

# 1301 WEST MADISON ST

**RETAIL FOR LEASE** 

WEST LOOP

### **PROPERTY** DETAILS

#### SIZE

Approximately 4,847 RSF

#### **RENTAL RATE**

\$45.00/SF Net

#### HIGHLIGHTS

- ► Amazing retail space available immediately in great West Loop location!
- ► Currently built out as a physical therapy office but works for a variety of retail uses!
- ▶ Join the West Loop's culture of restaurants, arts, and new tech companies in this highly trafficked, highly visible area
- ►Inventive, global eateries and major retailers line the area along with luxurious residential office and apartments
- ► Neighboring restaurants include the likes of Au Cheval, The Girl and the Goat, Little Goat and Nobu
- ► Nearby hotels include Soho House Hotel, Nobu Hotel, and Equinox Hotel

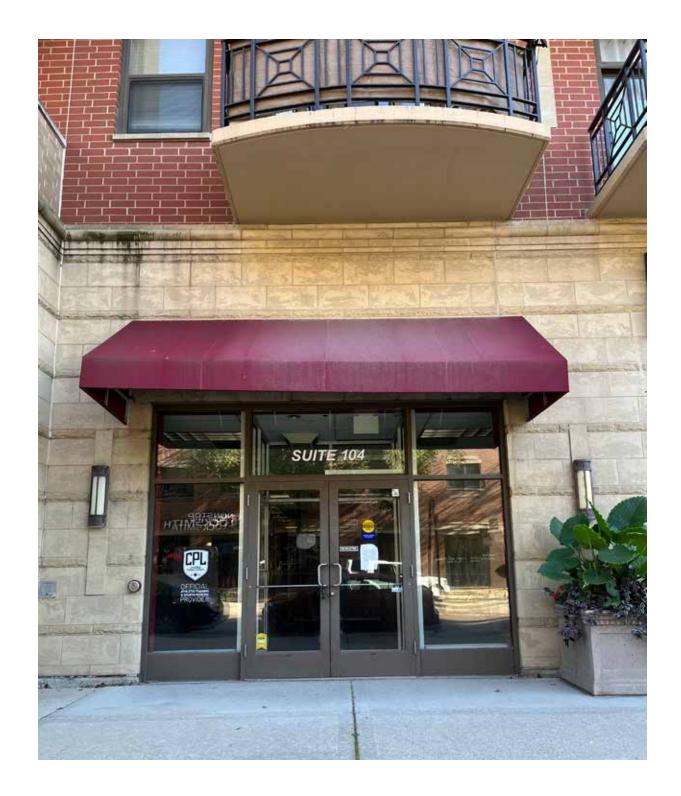
►HOA fees: \$3.62 psf/year

► CAM: \$1.62 psf/year ► Taxes: \$8.82 psf/year

#### **DEMOGRAPHICS**

	1 MI	3 MI
TOTAL HOUSEHOLDS	28,841	244,472
MEDIAN HH INCOME	<b>\$</b> 106,077	\$105418
TOTAL POPULATION	56,077	501,780
DAYTIME EMPLOYEES	107,041	747,113

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



### **SPACE** PHOTOS









## **SPACE** PHOTOS









# **SPACE** PHOTOS



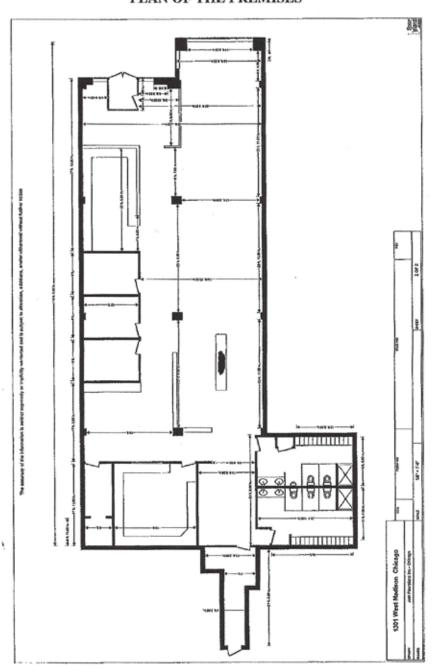




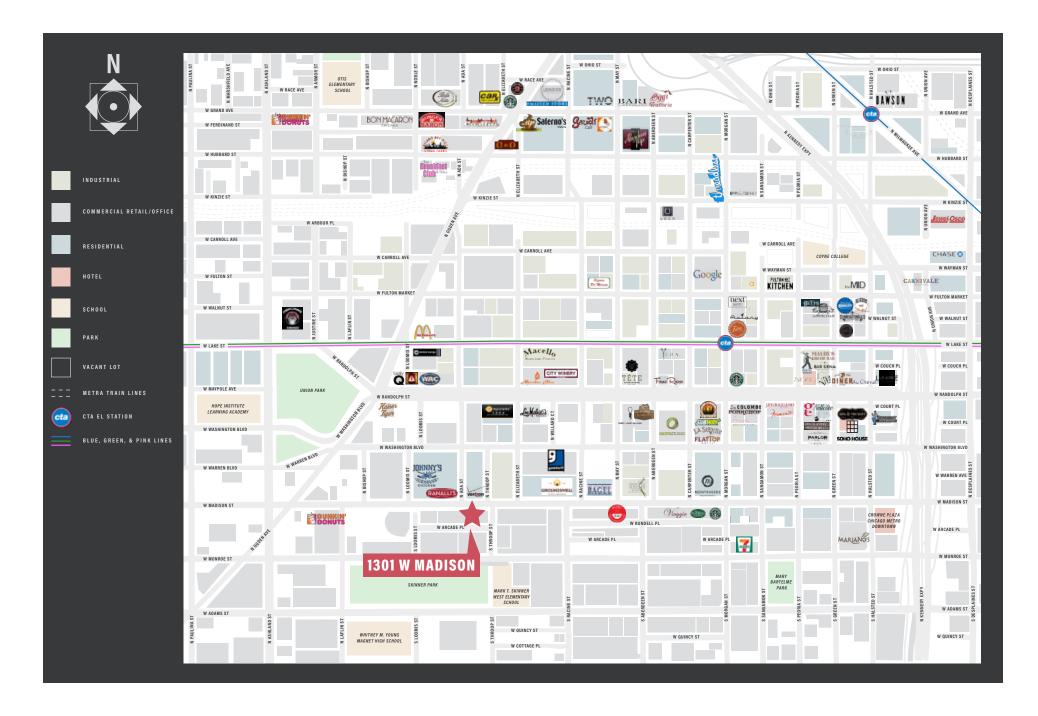


### **FLOOR** PLAN

EXHIBIT B
PLAN OF THE PREMISES



### **AREA** MAP





1301 WEST
MADISON
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**EXCLUSIVE AGENTS** 

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