

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	\$127,997	\$123,524	\$123,348
DAYTIME POPULATION	19,764	52,232	402,411
RESIDENTIAL POPULATION	3,140	11,545	51,616

TRAFFIC COUNTS

I-90 / 94	240,800 VPD
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