

FOR SALE

10,632 RSF of office and retail space located in South Loop, surrounded by diverse retailers with easy access to I-90 and public transportation. 52.75% occupied with long-term lease in place with an excellent credit tenant.

622 WEST ROOSEVELT

\$800,000 PRICE REDUCTION



BA BRADFORD
ALLEN

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For more information or to arrange a tour, please contact:

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622 WEST
ROOSEVELT

FOR INVESTORS OR OWNER-OCCUPIERS

622 W. ROOSEVELT | \$2,275,000

10,632 RSF - 52.75% leased (1st floor and lower floor
leased to a national dispensary)

The building has undergone a complete
renovation, which includes:

- New elevator and roof
- Upgraded HVAC systems
- Widened stairwells
- High ceilings
- New in-suite bathrooms
- New elevator lobby
- New interior and exterior doors
- Acreage: .13 acres
- On-site parking behind building
- Located in DS-3 Downtown Service
District enterprise zone, no transfer tax upon sale
- Real Estate Tax Parcels: 17-16-331-030-0000



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SOUTH LOOP DEVELOPMENTS AND DEMOGRAPHICS

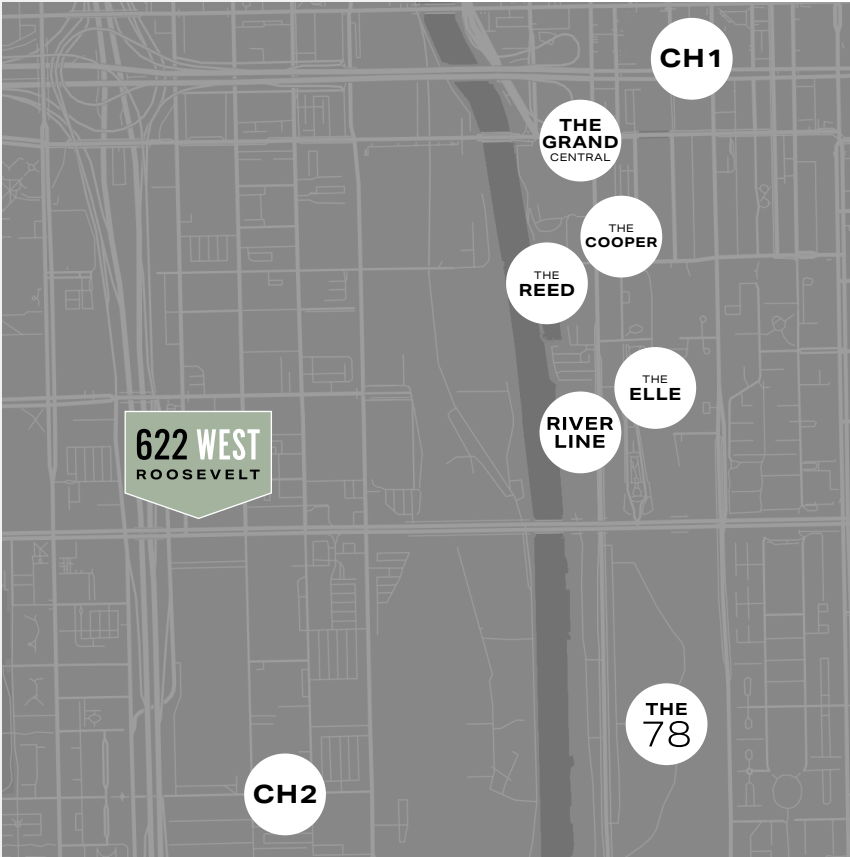
CH1 & CH2 DATA CENTERS: CoreSite Realty completed the 443,000 SF CH1 data center in 2011 and the 176,000 SF CH2 in 2020. CH2 stands out as an energy-efficient facility with strong connectivity and sustainable design.

THE 78: Related Midwest is developing a 62-acre site with \$7 billion in investments planned, featuring 12+ acres of green space, a new CTA Red Line station, 13 million SF of commercial space, and thousands of residential units. The White Sox and Chicago Fire are considering this site for a new stadium.

RIVERLINE: CMK Companies' Riverline is an 8-acre redevelopment along the South Branch, zoned for 1,000+ residential units, retail spaces, a public riverwalk, and a water taxi stop.

THE ELLE & GRAND CENTRAL: Wood Partners developed two residential buildings, The Elle (490 units) and Alta Grand Central (346 units), offering premium amenities like fitness centers, EV charging, and rooftop terraces.

SOUTHBANK: Lendlease completed Southbank's second phase, a 7-acre development featuring 2 acres of public green space. The Cooper, a 460-unit high-rise, opened in 2018, and The Reed, a mixed-use high-rise, was completed in 2023.

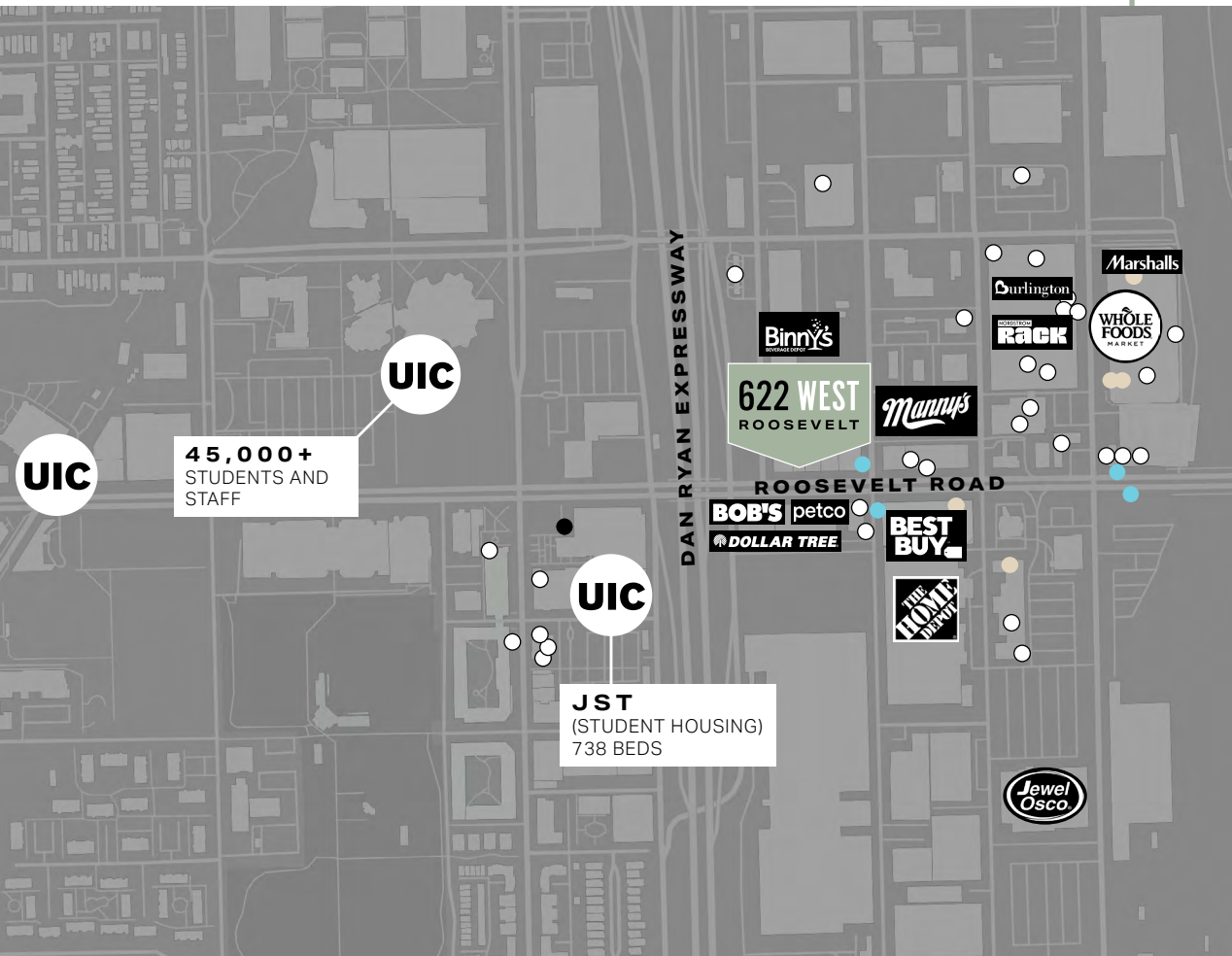


MILES	1	2	3
2024 POPULATION	67,881	219,360	416,180
DAYTIME EMPLOYMENT	128,868	563,485	725,043
HOUSEHOLDS	34,441	116,045	218,288
AVG. HOUSEHOLD INCOME	\$127,360	\$138,177	\$133,177
MEDIAN AGE	33.6	35.1	35.4

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DYNAMIC AND BUSTLING SURROUNDINGS

**622 WEST
ROOSEVELT**



○ RETAIL & CONVENIENCE

- | | |
|--------------------------|-----------------------|
| Binny's Beverage Depot | Jewel Osco |
| Bob's Discount Furniture | Whole Foods |
| Banfield Pet Hospital | DSW |
| CBD Kratom | Marshalls |
| South & West Loop Dental | Petsmart |
| The Vitamin Shoppe | Panera |
| American Mattress | BP |
| Petco | Bank of America |
| Dollar Tree | Portillo's |
| Home Depot | Eppel's |
| Best Buy | Buffalo Wild Wings |
| JOANN Fabric and Crafts | Noodles and Company |
| Chipotle | Potbelly |
| Chick-fil-A | Naf Naf Grill |
| Sherwin Williams | Jason's Deli |
| Manny's | White Palace Grill |
| Sola | Dunkin' |
| Staples | Ghereeb Nawaz |
| Dick's | Paul Mitchell School |
| Nordstrom Rack | Subway |
| Verizon | Popeyes |
| Men's Warehouse | Van Cleef Hair Studio |
| Burlington | Ph.D Pub |
| Chase Bank | Fisherman's Fabrics |

● NEARBY TRANSIT

- CTA Bus Lines 8, 12, 18, 24, 62
- Dan Ryan Expressway

● POINTS OF INTEREST

- University of Illinois Chicago
- UIC Forum
- St. Ignatius College Prep

● FITNESS & HEALTH

- LA Fitness
- ATI Physical Therapy
- UChicago Medicine
- Chiro One
- CorePower Yoga

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