

A wide-angle photograph of a restaurant interior. On the left, there is a kitchen area with stainless steel counters, a red base, and a white upper section. A fire extinguisher is mounted on the wall. The floor is made of light-colored square tiles. In the background, there is a long counter and a glass entrance. The ceiling has recessed lighting.

For Lease

2nd Gen Restaurant

200 S. Michigan (77 E Adams) , Chicago, IL 60604

Negotiable

2,085 square feet of retail space with 57' of frontage located just off of Michigan Ave in the base of the Borg-Warner Building, across the street from the Art Institute of Chicago, Millennium Park & Maggie Daley Park, which account for almost 10M visitors annually. Located in the 377K sq ft. Borg-Warner Building this former Kong Dog is equipped with Type 1 Hoods available to the next tenant. Co-tenants in the building include Starbucks & Potbelly. Heavy pedestrian traffic is key to this location, whether it is tourists from all over the world or daytime office employees in the LOOP. Approximately 30K+ work within a 2-block radius. Conveniently located just steps from the Brown, Purple, Green, Pink, Orange, and Red lines of the El Trains and one block from underground parking.

Contact us:

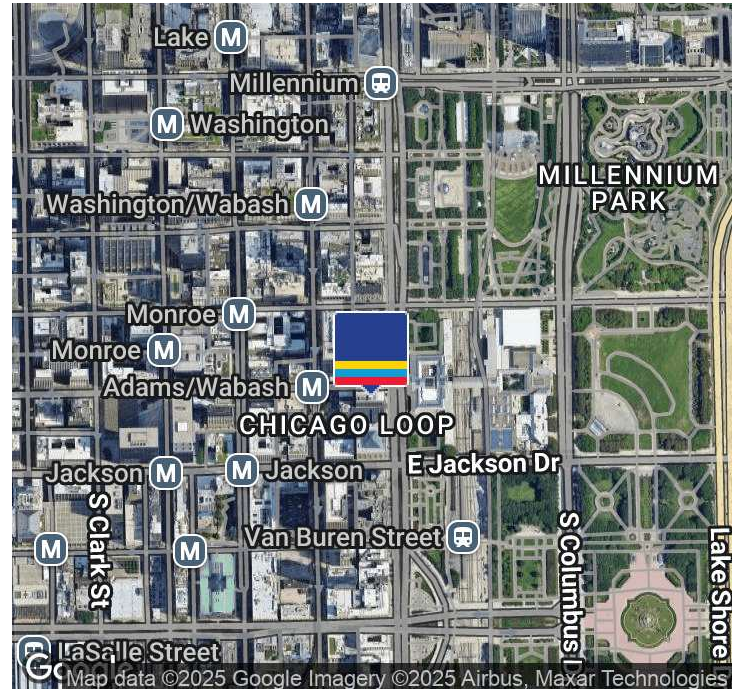
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Summary



Lease Rate	Negotiable
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Offering Summary

Building Size:	377,566 SF
Available SF:	2,085 SF
Taxes:	\$5.38 SF/yr
Opex:	\$7.64 SF/yr
Zoning:	PD 586
Market:	Chicago
Submarket:	East Loop
Walk Score®:	Walker's Paradise (95)
Transit Score®:	Rider's Paradise (100)

Property Overview

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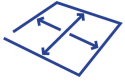
Property Highlights

- Heavy Pedestrian Traffic
- Just off Michigan Ave.
- Across the street from Art Institute
- Open Layout with Type 1 Hoods

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Property & Area Details



377,566 SF

Building Size



2,085 sf

Space Size



15+

Transportation



10+

Parking Spaces



3 Phase

Electricity



34.8

Median Age



Paradise (95)

Walk Score®



Location Overview

Located in the heart of the East Loop on Adams Street and Michigan Ave. in Chicago, Illinois. 200 South Michigan Avenue is advantageously positioned adjacent to the Chicago Symphony Orchestra, a short two blocks south of Millennium Park, and directly across from the Art Institute and its brand-new Modern Wing. Heavy pedestrian traffic is key to this location, whether it is tourists from all over the world or daytime office employees in the LOOP. Conveniently located just steps from the Brown, Purple, Green, Pink, Orange, and Red lines of the El Trains. Located just one block from underground parking.

Area Tenants / Schools / Attractions

- Starbucks
- Potbelly
- Russian Tea Room
- Dunkin Donuts
- Walgreens
- FedEx
- 7-11
- Jollibee
- The Gage
- Chipotle
- Tesori
- Miller's Pub
- Bright Wok
- Bibibob
- Chick-fi I-A
- Just Salad
- Art Institute
- Millennium Park
- National Louis University
- Roosevelt University
- Kendall College
- Columbia College
- Depaul University

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Exterior Photos



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Interior Photos



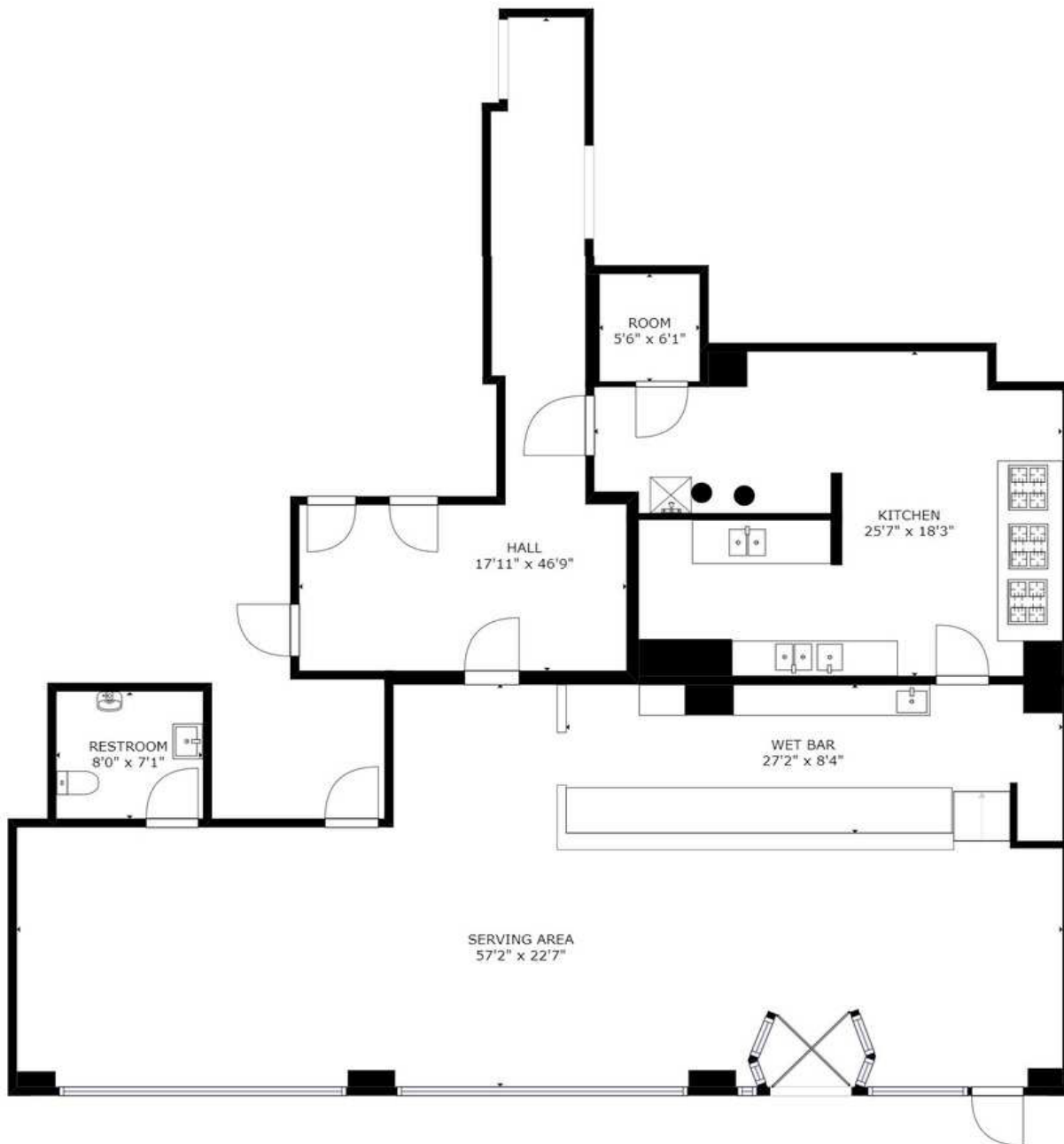
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Kitchen Photos



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Floor Plan



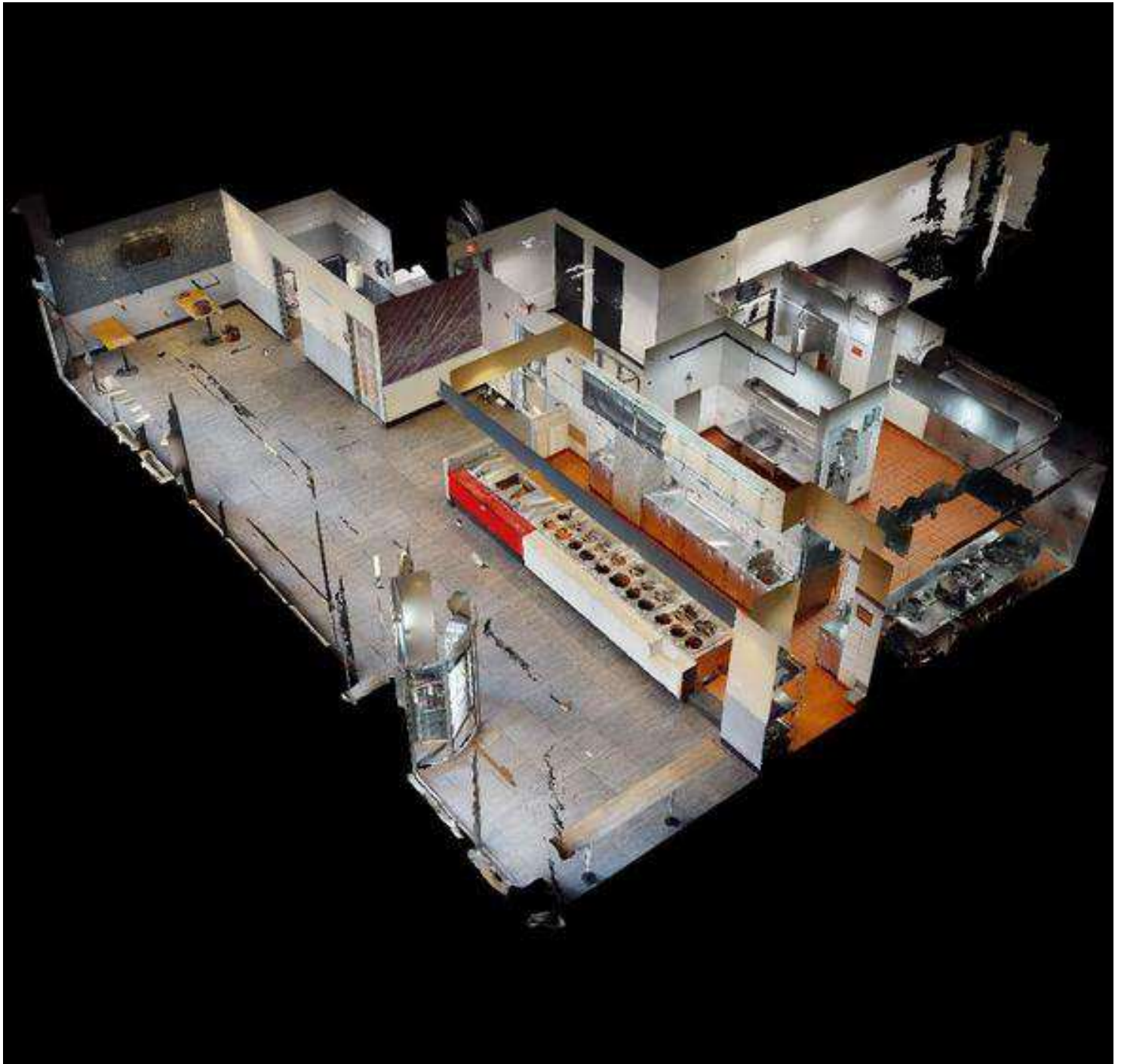
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[View Online](#)

[Take A Tour](#)

Dollhouse

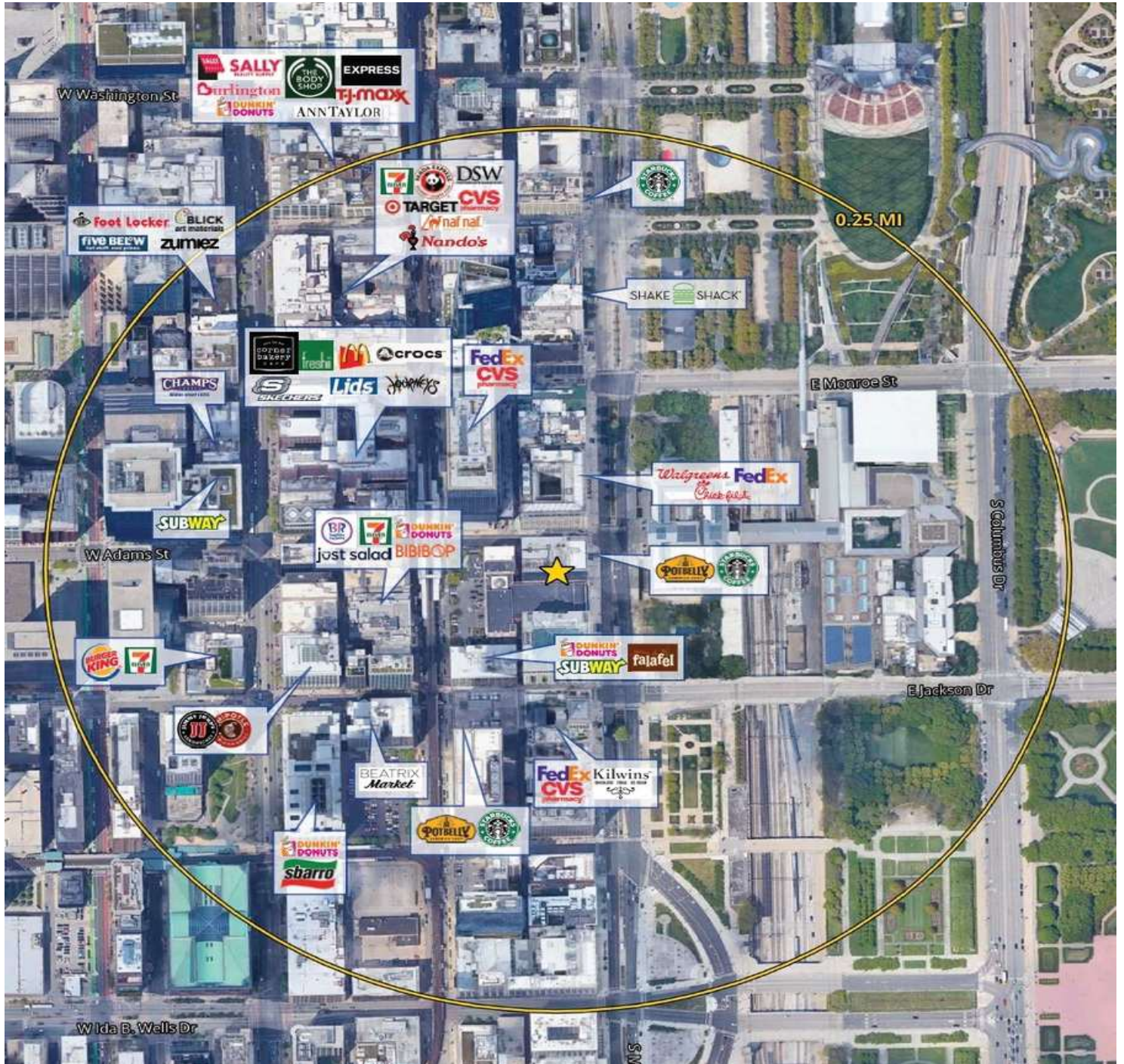


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Area Tenants



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Location Map



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	808	6,634	35,090
Median age	36.0	35.6	34.8
Median age (Male)	34.6	34.4	34.6
Median age (Female)	37.3	36.7	34.8
Total households	455	3,859	20,981
Total persons per HH	1.8	1.7	1.7
Average house value		\$314,606	\$415,587

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