

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.) | 1,721 SF |
| Rental Rate | \$14/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

| | \$83,623 | \$66,004 | \$55,089 |
|-------------------------|-----------|----------|----------|
| Median Household Income | | | |
| 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

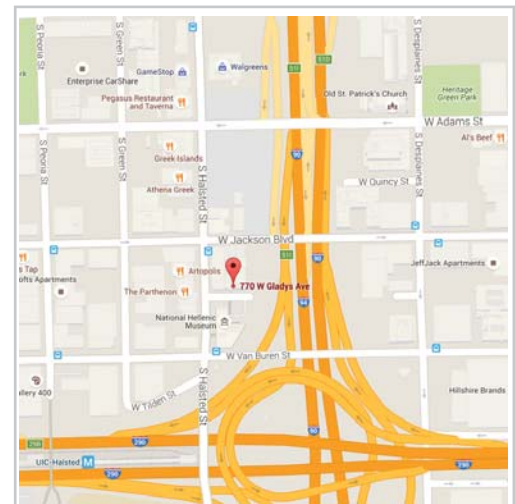
Description

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 |
| Property Data | |
| Property Name | 770 Lofts |
| Address | 770 W. Gladys Ave. |
| City, Zip Code | Chicago, 60661 |
| Area | Greektown/West Loop |
| County | Cook |
| Rental Rate | \$14/SF <i>Price Reduced!</i> |
| Lease Type | Triple Net |
| Lease Term | Negotiable |
| Yearly Adjustment | 3% |
| CAM & Insurance | \$2/SF |
| Security Deposit | TBD |
| Taxes | \$5.58/SF |
| Building Type and Year Built | 2006 |
| Size | 1,721 SF |
| 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. |