

CURRENT AVAILABILITIES

GRND: 8,625 SF RETAIL

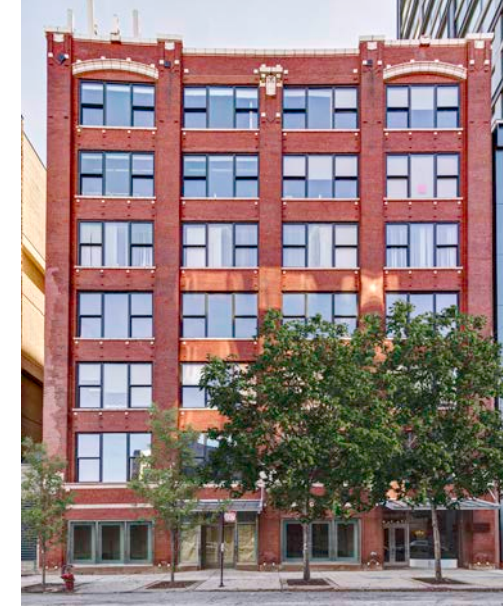
2ND: 12,600 SF OFFICE

4TH: 12,600 SF OFFICE

5TH: 12,600 SF OFFICE



BRICK + TIMBER OFFICE



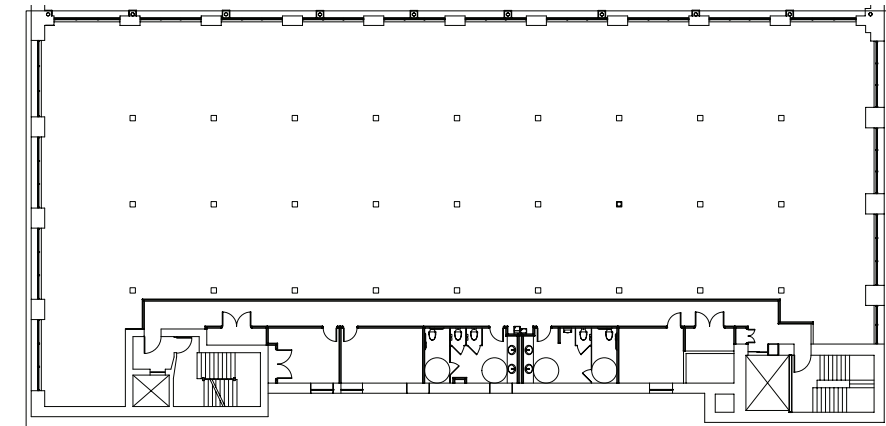
With its desirable brick-and-timber build and immediate leasing opportunities, 1033 West Van Buren is a rare find in an attractive market. Newly renovated after a century of serving and shaping the community, this creative office loft stands as one of the finest examples of brick-and-timber architecture Chicago has to offer.



Contemporary interiors and imaginative collaboration spaces provide the ideal platform to fuel the “live-work-play” movement sweeping the city. At seven stories, the 82,712 sf multitenant building houses high-end show space, 12-foot floor-to-floor ceilings, clean vacancies and convenient proximity to nearby transit.



SUITE 400
12,343 SF



- ☐ Open, efficient floorplates
- ☐ Abundant natural light
- ☐ Active, engaged ownership
- ☐ Accessible commuter options
- ☐ Lively west loop neighborhood
- ☐ Cool, creative space that inspires



25,000

Students at University of Illinois at Chicago



11,000

Medical staff & students at Rush University Medical Center



\$6,300

Annual household dining away from home



216,000

Daytime Employess

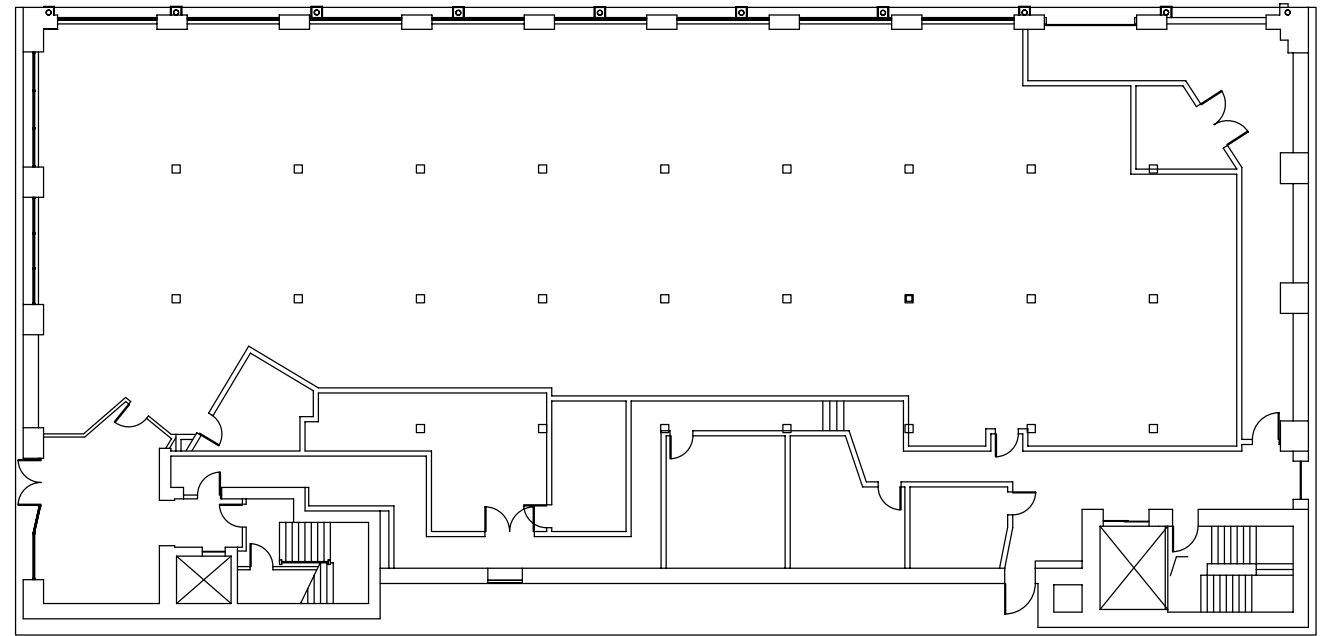


\$121,000

Avg. Household Income

Source: Esri 2017
1 mile Radius

RETAIL OPPORTUNITY 8,625 SF



- 8,625 SF retail space available at the base of a seven-story office building in the West Loop
- Directly across the street from **1050 W. Van Buren** (proposed 21-story tower with 201 units)
- Adjacent to **Landmark West Loop** (30-story tower with 300 units) and **1061-1107 W. Van Buren** (proposed 32-story tower with 298 units)

- Nearby **1125 W. Van Buren** (proposed 24-story tower with 200 units)
Weeklong traffic draw driven by nearby University of Illinois at Chicago and Rush University Medical Center
- Less than 1 mile from Union Station, undergoing a multiphase redevelopment including a seven-story addition with a 330-room hotel, 400 rental apartments, 1.5MM SF of office space, and 800 parking spaces
- Signage opportunities visible off I-290

AMENITY RICH LOCATION

- RESTAURANTS

 - Giordano's
 - Loveash Mediterranean Grill
 - South Branch Tavern and Grille
 - Potbelly Sandwich Shop
 - Wishbone Restaurant
 - Butterfly Sushi
 - Monteverde Restaurant & Pastificio
 - Mad Social
 - Primos Chicago Pizza Pasta
 - Greek Islands
 - Santorini
 - Cone Gourmet Ice Cream
 - Morgan Street Cafe
 - Blaze Pizza
 - Green Street Local
 - Tufano's Vernon Park Tap
 - Jade Court
 - Jimmy Johns
 - Au Bon Pain
- HOTELS

 - Homewood Suites
 - Ace Hotel
 - Chicago Marriott at IMD/UIC
 - Crowne Plaza Hotel
 - Holiday Inn & Suites
 - Equinox Hotel
 - Hampton Inn
 - JW Marriott
 - The Hoxton Hotel
 - The W Hotel
 - Soho House
 - Hyatt Place
 - La Quinta Inn
- RESIDENTIAL

 - The Van Buren
 - Illume
 - Arkardia West Loop
 - 1 South Halsted
 - Guggenheim IMD Project
 - 110 North Carpenter
 - 900 West Washington
 - 625 West Adams
 - 180 North Ada
 - 845 West Adams
 - 1050 & 1125 West Van Buren
 - 1061-1107 W. Van Buren Street
 - Automatic Lofts
 - Landmark West Loop
- ATTRACTIONS

 - Chicago Water Taxi
 - Claes Oldenburg's Bat Column
 - West Loop Art Fest
 - Old St. Patrick's Catholic Church
 - Lyric Opera of Chicago
 - National Hellenic Museum
 - UIC Pavilion
 - Jane Addams Museum
 - Brooklyn Boulders Chicago
 - USPS
- BARs

 - Crossroads Bar & Grill
 - Third Rail Tavern
 - Ciao! Cafe & Wine Lounge
 - Spectrum Bar & Grill
 - Muses Bar & Grill
 - The Ambassador Public House
 - Dylan's Tavern & Grill
 - Ritтерgut Wine Bar & Social Club
 - Wise Owl Drinkery & Cookhouse
 - West End
 - The Madison Bar & Kitchen
 - Parlor Pizza Bar
- COFFEE SHOPS

 - Starbucks
 - Dunkin' Donuts
 - Sawada Coffee
 - Starbucks
 - Groundswell Coffee Roasters
 - Meddle Coffee Bar
 - Pee't's Coffee
 - M2 Cafe
 - Cafe Descartes
 - Ground Up
- HOSPITALS/MEDICAL CENTERS

 - John H. Stroger, Jr. Hospital
 - Rush University Medical Center
 - UIC Hospital & Health Sciences System
 - Rush Center Advanced Delivery (2020 delivery)
- PUBLIC TRANSIT

 - Racine CTA Blue Line Station
 - UIC-Halsted CTA Blue Line Station
 - Clinton CTA Green and Pink Line Station
 - Morgan CTA Green and Pink Line Station
 - Polk CTA Pink Line Station
 - Ogilvie Transportation Center
 - Union Station (Redevelopment)
- DAYCARES/SCHOOLS/UNIVERSITIES

 - Academy High School for Visual and Performing Arts
 - Chicago-Kent College of Law
 - Intercultural Montessori Language School
 - Mark T. Skinner West Elementary School
 - Merit School of Music
 - Lexington College
 - Lily Pad Nursery and Preschool
 - The Gardner School of Chicago
 - Whitney M. Young Magnet High School
- Walking Bridges



1033 W VAN BUREN
BRICK + TIMBER OFFICE

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