

LEASE

**±1,300 to 8,010 SF
Class A Office
Sublease in River
North**

357 WEST CHICAGO AVENUE

Chicago, IL 60654

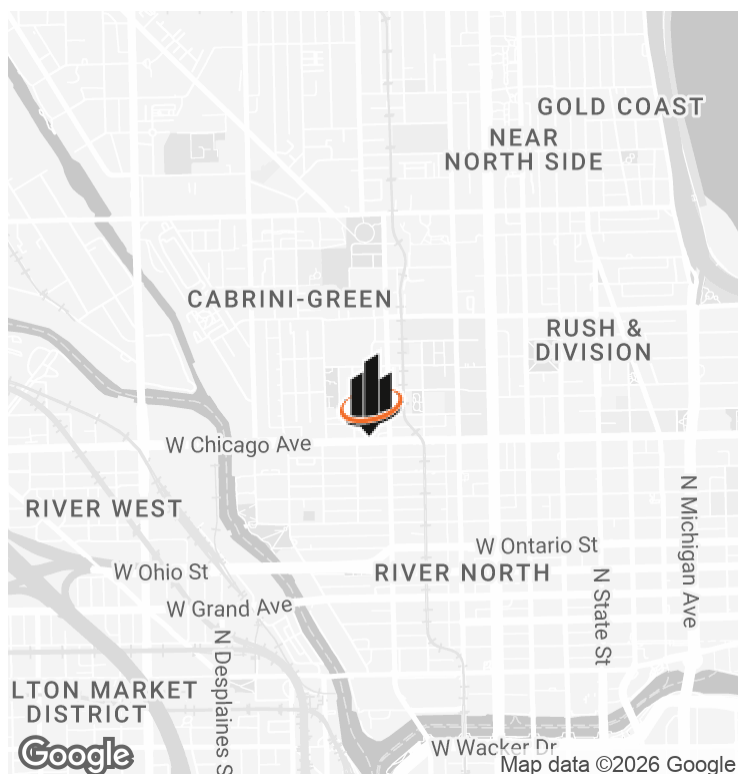
PRESENTED BY:

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PRIYA PATEL
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32 SF/yr (MG)
AVAILABLE SF:	1,300 - 8,010 SF
LOT SIZE:	0.08 Acres
BUILDING SIZE:	16,000 SF
LEASE EXPIRATION:	12/31/2032

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 357 W. Chicago Avenue, a 4-story mixed-use, multi-tenant retail and executive office building in River North, Chicago, IL. Prime location at the signalized southwest corner of Chicago Avenue and Orleans Street. Full floor and individual professional office opportunities. Retail options on the lower level and first floor, executive offices on the second and third floors, with residential units on the fourth floor.

PROPERTY HIGHLIGHTS

- Full Floor Opportunities from ±1,300 to 8,010 SF
- Professional Loft Offices | Luxury Finishes | Exposed Brick
- Floor-to-Ceiling Glass Offices and Conference Rooms
- High Ceiling Heights | LED Lighting
- Fully Furnished
- Near Chicago Brown/Purple/Red Line Stop & Kennedy Expressway

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,300 - 8,010 SF	LEASE RATE:	\$32 SF/yr

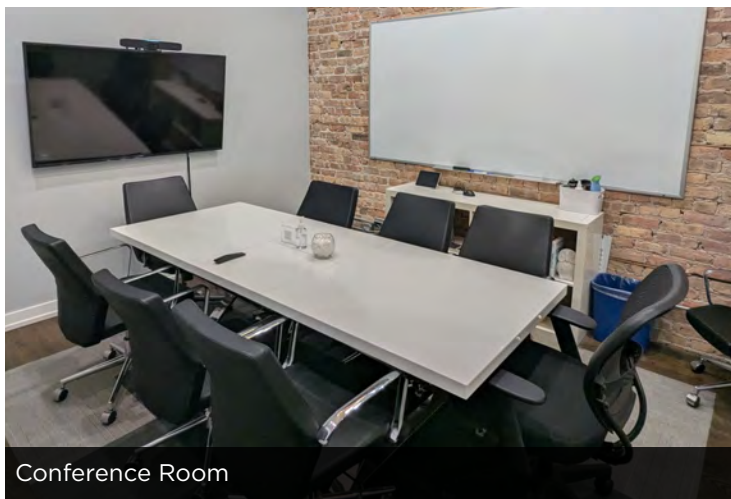
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lower Level	1,300 - 8,010 SF	Modified Gross	\$32.00 SF/yr	+/-1,300 - 2,600 SF with 4 Private Offices Conference Room Open Concept Kitchenette Lounge Restroom
Suite 100	1,300 - 8,010 SF	Modified Gross	\$32.00 SF/yr	+/- 1,300 - 2,660 SF Executive Loft 7 Private Offices Conference Room Open Concept Restrooms
Suite 200	1,300 - 8,010 SF	Modified Gross	\$32.00 SF/yr	+/- 1,300 - 2,750 SF Executive Loft 9 Private Offices Conference Room Open Concept Restroom

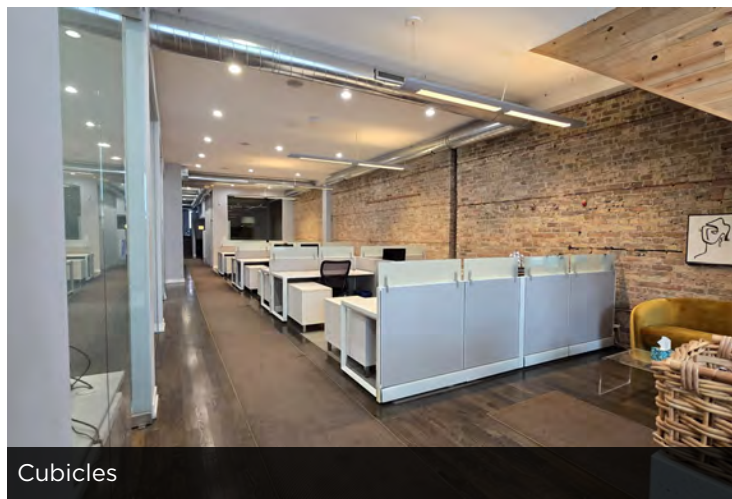
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SUITE 100: +/- 1,300 - 2,660 SF



Conference Room



Cubicles



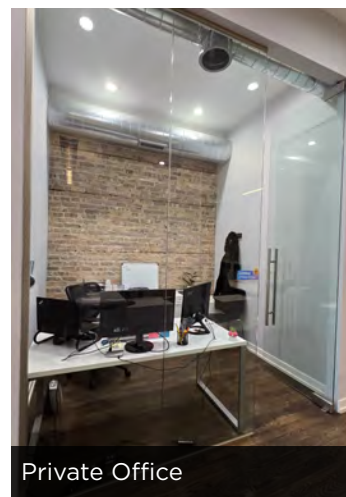
Private Office



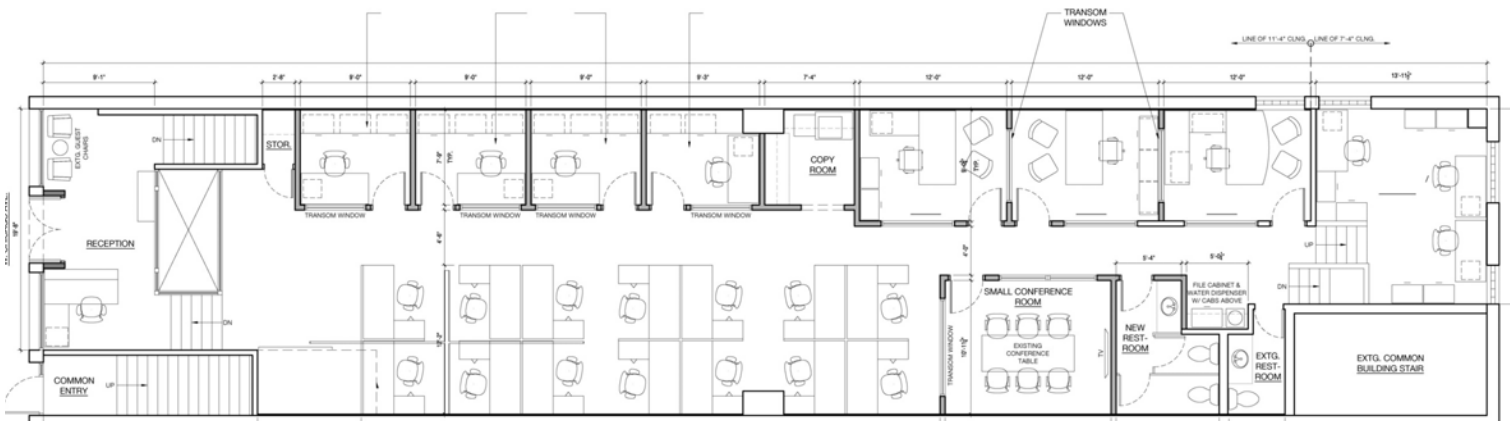
Private Office



Private Office



Private Office



Suite 100 Floorplan: 7 Private Offices, Small Conference Room, 17 Cubicles, Copy Room, Private Restrooms

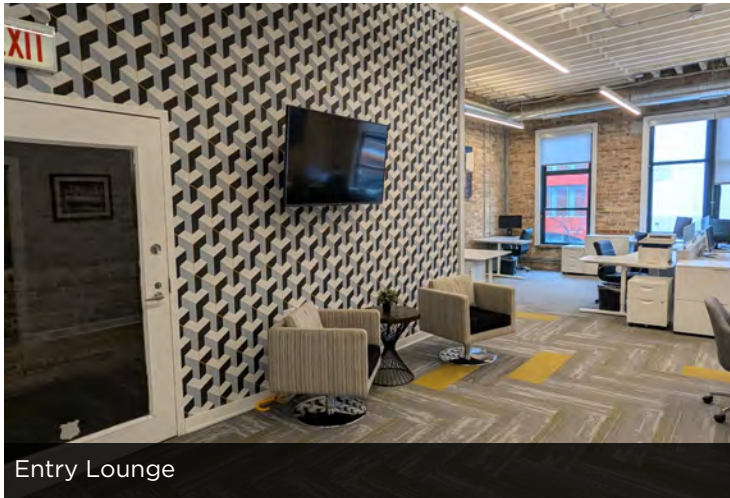
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SUITE 200: +/-1,300 - 2,750 SF



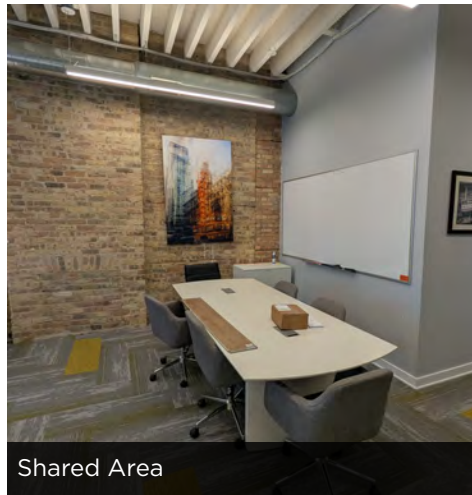
Entry Lounge



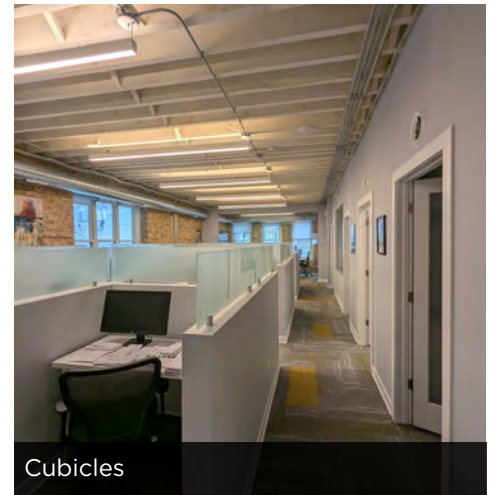
Private Offices



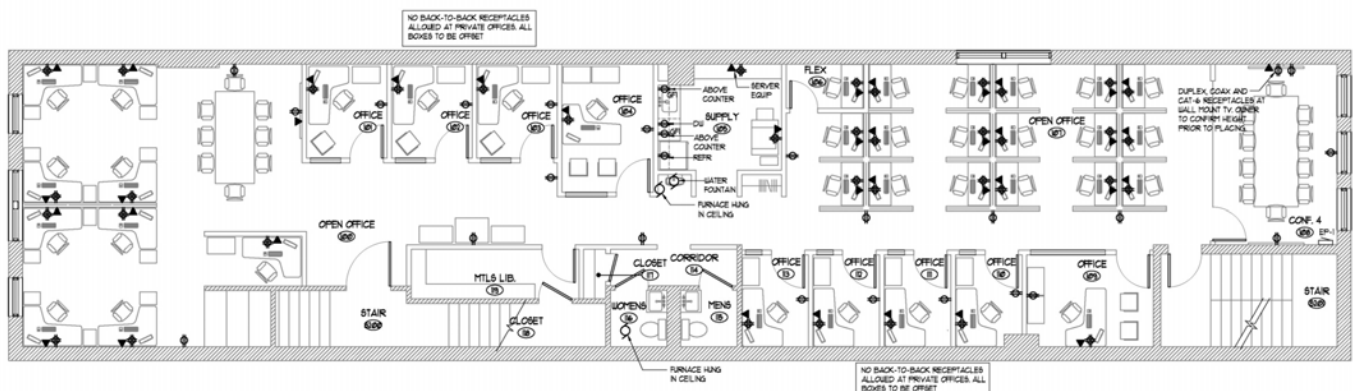
Cubicles



Shared Area



Cubicles



Suite 200 Floorplan: 9 Private Offices, Small Conference Room, 27 Cubicles, Shared Area, Copy Room, Private Restrooms

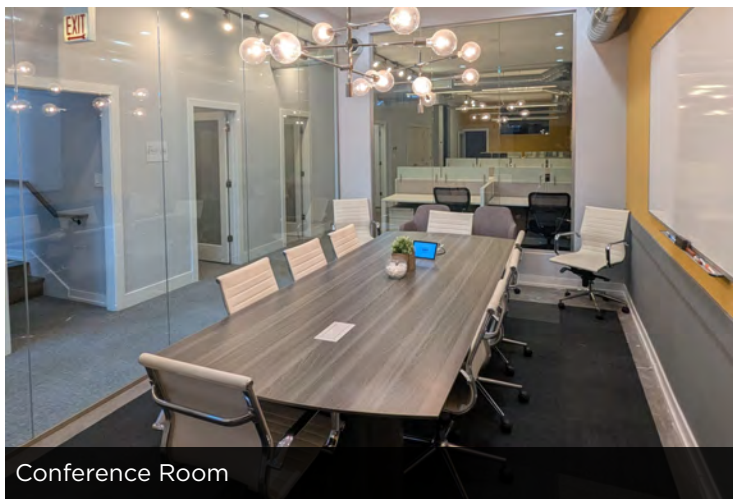
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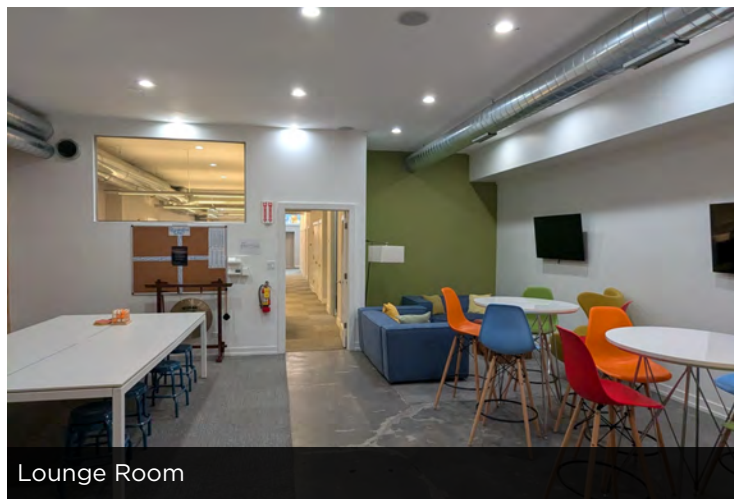
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LOWER LEVEL: +/-1,300 - 2,600 SF



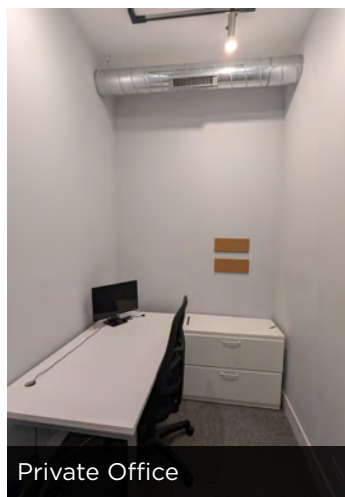
Conference Room



Lounge Room



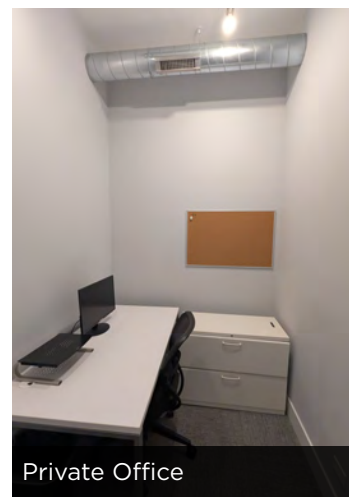
Cubicles



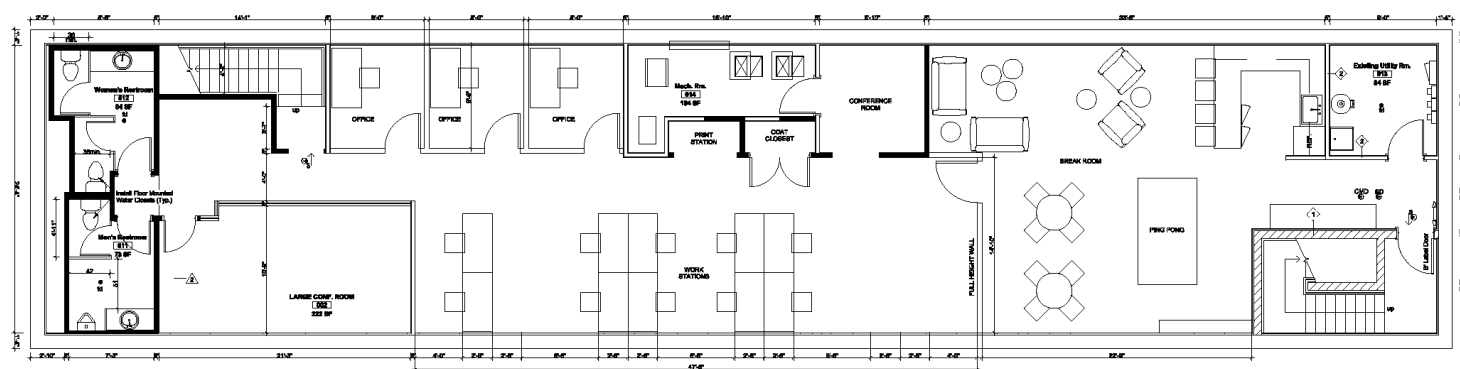
Private Office



Flex Room



Private Office



Lower Level Floorplan: 4 Private Offices, Large Conference Room, 10 Cubicles, Flex Area, Lounge Room, Private Restrooms

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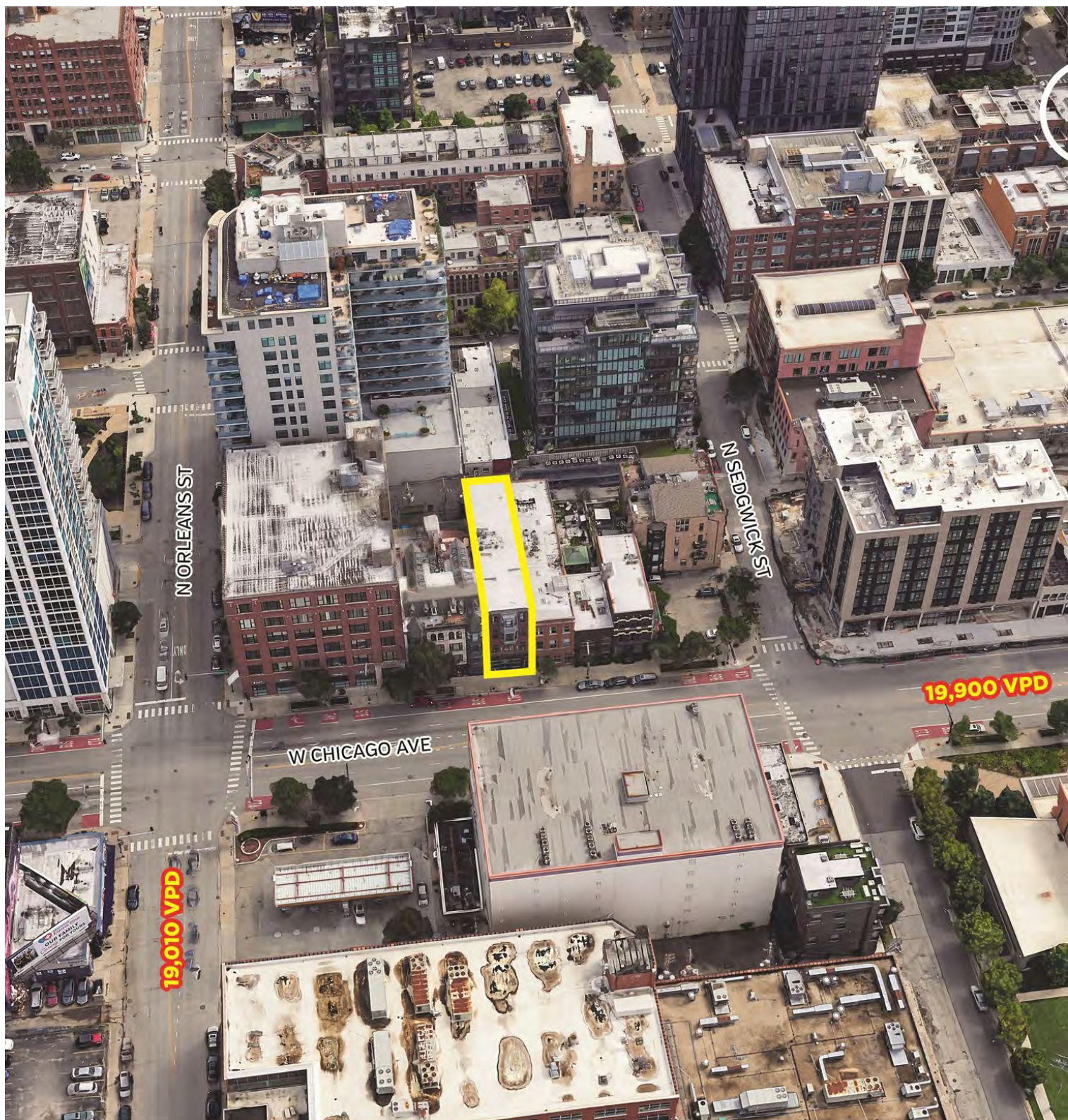
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PROPERTY AERIAL



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RETAILER MAP



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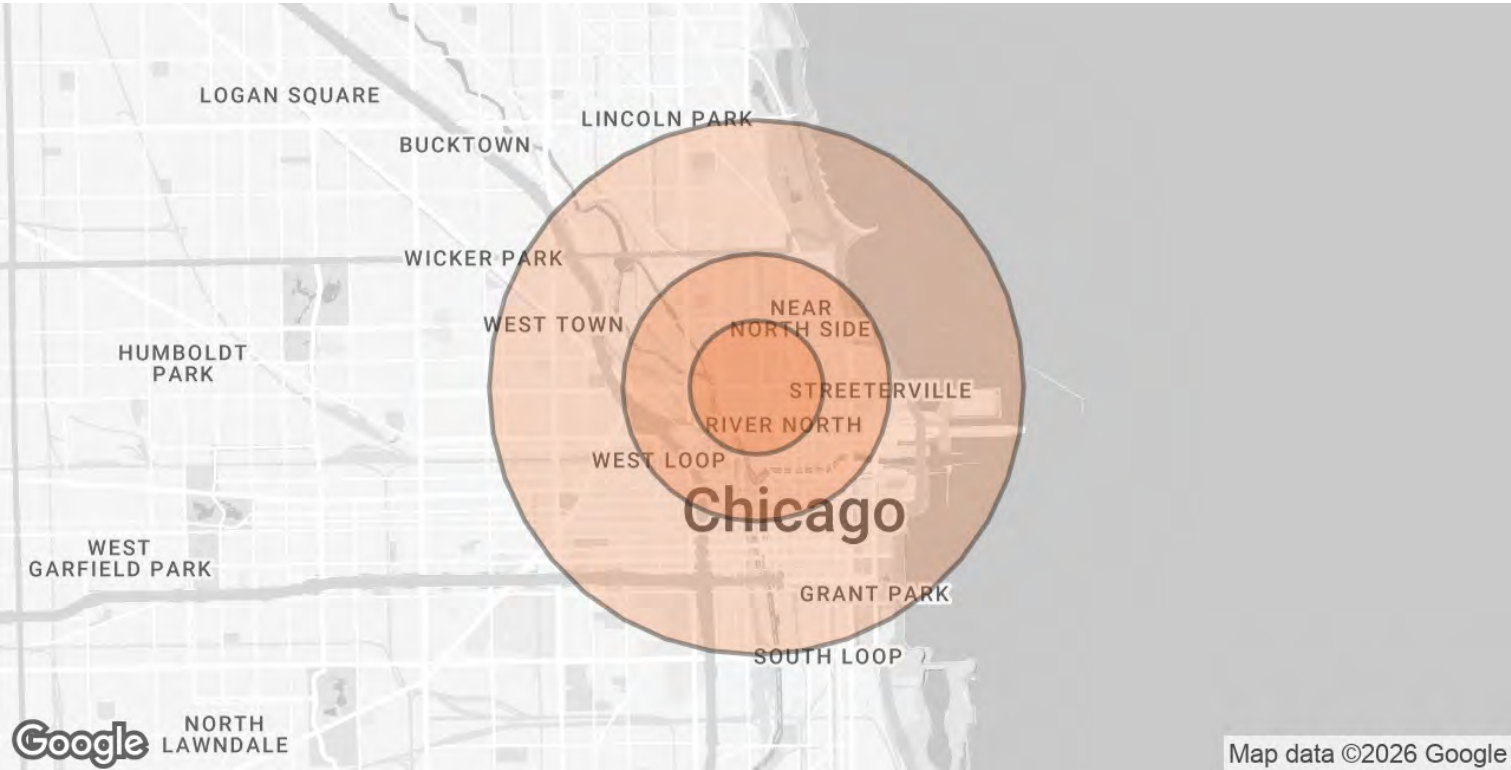
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	27,777	107,009	251,003
AVERAGE AGE	32.6	36.2	34.8
AVERAGE AGE (MALE)	33.0	36.2	35.4
AVERAGE AGE (FEMALE)	31.8	35.7	34.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	17,022	67,422	144,523
# OF PERSONS PER HH	1.6	1.6	1.7
AVERAGE HH INCOME	\$191,532	\$188,937	\$194,625
AVERAGE HOUSE VALUE	\$554,751	\$653,149	\$668,465

2023 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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