

THE MADISON AT RACINE

WEST LOOP SMALL SHOP SPACE AVAILABLE

1208 W. Madison Street // Chicago, 60607

FOR LEASING INFO CONTACT:

Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

Nicole Cardot // 312.275.0371 // nicole@baumrealty.com



THE
MADISON
AT RACINE



THE
MADISON
AT RACINE

PROPERTY HIGHLIGHTS

Mixed use building boasts luxurious apartment living with convenient access to Restaurant Row and shopping at the growing population of retailers in the West Loop

Steps away from area highlights including the new McDonald's global headquarters, Politan Row food hall, Google, United Center, University of Illinois at Chicago as well as many entertainment, dining, and shopping options

Be a part of the growing community

AVAILABLE SPACE:

2,487 SF available (divisible)

former cycling studio space

1,685 SF available (divisible)

former quick casual restaurant space

FRONTAGE:

Approximately **38 feet** of frontage along Madison Street

AVAILABILITY:

Immediate Availability



FOR LEASING INFORMATION CONTACT:

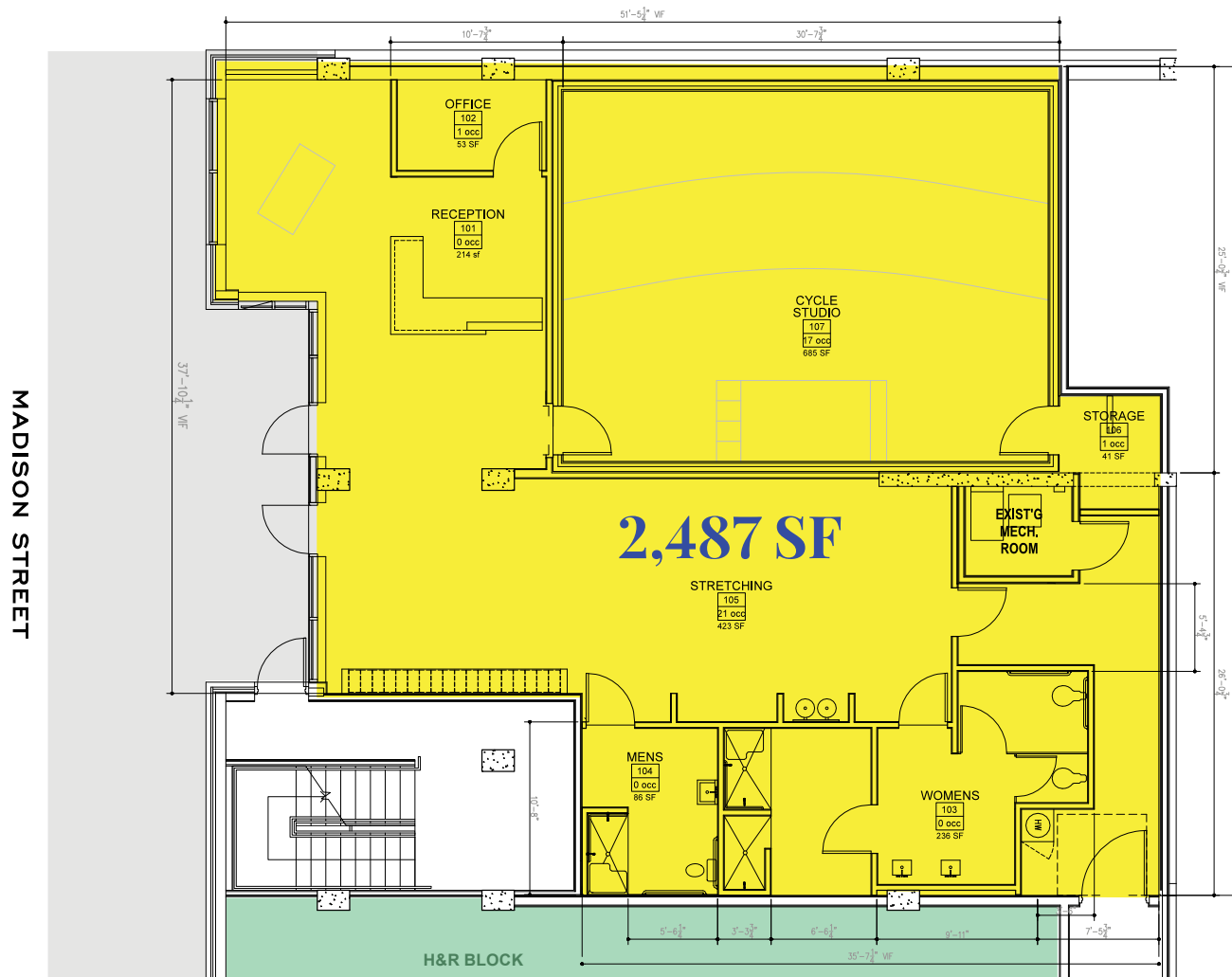
Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

Nicole Cardot // 312.275.0371 // nicole@baumrealty.com



THE
MADISON
AT RACINE

RETAIL D
2,487 SF AVAILABLE



FOR LEASING INFORMATION CONTACT:

Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

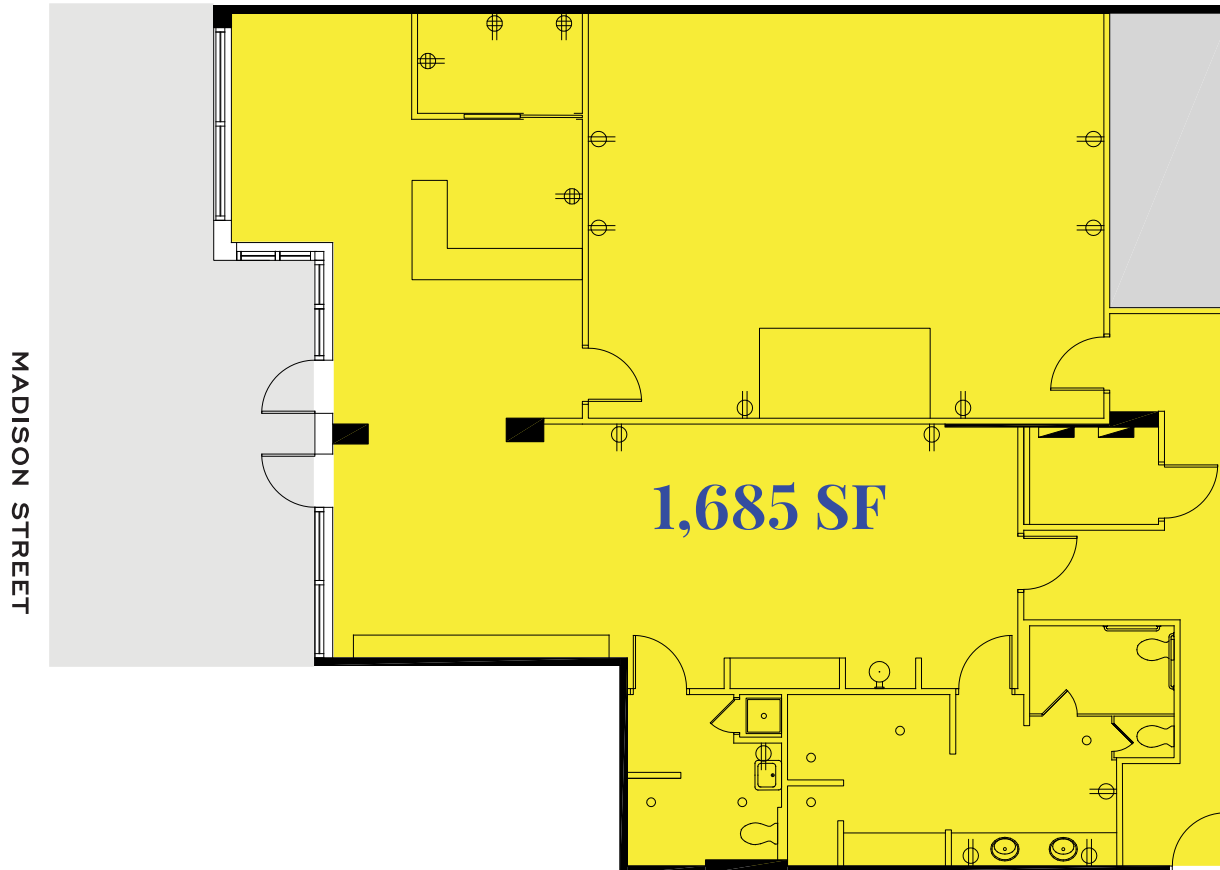
Nicole Cardot // 312.275.0371 // nicole@baumrealty.com



RETAIL A

1,685 SF AVAILABLE

THE
MADISON
AT RACINE



FOR LEASING INFORMATION CONTACT:

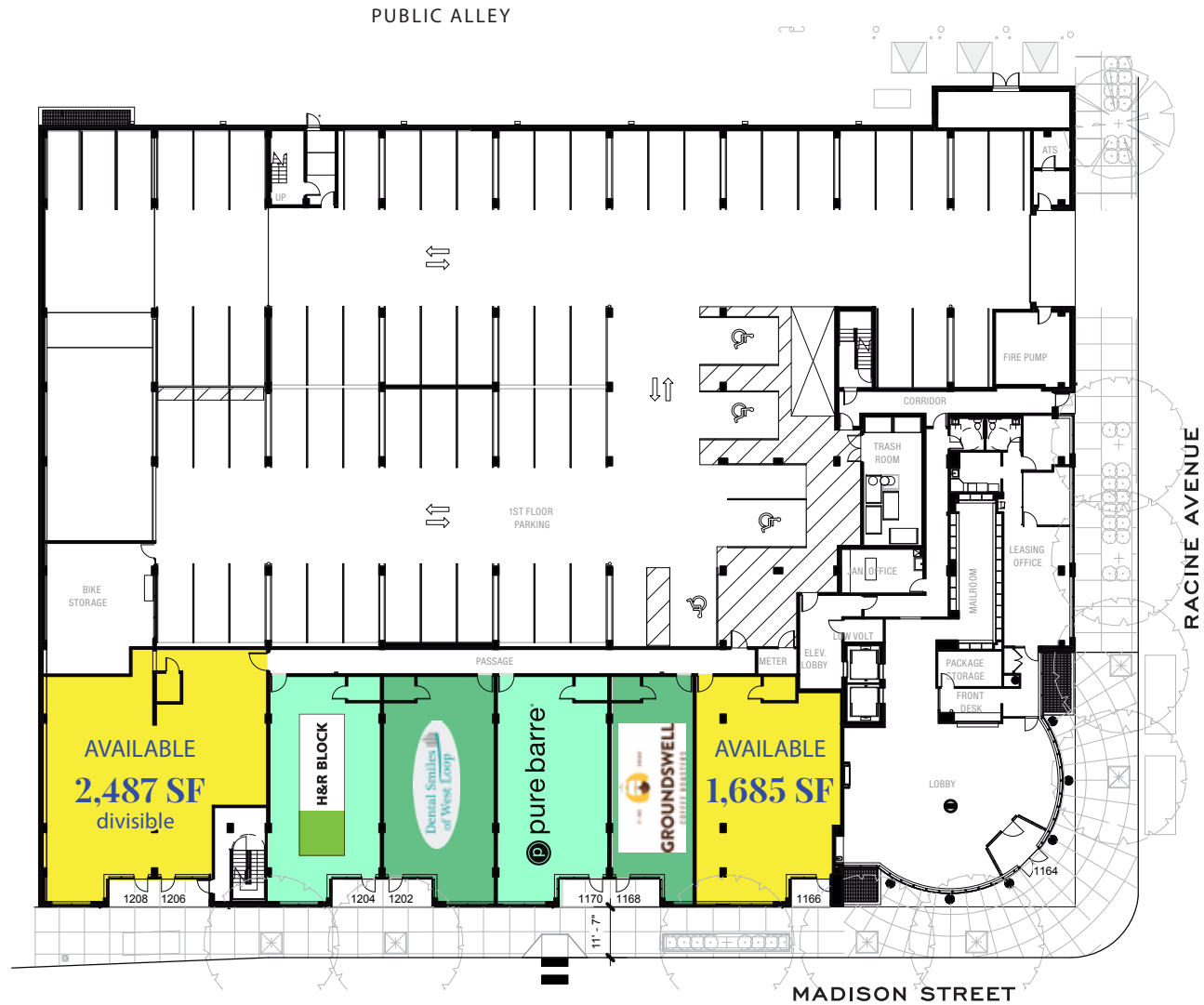
Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

Nicole Cardot // 312.275.0371 // nicole@baumrealty.com



THE
MADISON
AT RACINE

BUILDING FLOOR PLAN
GROUND LEVEL



FOR LEASING INFORMATION CONTACT:

Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

Nicole Cardot // 312.275.0371 // nicole@baumrealty.com



CHICAGO'S BEST LOOP

THE MADISON AT RACINE



LOCATION HIGHLIGHTS

Randolph Street — Chicago's Restaurant Row offers over 30 dining options along Randolph Street and is home to the city's highest concentration of award-winning restaurants including Michelin's 2019 Bib Gourmand winners Au Cheval, Girl & The Goat (*pictured above*), and Sushi Dokku.

2 blocks from The Madison at Racine

Fulton Street — Home to Google's 357,000 SF office at 1K Fulton (*top-center picture*), award-winning cocktail bar The Aviary, and dining hot spots including Swift & Sons, Next, Duck Duck Goat, The Publican, Kuma's Corner, La Serena Clandestina, and Michelin starred Roister.

4 minutes from The Madison at Racine



McDonald's Global Headquarters — The 490,000 SF McDonald's global headquarters located at 1035 W. Randolph Street opened in June 2018. The LEED certified building houses approximately 2,000 employees, the flagship Hamburger University training facility, and a one-of-a-kind McDonald's Global Menu restaurant on the ground floor.

4 blocks from The Madison at Racine

Monteverde — Chef Sarah Grueneberg's award winning Italian hotspot featuring some of Chicago's best handmade pasta (*pictured left*). The perpetually packed spot won restaurant of the year at the 2018 Jean Banchet Awards and is in the running for their third Jame's Beard Award.

3 blocks from The Madison at Racine

FOR LEASING INFORMATION CONTACT:

Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

Nicole Cardot // 312.275.0371 // nicole@baumrealty.com

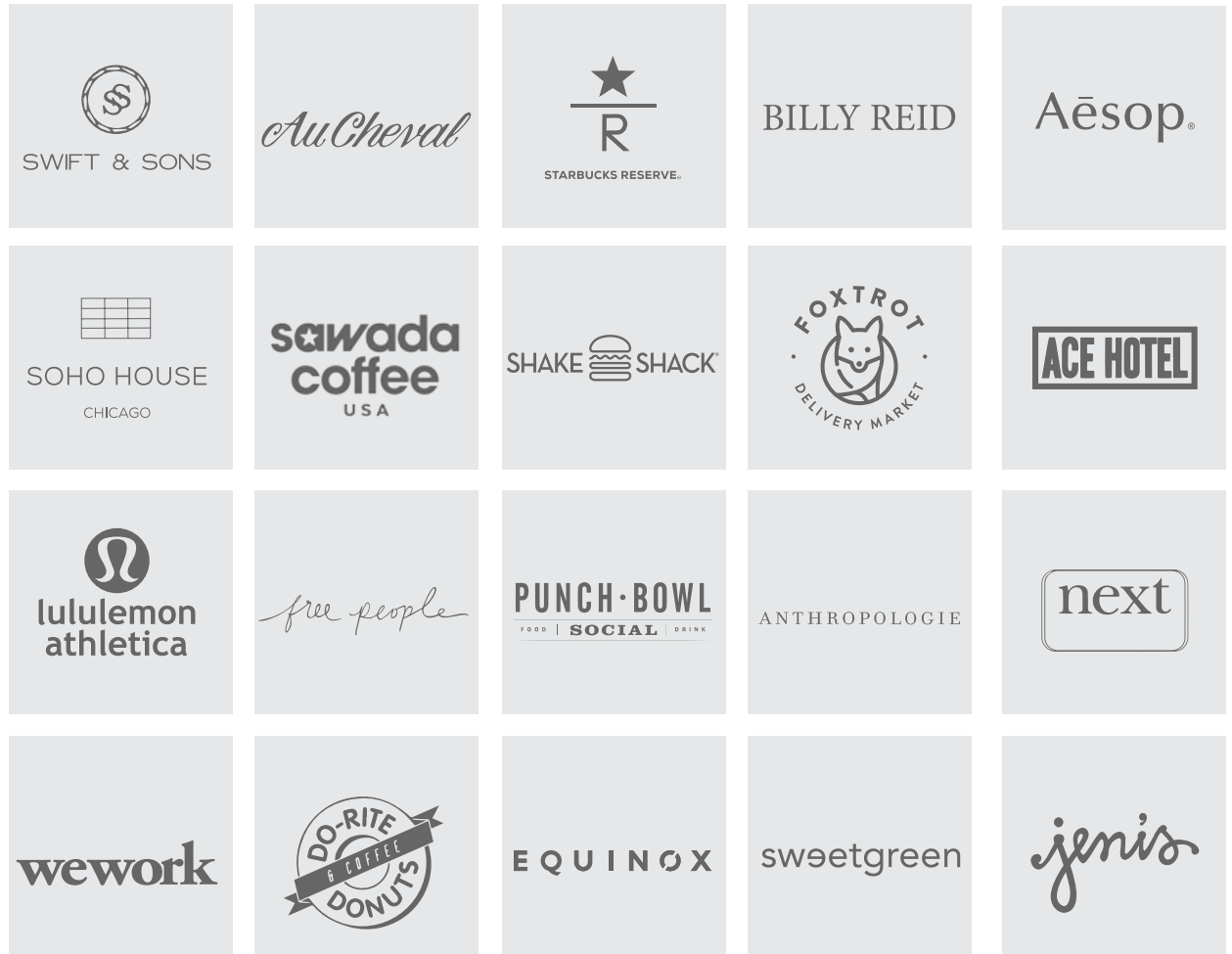


THE
MADISON
AT RACINE

WEST LOOP RETAIL

The West Loop consists of over 1M rentable square feet of retail inventory, both existing and under construction. Following Google's move into 1K Fulton in 2015, companies such as McDonald's, Glassdoor, and Dyson have made the move to the rapidly changing neighborhood. In September 2017 WPP Group, the world's largest advertising company, signed a 253,000 SF lease and will open in 2020 with approximately 2,000 employees. Retailers are now quickly following suit with all the elements in-place for a thriving retail trade area.

Award winning designer Billy Reid opened in 2015, Anthropologie signed a 10,000 SF lease, Free People recently opened an 8,000 SF multi-level store, and Starbucks Reserve is opening at 1000 W. Randolph. With ongoing demand for retail space, developers are making substantial investments into the neighborhood, spurring more new retail development to support the growing demand from apparel, fashion and food tenants.



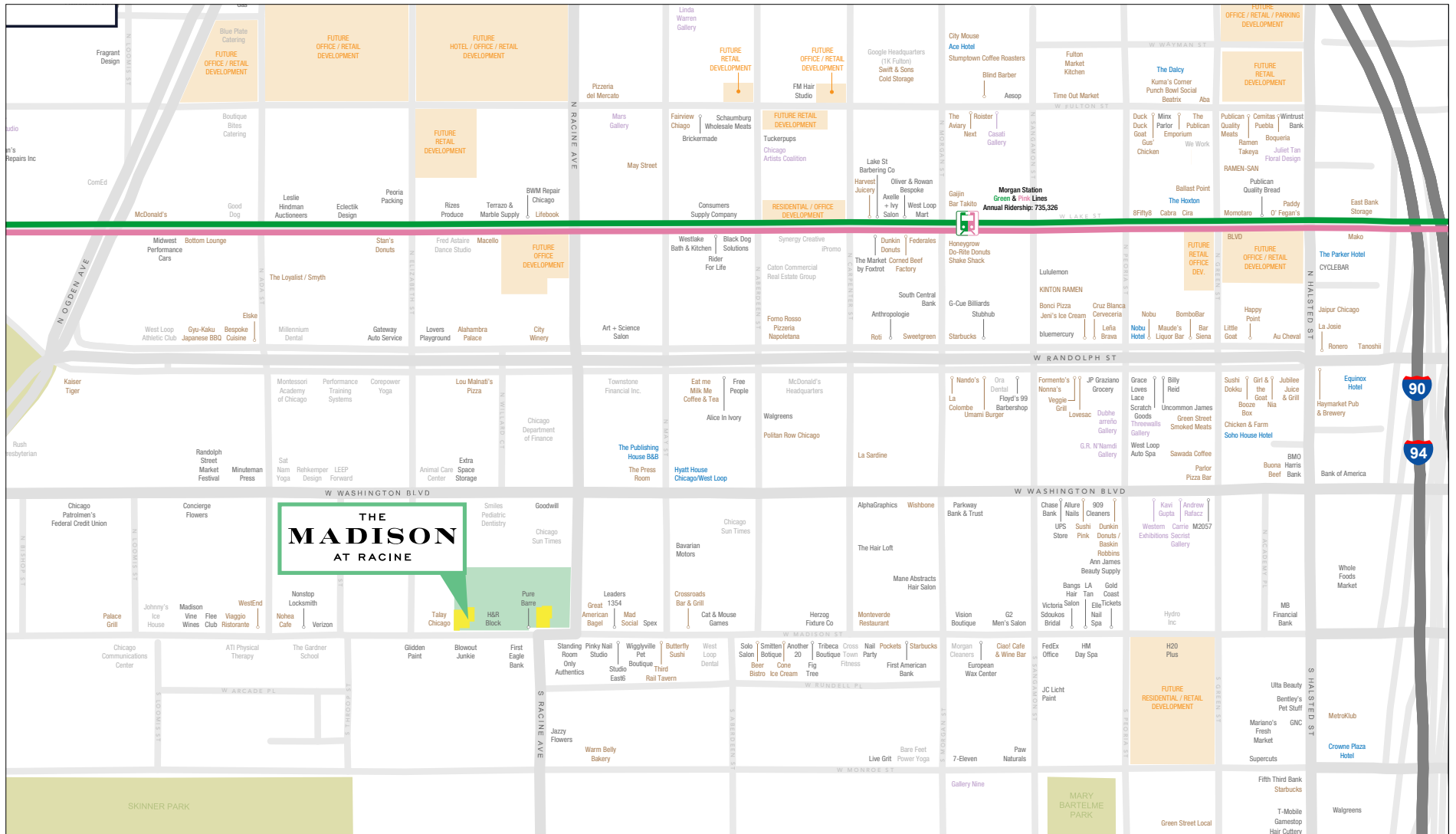
FOR LEASING INFORMATION CONTACT:

[Doug Renner](mailto:doug.renner@baumrealty.com) // 312.275.3137 // doug.renner@baumrealty.com

[Nicole Cardot](mailto:nicole.cardot@baumrealty.com) // 312.275.0371 // nicole@baumrealty.com



THE MADISON AT RACINE



FOR LEASING INFORMATION CONTACT:

Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

Nicole Cardot // 312.275.0371 // nicole@baumrealty.com





THE
MADISON
AT RACINE

WEST LOOP SMALL SHOP SPACE
AVAILABLE

1208 W. Madison Street // Chicago, 60607

FOR LEASING
INFORMATION CONTACT:

Doug Renner
312.275.3137
doug.renner@baumrealty.com

Nicole Cardot
312.275.0371
nicole@baumrealty.com



© 2021 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.