

657

West
FULTON STREET
FULTON MARKET



2ND GENERATION CORNER DAYCARE
SPACE AVAILABLE IN *Fulton Market*



Contact
INFORMATION

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Offering SUMMARY



ASKING RENT \$45/SF NNN

ESTIMATED NNNs ~\$18/SF

SPACE SIZE 5,142 SF

FRONTAGE 145'

PARKING AVAILABLE 3 Garage Spots

ZONING DX-7

DATE AVAILABLE Now

CONDITION 2nd Generation

SUB-MARKET Fulton Market

ALDERMANIC WARD 34/Conway

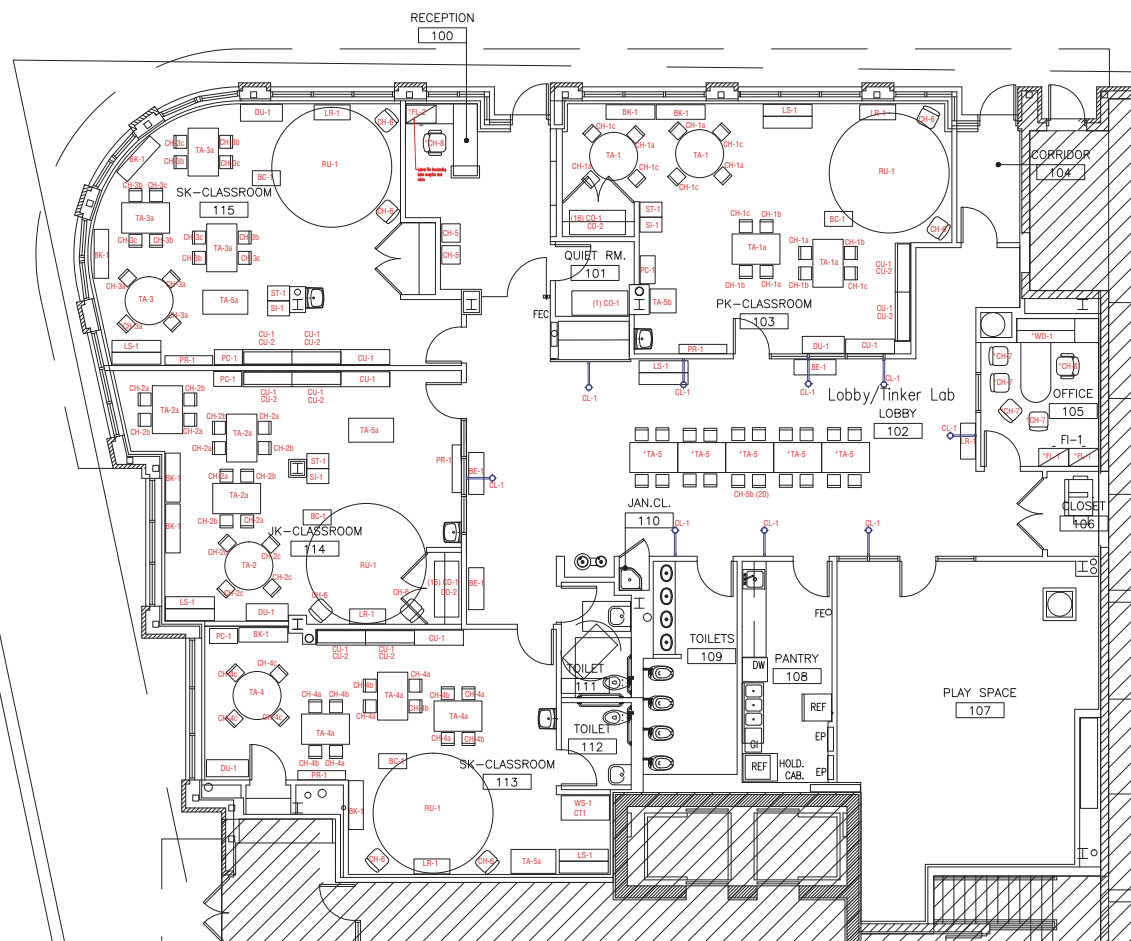


Property HIGHLIGHTS

- Highly desirable Fulton Market corner retail space with excellent exposure located at the base of a luxury condo development.
- 2nd generation daycare space, formerly occupied by Kids & Company, features three (3) dedicated on-site garage parking spaces.
- Phenomenal immediate area co-tenancy including avec, Gibsons Italia, Whole Foods, PQM, Mendocino Farms, Alla Vita, Kumiko, Equinox, Lyra, Porsche & more.
- Surrounded by recently announced high-profile Fulton Market HQs including Google, McDonald's, Sidley Austin LLP, WPP, Tik Tok, Ernst & Young, John Deere, Aspen Dental, Kimberly-Clark, Tock, CCC, MoLo Solutions, Chan-Zuckerberg Biohub and more.
- In the immediate vicinity of high density luxury residential existing /planned/under construction projects.
- Easily accessible to public transportation via Clinton CTA Station.
- Easy access to/from I-90/94.



Floor PLAN



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PROJECT NOTES:

FURNITURE LEGEND

[illegible]

NOTES

*OFFICE 105 WILL REQUIRED A LOANER TABLE, FROM CO STOCK, IF THREE H DOESN'T SHIP ON TIME
(1) Loaner Table 300 x 720, CO Stock,
TAG: OFFICE 105

**CH-56 (25) TO BE DELIVERED AT A LATER TIME. --- TEO

SHEET TYPE:
FURNITURE PLAN

ORIG. DATE: April 10, 2014	PRODUCT: PRODUCT
SCALE: 1/4" = 1'-0"	DRAWN BY: LR

CAD FILE#

No.	Issued for:	Date:
1	XXXXXXXX	XXX-XXX

[illegible]SHEET 1

CHIEF:

657

west
FULTON STREET

Property AERIAL





Sub-market OVERVIEW

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.



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