



30 WEST MONROE

CENTRAL LOOP, CHICAGO



MID-AMERICA[®] URBAN





CAPITAL
PROPERTIES

30 WEST MONROE


PROPERTY DETAILS

- 6,455 SF second generation café space available fronting South Dearborn Street at the base of the 250K SF Inland Steel Office Building
- Prominent outdoor seating available facing One South Dearborn's outdoor plaza
- Around the corner from the CIBC Theatre (1,800 seats)
- Surrounded by other major office and hotel density including One South Dearborn (828K square feet) and Chase Tower (2.2M square feet), and the Palmer House (1,641 rooms), Residence Inn (381 rooms), and Kimpton Gray Hotel (293 rooms)
- Directly in front of the Monroe CTA Blue Line Station with 2.4M riders annually (CTA Ridership Report – 2019)


Demos

	 Daytime Population	 Average Annual Household Income	 Annual Spend on Food & Beverage	 Annual Spend on Retail
.25 Miles	63,164	\$161K	\$177M	\$1.2M
.5 Miles	202,953	\$157K	\$496M	\$2.5M
1 Mile	363,040	\$162K	\$1.2M	\$4.9M


PHOTOS




EXTERIOR



ENTRYWAY



SEATING

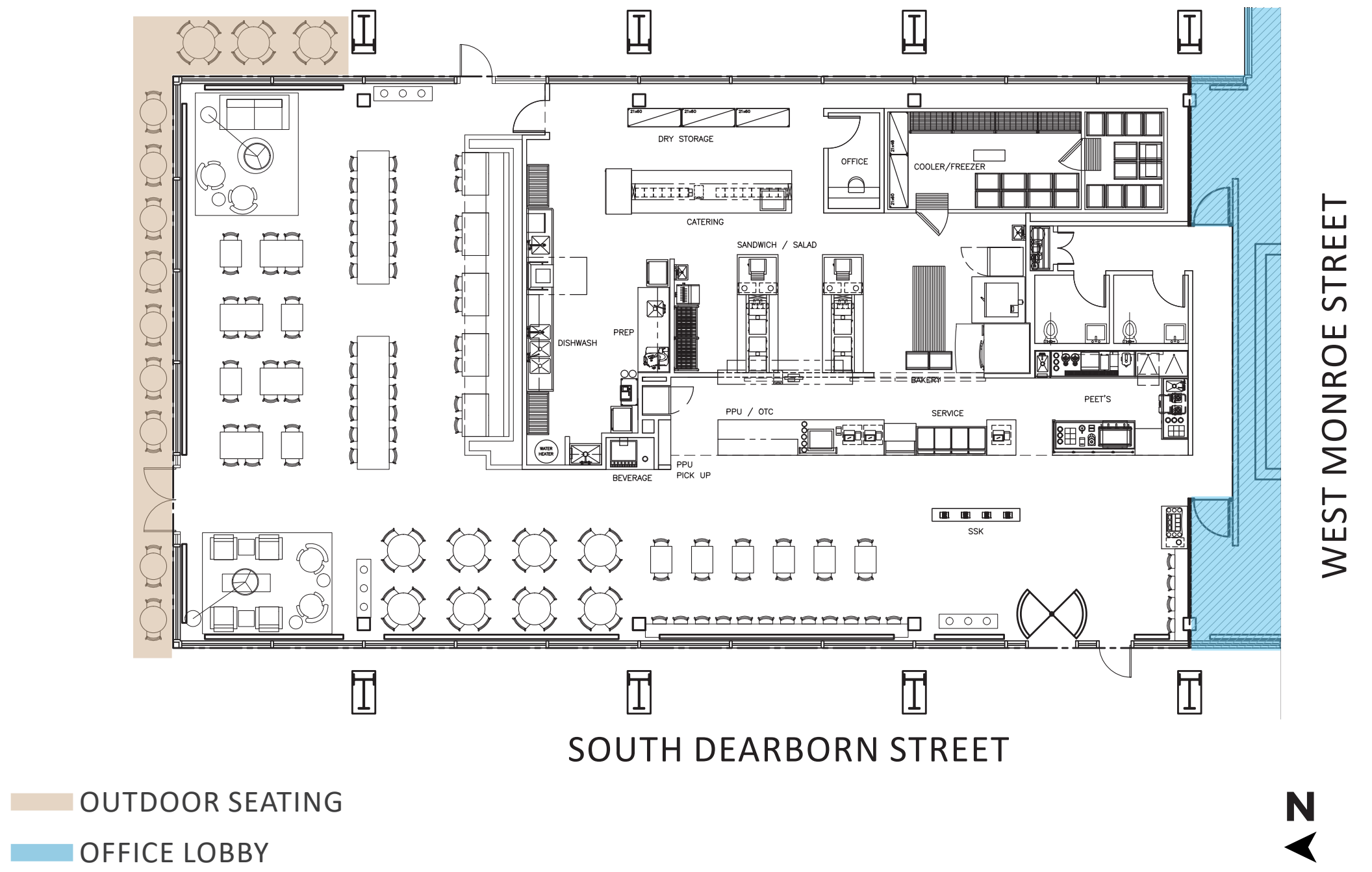


PARTIAL OUTDOOR SEATING



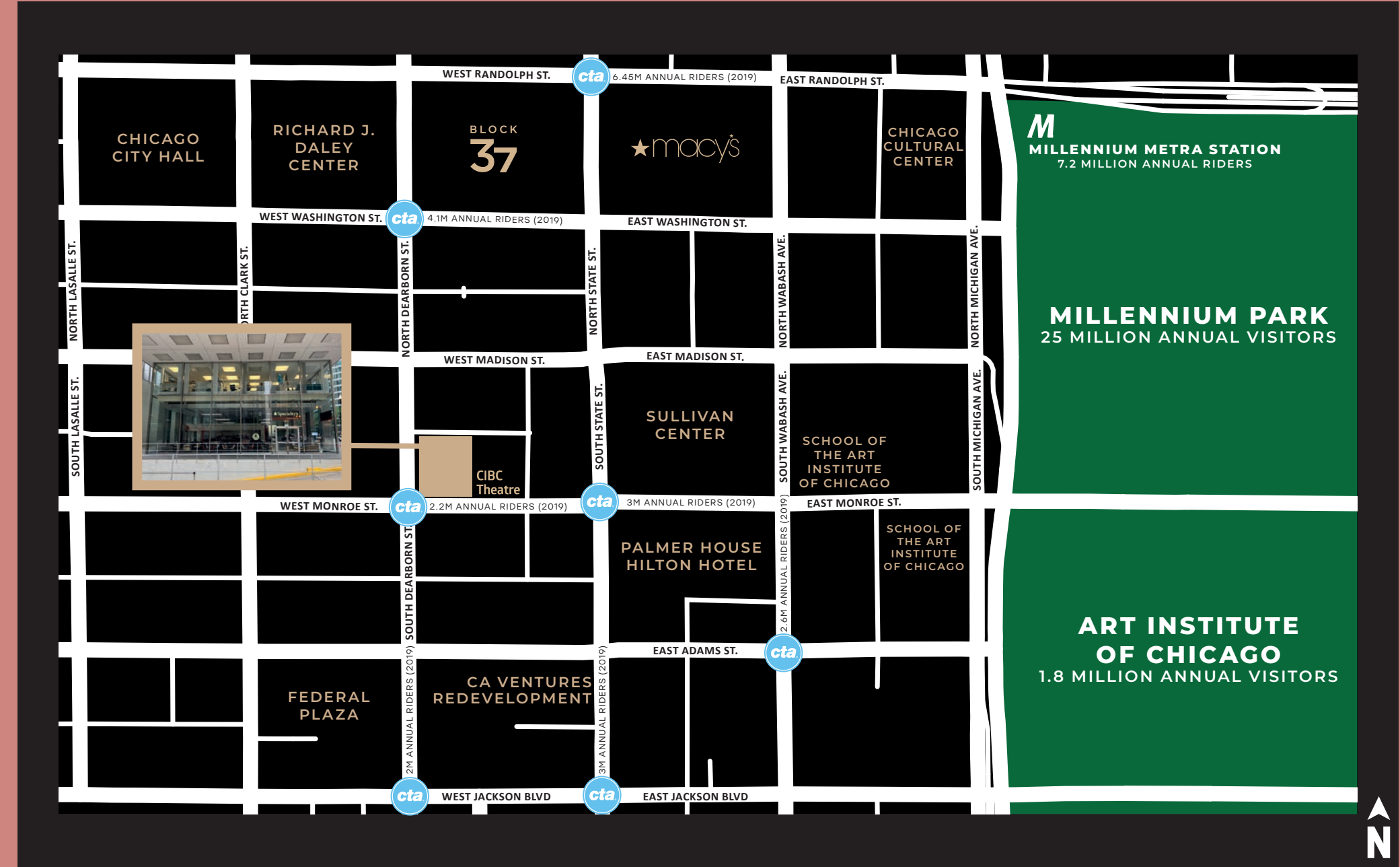
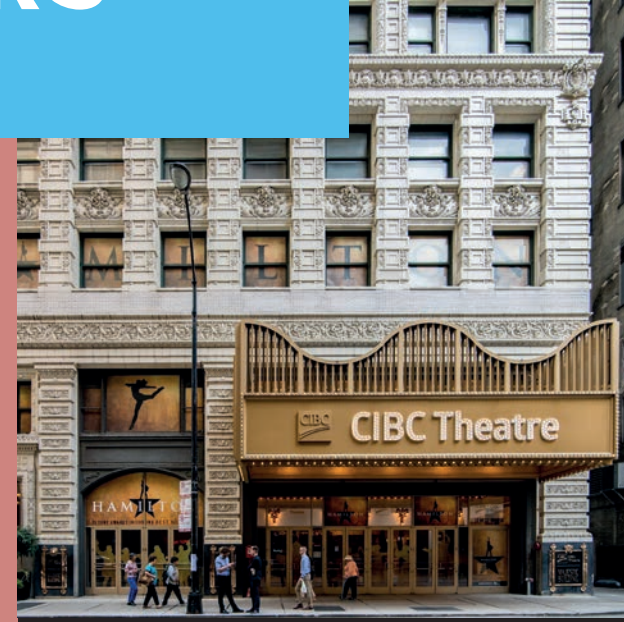
NORTH ELEVATION

EXISTING CONDITIONS





AREA RETAILERS



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