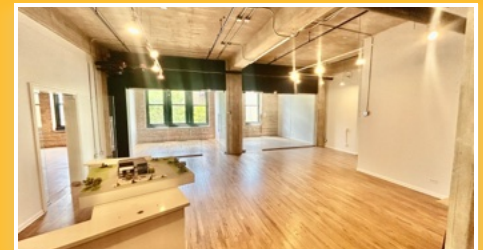
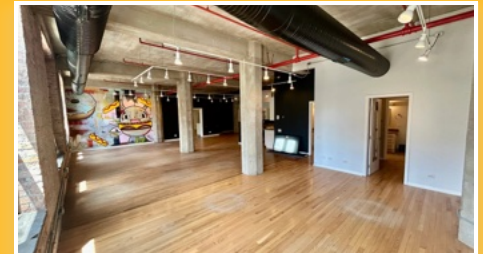


A Office For Lease

1327 W WASHINGTON BLVD., SUITE B&C - +/-3,694 SF OFFICE FOR LEASE



1327 W WASHINGTON BLVD., SUITE B&C - +/-3,694 SF OFFICE FOR LEASE

PRESENTED BY:

**GENE
HART**
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1327 WEST WASHINGTON BOULEVARD, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (MG)
Available SF:	3,694 SF
Zoning:	C1-3
Market:	Chicago
Submarket:	West Loop

PROPERTY OVERVIEW

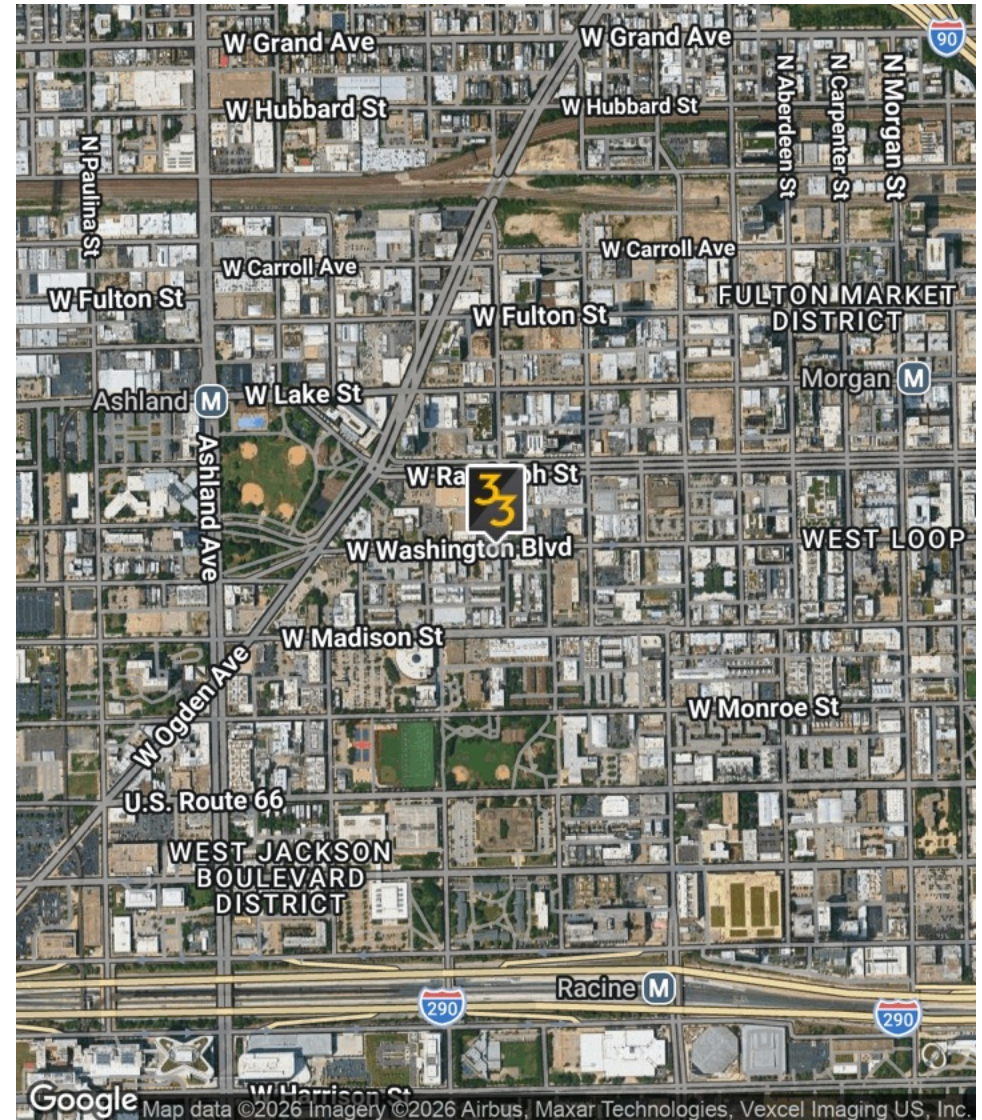
33 Realty is pleased to present for lease 1327 W Washington Blvd. Suites B&C, an extremely unique +/-3,694 SF loft office available for lease in the West Loop neighborhood of Chicago,

Zoned C1-3, the space is improved with ~12' ceilings, full kitchen, multiple full bathrooms, private offices, four garage parking spaces (\$250/month), and hardwood floors throughout.

The tenant is responsible for monthly rent, electric, 4 indoor parking spaces at \$250/month/space, and gas.

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1327 WEST WASHINGTON BOULEVARD, CHICAGO, IL



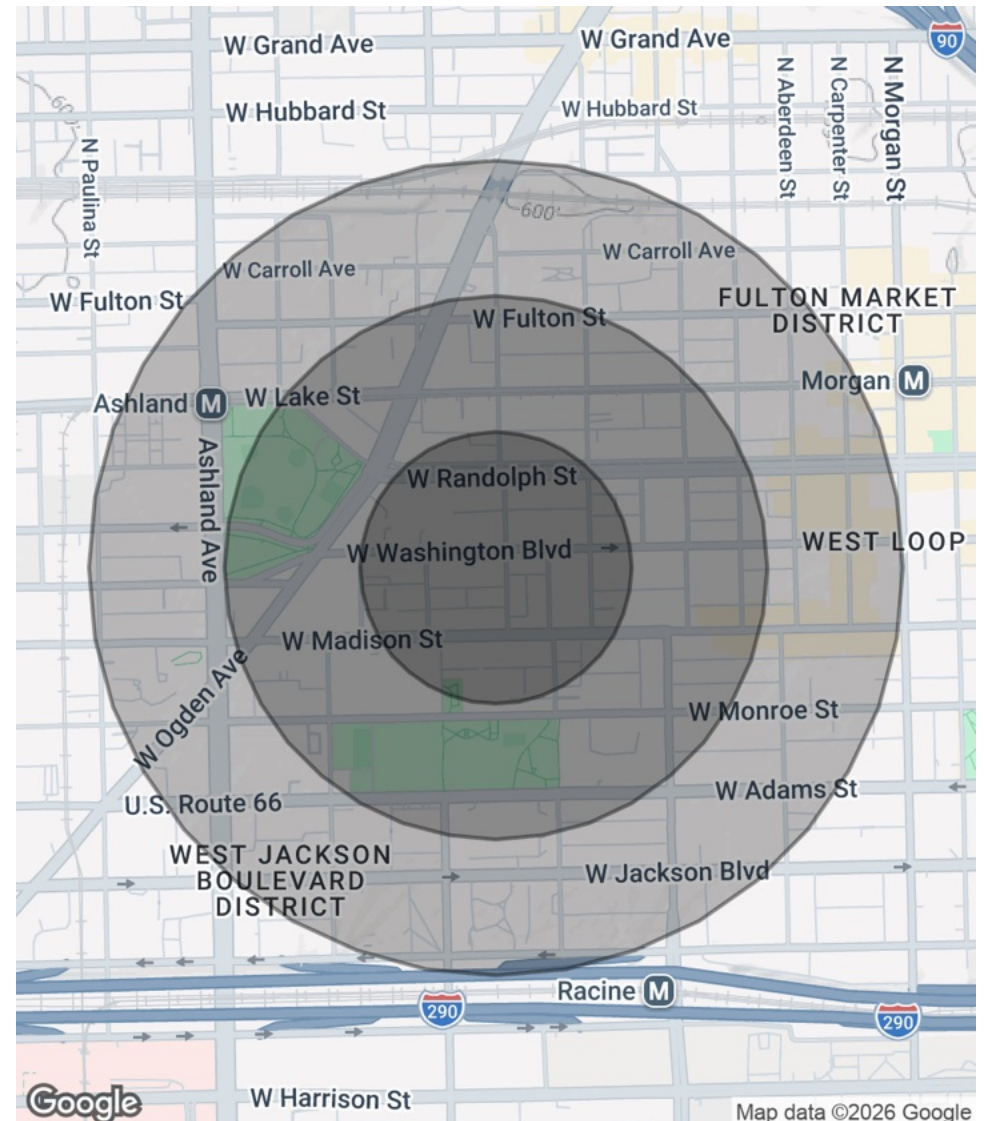
POPULATION

	0.15 MILES	0.3 MILES	0.45 MILES
Total Population	651	3,345	8,110
Average Age	34.0	34.9	36.4
Average Age (Male)	31.9	33.5	35.0
Average Age (Female)	35.8	36.4	37.3

HOUSEHOLDS & INCOME

	0.15 MILES	0.3 MILES	0.45 MILES
Total Households	394	1,973	4,733
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$208,291	\$213,406	\$206,150
Average House Value	\$449,760	\$485,014	\$536,329

2023 American Community Survey (ACS)



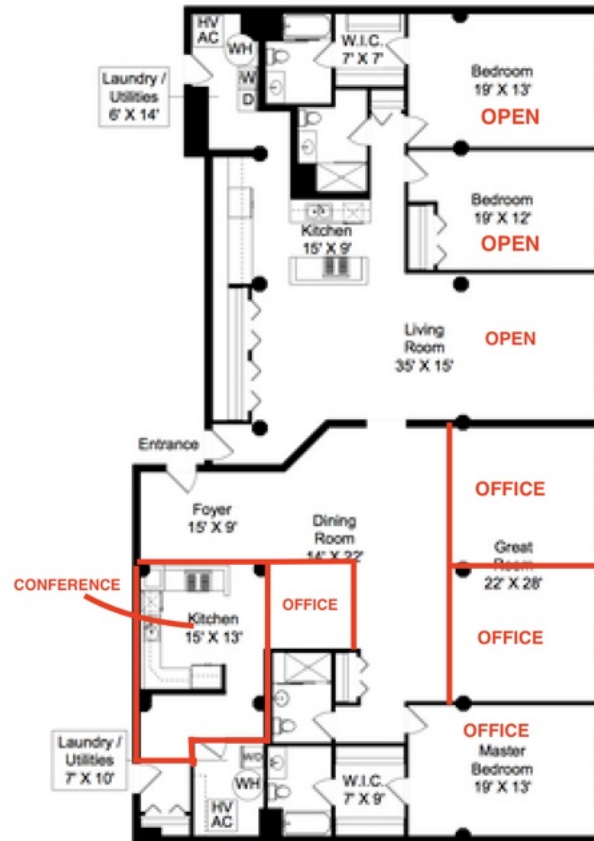
1327 W WASHINGTON BLVD., SUITE B&C - +/-3,694 SF OFFICE FOR LEASE

1327 WEST WASHINGTON BOULEVARD, CHICAGO, IL



1327 WEST WASHINGTON BOULEVARD – UNIT 2B-2C

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REALTY

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REALTY

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1327 WEST WASHINGTON BOULEVARD, CHICAGO, IL



GENE HART

Broker

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IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018 after fortunately becoming acquainted with Sean Connelly. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing in Chicago. He is a proud alumni of DePaul University's Real Estate and Liberal Studies Honors programs. During his time at DePaul, he had the fortune to intern for two of Chicago's most respected real estate firms: R2 Companies & Baum Realty, while also leasing apartments with residential firms "on the side" to fund bar/restaurant tabs and travel.

Prior to joining 33 Realty, Gene had the pleasure to cut his teeth for two years as a multifamily investment sales and retail leasing broker at First Western Properties under Paul Tsakiris' guidance after six years in appraisal/valuation at CBRE, The Butler Burgher Group, and Colliers alongside Chad Bosley and Mike D'Alessandro. As a commercial appraiser, he gained invaluable experience working on varying property types and classes: both institutional and middle-market retail, office, industrial, and multi-family. This diverse background gives him a unique capability to competently service clients across multiple asset types both in sales and leasing.

As a devout and passionate Chicagoan, Gene lives with his beautiful and talented wife Sara, an emergency veterinarian, and four French Bulldogs: Jerry, Elaine, Kramer, and George in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University 2011 - Real Estate Program

DePaul University - Honors Program - Liberal Studies

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