

CHICAGO, IL

201
W. Madison

CBRE

INCREDIBLE MADISON & WELLS
CORNER RETAIL OPPORTUNITY



The Opportunity



PRIME BRANDING OPPORTUNITY

Prominent ‘L’ visibility & high-impact corner with signage at street level



HARD CORNER LOCATION

±12,150 SF available at the corner of Madison & Wells in the heart of the loop



RETURN-TO-OFFICE MOMENTUM

Chicago office occupancy trending upward, supported by strong RTO policies



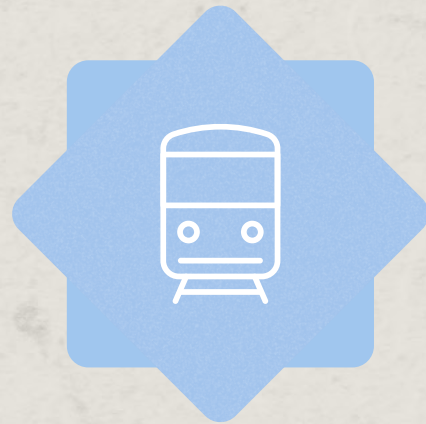
HIGH PEDESTRIAN TRAFFIC

Over 17,400 pedestrians per week at Madison & Wells intersection



UNMATCHED CONNECTIVITY

Located one block west of Wacker and & one block east of LaSalle’s Financial District, surrounded by Chicago’s most prestigious office towers



EXCELLENT TRANSIT & WALKABILITY

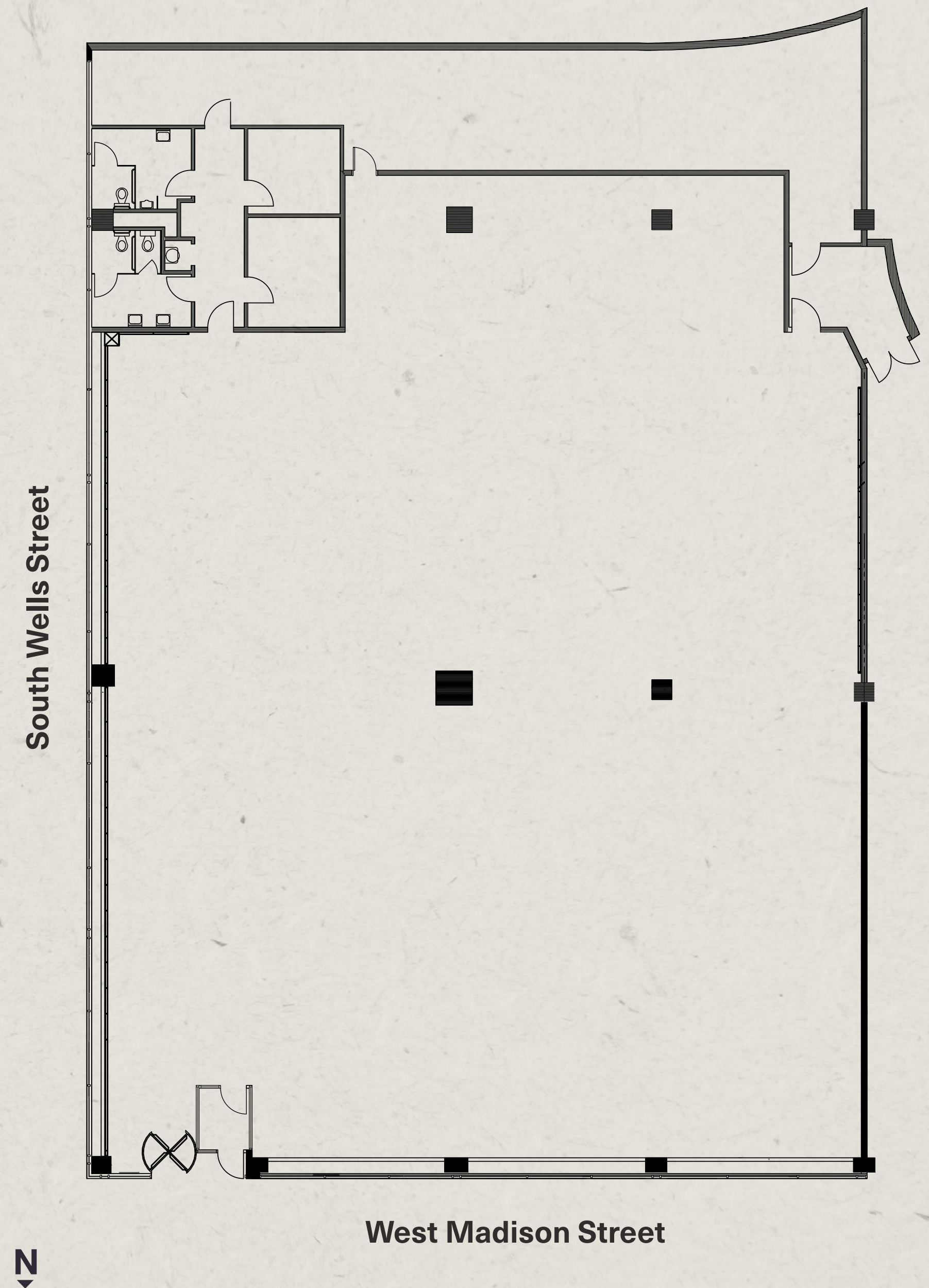
Walk Score 98, Transit Score 100 - Washington/Wells “L” station is just steps from property

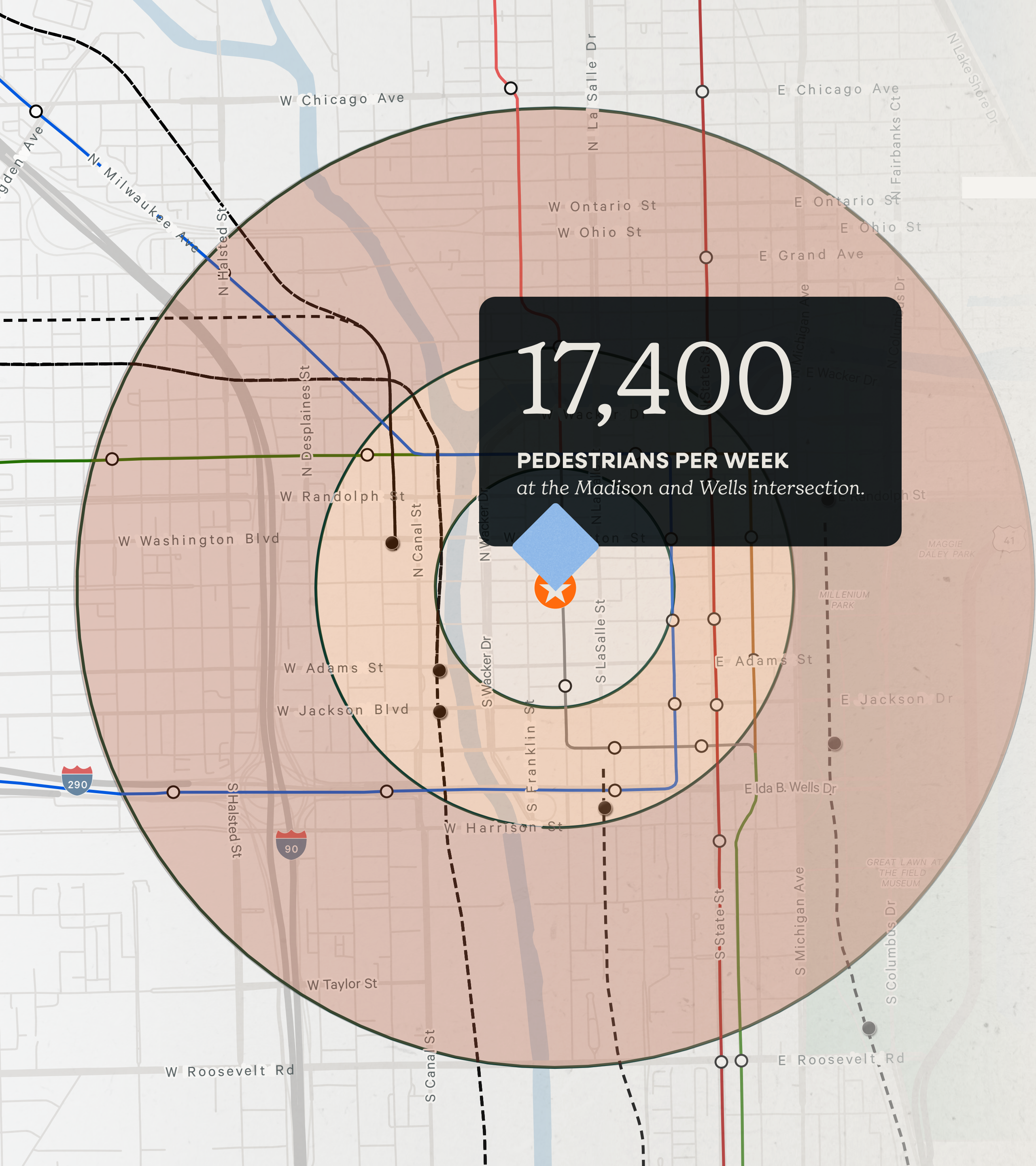
The Plan

**PREMIER
HARD CORNER
LOCATION**

±12,150 SF

**EXCEPTIONAL BRANDING
OPPORTUNITY FEATURING
PROMINENT 'L' VISIBILITY AND
HIGH-IMPACT CORNER WITH
SIGNAGE AT STREET LEVEL**





The Location

201 W Madison Street sees a high amount of foot traffic with a central loop location at Madison and Wells, and is only a 2 minute walk from the Brown, Orange, Purple, and Pink line at the Washington/Wells stop.

DENSE DAYTIME POPULATION

0.25 MILE:	0.5 MILE:	1 MILE:
132,037	326,791	506,323

DIRECT TRANSIT ACCESS

Direct Transit Access: Washington/Wells “L” station drops commuters right at the front door; and averages over 6,000 weekday riders



98
WALK SCORE



100
TRANSIT SCORE

Retail Landscape

VISITORS & RIDERS BY THE NUMBER

W MADISON ST
12,000 VPD

WELLS ST
9,000 VPD

WASHINGTON / WELLS CTA
989,000 Annual Riders



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