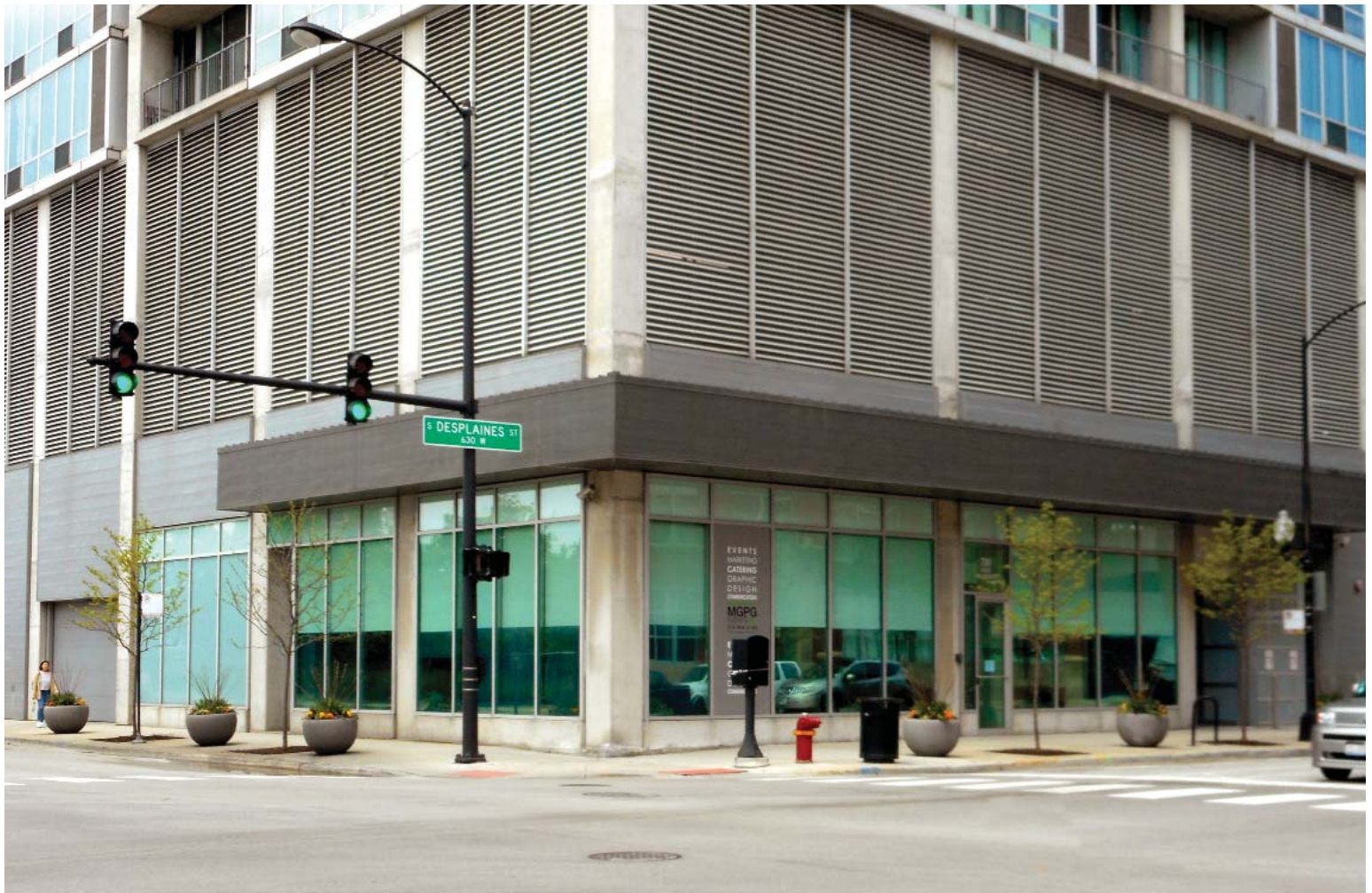


For Lease or Sale

Retail Space

700 W. Van Buren Street

Chicago, IL 60607 | West Loop



- West Loop office / retail for lease at the NWC of Van Buren & Desplaines

- Turn-key office space with the option for 12 - 13 parking spaces in an attached private garage

- Close proximity to the I-90 / 94 expressway

- ±1,825 SF fully built-out office space

- Space includes floor to ceiling windows, 4 offices, conference room, 2 bathrooms, kitchen and reception / waiting room

- Ideal for office use, service retail, dental practice, medical office and more

- Area tenants include Fitness Formula Clubs, Meli Cafe, Jimmy John's, Dunkin' Donuts, Beggars Pizza and Philly's Best

- **Please do not disturb tenant**

DEMOGRAPHIC SUMMARY

	RADIUS		
	0.25 MILE	0.5 MILE	1 MILE
AVERAGE HHI	\$117,349	\$124,450	\$123,580
DAYTIME POPULATION	20,073	51,643	406,020
RESIDENTIAL POPULATION	3,681	12,234	55,486

TRAFFIC COUNTS

I-90 / 94	240,800 VPD
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