



15

South Aberdeen

West Loop Loft Office Available



--Click here for virtual showing--

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OFFERING OVERVIEW



Offering Overview

Asking Rent:	\$29/RSF MG
Building Size:	10,000 SF
Available Space:	5,000 SF
Property Zoning:	DS-3
Sub-Market:	West Loop
Ward/Alderman:	27/Burnett



Offering Highlights

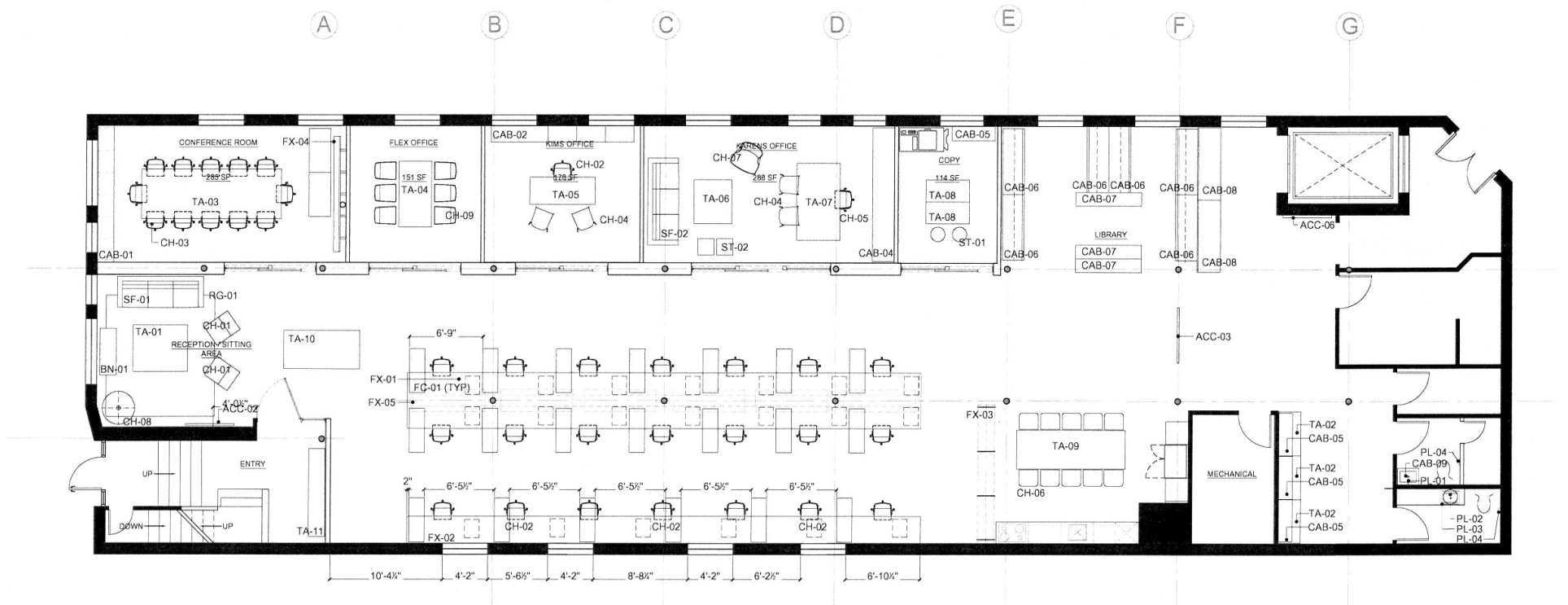
- Rarely available timber and beam boutique office building
- 2 blocks from McDonald's global headquarters
- Full usable basement and rooftop
- First floor voted one of Chicago Crain's Business coolest offices
- Property is agent owned

FLOOR PLAN

1ST FLOOR

First Floor Overview

Available Space:	5,000 RSF
Asking Rent:	\$29/RSF MG
Condition:	Move-In Ready
Available:	Immediately





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1ST FLOOR



WEST LOOP DESCRIPTION

The West Loop is Chicago's former warehouse district and is among the most rapidly developing neighborhoods in the country. Originally a mix of factories, meat markets, and wholesale produce outlets, the neighborhood has seen a major demographic shift over the last decade. The historic brick and timber loft buildings that define the neighborhood have largely been converted to other uses, including a mix of luxury condos, creative offices, art galleries, critically acclaimed restaurants, hotels, and retail boutiques.

The West Loop has evolved into a must-see destination for locals and visitors who want to eat well. With new restaurant concepts opening on almost a weekly basis, the area boasts everything from Michelin Star rated Blackbird, Elske, Smyth & The Loyalist and Sepia restaurants to more casual options like Green Street Smoked Meats, Shake Shack, Sweetgreen, Parlor Pizza, Federales, and Umami Burger. Other well-known dining options include Girl and the Goat, Au Cheval, Lena Brava, Aviary, Momotaro, City Winery, Publican and Avec.

The neighborhood's international reputation continues to grow with the opening of Google's new Midwest headquarters, McDonald's Global headquarters, Soho House hotel, Nobu Restaurant and hotel, Hoxton hotel, the We Work co-working building, Punch Bowl Social and Ace Hotel. Other companies calling the West Loop home include Uber, LinkedIn, Twitter and Gogo Inflight Internet. High-end retailers are also recognizing the area's potential with the recent additions of Anthropologie, Free People, Billy Reid and Maria Pinto.

Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations in almost a decade that opened at Morgan and Lake in 2012 will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.

To learn more about the West Loop, visit our blog at: www.westloopreport.com.

NEIGHBORHOOD SNAPSHOT

MEDIAN AGE
33



ESTIMATED
DAYTIME
POPULATION
94,000



NEIGHBORHOOD
HOTEL ROOMS
845+



SUB-MARKET
OCCUPANCY
92%



2018 MICHELIN
RECOGNIZED
RESTAURANTS
15



AVERAGE
HOUSEHOLD SIZE
1.6



PERCENTAGE OF
POPULATION WITH
WHITE COLLAR JOBS
90%



AVERAGE INCOME
PER HOUSEHOLD
\$135,000



ESTIMATED
POPULATION
52,000



PERCENTAGE OF
POPULATION WITH
BACHELOR'S DEGREE
80%



SF UNDER
CONSTRUCTION
1,700,000



TOTAL ANNUAL
RETAIL GOODS
EXPENDITURE
\$570,000,000



PERCENTAGE OF
POPULATION
WALKING TO WORK
31%



TOTAL
BUSINESSES
4,128

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NOTABLE AREA TENANTS



THE GOOGLE EFFECT



1K FULTON

- Located at 1000 W Fulton
- Current home of Google's Midwest HQ, SRAM, The Mill Visual Effects and Sandbox Industries
- Retail consists of Swift & Sons Steakhouse and South Central Bank
- Estimated employee population of 2,500
- 530,000 SF development, which Google occupies approximately 360,000 SF
- All 1K Fulton tenants signed long term leases



THE MCDONALD'S EFFECT



RANDOLPH WEST

- Located at 110 N Carpenter
- Home of McDonald's Global HQ
- McDonald's will occupy 485,000 SF
- Development will house approximately 2,000 employees
- Completed in April of 2018
- McDonald's signed a 15-year lease
- McDonald's vendors, including Coca-Cola are expected to relocate to the Fulton Market neighborhood



RESTAURANTS

NOTABLE RESTAURANT TENANTS

GIRL & THE GOAT
809 WEST RANDOLPH STREET



1020 W Madison
Monteverde



619 W Randolph
Blackbird



802 W Randolph
Bad Hunter



832 W Randolph
Bar Siena



180 N Morgan
Federales



951 W Fulton
Roister



1000 W Fulton
Swift & Sons



820 W Lake
Momotaro



809 W Randolph
Girl & The Goat



108 N Green
Parlor Pizza Bar



834 W Fulton
Beatrix



123 N Jefferson
Sepia



177 N Ada
Smyth & The Loyalist



845 W Washington
El Che Bar



738 W Randolph
Ronero



1350 W Randolph
Elseke



661 W Walnut
Oriole



925 W Randolph
Formento's



RETAIL

NOTABLE RETAIL TENANTS

LULULEMON LOCAL
167 NORTH SANGAMON STREET

Aēsop®

940 W Fulton
Aesop



167 N Sangamon
Lululemon Local

NØTRE

118 N Peoria
Notre



823 W Madison
Orangetheory Fitness



1000 W Randolph
Anthropologie



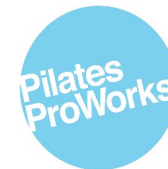
1 N Madison
Whole Foods



175 N Halsted
CycleBar

BILLY REID

845 W Randolph
Billy Reid



773 W Adams
Pilates Pro Works



16 S Halsted
Ulta Beauty



40 S Halsted
Mariano's

EQUINOX

725 W Randolph
Equinox



1101 W Randolph
Free People



833 W Washington
M2057 By Maria Pinto



832 W Randolph
Punch Bowl Social



1144 W Randolph
Art & Science Salon



1101 W Jackson
Target



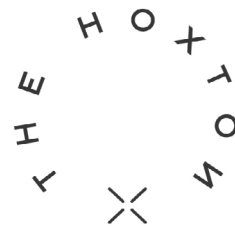
123 N Randolph
100 S Morgan



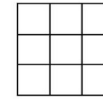
HOTELS

NOTABLE HOTELS

SOHO HOUSE CHICAGO
113 NORTH GREEN STREET



844 W Lake
The Hoxton Hotel



SOHO HOUSE

113 N Green
Soho House Chicago

NOBU HOTEL
CHICAGO

854 W Randolph
Nobu Hotel Chicago



311 N Morgan
Ace Hotel

EQUINOX
HOTELS

725 W Randolph
Equinox Hotel



118 N Jefferson
Homewood Suites

HYATT

113 N May
Hyatt Hotel



118 N Jefferson
Hampton Inn



108 N May
The Publishing House



733 W Madison
Crowne Plaza Hotel

OFFICE

NOTABLE OFFICE TENANTS



Twitter
16,000 SF



Morton Salt
52,000 SF



WeWork
125,000 SF



Zurich
108,000 SF



PepsiCo
413,000 SF



Dyson
40,000 SF



DLA Piper
175,000 SF



Glassdoor
51,000 SF



Hyatt
250,000 SF



Skender Construction
40,000 SF



Motorola
604,000 SF



Hillshire Brands
230,000 SF



SRAM
75,000 SF



Gogo Inflight Internet
263,000 SF



Boeing
600,000 SF



TransUnion
246,000 SF



Allstate
15,000 SF



SC Johnson
280,000 SF



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West Loop Loft Office Available

SVN Chicago Commercial
940 West Adams Street, 2nd Floor
Chicago, Illinois 60607

www.svnchicago.com

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