



1140-1142 WEST MADISON ST

OFFICE SPACE FOR LEASE

WEST LOOP

SPACE DETAILS

SPACE AVAILABLE

- ▶ Unit 204: 1,204 square feet
- ▶ Unit 207: 1,641 square feet
- ▶ Unit 405: 1,600 square feet

RENTAL RATE

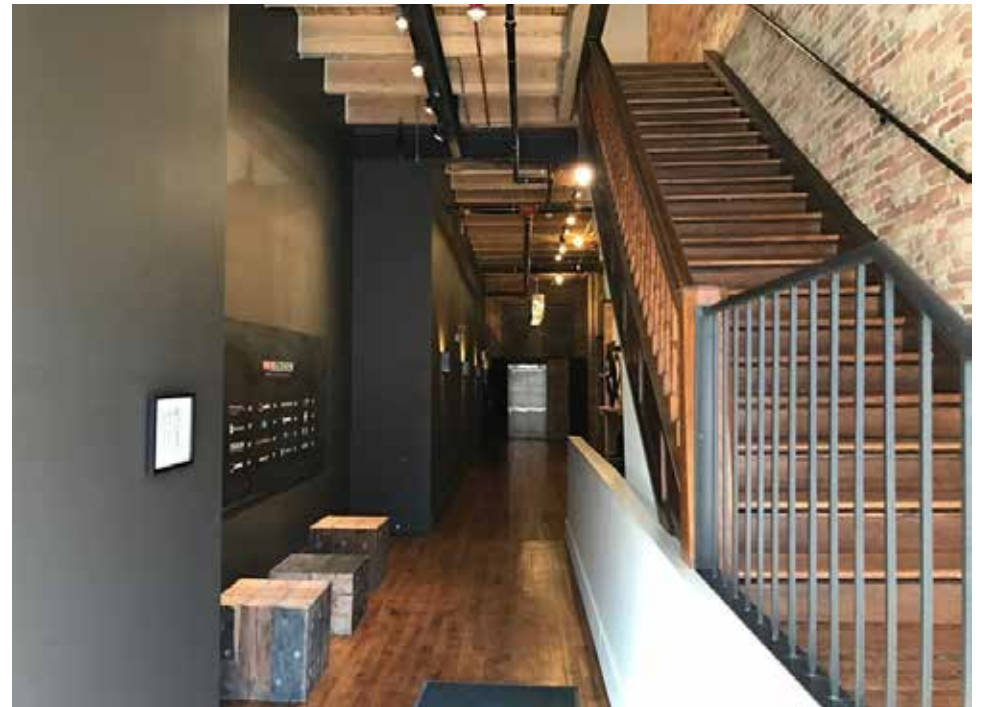
- ▶ Unit 204: \$26.00 psf mg
- ▶ Unit 207: \$26.00 psf mg
- ▶ Unit 405: \$26.00 psf mg

COMMENTS

- ▶ Fantastic office space for lease in amazing West Loop location!
- ▶ Office spaces include exposed brick & ductwork, original & well-preserved hardwood floors, and timber ceilings
- ▶ Unit 405 built out with conference room and kitchenette
- ▶ Unit 500 is a beautiful built out space with rooftop deck! Office space has open work space, kitchenette, one conference room, three privates (two large enough to double as additional conference rooms if needed). Flexible terms and included furniture also available.
- ▶ Tenant bike room with storage and free shared bikes
- ▶ Very secure building with grand lobby, elevator and loading dock access
- ▶ Property has easy access to 90/94 (Kennedy & Eisenhower Expressways) and the CTA Morgan Green/Pink L station
- ▶ Just steps away from all the restaurants, retail and nightlife the incredibly popular West Loop has to offer! Neighborhood includes an excellent blend of loft office space, residential condominiums and apartments, nightclub, bars, and tons of premier restaurants and retail shops nearby.
- ▶ Zoning: DX-3

DEMOGRAPHICS

	1 MI	3 MI
POPULATION	55,412	476,117
HOUSEHOLDS	29,143	235,248
MEDIAN HH INCOME	\$114,660	\$95,365
DAYTIME EMPLOYEES	182,607	822,225



*No representation or warranty is made to the accuracy herein.
All broker opinions are subject to market conditions.*

SPACE DETAILS

UNIT 500



SPACE DETAILS

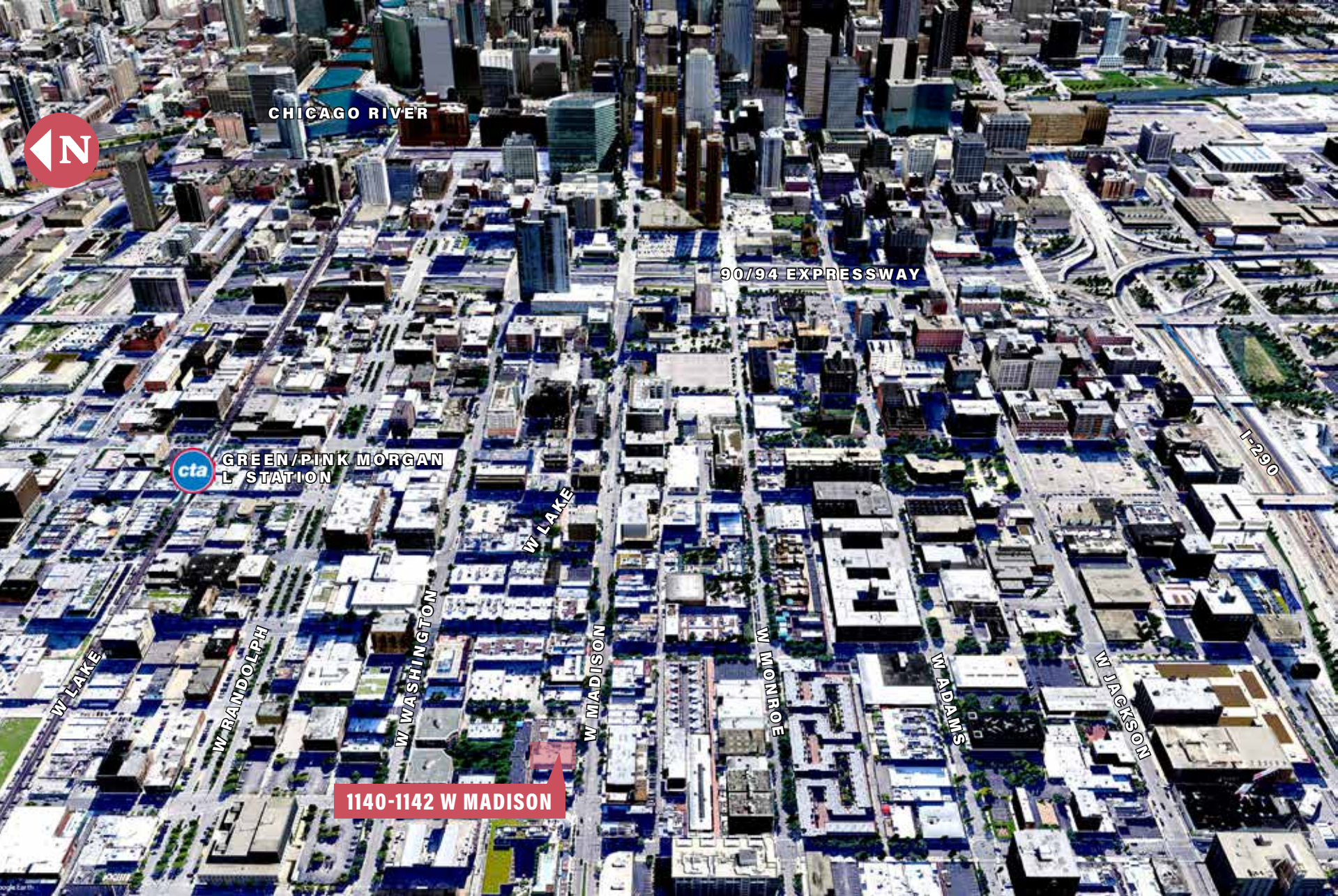
UNIT 500



AREA MAP

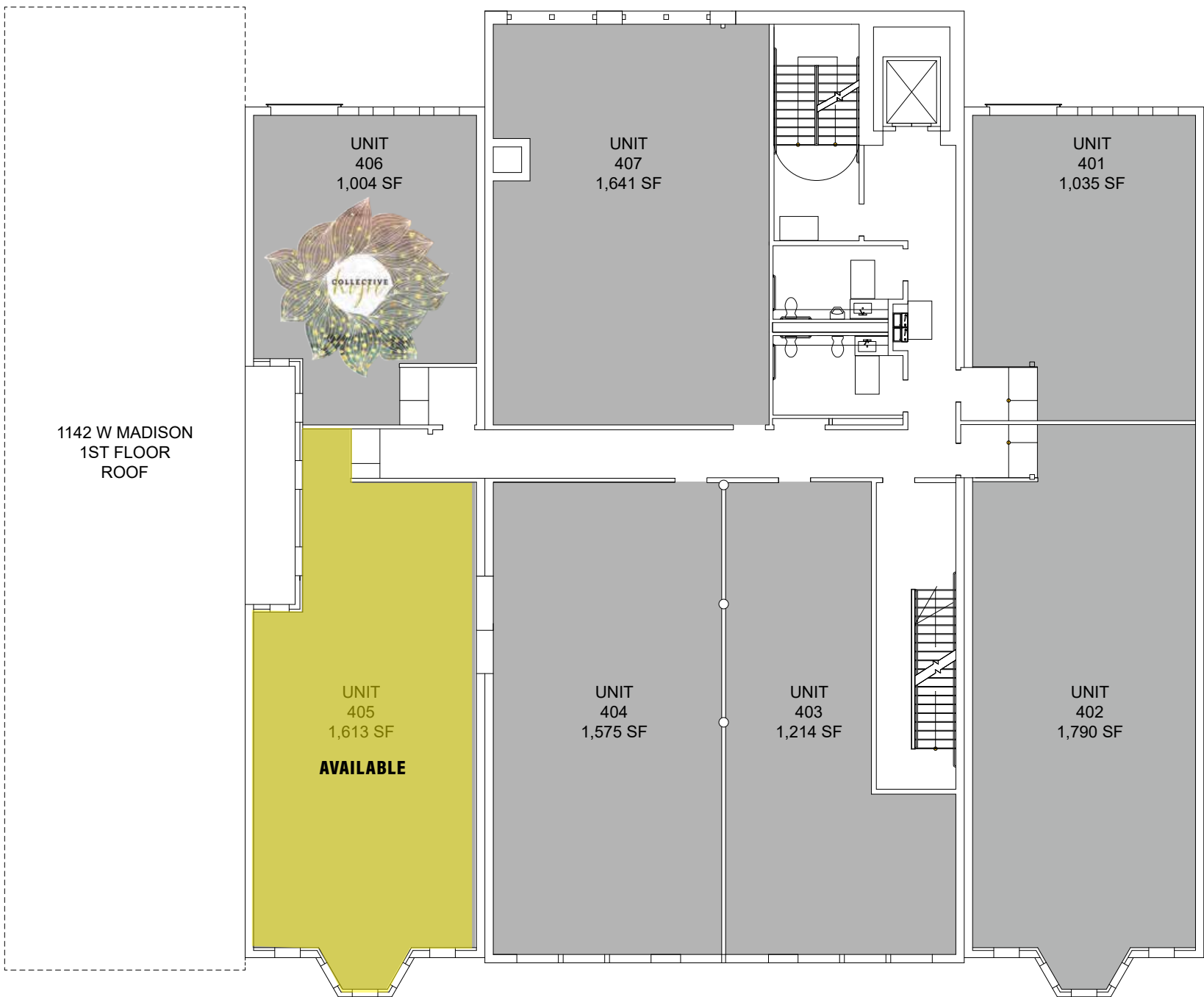


AERIAL MAP



FLOOR PLAN

FOURTH FLOOR





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EXCLUSIVE AGENT

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