

# Greektown (West Loop) - Chicago Great Loft Space for Lease

770 Gladys Ave.



## West Loop

The West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots.

770 Gladys Ave. Chicago, IL 60661

Size (Approx.)	2,535 SF
Rental Rate	\$13/SF - Price Reduced!
Lease Type	NNN (Triple Net)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	23,911	187,957	442,509
2015 Female Population	22,735	194,592	448,786
2015 Total Population	46,646	382,549	891,295
2013 Daytime Population	418,558	1,060,257	1,520,565

## Income

Median Household Income	\$83,623	\$66,004	\$55,089
Avg. Household Income	\$112,581	\$99,554	\$87,141
Per Capita Income	\$65,272	\$50,921	\$38,866

## Nearby Businesses

9 Muses Bar & Grill  
Meli Cafe  
Philly's Best  
Elea Mediterranean Food Market  
Artopolis  
National Hellenic Museum

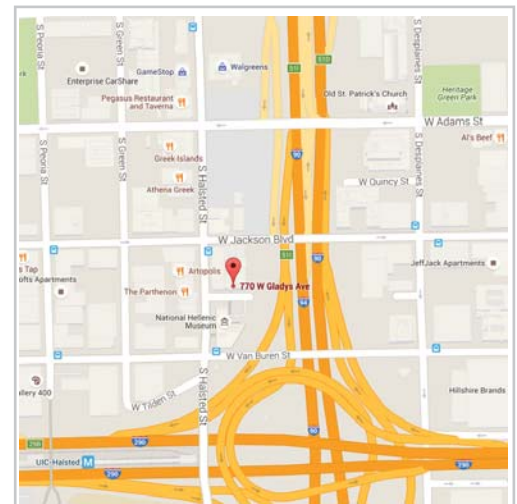
## Description

Great ground floor loft space in the heart of Greektown right off of the Kennedy Expressway. Lots of light and wide open floor plan combined with high ceilings make this an ideal spot for office/retail usage.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. A126 09-01-2015

## Map

Gladys & Halsted St.



### LISTING INFO

Agent	Adam Salamon
Type of Property	Office/Retail
Sale or Lease	Lease
<b>Property Data</b>	
Property Name	770 Lofts
Address	770 W. Gladys Ave.
City, Zip Code	Chicago, 60661
Area	Greektown/West Loop
County	Cook
Rental Rate	\$13/SF <i>Price Reduced!</i>
Lease Type	Triple Net
Lease Term	Negotiable
Yearly Adjustment	3%
CAM & Insurance	\$1.00/SF
Security Deposit	TBD
Taxes	\$6.82/SF
Building Type and Year Built	2006
Size	2,535 SF (Approx.)
Parking	Street & pay lots nearby
A/C & Heat	HVAC
Electric (amps)	200 Amp
Ceiling Heights	14'
Ward	27
Alderman	Alderman Walter Burnett, Jr. 312-432-1995
Nearby Businesses	National Hellenic Museum, The Parthenon, 9 Muses Bar & Grill, Aviva
Property Description	Great ground floor loft space in the heart of Greektown right off of the Kennedy Expressway. Lots of light and wide open floor plan, combined with high ceilings, make this an ideal spot for office/retail usage.
Location Description	West Loop - The West Loop Gate makes up the north central area of the Near West Side. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques, art galleries, newly acclaimed foodie destinations and well-loved classic diners and brunch spots.
Cross Streets	Gladys Ave. & Halsted St.