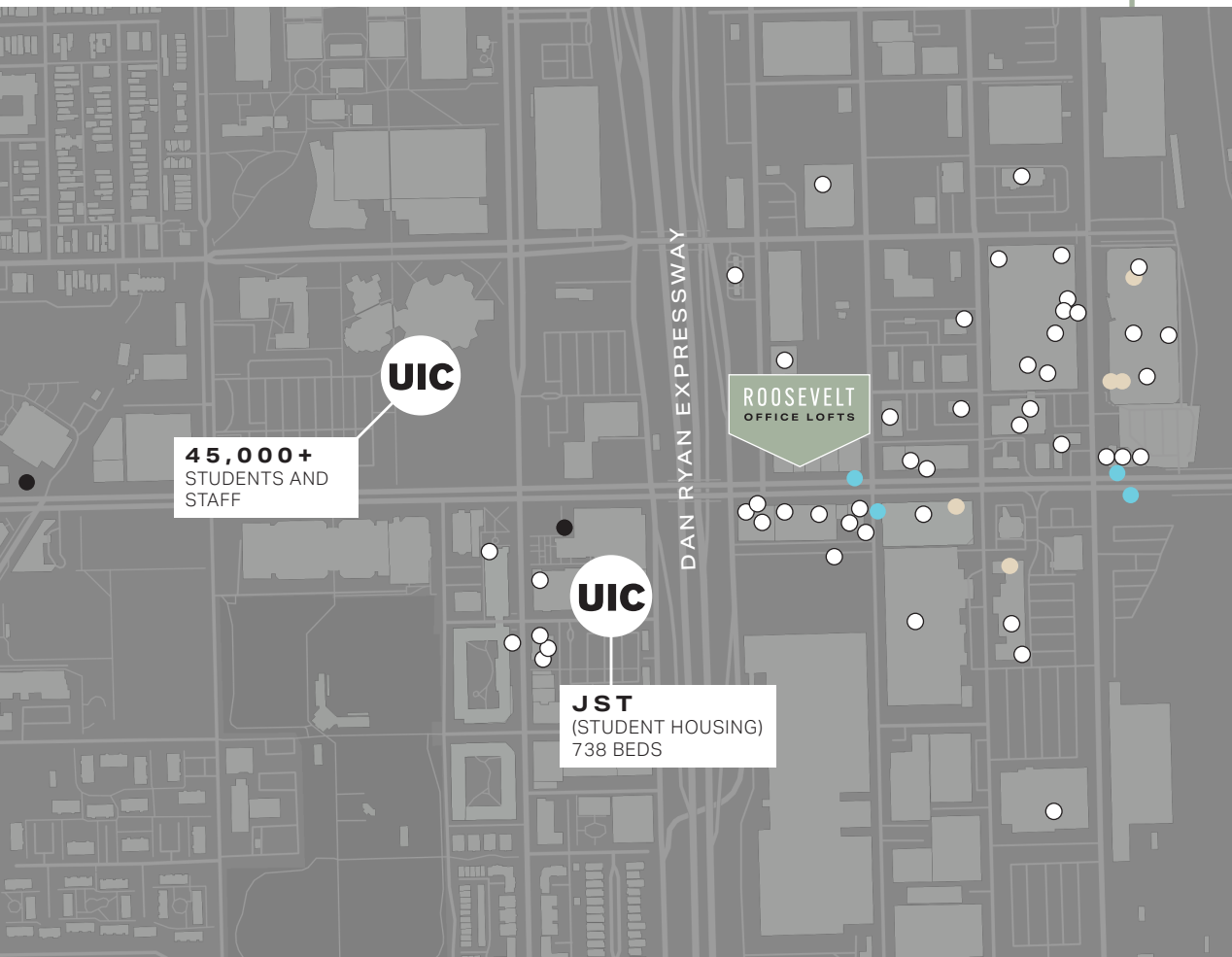
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DYNAMIC AND BUSTLING SURROUNDINGS



○ RETAIL & CONVENIENCE

- | | |
|--------------------------|-----------------------|
| Binny's Beverage Depot | Jewel Osco |
| Bob's Discount Furniture | Whole Foods |
| Banfield Pet Hospital | DSW |
| CBD Kratom | Marshalls |
| South & West Loop Dental | Petsmart |
| The Vitamin Shoppe | Panera |
| American Mattress | BP |
| Petco | Bank of America |
| Dollar Tree | Portillo's |
| Home Depot | Eppel's |
| Best Buy | Buffalo Wild Wings |
| JOANN Fabric and Crafts | Noodles and Company |
| Chipotle | Potbelly |
| Chick-fil-A | Naf Naf Grill |
| Sherwin Williams | Jason's Deli |
| Manny's | White Palace Grill |
| Sola | Dunkin' |
| Staples | Ghereeb Nawaz |
| Dick's | Paul Mitchell School |
| Nordstrom Rack | Subway |
| Verizon | Popeyes |
| Men's Warehouse | Van Cleef Hair Studio |
| Burlington | Ph.D Pub |
| Chase Bank | Fisherman's Fabrics |

● NEARBY TRANSIT

- CTA Bus Lines 8, 12, 18, 24, 62
- Dan Ryan Expressway

● POINTS OF INTEREST

- University of Illinois Chicago
- UIC Forum
- St. Ignatius College Prep

● FITNESS & HEALTH

- LA Fitness
- ATI Physical Therapy
- UChicago Medicine
- Chiro One
- CorePower Yoga

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