

# 29

# NORTHWACKER

MODERN DESIGN UNPARALLELED LOCATION

# 29 NORTH WACKER

Baum Realty Group is pleased to offer prominent street level retail space at 29 North Wacker.



## SITE HIGHLIGHTS

±1,371 SF Prominent Loop retail space available

Join BMO Harris Bank, The UPS Store, Taco Fresco, and Be Leaf

Building completed multi-million dollar improvements in 2012 including renovated lobby and new HVAC

Easy access to public transportation

Building tenants include Eugene L. Griffin & Associates Ltd., Baker & Miller and Markoff Krasney LLC

Located within blocks of major transportation centers and freeways

Surrounded by restaurants, business services, shopping and banks

*PLEASE DO NOT DISTURB CURRENT TENANT*

If you have further interest in the tremendous retail site or would like to arrange a showing please contact:

**ALLEN JOFFE**

312.275.3120

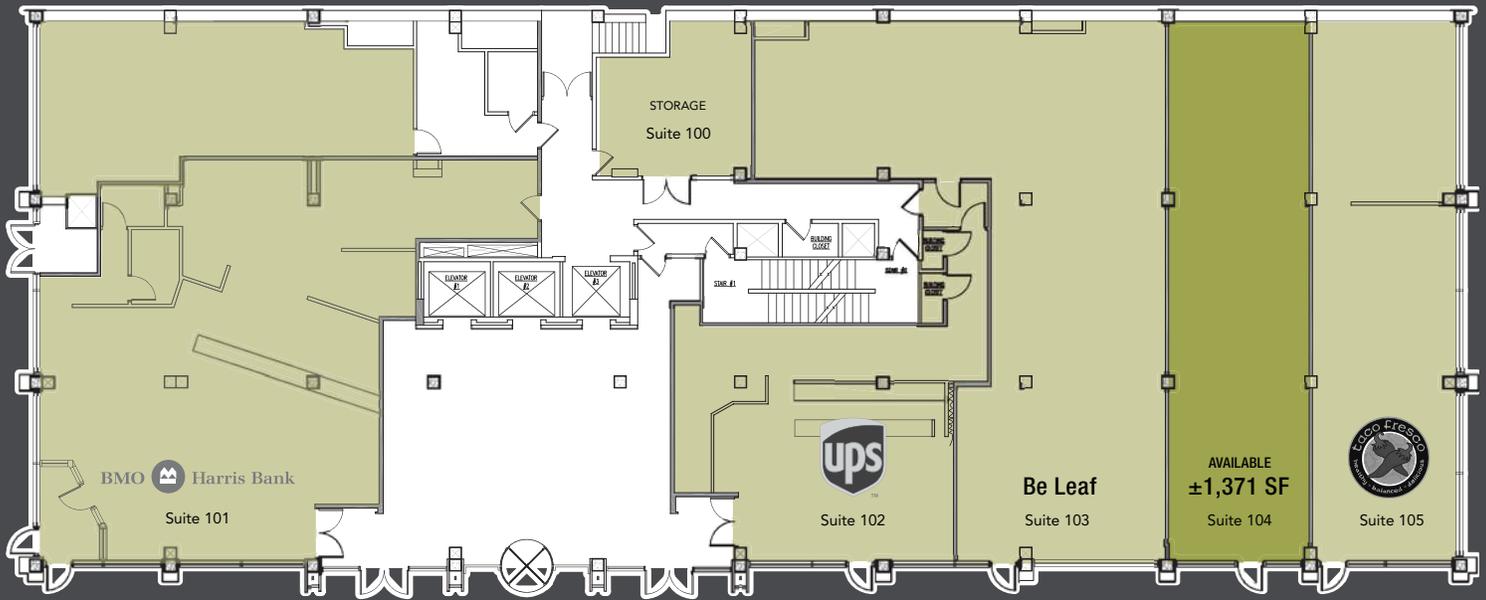
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**DOUG RENNER**

312.275.3137

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WACKER DRIVE - 15,200 VPD

DEMOGRAPHICS	.25 mi	.50 mi	1 mi
Average HHI	\$130,532	\$127,009	\$141,893
Daytime Pop.	104,551	322,928	545,475
Residential Pop.	1,371	13,555	66,745

AVAILABLE SPACE	
Suite 104	±1,371 SF Available

**LOCATION**

Located prominently in the Loop at the corner of Wacker Drive and Washington Street.

One block from Ogilvie Transportation Center and two blocks from Union Station.

One block from Washington / Wells CTA station with Brown, Purple, Orange and Pink line service as well as CTA bus routes 11, 14, 20, 60, 124, 125, 156 & 157.

I-90, I-94 and I-290 two minutes away

**BUILDING HEIGHT**

10 floors, intermediate basement, underground parking

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**BUILDING UPGRADES**

Renovated lobby, corridors and bathrooms

New HVAC and mechanical systems

Enclosed heated executive parking

**YEAR CONSTRUCTED / RENOVATED**

Built in 1951; Renovated in 2012

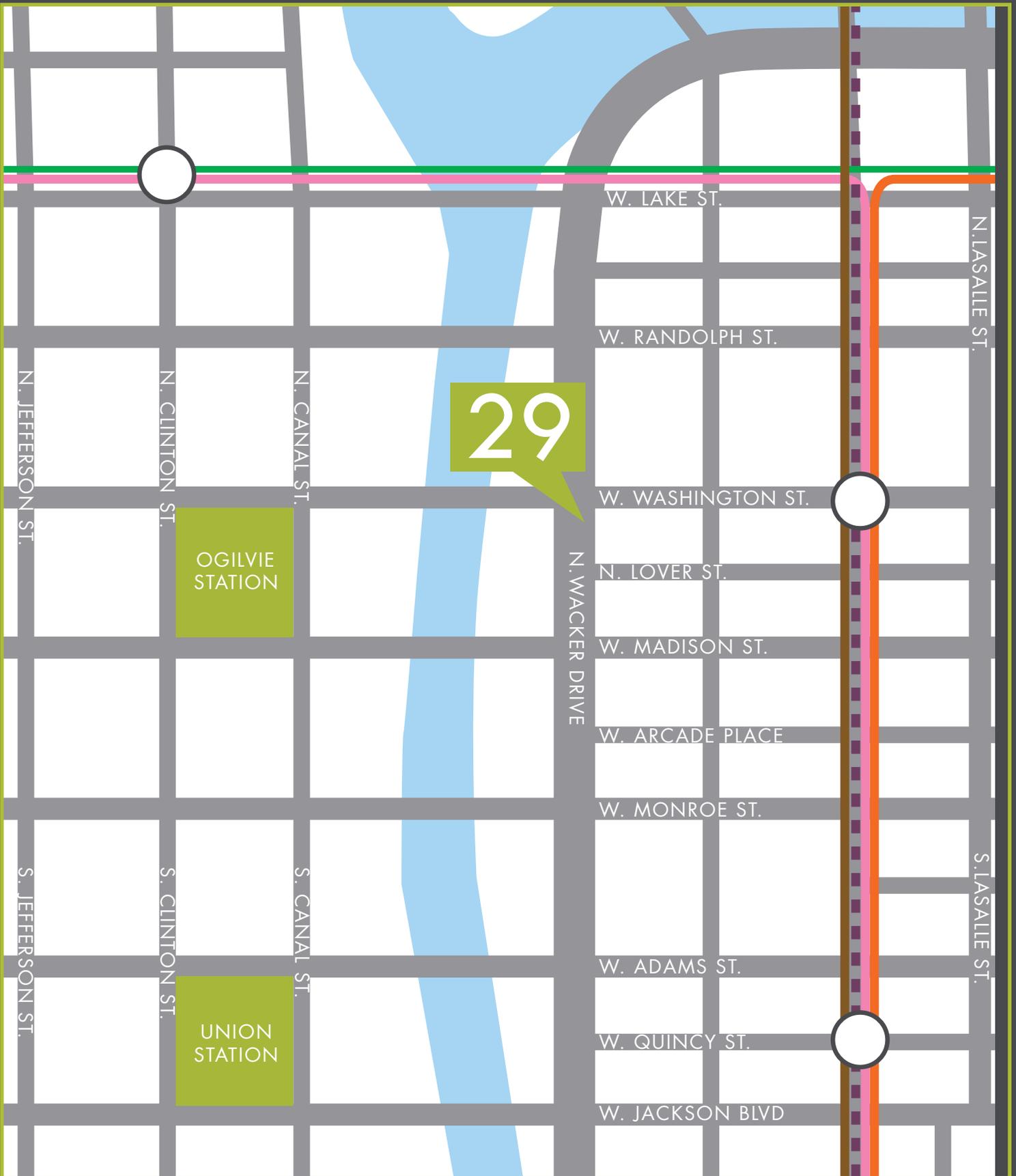
**CEILING HEIGHTS**

9' to grid, 11' to slab

**STRUCTURE**

Masonry with steel and glass facade





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