



CRE ADVISING

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	\$106,077	\$105,418
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



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AREA MAP



- INDUSTRIAL
- COMMERCIAL RETAIL/OFFICE
- RESIDENTIAL
- HOTEL
- SCHOOL
- PARK
- VACANT LOT
- METRA TRAIN LINES
- CTA EL STATION
- BLUE, GREEN, & PINK LINES





**1301 WEST
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EXCLUSIVE AGENTS

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