



milieu

Luxury Class A 275-Unit Apartment Building

Top-of-the-Line Finishes

Located in Unrivaled West Loop Submarket of Chicago

Irreplaceable Walk-to-Everything Location



milieu

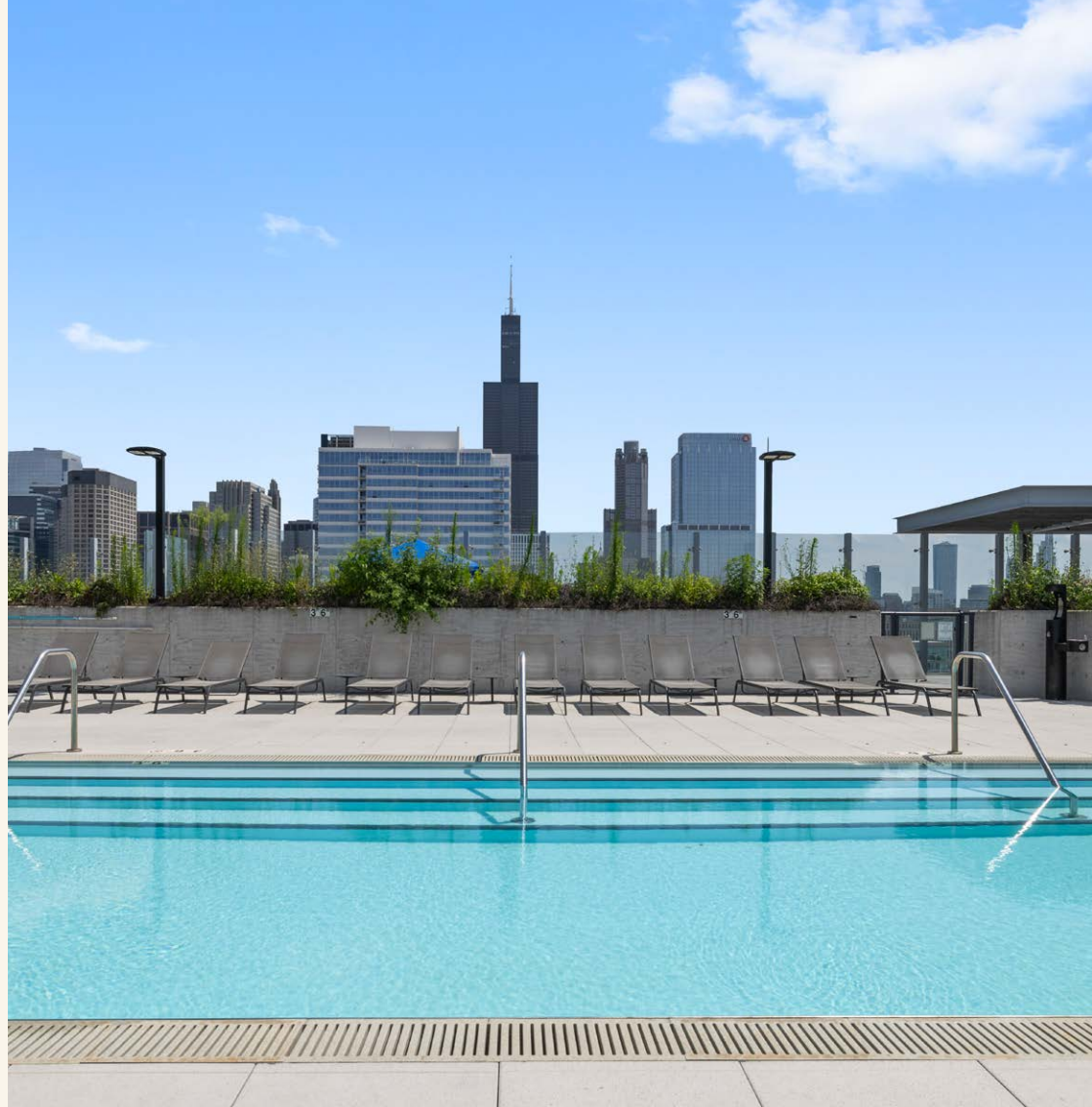




*A Refined Milieu of **Luxury Living***

The Offering

Jones Lang LaSalle Americas (Illinois), L.P. (JLL) is pleased to present Milieu ("the Property"), a 275-home high-rise in the desirable West Loop neighborhood. The property offers spacious units including studios, one-bedroom and two-bedrooms. The Property boasts sleek, modern units with a resort-style amenity package ideal for its residents. Stationed in the West Loop with a walk score of 97 and a transit score of 94, residents have direct access to every aspect of life right outside their door. The area is a hub for top employers, in-demand retailers, and the city's most sought-after restaurants. Additionally, the Property is steps from the Illinois Medical District, top-tier schools, bars, parks and entertainment venues, making it an ideal destination for young professionals and families alike. This incredible investment opportunity is available free and clear.



Property Summary

Name	Milieu
Address	205 S Peoria St
City, State, Zip	Chicago, IL 60607
County	Cook
Year Built	2019
Number of Homes	275 homes
Residential Square Feet	222,582
Retail Square Feet	13,899
Total Square Feet	236,481
Average Home Size SF	±809
Garage Parking Spaces	215
Financing	Available 'All Cash'

5%

Trade-Outs
YTD

62%

Retention
YTD

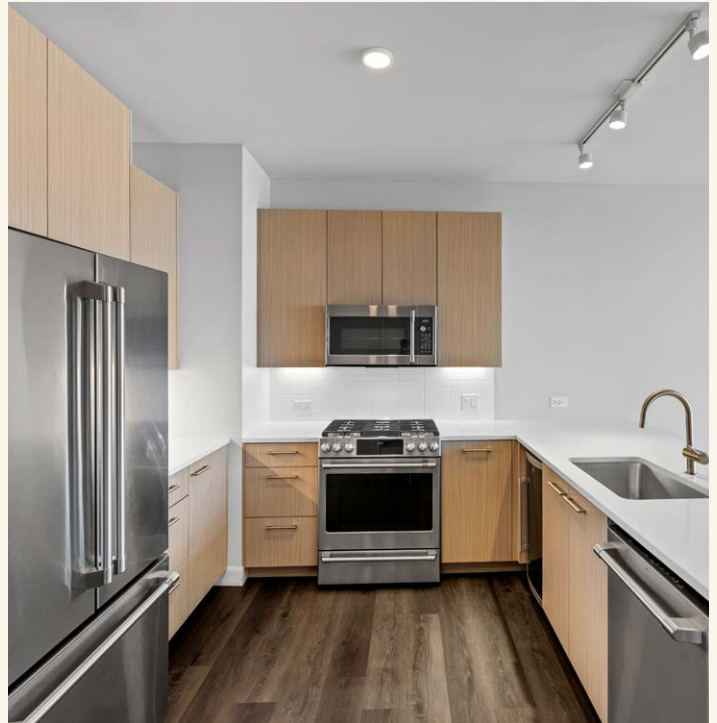
96%

Occupancy
In-Place

Unit Mix Summary

Description	# Homes	% Total	Sq. Ft.	Lease Rent	PSF
Studio	32	12%	±579	\$2,222	\$3.84
1 Bed	187	68%	±732	\$3,074	\$4.19
2 Bed	56	20%	±1,199	\$4,660	\$3.89
Total/Avg.	275	100%	±809	\$3,282	\$4.07

Investment Highlights



Generational Opportunity

- Rare Opportunity to Acquire A+ Property in West Loop
- Quiet Residential Pocket of Bustling West Loop Submarket
- High Barriers to Entry Micro-Location Within West Loop
- 98% Market-Rate Community (Only 7 ARO Units)
- Only 70 Units Under Construction within 0.5-Mile Radius (0.8% of Total Supply)

Irreplaceable Trophy Asset

- Class A+ Property with Top-of-the-Line Finishes & Amenities
- Unbeatable Amenity Package and Rooftop Amenity Deck
- Rare Rooftop Pool
- Spectacular Panoramic Chicago Skyline Views
- Hospitality-Focused Living with On-Site Concierge & On-Demand Services
- Unparalleled 'Club Level Living' Experience on 18th Floor
- Designed to Highest Standard by FitzGerald



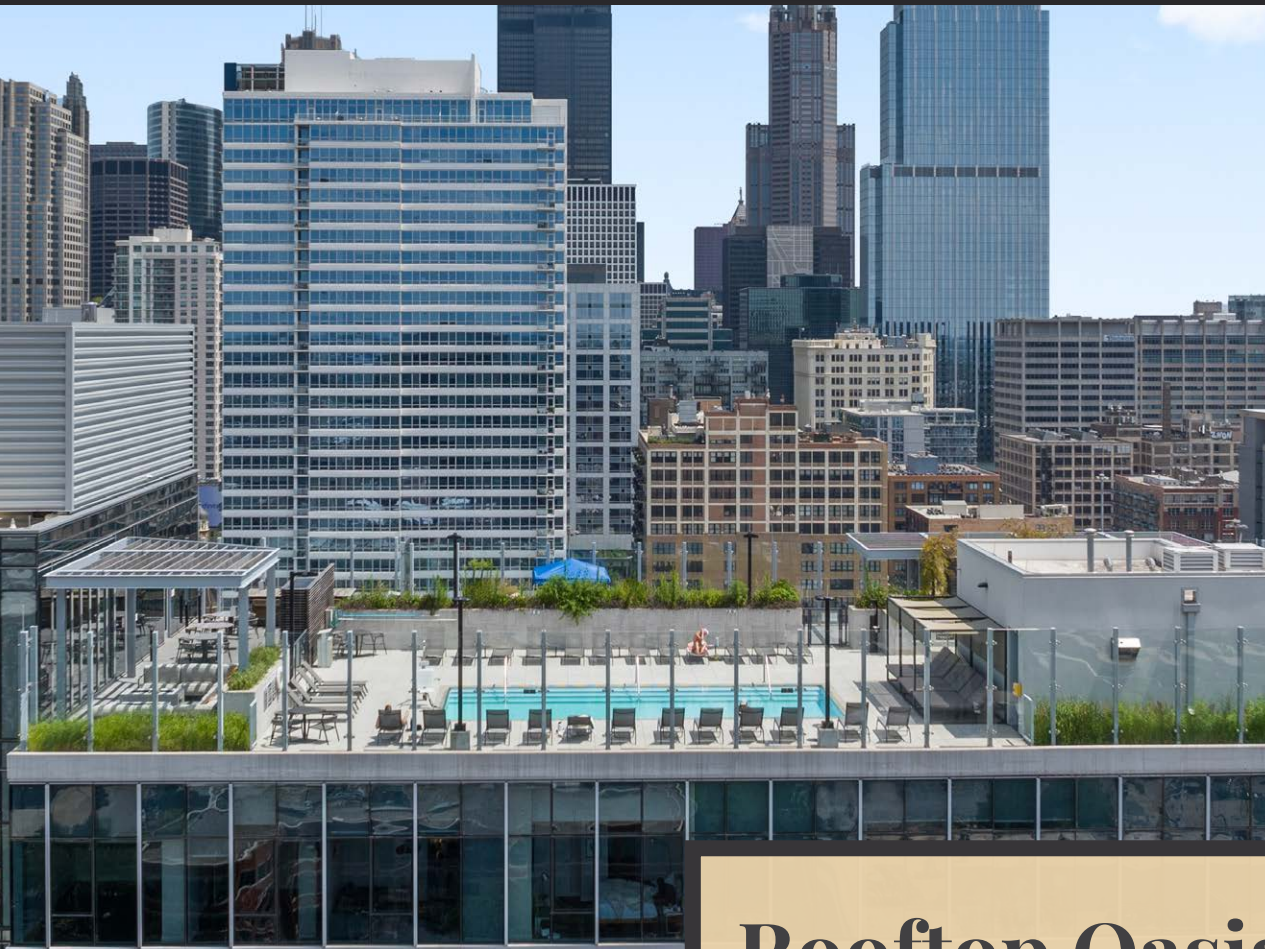
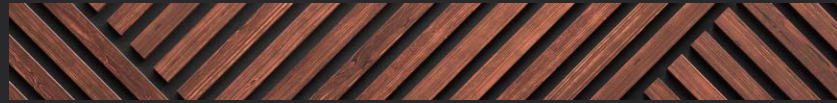
Chicago's Best Location

- Ideal West Loop Address | Steps to Fulton Market
- 97 Walk Score | 94 Transit Score
90 Bike Score
- Immediate Access to Bartelme Park
- Next Door to Restaurant Row's 40+ Restaurants on Randolph Street
- 5-Min Walk to Whole Foods, Target, and Mariano's
- Avg. 1.4M Class A Office Product Delivered Each Year Since 2016
- Steps to Countless Top Employers

Market-Leading Performance

- Strong 5% (\$150) Trade-Outs YTD
- 62% Resident Retention YTD
- 95% Long-Term Avg Occupancy (96% In-Place)
- 21% Local Rent-to-Income Ratio Suggests Room for Significant Rent Growth
- Staggering \$1.2M Avg. Luxury Condo Sale Price in Past 3 Years (2015+ Vintage)

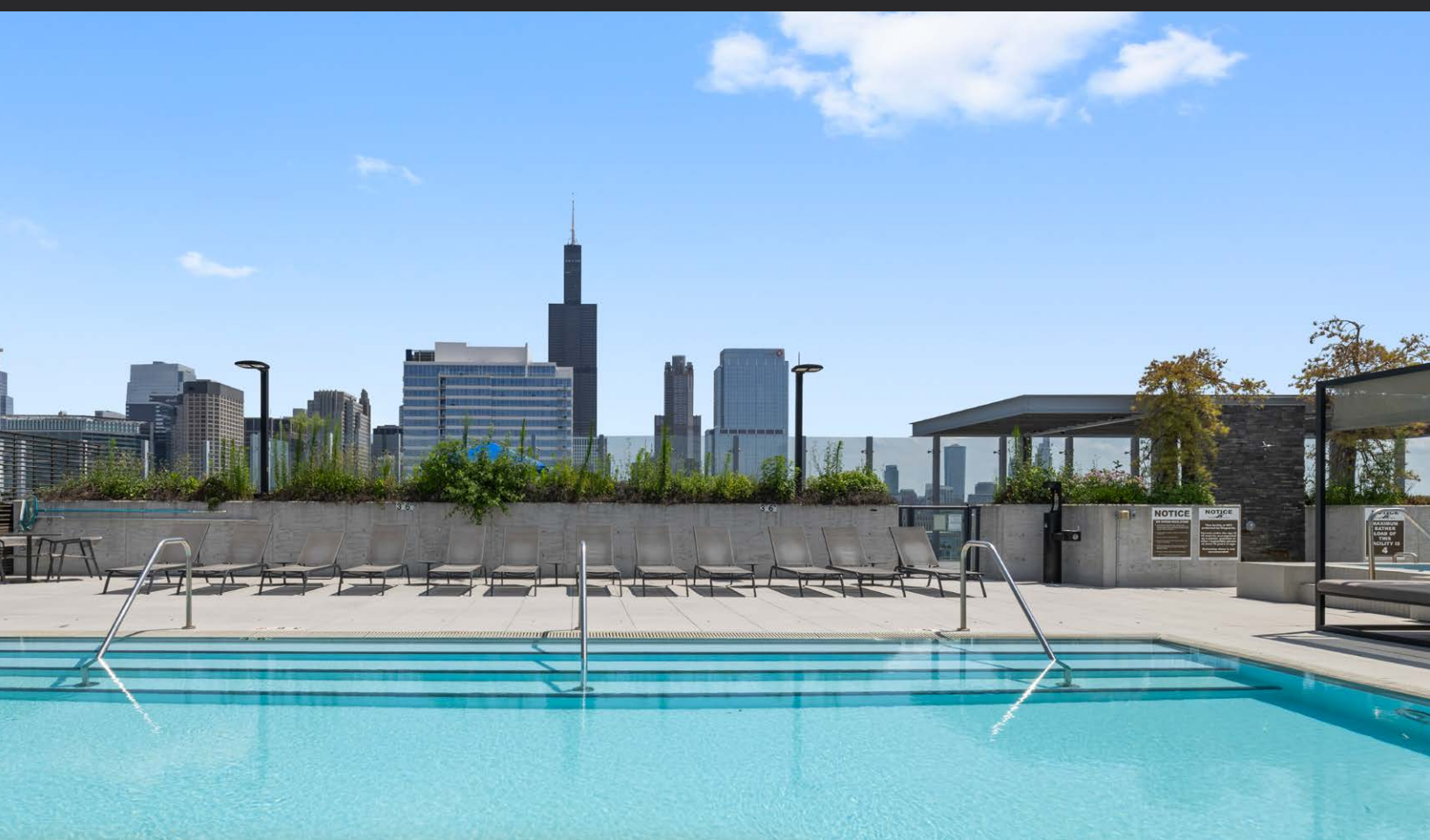
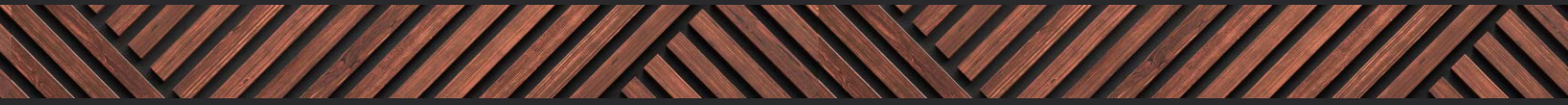
First Class Living

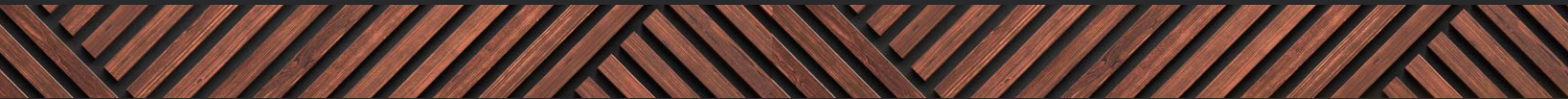


Rooftop Oasis

- Hammock / Lawn Lounging Area
- Outdoor Grilling & Dining with Skyline Views
- Resort-Style Pool & Spa
- Fire Pits With Lounge Seating
- Luscious Grass Opening

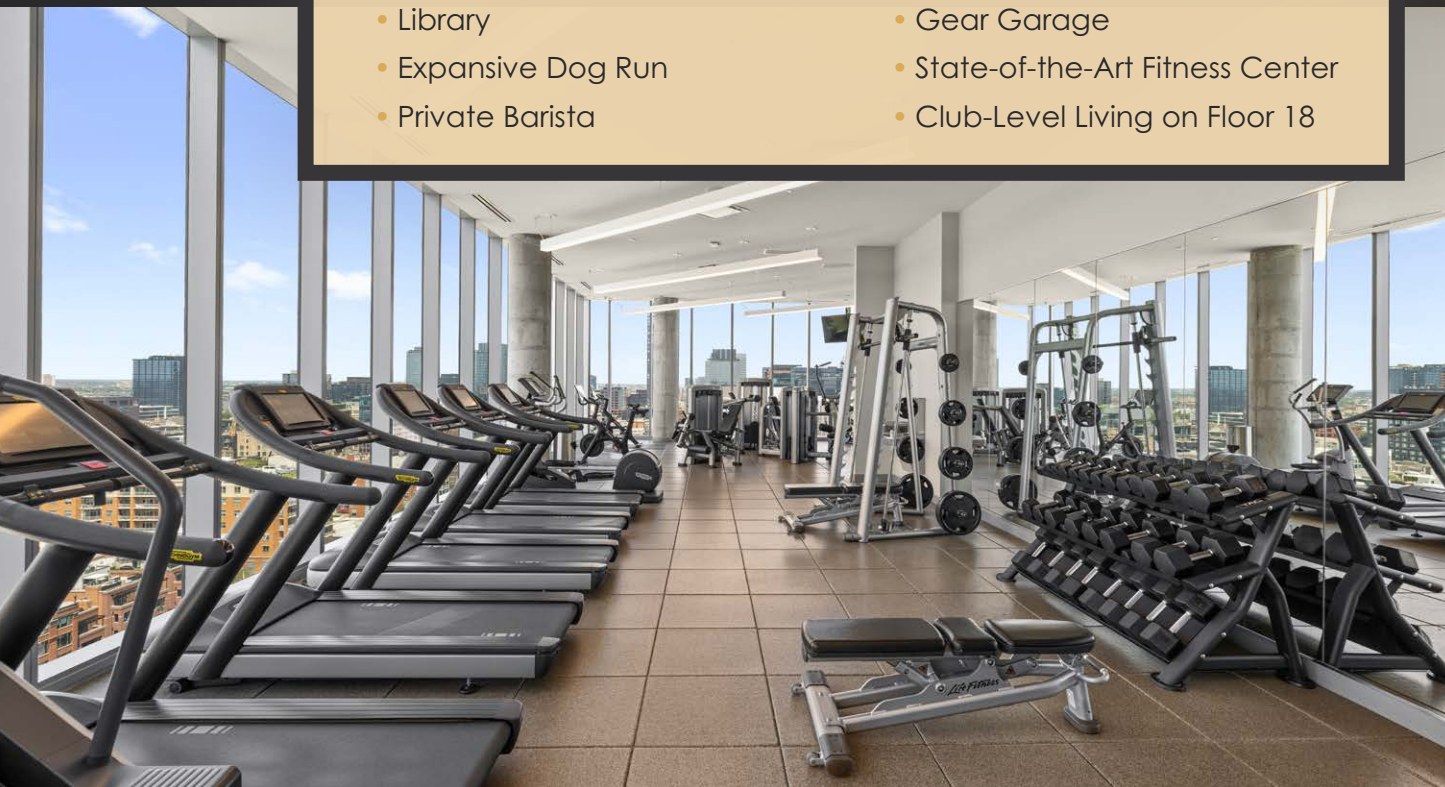






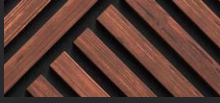
Community Living

- Resident Lounge
- Social Gathering Area
- Library
- Expansive Dog Run
- Private Barista
- Wellness Studio
- Outdoor Fitness Area
- Gear Garage
- State-of-the-Art Fitness Center
- Club-Level Living on Floor 18





Modern, Classy, Milieu Interiors

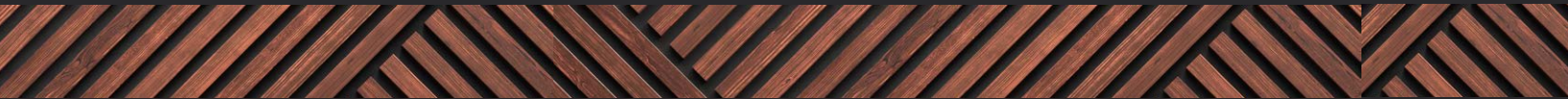




Top-Notch Finishes

- Moen Fixtures and Faucets
- Stainless Steel Appliances
- White Quartz Countertops
- White Glass Subway Tile Kitchen Backsplash
- Light Custom Slow Close European Cabinetry
- Nest Thermostats
- Under-Cabinet Lighting







Exceptional Design

- Large Custom Closets
- In-Unit Full Size Laundry
- High Ceilings & Balconies*
- Dark Chestnut Wood-Look Flooring
- Keyless Fob Entry System
- Nest Thermostats

*In Select Units

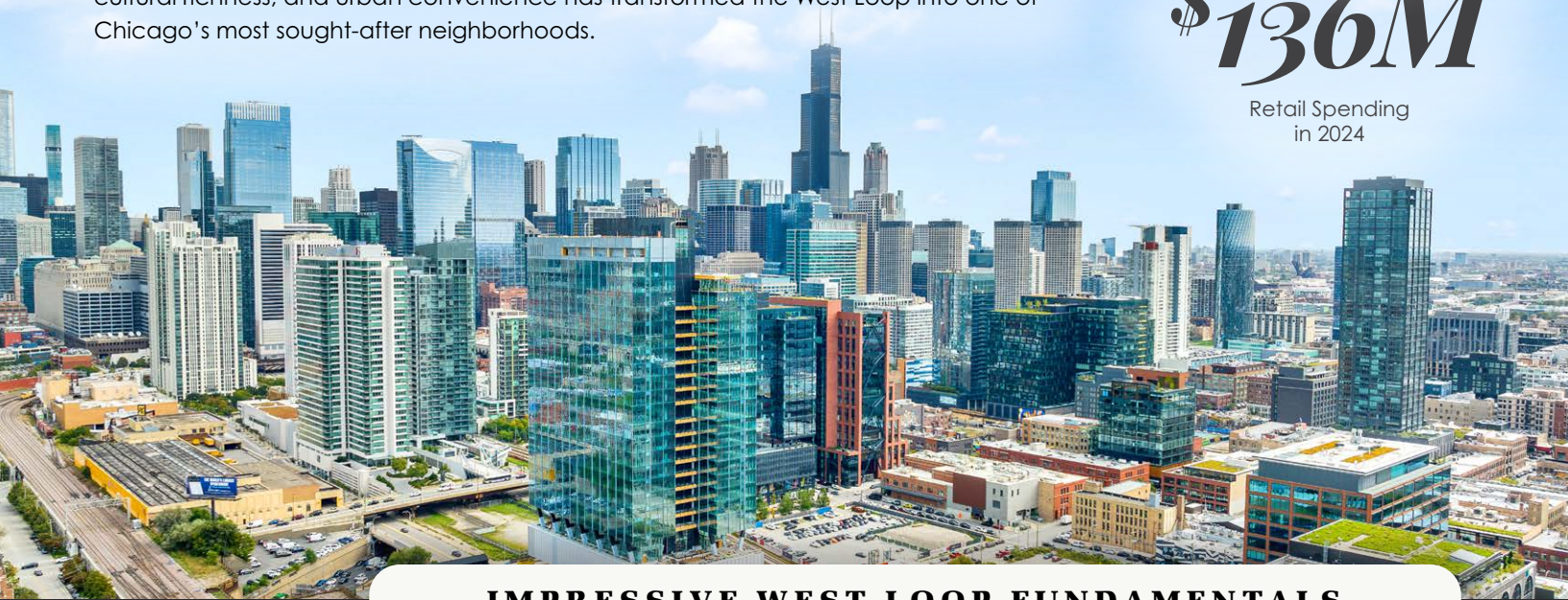
Welcome to the West Loop

The West Loop stands as Chicago's most exciting transformation story—a former industrial district evolved into a vibrant urban center balancing cosmopolitan energy with neighborhood charm. Its distinctive loft-style buildings and converted warehouses create an architectural landscape that honors Chicago's industrial heritage. Anchored by Randolph Street's acclaimed "Restaurant Row," the neighborhood reigns as the city's undisputed culinary capital, while Fulton Market delivers cutting-edge galleries and boutique retailers within walking distance. The West Loop's strategic location offers unparalleled convenience—minutes from downtown with excellent public transportation and easy expressway access. The neighborhood attracts a diverse community of professionals and artists who thrive in its dynamic atmosphere. This perfect blend of culinary excellence, cultural richness, and urban convenience has transformed the West Loop into one of Chicago's most sought-after neighborhoods.

80%
Population Growth
Since 2010

\$537k
Median
Home Value

\$136M
Retail Spending
in 2024



IMPRESSIVE WEST LOOP FUNDAMENTALS

NOTABLE WEST LOOP TENANTS



2025 Educational Attainment (%)

West Loop Submarket in Chicago	88.93%
CBD Submarket in Austin	81.32%
Downtown Brooklyn Submarket in NYC - Outer Boroughs	80.06%
Midtown/South End Submarket in Charlotte	77.09%
Seaport District Submarket in Boston	77.03%
Wynwood-Design District Submarket in Miami	30.67%

2025 Housing Affordability Index

West Loop Submarket in Chicago	105
Seaport District Submarket in Boston	83
CBD Submarket in Austin	72
Midtown/South End Submarket in Charlotte	49
Downtown Brooklyn Submarket in NYC - Outer Boroughs	47
Wynwood-Design District Submarket in Miami	39

2025 Median Household Income

Seaport District Submarket in Boston	\$192,049
CBD Submarket in Austin	\$167,676
Downtown Brooklyn Submarket in NYC - Outer Boroughs	\$163,476
West Loop Submarket in Chicago	\$130,445
Midtown/South End Submarket in Charlotte	\$109,880
Wynwood-Design District Submarket in Miami	\$67,009

2025 % of Income for Mortgage

West Loop Submarket in Chicago	20.4%
Seaport District Submarket in Boston	30.0%
CBD Submarket in Austin	30.9%
Midtown/South End Submarket in Charlotte	49.1%
Downtown Brooklyn Submarket in NYC - Outer Boroughs	53.3%
Wynwood-Design District Submarket in Miami	58.8%

Everything You Need



Flourishing Fulton Market / West Loop Commercial Market

Salesforce Tower

1.2M SF
98% Leased
Built 2023

444 Lake

1.1M SF
96%
Leased
Built 2016

150 N Riverside

1.3M SF | 96% Leased
Built 2017

167 Green

333 N Green

800 Fulton Market

220 N Green

Fulton Labs
McDonald's
Headquarters
Google

Madison Street Dining and Retail

DINING

Monteverde
The Dearborn
The CrossRoads Bar and Grill
Viaggio Ristorante & Lounge

RETAIL

Madison Street Books
SpaDerma
West Loop Market
Blowout Junkie

Monroe St.

Bartelme Park

Adams St.

Fulton Market Office District

Dglassdoor Google Knoll
JOHN DEERE McDonald's EY
dyson CCC INFORMATION SERVICES INC. WPP

Southwest Economic Drivers

ILLINOIS MEDICAL DISTRICT UNITED CENTER UIC UNIVERSITY OF ILLINOIS AT CHICAGO RUSH

CBD Office Market

Mondelez International CATERPILLAR
HYATT MOTOROLA
BMO Harris Bank facebook
Bank of America CME Group
Deloitte. BOEING salesforce
LinkedIn Walgreens accenture
Uber Freight



Bank of America Tower

1.5M SF | 99% Leased | Built 2020

Aon Center

2.8M SF | 78% Leased
Renovated 2021

Willis Tower

4M SF
88% Leased
Renovated 2017

BMO Tower

1.5M SF
79% Leased
Built 2022

Lake Michigan

milieu

Jackson Blvd.

Minutes from *Elite Education*

Milieu is perfectly placed nearby excellent schools, including Skinner West and Whitney M. Young Magnet High School. The West Loop has become a prime location for families with its numerous parks, including Skinner, Union, and Mary Bartelme Parks, as well as great education that sets children up for success.

Whitney M. Young Magnet High School

#3

High school
in Illinois

U.S. News and World
Report, 2024

99%

Graduation
Rate

U.S. News and World
Report, 2024

A+

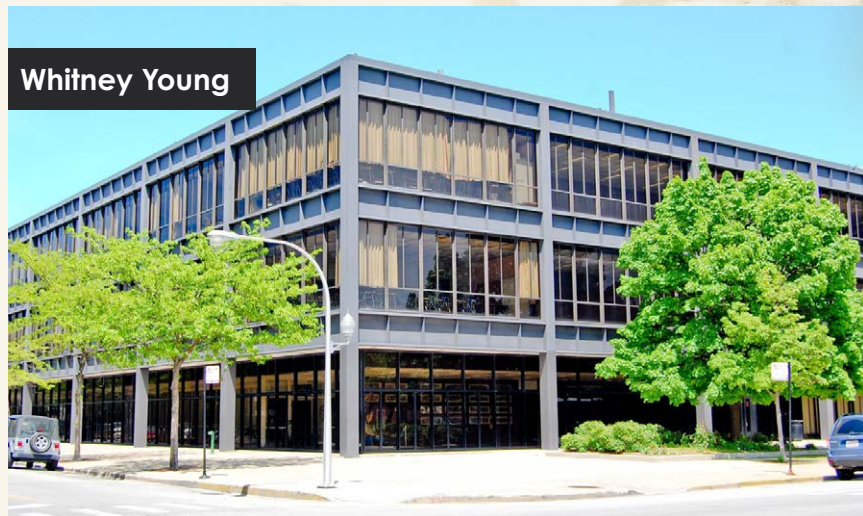
Niche
Grade

Niche, 2024

30

Avg. ACT
Score

Niche, 2024



Whitney Young

Skinner West



Skinner West

#3

Chicago public
elementary
school

U.S. News and
World Report, 2024

A-

Niche grade

Niche, 2024

Top 12

Best districts
for Athletes in
Chicago Area

Niche, 2024

Top 10%

Best public
middle schools
in Illinois

Niche, 2024

Easy Access *to Everything*

97
Walk score

94
Bike score



INTERNATIONAL AIRPORTS

O'Hare, 25-Minute Drive, 15 Miles

Midway, 20-Minute Drive, 10.6 Miles



HIGHWAY ACCESS

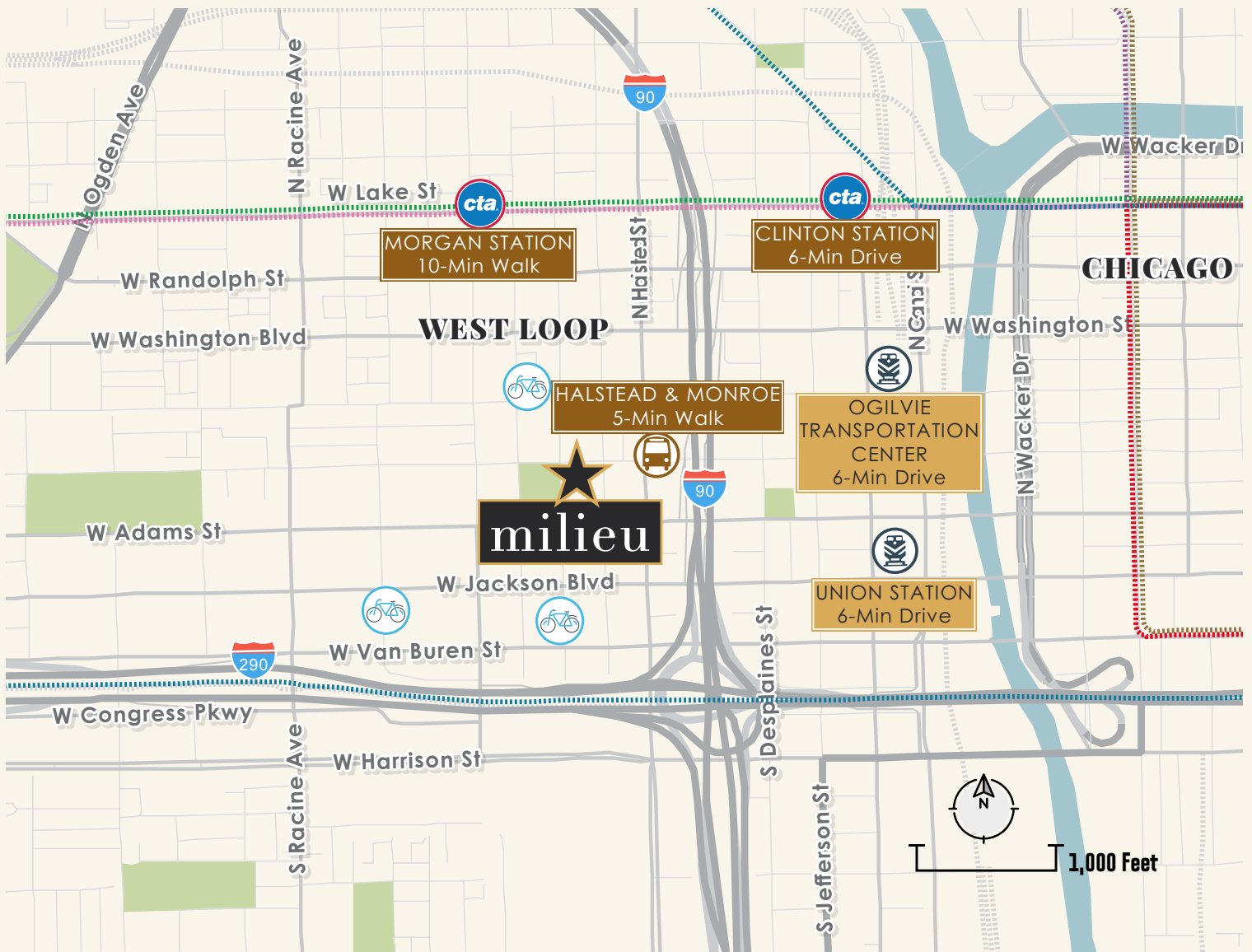
I-290, 6-Minute Drive

I-90, 6-Minute Drive



DIVVY BIKE STATIONS

4 Divvy Bike Stations
within 4 Blocks



Stellar Neighborhood Demographics

Support Top Rents

Ideally located in the thriving submarket of West Loop, Milieu attracts well-educated residents that work at top employers in Chicago. These renters-by-choice are able to enjoy the countless dining, retail and entertainment options within walking distance of their homes.

ONE MILE RADIUS

92%
White Collar
Workforce

*A Skilled and Diverse
Workforce*

32
Median Age

*Affluent
Professionals*

\$911,600
Average Home Value

*Expensive Neighboring
Homes*

\$182.30
Avg. HHI

*Highly Affluent
Households*

85%
Hold a Bachelor's
Degree

*Extremely
Well-Educated
Resident Base*

RESIDENT DEMOGRAPHICS

\$165k
Average Household
Income

34
Median Age

RESIDENT EMPLOYERS

Capital One

Bank of America



Deloitte.

Google

amazon

RUSH

CME Group

The Cost to Live *in the West Loop*

A comparable \$900,000 home is ~ \$3,000 +/-month More **Expensive** than Renting at Milieu.



Current Rent is a Huge Value

to Buying in West Loop
1.4x More Expensive than
Renting at Milieu



Flexibility of Renting

Better Accommodates
Millennial Preferences

LUXURY AFFORDABILITY: BUY VS. RENT

Renter at
Milieu

\$2,997/mo. Savings

Buyer in
West Loop

\$3,407

Estimated
Monthly Cost

\$6,408*

*Zillow Mortgage Calculator as of 7/17/2025, 30-yr fixed rate loan at 6.625% with 10% down, plus property taxes at prevailing local rate and insurance

Chicago Fundamentals

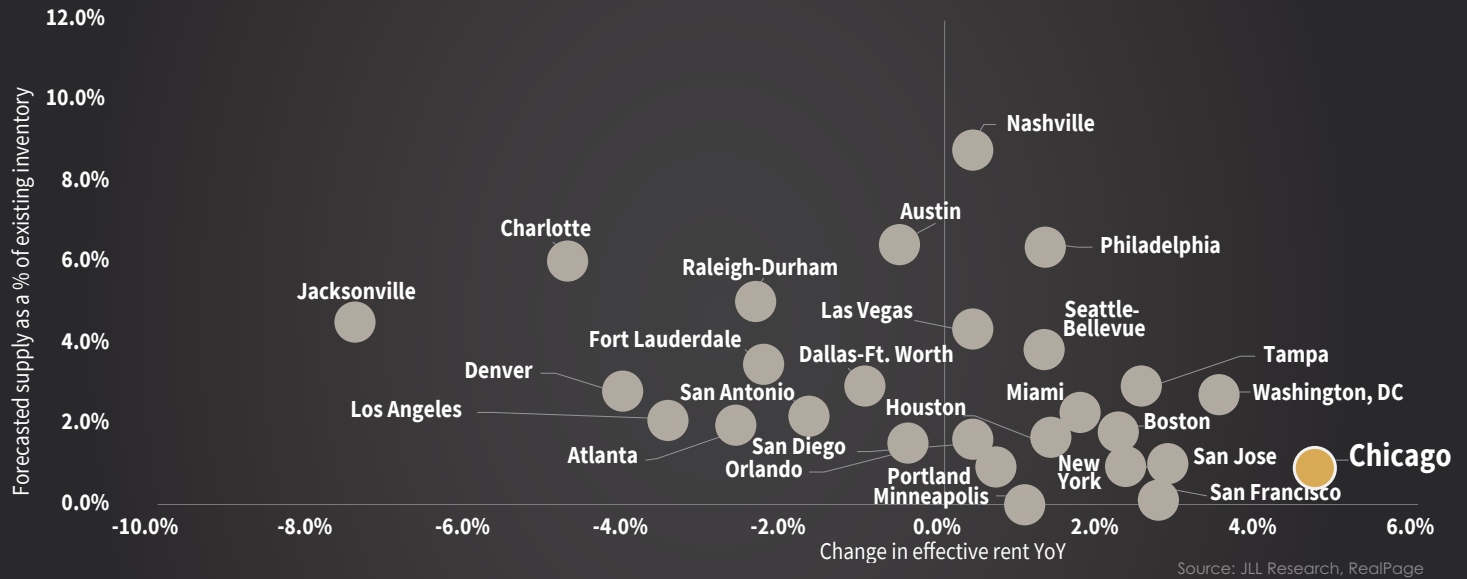
Outpacing the Nation

Things to Know

Chicago's mature fundamentals coupled with a lack of future supply position the city for outsized growth compared to other major markets.

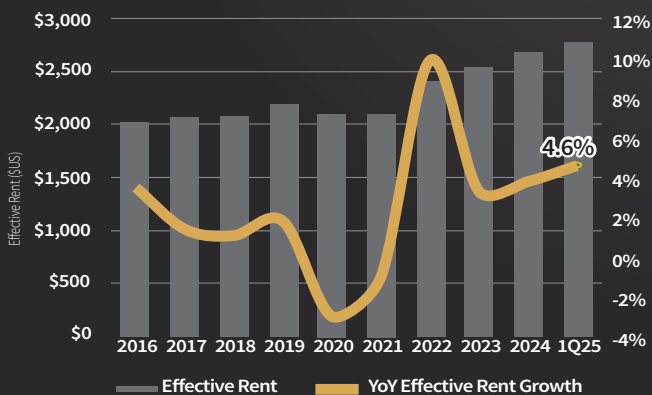
URBAN SUBMARKETS

Urban Chicago has the lowest forecasted deliveries (<1% of existing supply) to deliver in the next 12 months with the highest urban rent growth nationally.



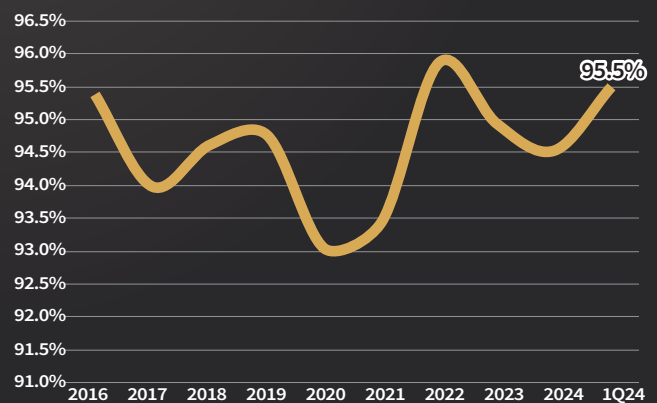
CHICAGO URBAN CORE EFFECTIVE RENT GROWTH

Urban Chicago ranks #1 nationally with 4.6% effective rent growth YOY.



CHICAGO URBAN CORE OCCUPANCY RATE

Urban Chicago's Occupancy exceeds the national average by 50 bps at 95.5%.



milieu

Investment Sales Contacts

MARK STERN

Managing Director

312.622.8140

mark.stern@jll.com

KEVIN GIRARD

Managing Director

773.263.3890

kevin.girard@jll.com

ZACH KAUFMAN

Director

847.830.8883

zach.kaufman@jll.com

BETSY ROMENESKO

Senior Analyst

630.796.5661

betsy.romenesko@jll.com

Financing Contacts

DANNY KAUFMAN

Senior Managing Director

312.528.3684

danny.kaufman@jll.com

MEDINA SPIODIC

Director

312.651.6749

medina.spiodic@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the [property] [properties] to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.