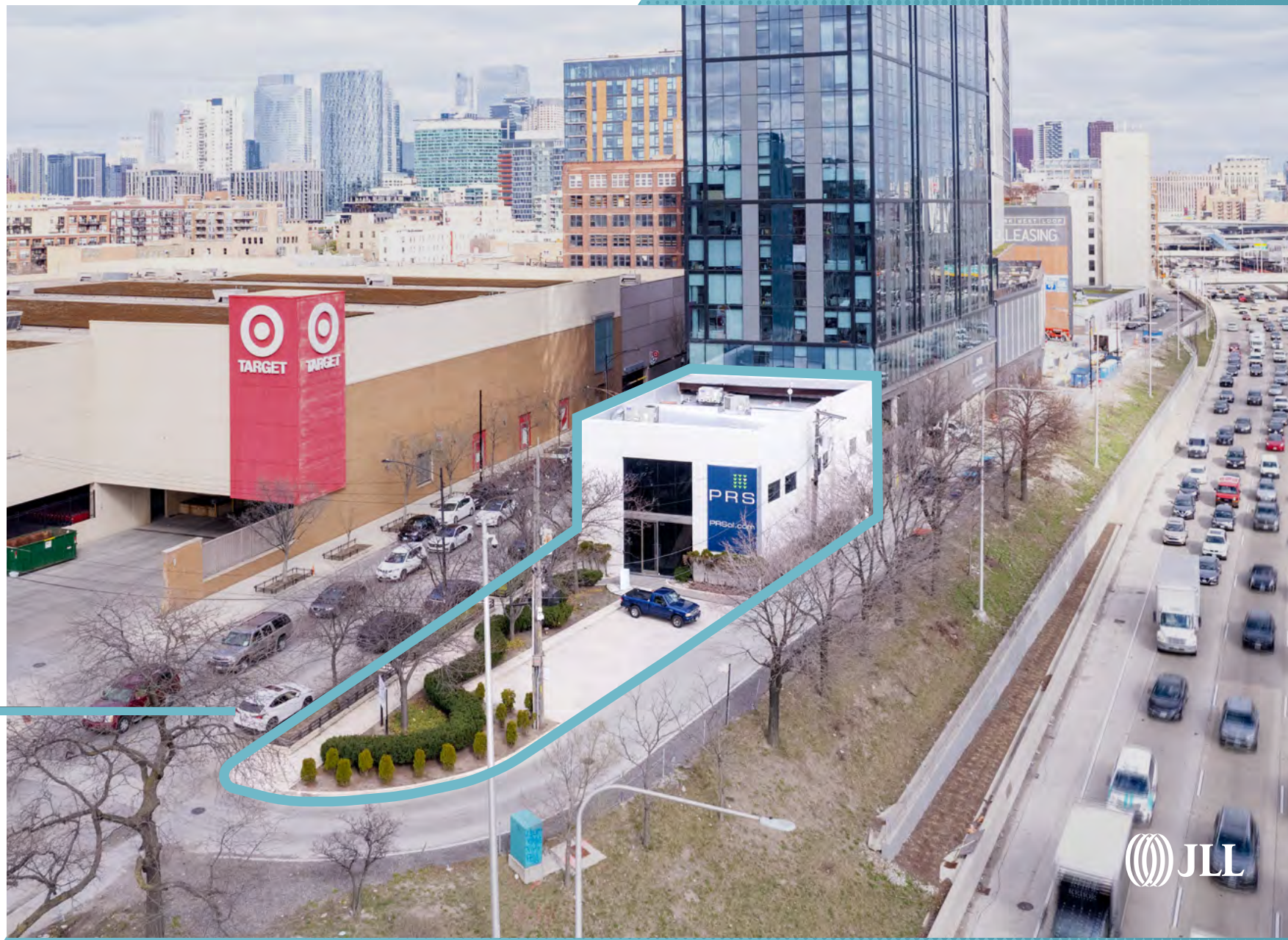
1133 W VAN BUREN STREET

7,502 SF
FREESTANDING BUILDING
AVAILABLE FOR SALE OR LEASE



West Loop
Chicago, IL

JLL

Jones Lang LaSalle Midwest, LLC

1133 W VAN BUREN STREET

HIGHLY VISIBLE, FREESTANDING OFFICE/ MEDICAL/RETAIL BUILDING AVAILABLE FOR SALE OR LEASE IN WEST LOOP

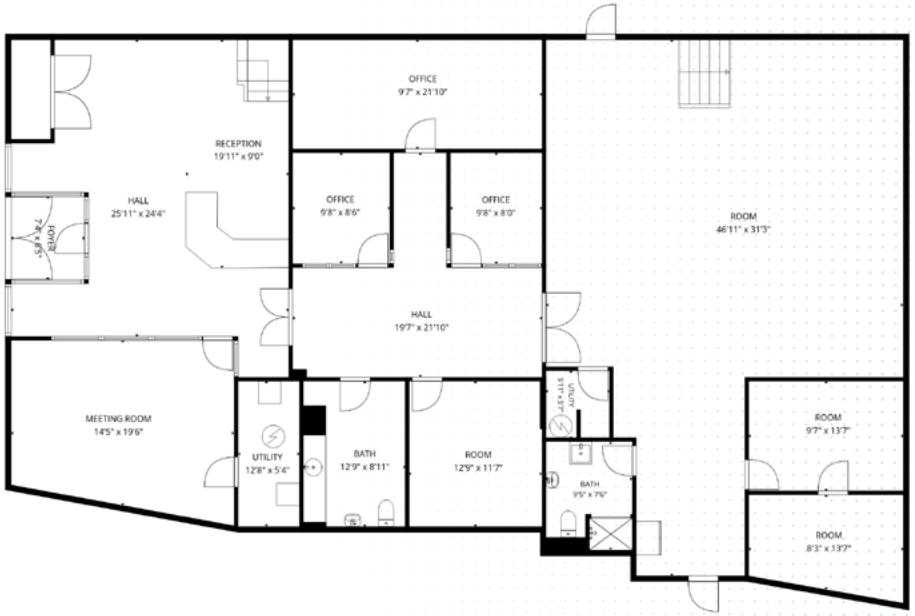
- 7,502 SF of flexible space across two floors, ideal for office, medical, or retail uses
- Exceptional exposure with prominent building signage visible from I-290 to 168,000 daily vehicles
- Exclusive seven-car private parking lot
- Prime corner location at the southeast corner of Van Buren and Racine
- Standout two-story building offering excellent street presence, visibility, and accessibility
- Zoning approved for cannabis use
- Easily accessible loading doors into the building
- Ready to go fully furnished and built out office space between 1,500 - 7,000 SF



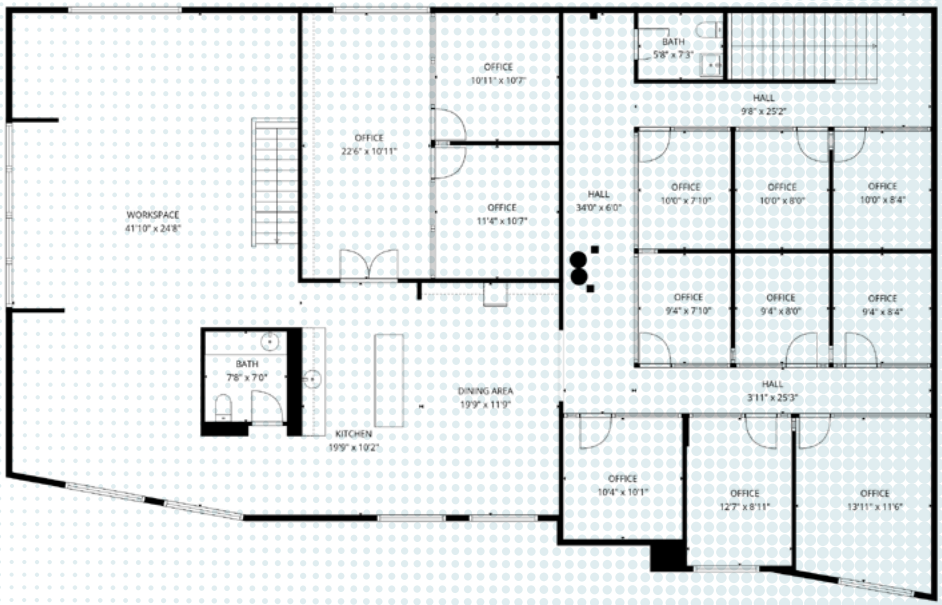
THE AVAILABILITY

+ 7,502 Total SF
Available

Ground Level: 3,751 SF



Second Level: 3,751 SF



DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
Population	3,797	19,892	55,303
Daytime Population	4,287	21,569	152,599
Avg Household Income	$183,724	$194,284	$180,104
Households	1,818	9,663	29,527

Source: ESRI

SEE THE SPACE

CLICK TO VIEW ADDITIONAL PHOTOS & VIRTUAL TOUR



















YOU'RE IN GOOD COMPANY



WEST LOOP STATE OF MIND

The West Loop has solidified its position as one of Chicago's premier commercial and retail destinations over the past decade. This well-established neighborhood is home to major corporate headquarters including McDonald's and Mondelēz, while maintaining its reputation as a culinary and retail powerhouse. The district's nationally acclaimed restaurant scene along Randolph Street continues to draw visitors from across the region, supported by a thriving mix of boutique retailers and national brands serving the area's affluent resident base and robust daytime population. With its strategic location, excellent transportation access, and sustained demand from both businesses and consumers, the West Loop remains one of Chicago's most competitive and valuable commercial markets.















133 W VAN BUREN STREET

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