



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$17.36 PSF
Available SF:	1,080 & 1,274 SF
Building Size:	683,129 SF
Year Built:	1985
Zoning:	PD-319
Market:	The Loop
Traffic Count:	17,500 VPD

Property Overview

Leasing opportunity at the base 200 W. Adams, a trophy asset in the heart of Chicago's Loop neighborhood. 200 W. Adams, which totals 683,129 square feet, is a 30-story class A Office Building located just a few blocks from both Ogilvie Transportation Center and Union Station, in one of Chicago's most densely populated neighborhoods. Other retail tenants at the building include Walgreens and Lotus Banh Mi. The available storefronts are 1,080 and 1,274 square feet. The storefronts features an excellent opportunity for an array of retail, restaurant, medical office, or service-oriented tenants. The building is just steps from the Quincy and LaSalle/ Van Buren Brown, Orange, and Pink "L" station, within a few blocks of the Kennedy Expressway, and is extremely well located within Chicago's CBD with an extensive daytime population.

Property Highlights

- 1,080 SF former Starbucks storefront with direct lobby access at the corner of Adam and Wells
- Located just a few blocks from Ogilvie Transportation Center, Union Station, and the Kennedy Expressway and just steps from the Quincy and LaSalle/ Van Buren Brown, Orange, and Pink "L" station.
- Neighboring Retailers include: Whole Foods, Mariano's, Chicago's French Market, Revival Food Hall, Target,

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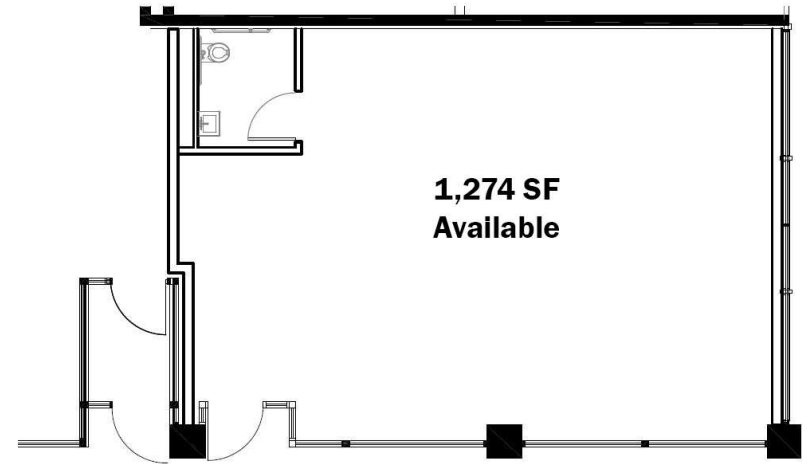
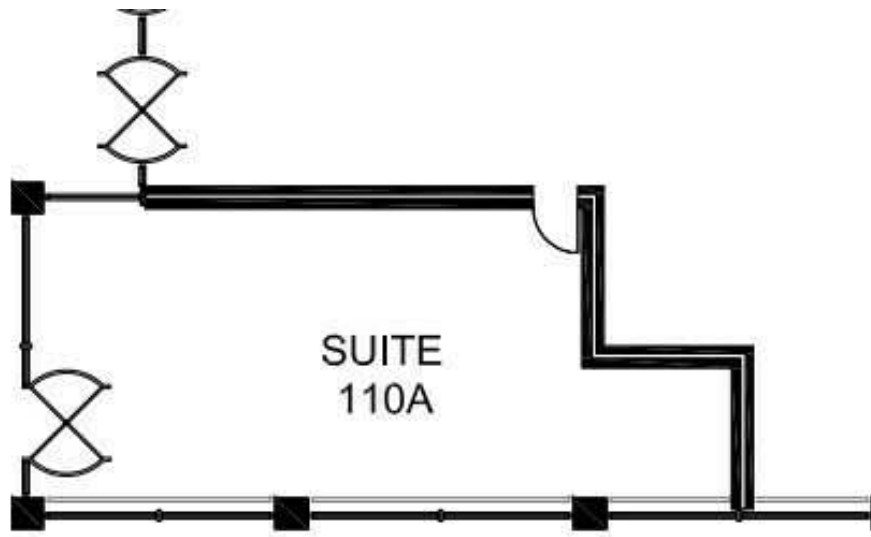
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Location Description

The Property is located in the heart of the Loop in Chicago's Central Business District. The Loop is the second largest commercial business district in North America and contains the headquarters and regional offices of several global and national businesses, retail establishments, restaurants, hotels, and theaters, as well as many of Chicago's most famous attractions. The Property is situated along Adams Street between Wells Street and Franklin Street. The building is part of a thriving community with a population of over 91,000 within a one (1) mile radius as well as an average household income over \$154,000 within a one (1) mile radius. With its excellent location in the heart of the Loop, the Property is located within close proximity to a number of excellent public transit options. The building is just steps from the Quincy and LaSalle/Van Buren Brown, Orange, and Pink "L" station and a few blocks from Union Station, Ogilvie Transportation Center, and both the Monroe and Jackson Blue and Red "L" stations. It is worth noting that the properties are surrounded by several companies that help drive a daytime employee population of approximately 492,000 people. Some of those companies include Nielsen, Boeing Corporate Offices, CDW, Deloitte, Enova International, Ernst & Young, GrubHub, IBM Chicago Offices, Morningstar, Northern Trust, and Walgreen's Corporate Offices, among many others.

Another feature of this location is the convenient access to the Kennedy Expressway. The building is just three (3) blocks from W. Ida B Wells Drive which leads into the Interstate-90 and Interstate-290 interchange. The Property is located less than one (1) mile west of Lake Shore Drive. Additionally, the building is surrounded by an abundance of national and local retailers within walking distance. Neighboring Retailers include Whole Foods, Mariano's, Chicago's French Market, Revival Food Hall, Target, Walgreen's, CVS/Pharmacy, 7-Eleven, Foxtrot, FedEx, Chase Bank, Starbucks, Dunkin' Chipotle, Chick Fil-A, Shake Shack, Potbelly, Jimmy John's, and Subway, among many others.

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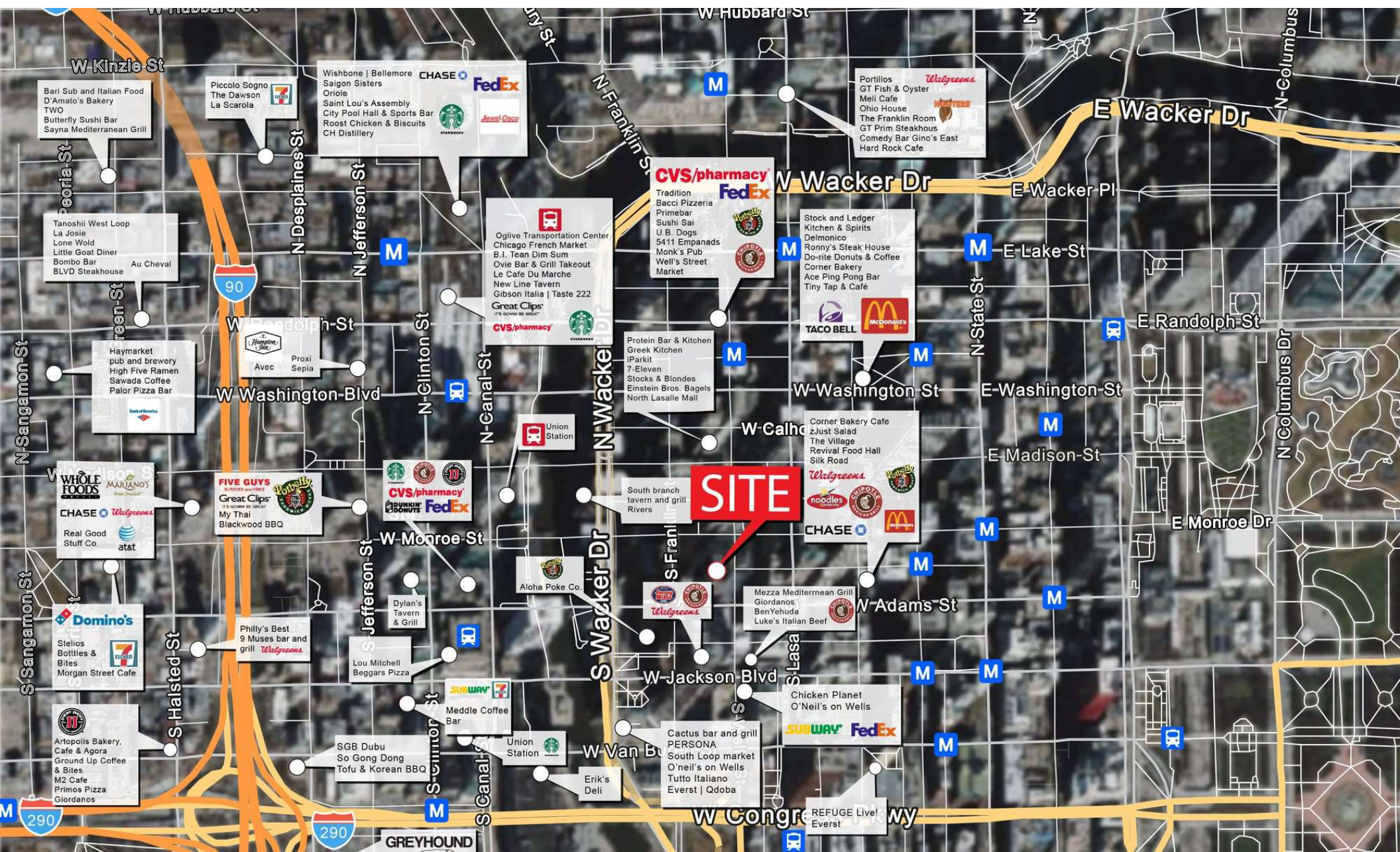
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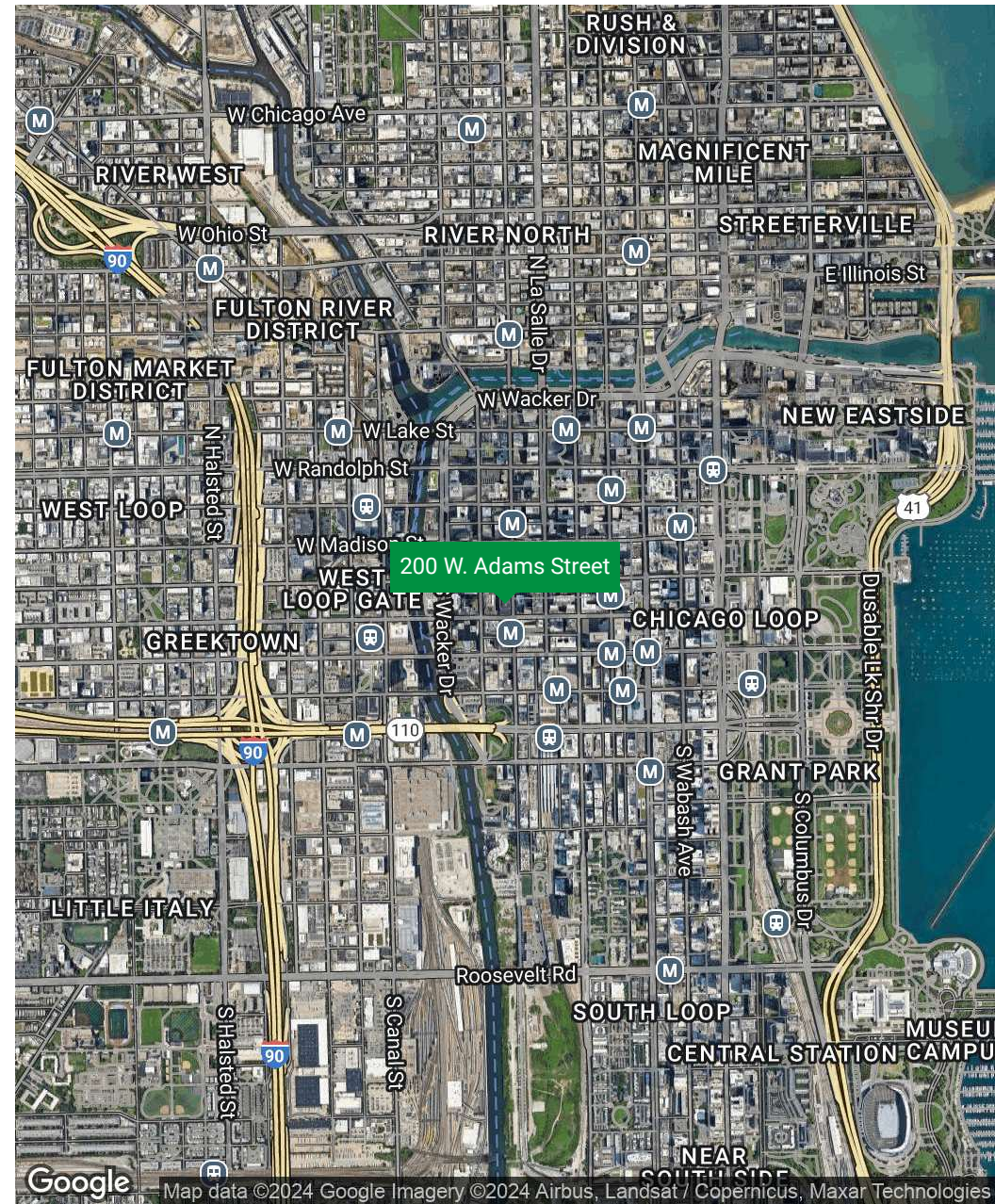
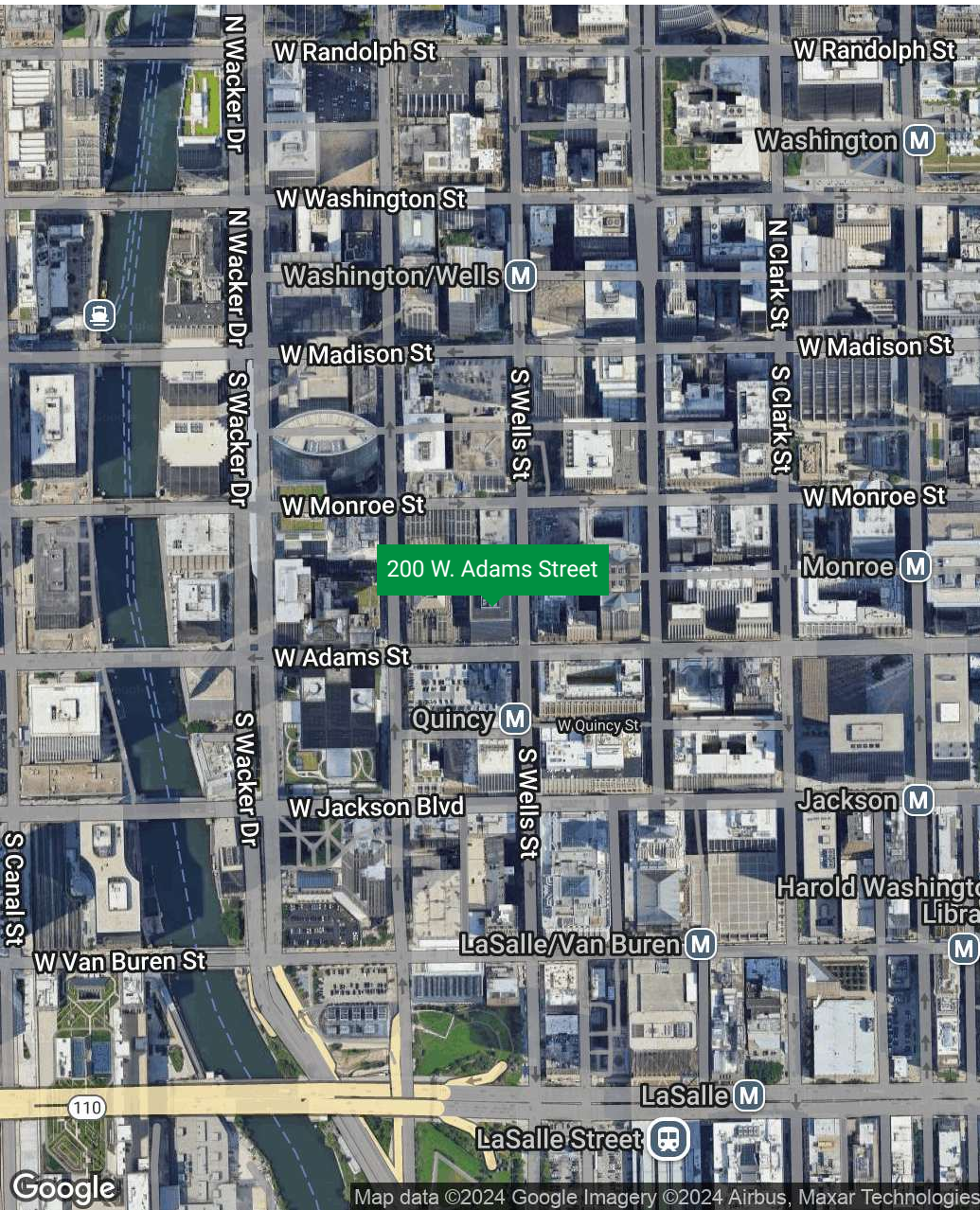
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FOR LEASE | 200 W. ADAMS STREET

LOCATION MAP



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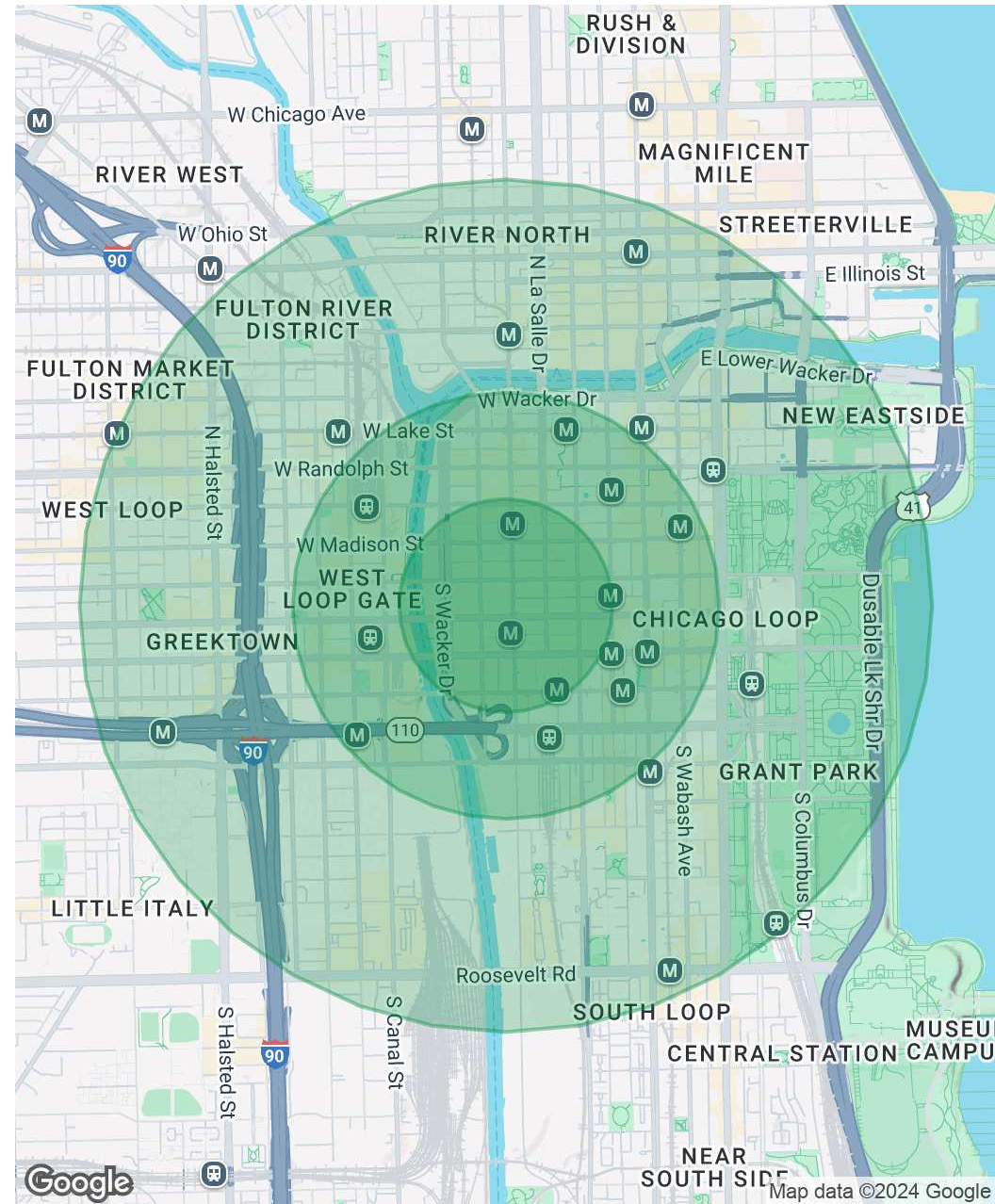
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,887	14,091	61,381
Average Age	31.1	30.1	32.9
Average Age (Male)	32.6	31.1	33.6
Average Age (Female)	28.9	29.2	32.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,412	8,974	39,668
# of Persons per HH	1.6	1.6	1.5
Average HH Income	\$129,781	\$132,182	\$143,565
Average House Value	\$690,157	\$550,391	\$589,401

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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