

211 W. Wacker Ave., Chicago, IL

\$30.00/SF NNN



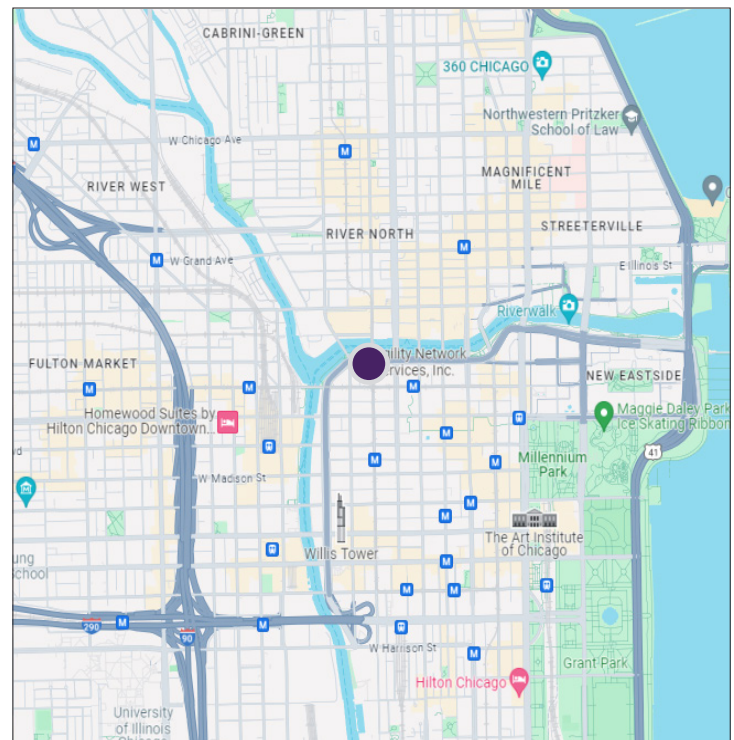
Property Highlights

- 779 SF turn-key office space
- Nicely appointed office with high-end finishes and incredible views
- Part of 160,000 SF landmark building
- 24-hour access, state-of-the-art technology and recently full modernization of the elevators
- Prime downtown location with the Merchandise Mart CTA stops across the street, multiple bus stops and I-90 in very close proximity.
- Excellent location is surrounded by everything: The Merchandise Mart, Chicago Theatre, Chicago River Walk, a multitude of upscale restaurants, spas and boutiques
- Traffic count: 26,394 vehicles daily
- Zoning: DC-16

Property Overview

Available for lease is a 779 square foot office space in a 160,000 square foot landmark building in the Loop. The unit is move-in ready with open areas, state-of-the-art amenities and gorgeous views. Excellent access to transportation. Co-tenants in the area include the Merchandise Mart and all of its shops, restaurants, services and amenities, Chicago Theatre, the Chicago Riverwalk, Chicago Cut Steak House, River Roast, Gibson's Italia, Prime and Provisions, the Chicago Theatre, and many more high-end restaurants, entertainment venues, boutiques, gyms and more.

The Loop submarket is a highly desirable location due to its proximity to restaurants, shopping, entertainment and other amenities. Specifically, this high visibility location is just a few blocks away from Merchandise Mart Park and has easy access to public transportation, parking and expressways. This busy corridor benefits from the high traffic and foot counts.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	123,475	415,627	869,558
Households	72,910	218,244	402,272
Median Income	\$124,473	\$112,828	\$93,095

Brad Thompson

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

MILLENNIUM PROPERTIES R/E *Downtown Office Space in Landmark Building for Lease*

211 W. Wacker Ave., Chicago, IL

\$30.00/SF NNN



Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

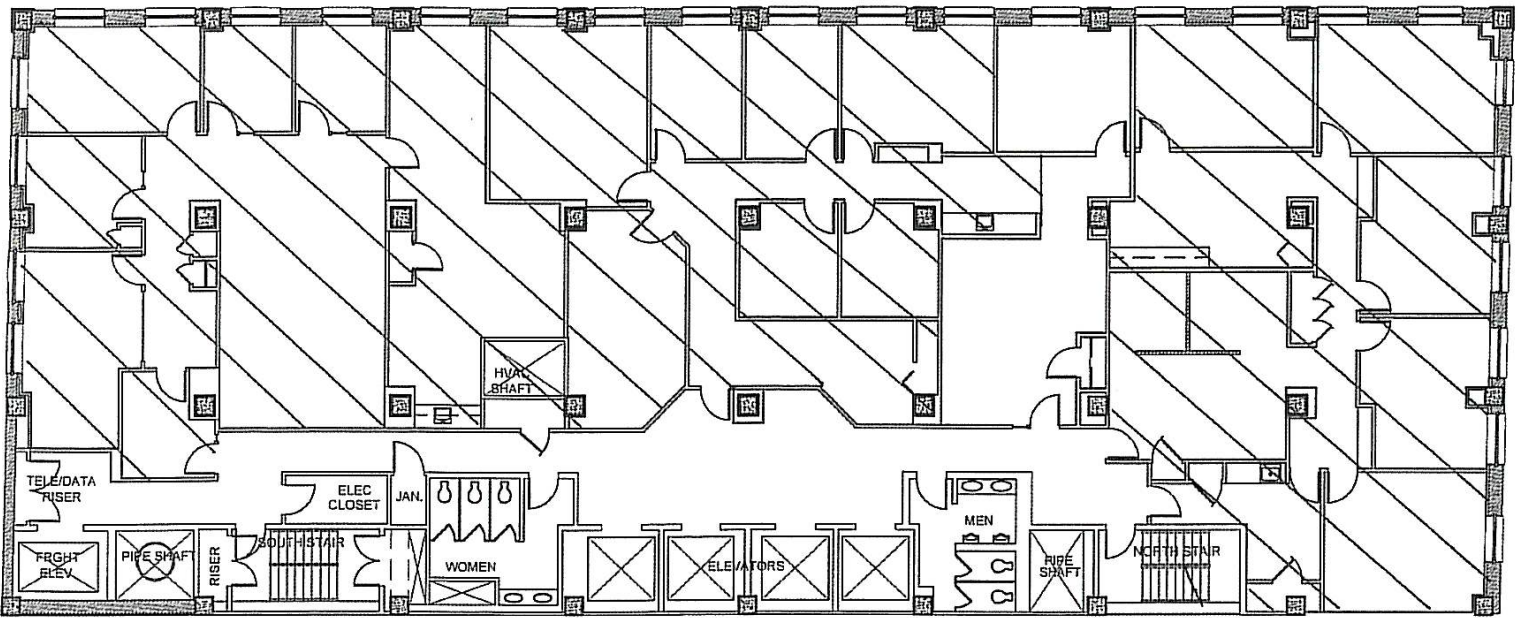
211 W. Wacker Ave., Chicago, IL

\$30.00/SF NNN

10th Floor Plan

- Post Place -

AVAILABLE
Suite 1010: 779 rsf



FULL FLOOR PLAN – Total Area: 8,846 rsf

Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.