

440 W. Randolph Street

West Loop Office Space for Sale or Lease

FOR MORE INFORMATION CONTACT:

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Boutique Office Property

For Sale or Lease

AVAILABILITY

SIZE: 22,500 SF (divisible to 5,000 SF for lease only)

SALE PRICE: Please Inquire

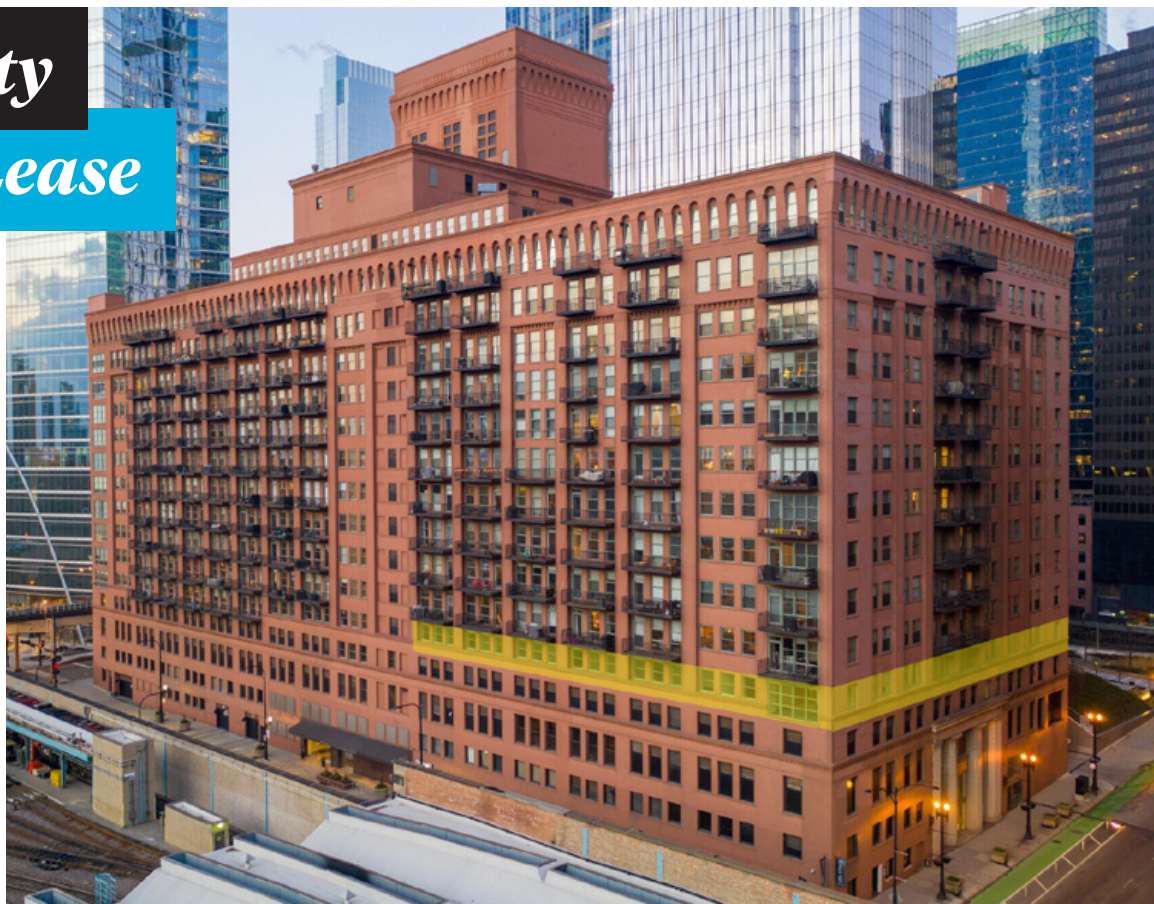
LEASE RATE: Low \$20's Modified Gross

The property is located on the 5th floor of a 15-story mid-rise building, accessed via a private, enclosed street-level lobby entrance with a dedicated elevator. Indoor valet parking is available.

Formerly used in a professional services capacity, existing conditions include abundant perimeter offices, conference rooms, administrative workstations and kitchenette / break rooms.

The property boasts eastern views of the river and the Loop in addition to western views of the bustling West Loop.

Located at the northeast corner of Randolph & Canal, the mixed-use building lies directly across the street from Ogilvie Station and Metra Market, offering unparalleled convenience and abundant amenities only steps away.



440 W. Randolph Street is a privately accessed, boutique office property conveniently located in Chicago's West Loop neighborhood.

VIRTUAL TOUR AVAILABLE: <https://bit.ly/2Sy8rrC>



Building

Highlights

- Private street-level doorman lobby
- Elevator identity
- Existing conditions include abundant private offices and conference rooms
- Dynamic West Loop location steps from public transit and amenities
- Indoor valet parking
- Low property taxes
- Incredible value as compared to neighborhood lease rates
- Vertically separated, "best of both worlds" ownership structure with upper floor residential keeping real estate taxes depressed but no condominium / HOA fees



Dedicated Street-Level Private Entrance



Private Street-Level Lobby with Dedicated Elevator

BUILDING INFORMATION

PROPERTY SIZE:	22,500 RSF
BUILDING HEIGHT:	15 stories (<i>property on the 5th floor</i>)
OWNERSHIP:	Fee Simple (<i>no HOA fees</i>)
HVAC:	Dedicated system serving property
ELEVATOR:	Dedicated passenger elevator serving property



Reception Area

Building

Photos



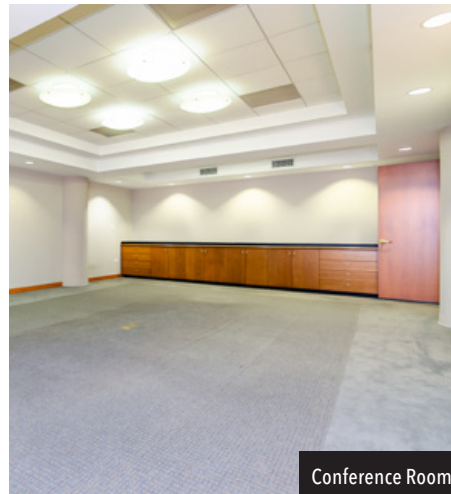
Perimeter Corner Office



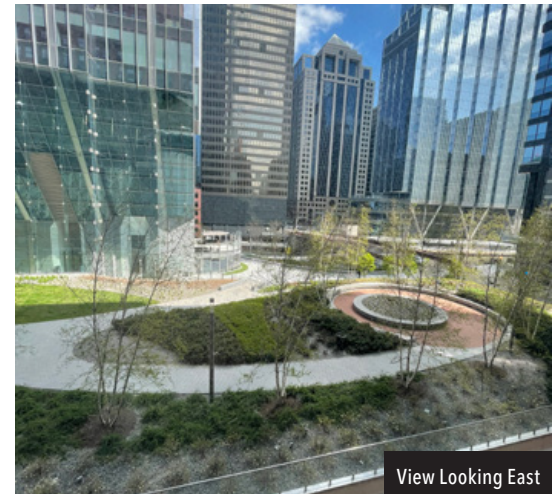
Administrative Workstations



Kitchenette



Conference Room



View Looking East

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Floor
Plans

NEC 5TH FLOOR

EXISTING LAYOUT

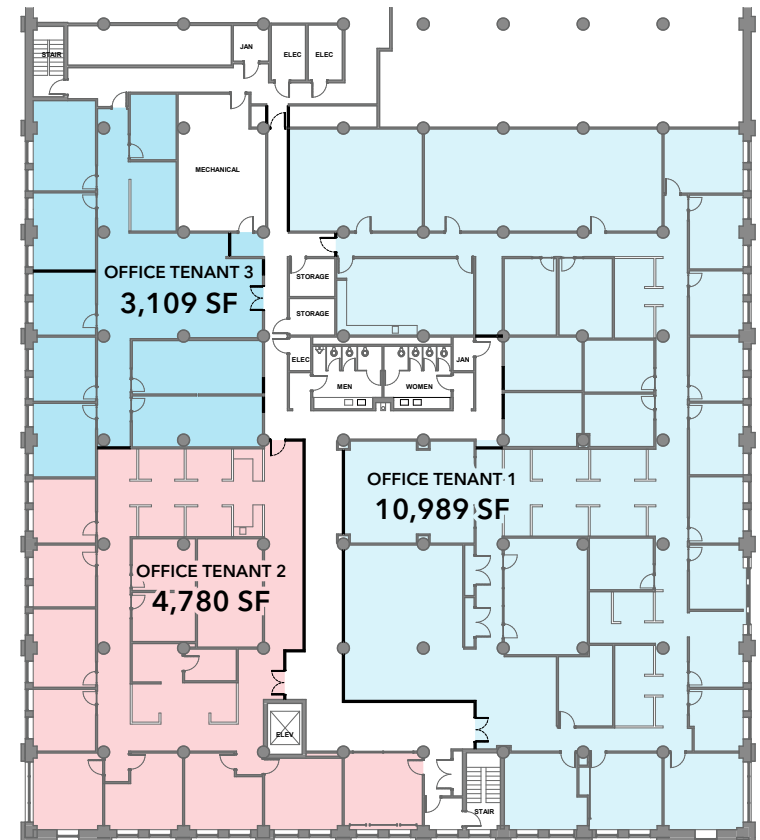
Single Tenant Plan



NEC 5TH FLOOR

CONCEPTUAL LAYOUT

Multi-Tenant Plan



Design

Concepts

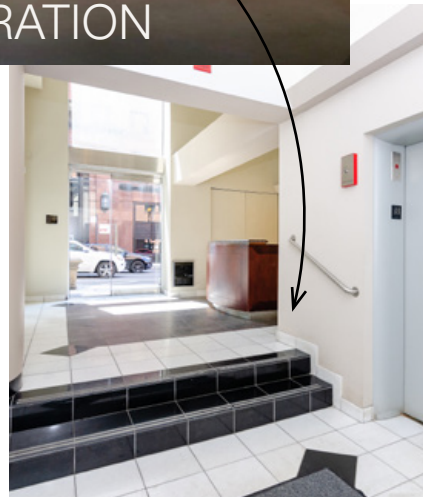
Huge potential for future occupant to refresh & modernize the space.

Depth and texture create a warm minimalist interior that mirrors the feel of the surrounding skyscrapers, train tracks, and river. Natural finishes like blonde wood and concrete are harmoniously juxtaposed against industrial nods like dark metal window and door casings. Dark carpet in a subtle, classic pattern and brass accents ground the space.

FOR INSPIRATION ONLY. Not representative of existing conditions or planned renovations.



*INSPIRATION



ACCENT LIGHT



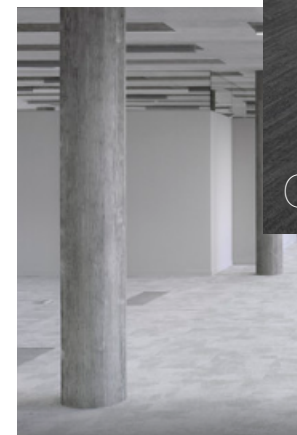
TRUE BLACK STAIN

INTERIOR OFFICE DOORS/WINDOW CASING



CARPET

SKIM COAT CONCRETE COLUMNS



BATHROOM
CONCEPT



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Welcome to the West Loop

The West Loop continues to be one of Chicago's most rapidly developing and desirable trade areas filled with award-winning chef-driven restaurants, boutique hotels, luxury apartment buildings, and bespoke office building for Fortune 500 companies.

UNPARALLELED COMMUTER ACCESSIBILITY

440 W. Randolph is located in the Fulton River District of Chicago's West Loop neighborhood, one of the most accessible locations in the city for urban and suburban commuters alike.

The property is next door to Ogilvie Transportation Center, Chicago's main Metra rail commuter hub, a 10 minute walk to the Clark & Lake CTA station with Red, Blue, Green, Pink, Orange, Purple, and Brown line service, and just a 3 minute walk from the CTA Clinton Green / Pink Line 'L' Station. The property is less than 0.1 mile from I-90/94 with indoor valet parking available.



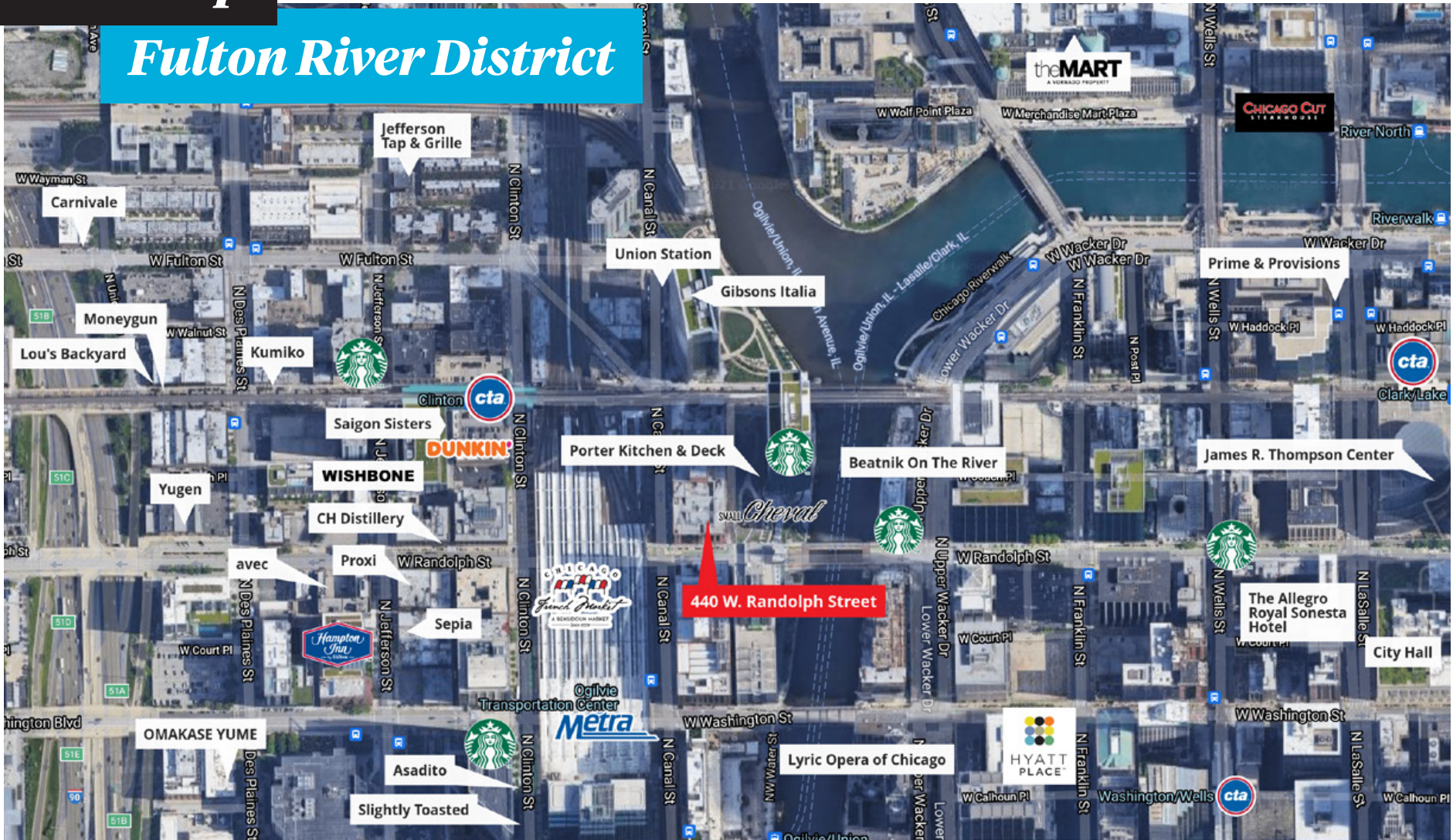
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West Loop

Fulton River District



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440 W. Randolph Street



West Loop /
Fulton River
District
Office Space

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