

JAMESON.

FOR LEASE

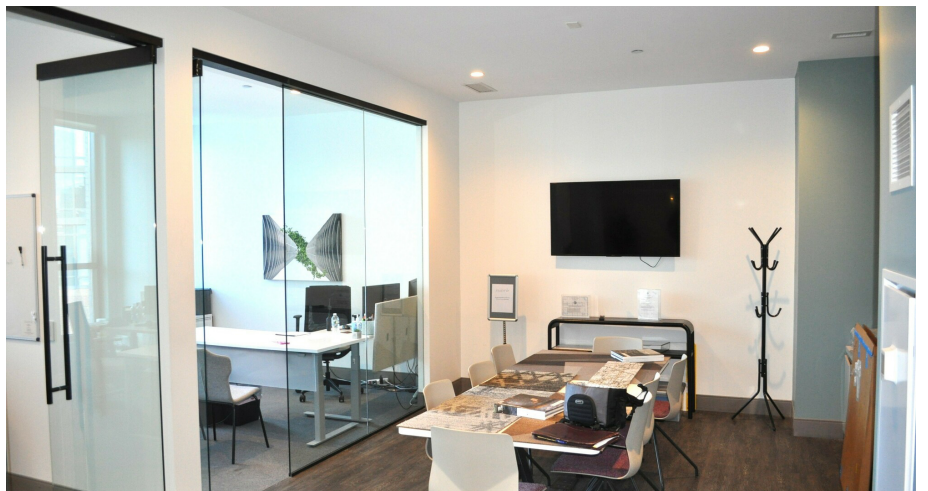
BOUTIQUE LOFT OFFICE

1040 W. Huron Street
Chicago, IL 60642

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LEASE OVERVIEW

LEASE PRICE: \$32/SF/NNN

NEIGHBORHOOD: Near North

BUILDING SIZE: 223,288 SF

YEAR BUILT: 2019

LAYOUT: Professional Services

MARKET: Chicago

CROSS STREETS: Chicago Avenue/Milwaukee Avenue

AREA TENANTS

- CVS
- Subway
- Windy City Cafe
- Sushi X
- Subway

AVAILABLE SUITES

Ste. 2E: 5,616 SF- Eight private offices, Conference room, open area for workstations, kitchen, collaboration area.

Ste. 3E: 5,616 SF- Ten private offices, four Conference/Huddle rooms, open area, reception, kitchen.

PROPERTY HIGHLIGHTS

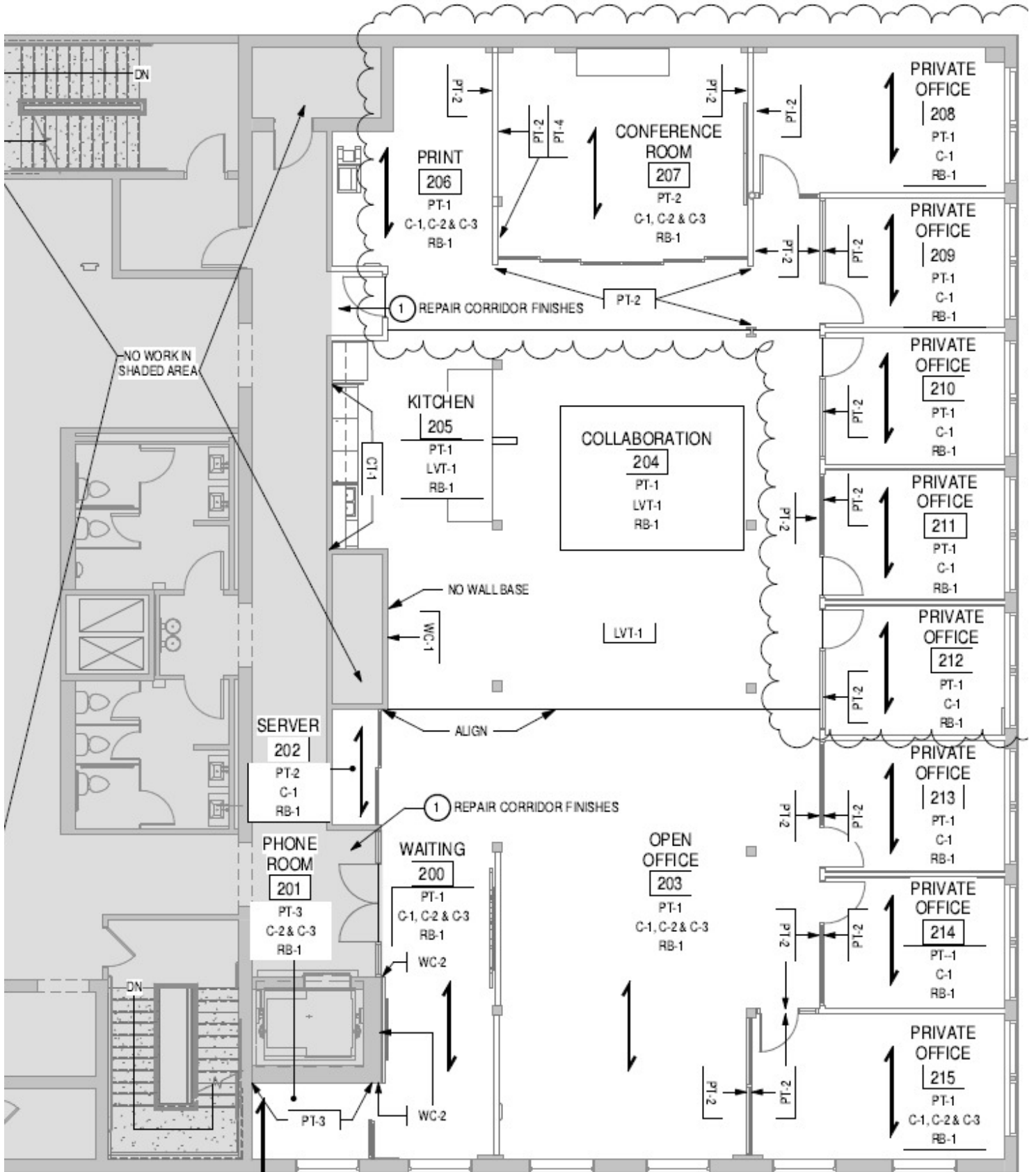
- Beautifully finished loft office.
- Tons of natural light
- 24 hour, manned security desk
- Great views
- Access to building amenities in adjacent apartment building (Avenir).

AREA AND TRANSPORTATION HIGHLIGHTS

- Blue Line CTA station (1/2 block)
- Kennedy Expressway (1/8 mile)
- CTA Bus stop (across the street)

SUITE 2E: 5,616 SF

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INTERIOR PHOTOS: SUITE 2E

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\$32 SF/yr

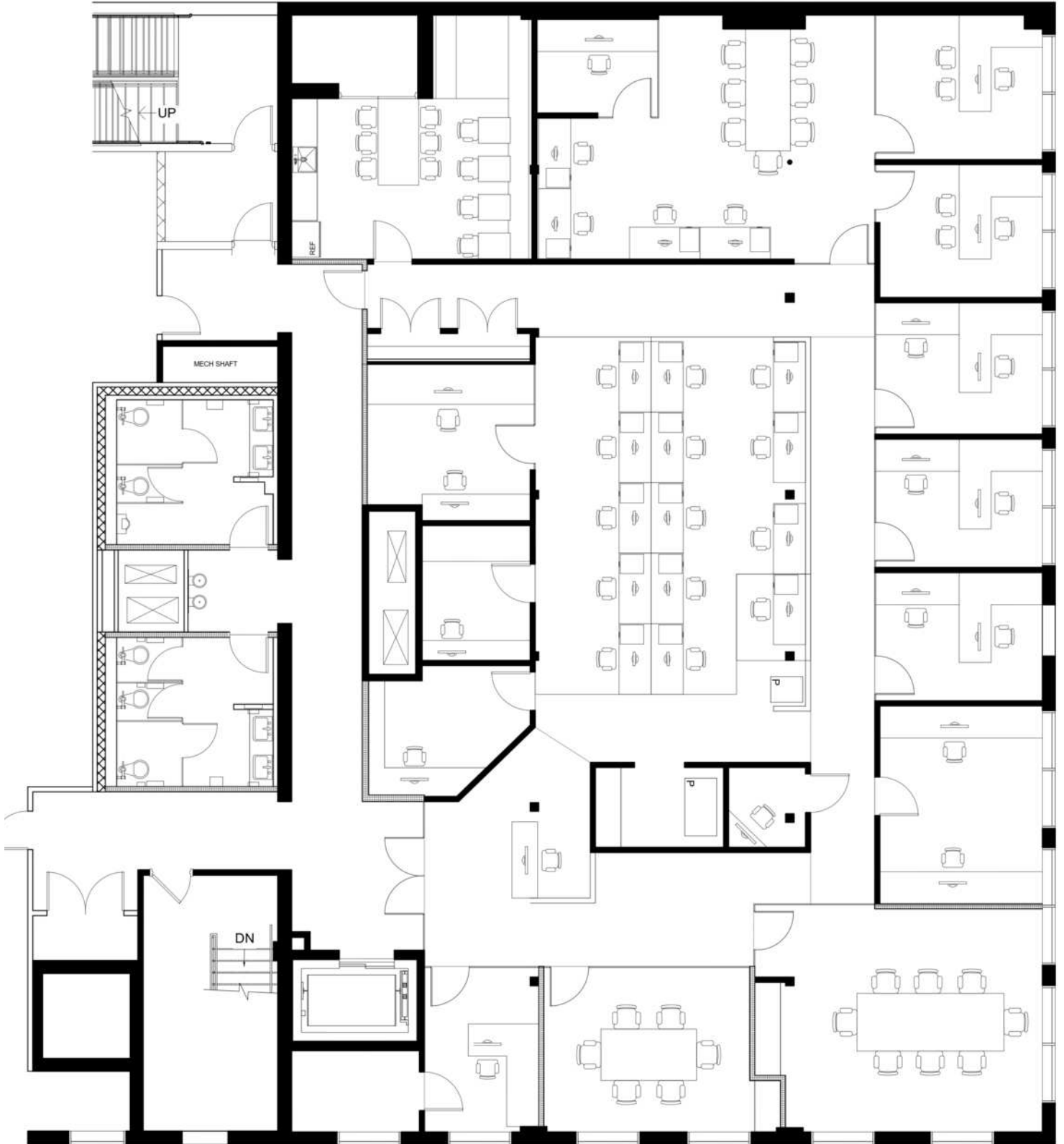


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SUITE 3E: 5,616 SF

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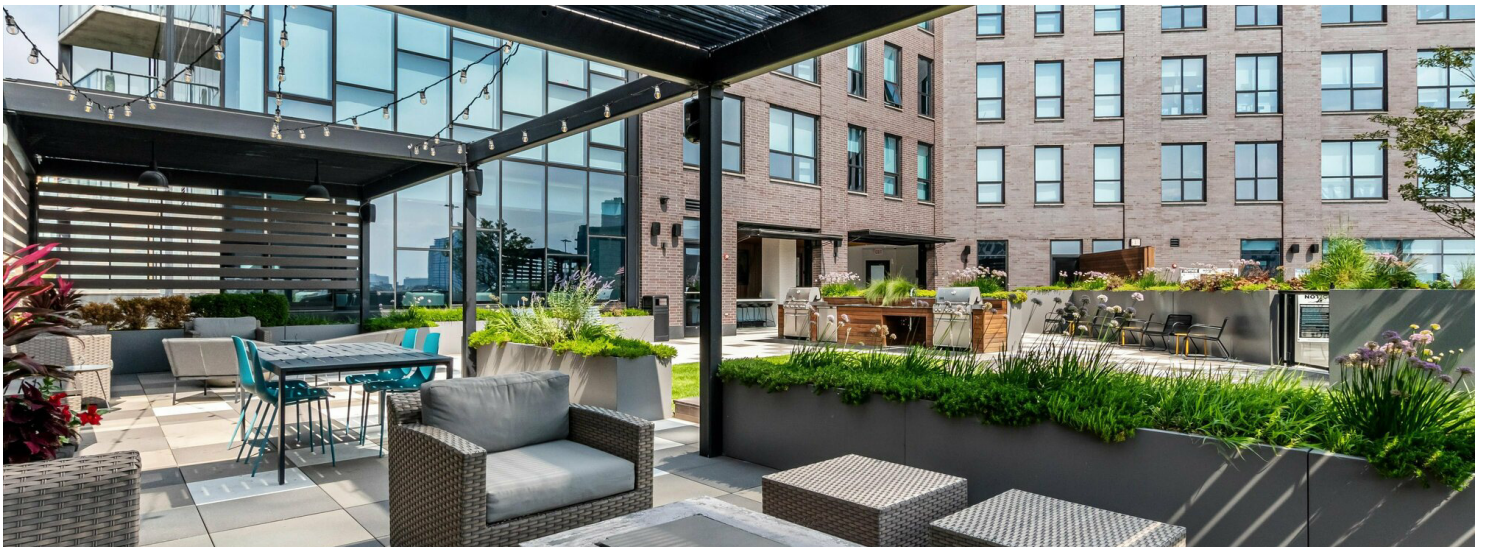
\$32 SF/yr



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BUILDING AMENITIES

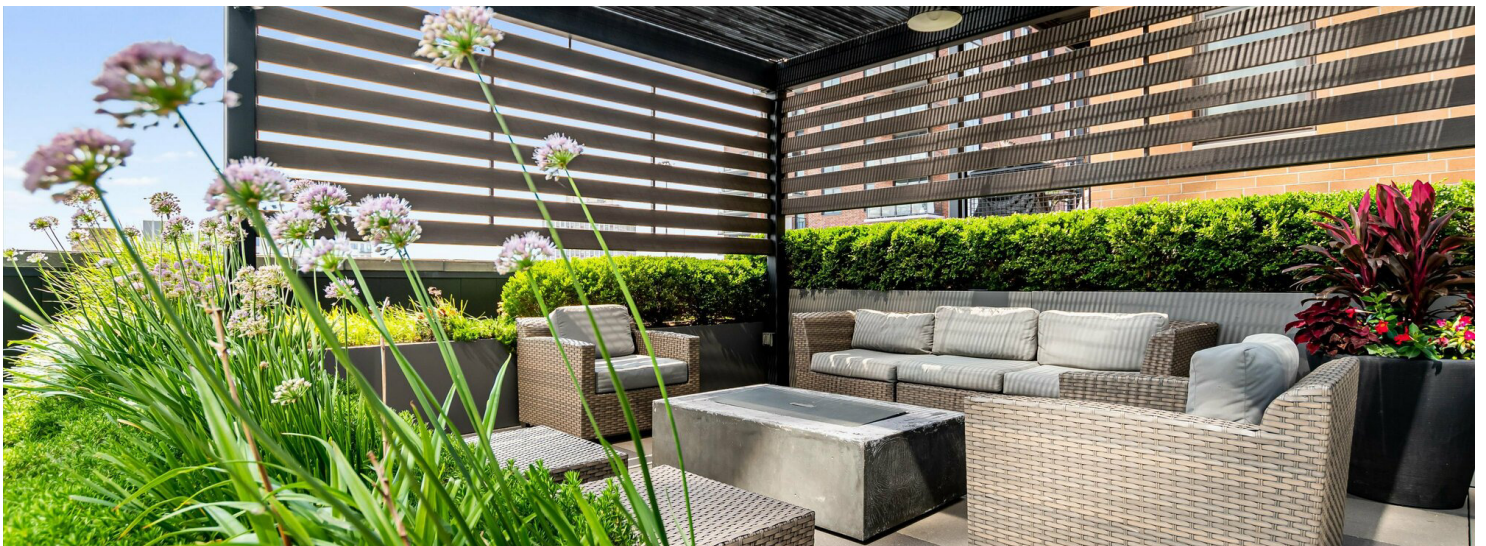
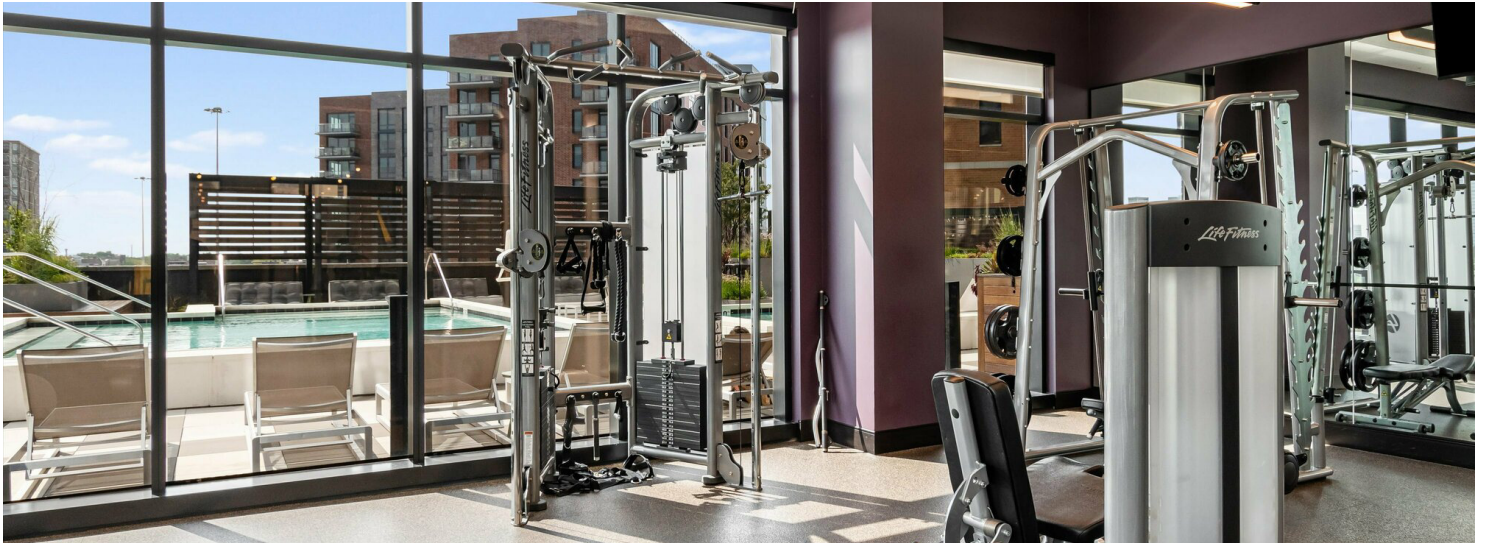
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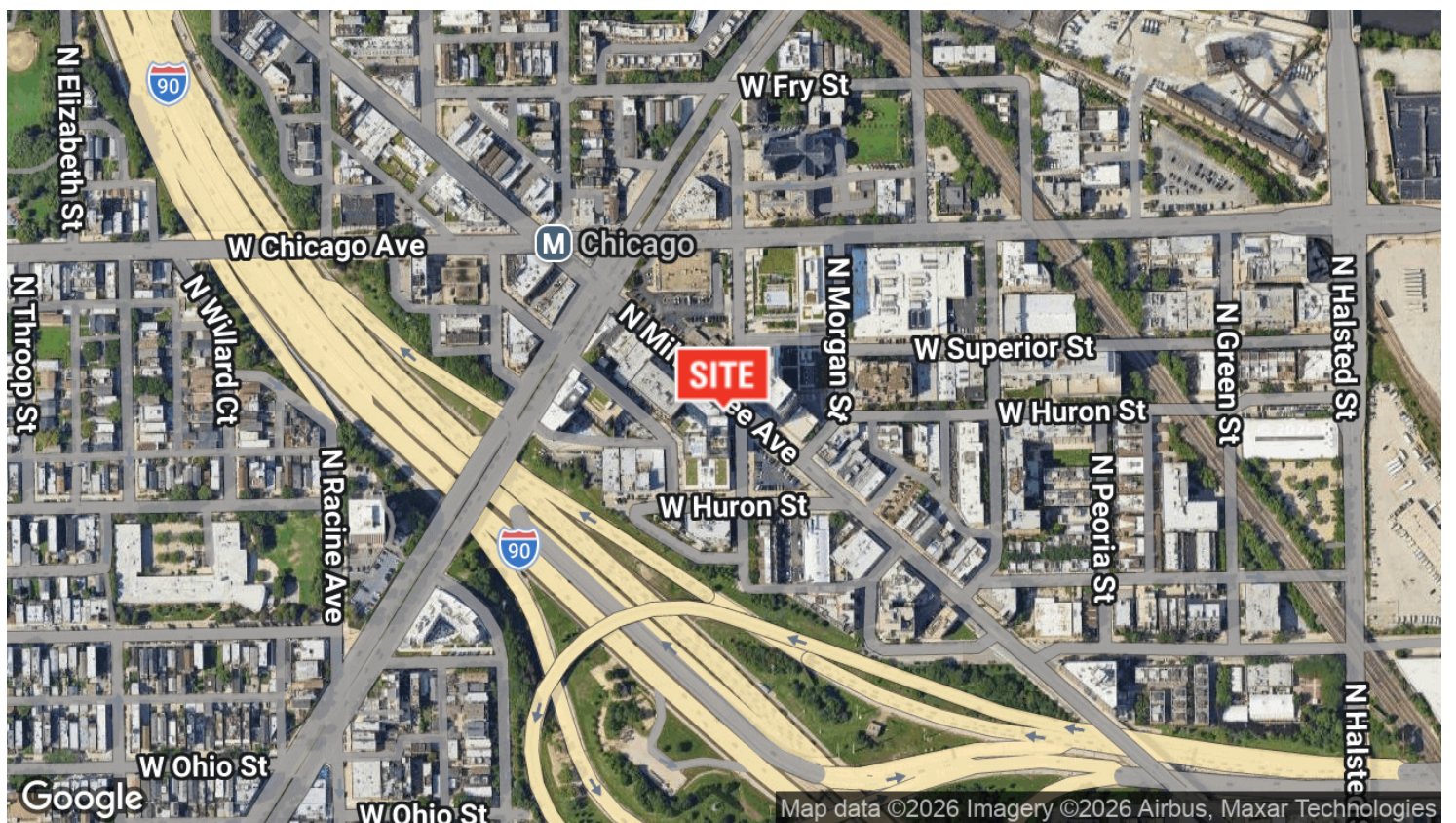
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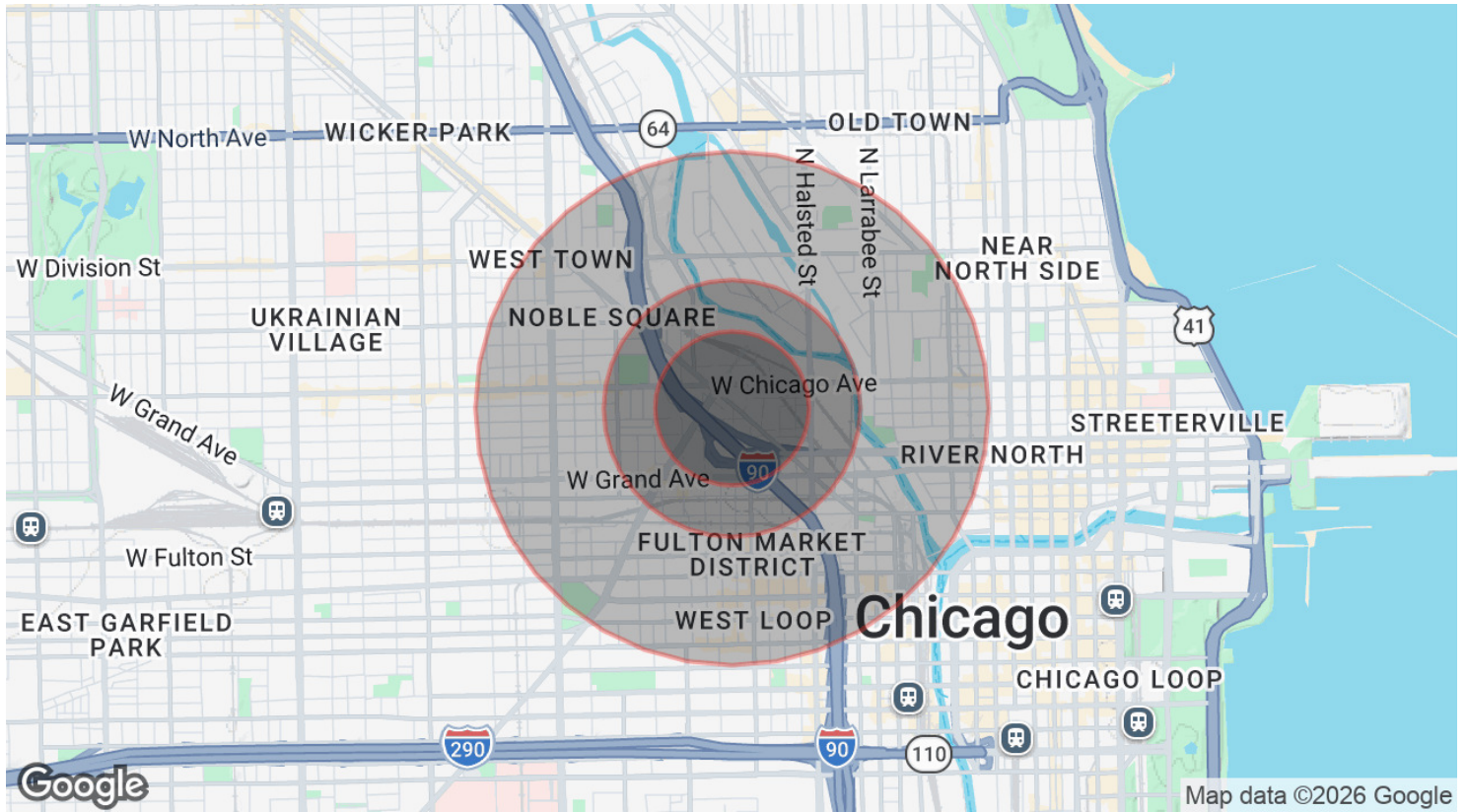
AERIAL & STREET DETAIL

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DEMOGRAPHICS MAP & REPORT

1040 W. Huron St., Chicago, IL 60642



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,908	11,426	61,288
Average Age	35	36	36
Average Age (Male)	35	36	36
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,233	6,254	34,996
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$190,554	\$186,954	\$193,138
Average House Value	\$680,589	\$708,024	\$705,403

2020 American Community Survey (ACS)