

211 W. Wacker Dr., Chicago, IL

**\$30.00/SF NNN**



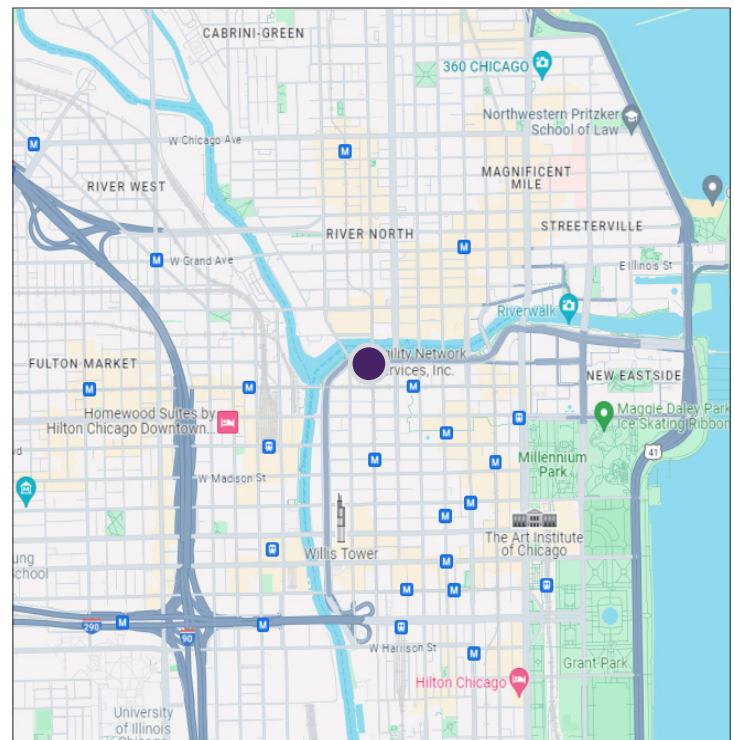
## Property Highlights

- 779 SF turn-key office space
- Nicely appointed office with high-end finishes and incredible views
- Part of 160,000 SF landmark building
- 24-hour access, state-of-the-art technology and recently full modernization of the elevators
- Prime downtown location with the Merchandise Mart CTA stops across the street, multiple bus stops and I-90 in very close proximity.
- Excellent location is surrounded by everything: The Merchandise Mart, Chicago Theatre, Chicago River Walk, a multitude of upscale restaurants, spas and boutiques
- Traffic count: 26,394 vehicles daily
- Zoning: DC-16

## Property Overview

Available for lease is a 779 square foot office space in a 160,000 square foot landmark building in the Loop. The unit is move-in ready with open areas, state-of-the-art amenities and gorgeous views. Excellent access to transportation. Co-tenants in the area include the Merchandise Mart and all of its shops, restaurants, services and amenities, Chicago Theatre, the Chicago Riverwalk, Chicago Cut Steak House, River Roast, Gibson's Italia, Prime and Provisions, the Chicago Theatre, and many more high-end restaurants, entertainment venues, boutiques, gyms and more.

The Loop submarket is a highly desirable location due to its proximity to restaurants, shopping, entertainment and other amenities. Specifically, this high visibility location is just a few blocks away from Merchandise Mart Park and has easy access to public transportation, parking and expressways. This busy corridor benefits from the high traffic and foot counts.



| DEMOGRAPHICS  | 1 Mile    | 3 Mile    | 5 Mile   |
|---------------|-----------|-----------|----------|
| Population    | 123,475   | 415,627   | 869,558  |
| Households    | 72,910    | 218,244   | 402,272  |
| Median Income | \$124,473 | \$112,828 | \$93,095 |

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