

1123
WASHINGTON
BOULEVARD



1123 W. WASHINGTON BOULEVARD

PROPERTY DESCRIPTION

NelsonHill is pleased to present 1123 W. Washington Boulevard, a three (3) story loft office building in the vibrant West Loop neighborhood. The building is approximately 17,900 SF with a 3,500 SF basement.

The featured available space is located on the building's first floor and spans \pm 4,800 SF. The space is currently built out as an open office with one conference room, four meeting rooms, two kitchenettes and two restrooms.

For a 3D virtual tour, please visit:

<https://nelsonhill.com/commercial/1123-w-washington>

HIGHLIGHTS

- Flexible open plan office layout
- Reception/lobby area, workstations, office, conference room, 2-kitchenettes and 2-private washrooms.
- English basement with 8' clearance provides optional storage and ancillary space to tenants
- Vibrant West Loop neighborhood with trendy restaurants, bars and other amenities








SPECIFICATIONS

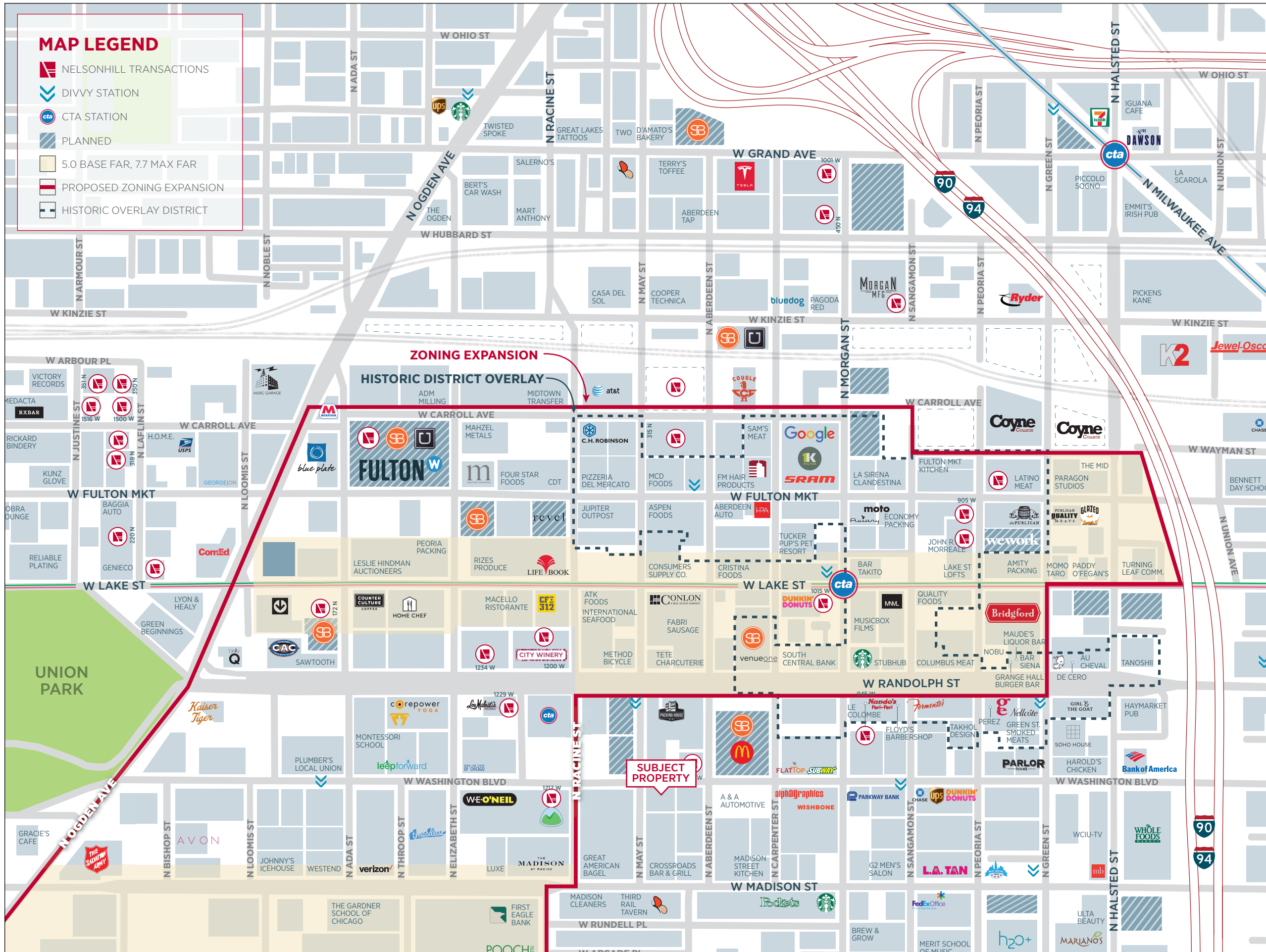
BUILDING SIZE	17,900 SF (WITH 3,500 SF BASEMENT)
AVAILABLE SPACE	\pm 4,800 SF (FIRST FLOOR)
LAND SIZE	5,100 SF
STORIES	3 (PLUS ENGLISH BASEMENT)
ZONING	DX-3
CEILING HEIGHT	14' CLEAR (8' CLEAR BASEMENT)
YEAR BUILT	1904 (RENOVATED IN 2003)
PIN(S)	17-08-444-001-0000
2016 TAXES	\$38,305.20 (\$2.66 PSF)
LEASE RATE	\$35 PSF MODIFIED GROSS

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



MAP LEGEND

-  NELSONHILL TRANSACTIONS
-  DIVVY STATION
-  CTA STATION
-  PLANNED
-  5.0 BASE FAR, 7.7 MAX FAR
-  PROPOSED ZONING EXPANSION
-  HISTORIC OVERLAY DISTRICT



FULTON MARKET | WEST LOOP AMENITIES MAP

The Fulton Market District in Chicago's West Loop has a rich history in meat-packing as Chicago's original marketplace. The area is experiencing substantial growth in loft-office conversions, attracting corporate brands and multi-tenant developments such as: 1K Fulton, Morgan Manufacturing and Fulton West (under construction).

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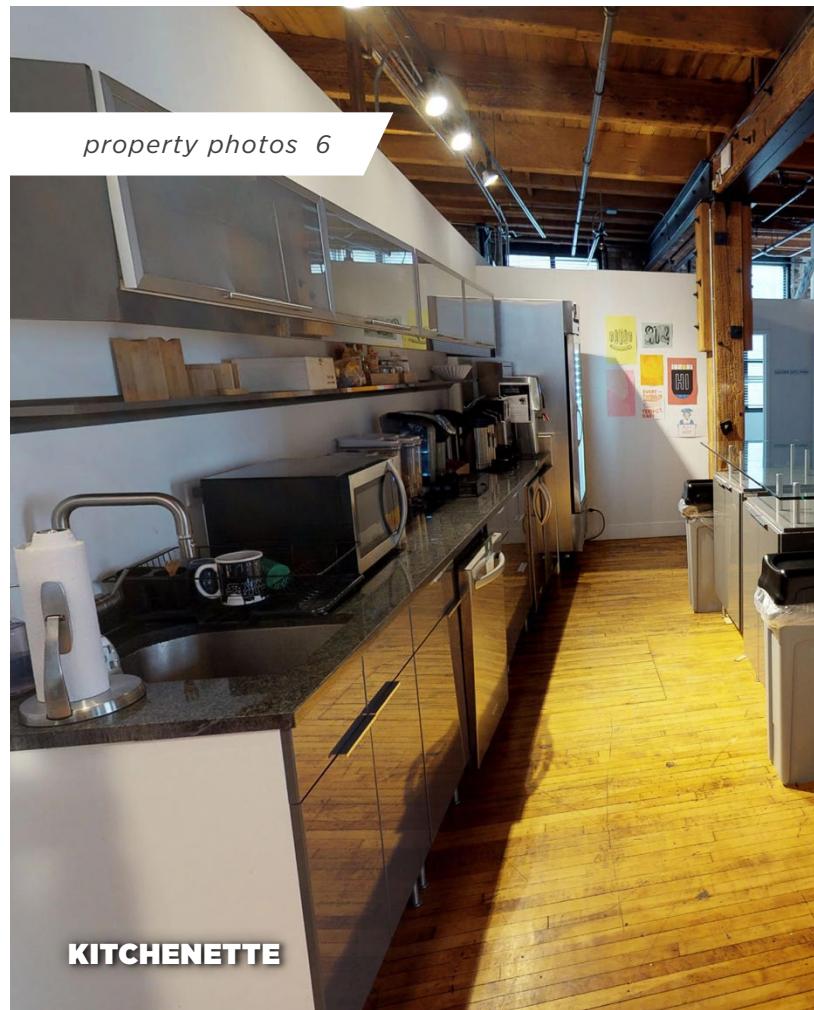
1123 W. WASHINGTON BLVD.
The subject property is located just North of Restaurant Row along Randolph Street and the booming Fulton Market District.

RESTAURANT ROW

Restaurant Row, along Randolph Street, has become a hub for world renowned restaurateurs. This transitioning neighborhood is home to the trendiest bars and restaurants in Chicago and a popular destination for "foodies."

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property photos 6



KITCHENETTE



VIEW FROM ENTRANCE



CONFERENCE ROOM

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BREAK AREA



CONTACT

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