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## South Green

2ND GENERATION WEST LOOP OFFICE SPACE AVAILABLE



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## South Green



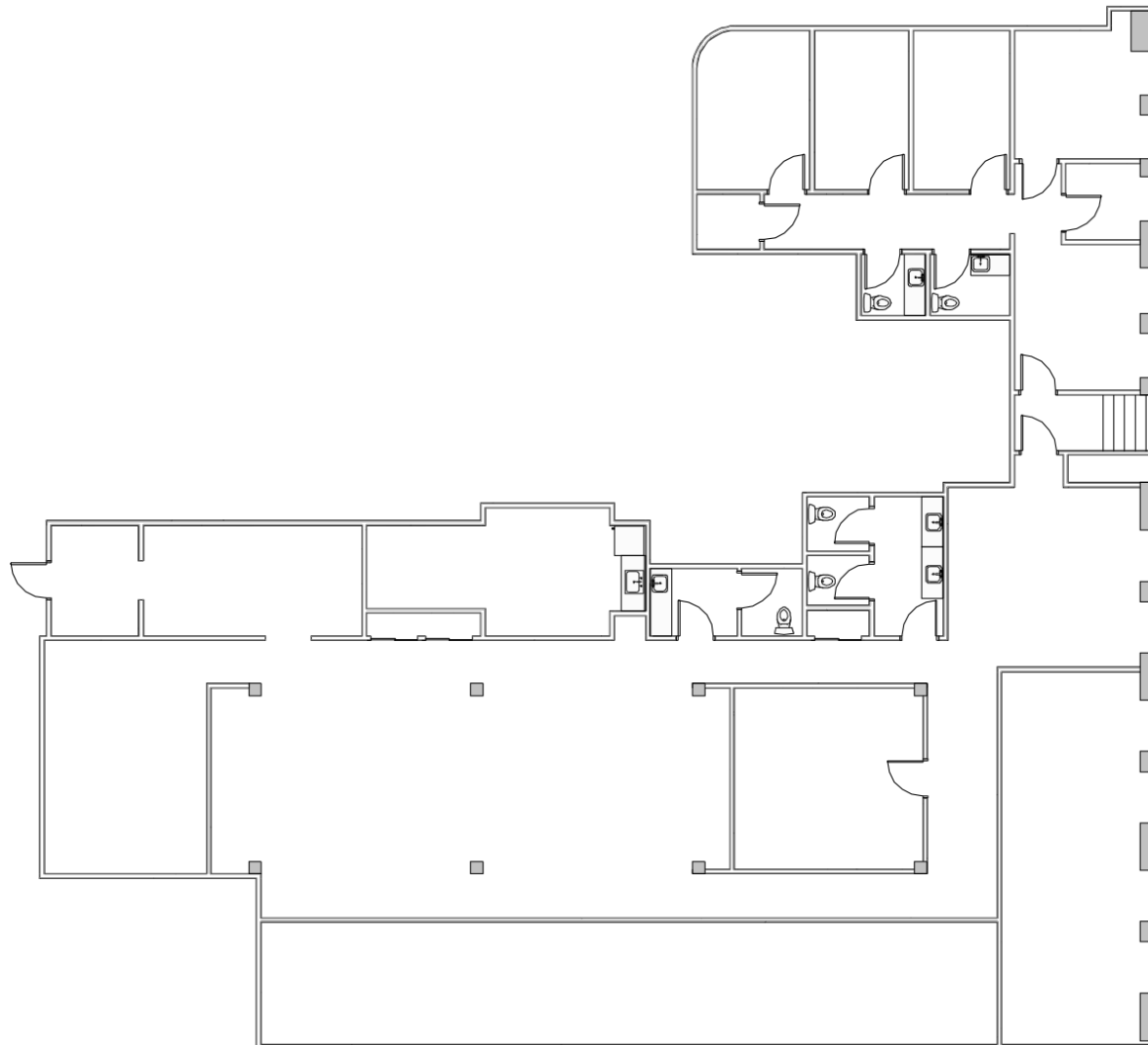
## LEASING SUMMARY

<b>ASKING RENT:</b>	\$25/RSF MG
<b>SPACE AVAILABLE:</b>	6,085 RSF
<b>DATE AVAILABLE:</b>	Immediate
<b>ZONING:</b>	DX-5
<b>CONDITION:</b>	2nd Generation
<b>SUB-MARKET:</b>	West Loop

## LEASING HIGHLIGHTS

- 2nd generation office space in highly desirable West Loop neighborhood.
- Timber & beam construction space with excellent existing conditions.
- Located 1 block from UIC and Halsted Blue Line CTA Station and easily accessible to 90/94 Expressways.
- Surrounded by notable developments and high density.
- In close proximity to Fulton Market, UIC, & Illinois Medical District submarkets.
- Exterior signage available.

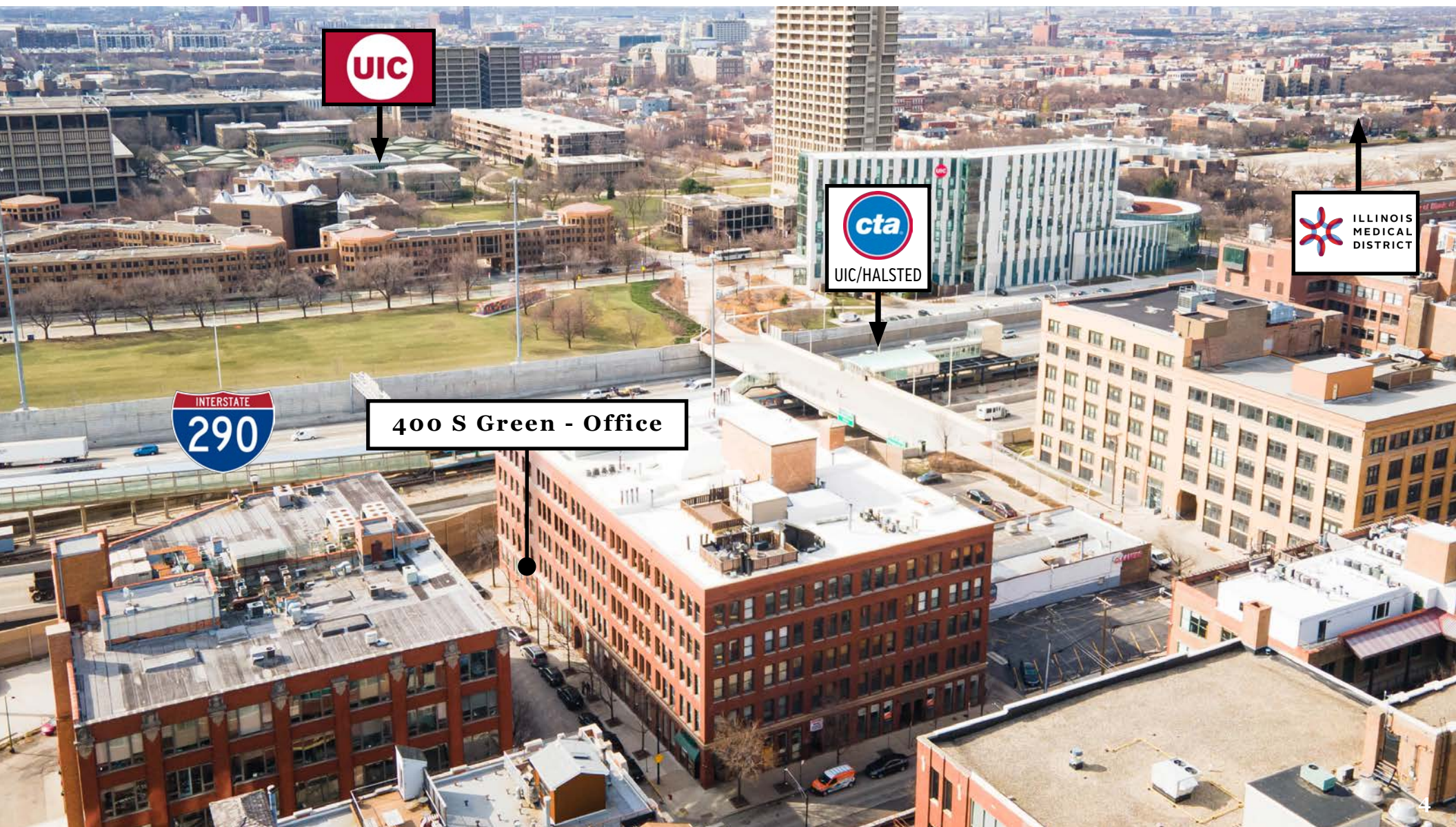
# FLOORPLAN



GREEN STREET



# IMMEDIATE AREA AERIAL





# AREA DESCRIPTION

The West Loop/Fulton Market is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country and recently ranked by TimeOut as one of the top 20 coolest neighborhoods in the world. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The area has evolved into a must-see destination for locals and visitors who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elske, Roister, Oriole, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, Nando's and Roti. Other well-known dining options include Girl and the Goat, Little Goat, Monteverde, Beatrix, Swift and Sons, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.

The neighborhood's international reputation continues to grow with the expansion of Google's Midwest headquarters, and the opening of McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and The Emily Hotel. Other companies calling the West Loop home include Uber, Ernst & Young, WPP, LinkedIn and Twitter. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid, Aesop and Blue Mercury.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

## NEIGHBORHOOD SNAPSHOT

**MEDIAN AGE**  
33



**AVERAGE INCOME  
PER HOUSEHOLD**  
\$135,000

**ESTIMATED  
DAYTIME  
POPULATION**  
94,000



**ESTIMATED  
POPULATION**  
52,000

**NEIGHBORHOOD  
HOTEL ROOMS**  
940+



**2018 MICHELIN  
RECOGNIZED  
RESTAURANTS**  
15

## WEST LOOP MARKET ANALYSIS

17M

**SF UNDER CONSTRUCTION  
AND PROPOSED/APPROVED**

9,000

**MULTI-FAMILY UNITS  
UNDER CONSTRUCTION  
AND PROPOSED/APPROVED**

1,490

**HOTEL ROOMS  
UNDER CONSTRUCTION AND  
PROPOSED/APPROVED**

# NOTABLE AREA TENANTS



*rose mary*

932 W Fulton



1000 W Fulton



820 W Lake



809 W Randolph



108 N Green

restaurant  
**BEATRIX**

834 W Fulton



849 W Randolph



167 N Sangamon



1000 W Randolph

BILLY REID

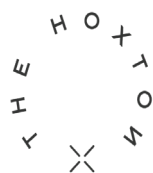
845 W Randolph

*allbirds*

833 W Randolph

*Free  
People*

1101 W Randolph



844 W Lake



113 N Green

NOBU HOTEL  
CHICAGO

854 W Randolph

the  
emily  
hotel

311 N Morgan

INTRODUCING  
EQUINOX  
HOTELS

725 W Randolph

**H**  
HYATT  
house™

113 N May



**dyson**

Dyson  
40,000 SF

**Google**

Google  
466,000 SF



McDonalds  
485,000 SF

**WPP**

WPP  
250,000 SF

**AspenDental**

Aspen Dental  
230,000 SF

**Mondelēz**  
International

Mondelez  
200,000 SF

This map illustrates the Chicago Loop area, a central business district. The grid of streets is labeled with names such as Randolph, Washington, Madison, Monroe, Adams, Jackson, Van Buren, and Loomis. Various logos for businesses and public spaces are placed within the grid cells, including the Chicago Police Training Division, Skinner West Elementary, Target, and numerous restaurants and shops. The map also features the CTA logo and the Interstate 90/94 shield, indicating the location of the Loop relative to the city's major transportation infrastructure.



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### **SVN® CHICAGO COMMERCIAL**

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[www.svnchicago.com](http://www.svnchicago.com)

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The information listed in this brochure has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.



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