



**570 West Washington
6,757 SF**

**600 West Washington
11,349 SF**

A rare development opportunity in the heart of Chicago's most coveted neighborhood.

THE OPPORTUNITY

Avison Young – Chicago, LLC (“AY”) has been retained to offer qualified investors the opportunity to acquire two highly attractive and well-located properties at 570 and 600 West Washington Boulevard in Chicago, Illinois (the “Properties”). The Properties consist of 570 West Washington, a 6,757-square-foot site currently improved with a surface parking lot striped for approximately 19 vehicles, and 600 West Washington, an 11,349-square-foot site improved with a vacant building totaling approximately 43,000 square feet. The Properties are being offered for sale as a portfolio; however, the seller will also consider proposals for the individual assets.



Boutique development opportunity in the heart of West Loop



Two sites - 11,349 SF and 6,757 SF



Exceptional public transport access - close proximity to Ogilvie Transportation Center, Union Station, and I-94



DX-7 Zoning



Extremely affluent area - \$146,997 median household income in 2-Mile radius

**For more information,
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