

Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$16.96
Available SF:	1,294 SF
Year Built:	2014
Zoning:	PD-1005
Residential Units:	223 Apartments
Submarket:	West Loop
VPD:	Approx. 21,700 VPD

Property Overview

Exceptional leasing opportunity at 630 W Washington Boulevard, located at the base of The Catalyst in Chicago's West Loop neighborhood. The Catalyst is a modern mixed-use development, finished in 2014, featuring 223 luxury residential apartments and strong co-tenancy which includes Clear Choice Dental Implant Center. This premier retail space offers 1,294 square feet in shell condition, providing easy configuration for any retail or office build-out. The property is well positioned steps from the Clinton "L" station (Green, Pink and Blue lines), Union Station, and Ogilvie Transportation Center, providing unparalleled access to public transit and a high-volume pedestrian corridor. Neighboring Retailers include Whole Foods, Mariano's, Chicago's French Market, Revival Food Hall, Walgreen's, CVS/Pharmacy, Starbucks, Girl and the Goat, Little Goat, Au Cheval, Chipotle, and many more.

Property Highlights

- Captive built-out audience being at the base of a 223 residential property, in Chicago's affluent West Loop
- Over 183,000 daytime pedestrians within a half-mile radius and more than 72,000 residents within one (1) mile
- Steps from Union Station, Ogilvie Transportation Center, Clinton "L" stations (Green/Pink and Blue lines), with nearby access to I-90/94 and I-290
- Located near major employers including Google, McDonald's Corporate, GrubHub, and LinkedIn, to name a few

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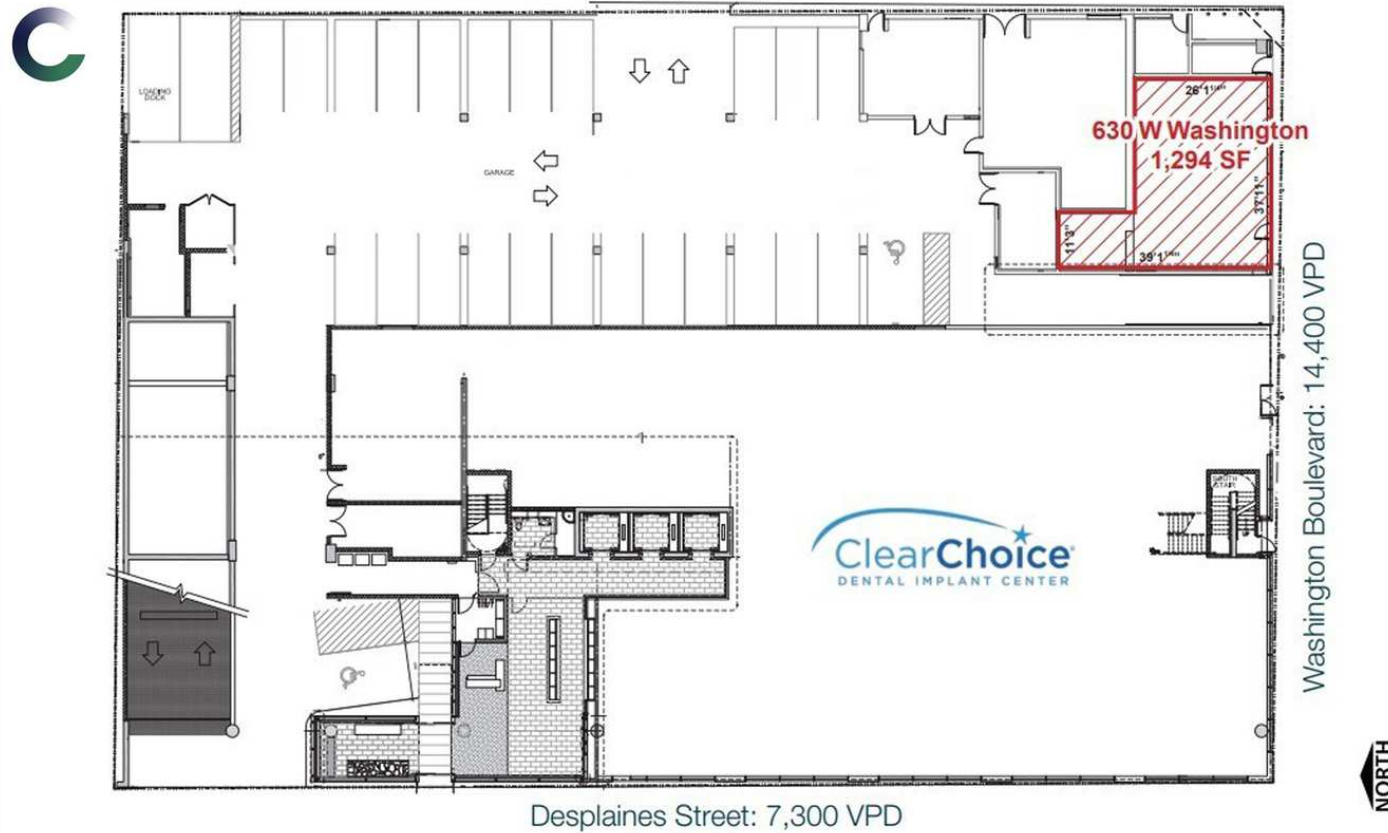
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630 W Washington

Site Plan

Frontline Real Estate Partners



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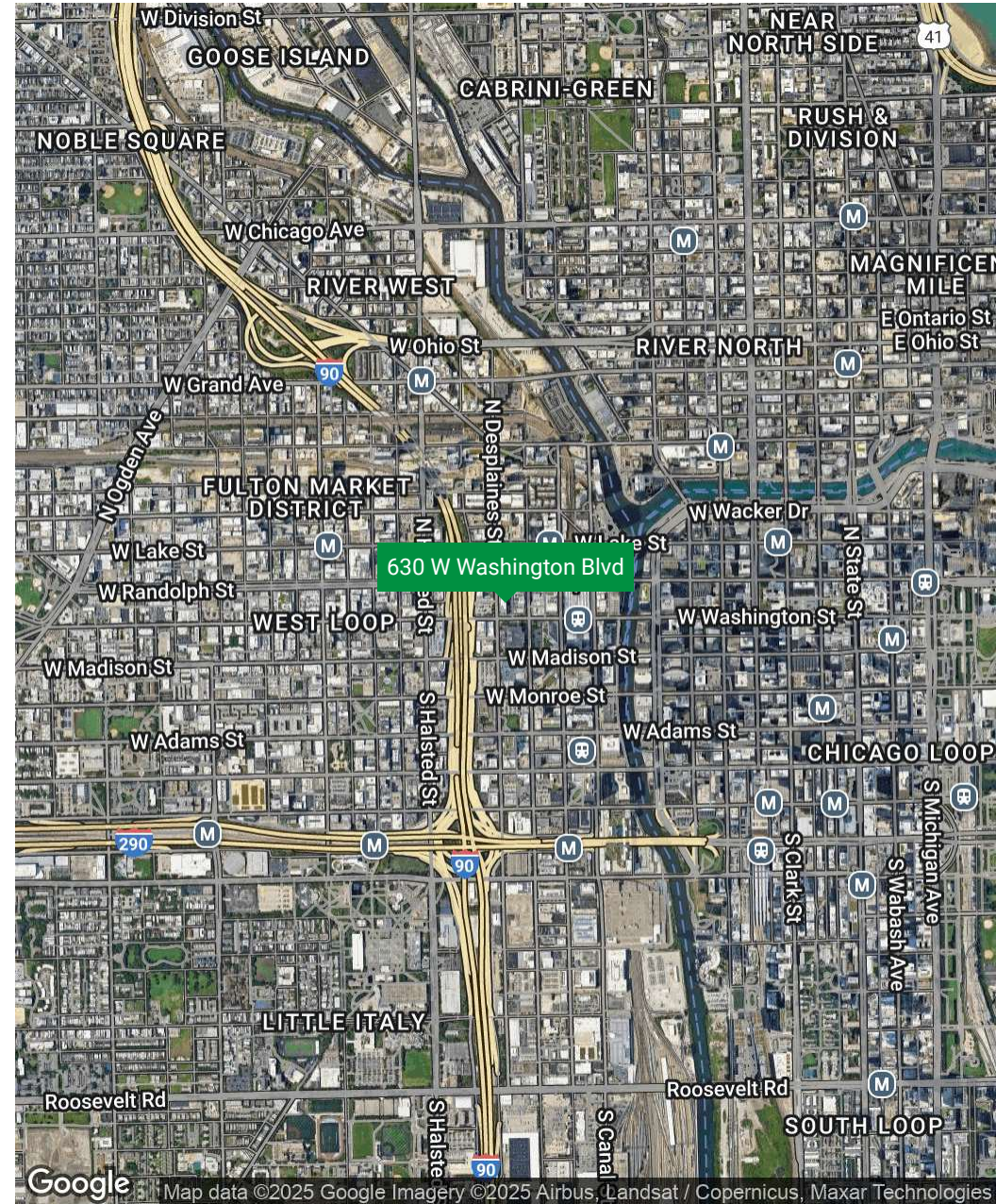
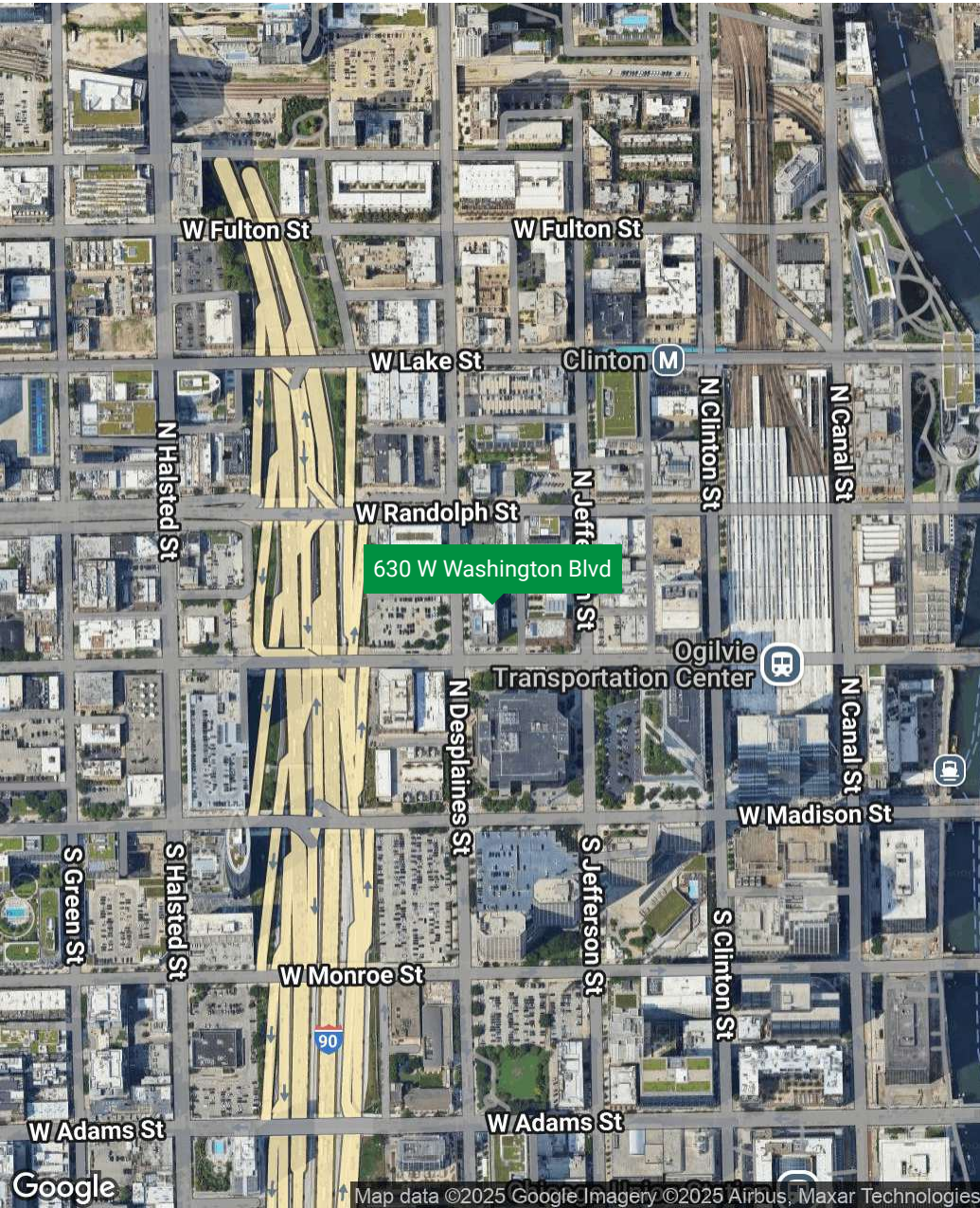
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FOR LEASE | 630 W WASHINGTON BLVD

LOCATION MAP



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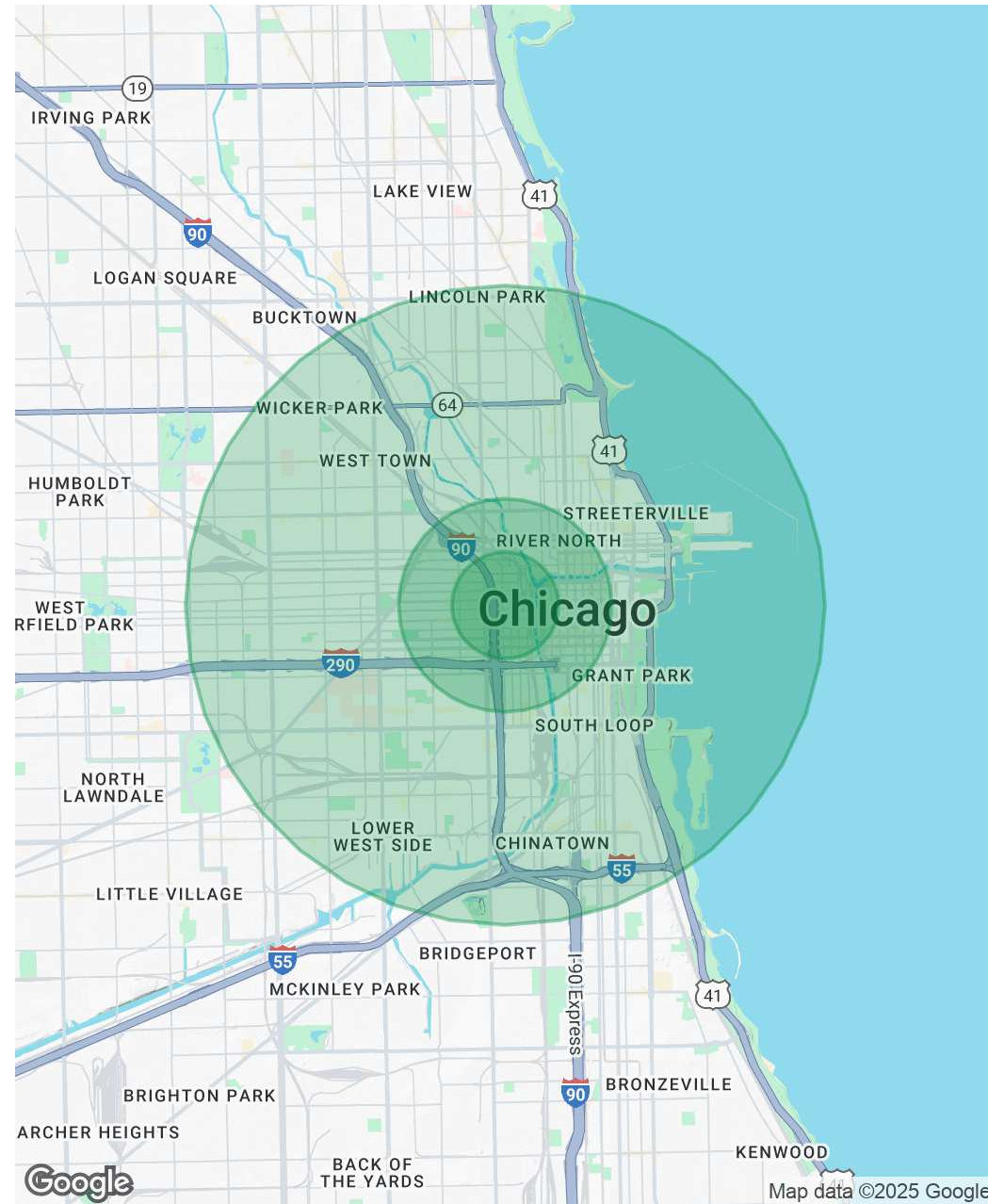
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	24,642	72,822	432,905
Average Age	35	35	38
Average Age (Male)	35	36	38
Average Age (Female)	35	35	38

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	15,133	42,506	230,597
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$189,294	\$191,694	\$160,075
Average House Value	\$581,337	\$608,023	\$675,707

Demographics data derived from AlphaMap



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