



CLICK FOR VIRTUAL TOUR



# 1014

## West Monroe

WEST LOOP RETAIL SPACE AVAILABLE LOCATED 1-BLOCK FROM MARY BARTELME PARK



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### LEASING SUMMARY

ASKING RENT:	\$28/SF NNN
SPACE AVAILABLE:	1,300 SF
EST. PASS THRU:	\$10.37/SF
DATE AVAILABLE:	Immediate
FLOOR:	Ground
ZONING:	DX-5
SUB-MARKET:	West Loop

### LEASING HIGHLIGHTS

- Excellent West Loop location on highly trafficked street
- Floor-to-ceiling storefront allowing for maximum exposure
- Existing buildout with open floorplan and ADA bathroom
- Easy access to public transportation via the UIC & Morgan CTA Stations
- One block from Mary Bartelme park and surrounded by notable developments
- Excellent co-tenancy with Laquer Nail, Barefoot Yoga, Rosin Eyecare, and Sydnee's Pet grooming all driving foot traffic to the building

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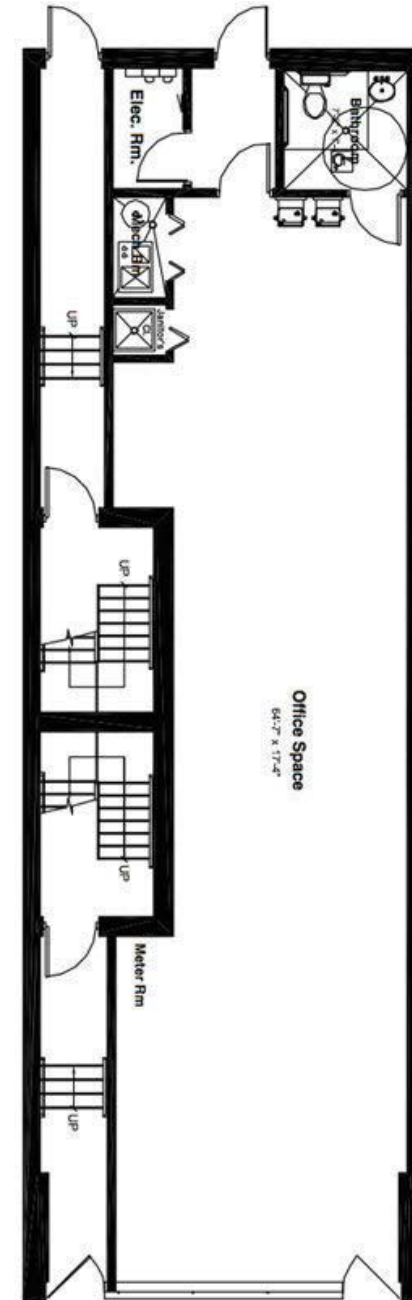
## West Monroe

GROUND FLOOR  
FLOOR PLAN

1,300 SF  
AVAILABLE



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MONROE STREET

*\*Plans not to scale & not reflective of current space conditions*

# 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



932 W Randolph



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

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

# AREA MAP





# PROXIMITY TO MARY BARTELME PARK



**Mary Bartelme  
Park**

**1014 W Monroe**





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### **SVN® CHICAGO COMMERCIAL**

940 West Adams Street, 2nd Floor  
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[www.svnchicago.com](http://www.svnchicago.com)

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