

MILLENNIUM PROPERTIES R/E *For Lease: Office And Retail Space in Prime Loop Location*

235 W. Van Buren St., Chicago, IL

\$35.00/SF NNN - Ground Floor
\$24.00/SF NNN - Second Floor



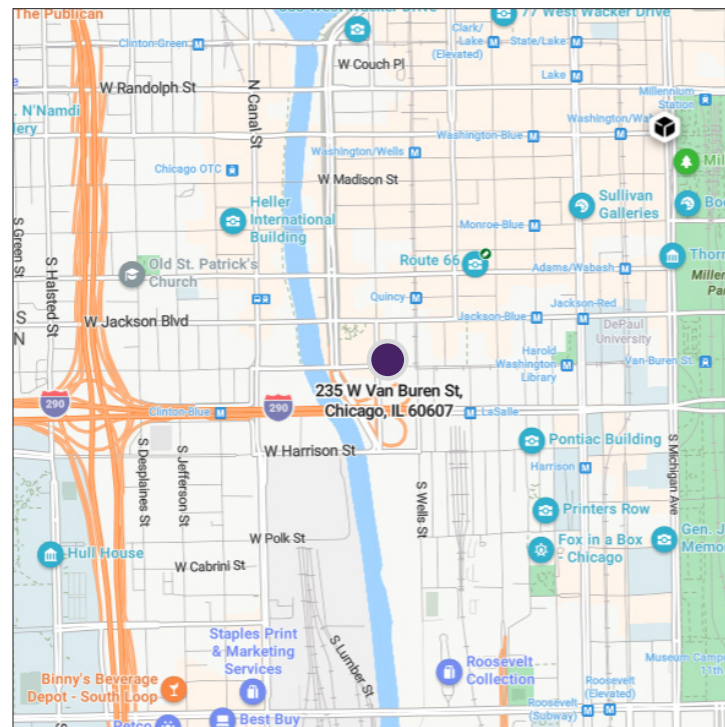
Property Highlights

- Available spaces
 - 1,565 SF ground floor retail
 - 3,208 SF second floor office/retail
- Perfect for a variety of uses including retail, office, medical office or spa
- Excellent visibility
- Located at the prominent intersection of Van Buren and Franklin Streets
- Easy access to I-90/94 and I-290 expressways
- Businesses in the area: Starbucks, Walgreen's, Dunkin', FedEx Office, theaters, hotels, shopping, and a multitude of restaurants and cafes
- CAM - \$2.28/SF and RET - \$11.41/SF
- Zoning: PD-1053

Property Overview

Available for lease is retail/office space on the ground and second floors of 46-story skyscraper designed by Perkins & Will and built by CMK Companies. Completed in 2010, there are 714 luxury residential condominium units. Both units have floor-to-ceiling windows and high ceilings. Situated adjacent to the Chicago River at the eastern terminus of I-290 and near the Willis Tower and 311 South Wacker Drive building, this location benefits from easy access to public transportation and is just a short walk across the river to the West Loop neighborhood, which is home to some of Chicago's most popular bars and restaurants.

The Loop neighborhood of Chicago benefits from easy access to public transportation, including Union Station, the LaSalle Street Station and the Quincy "L" Station, which services the Brown, Orange and Pink Lines. This vibrant neighborhood hosts a multitude of retail shopping, restaurant, art galleries, hotels and entertainment options.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	85,755	415,826	852,881
Households	47,875	214,235	387,310
Median Income	\$119,510	\$105,077	\$88,740

Daniel J. Hyman
 President | Managing Broker
 (312) 338 - 3003
 dhyman@mpirealestate.com

Susan B. Silver
 Executive Director
 (312) 338 - 3001
 ssilver@mpirealestate.com

mpirealestate.com

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