



# 145

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## SOUTH WELLS

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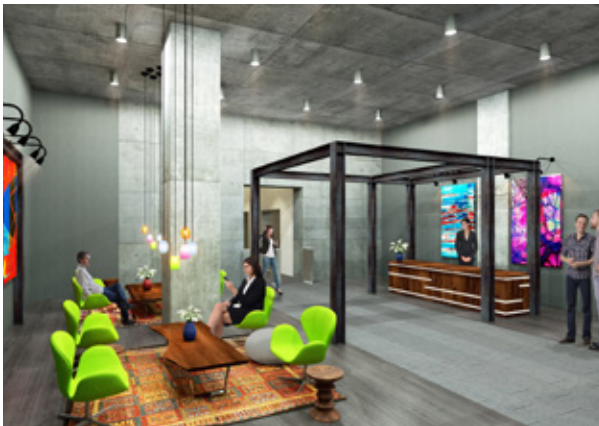
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 **BAUM**  
REALTY GROUP



**145**  
SOUTH  
WELLS

## NEW HIGH RISE OPPORTUNITY



### SITE HIGHLIGHTS

- ▶ Retail opportunity at the base of boutique loft office building
- ▶ ±4,000 SF available - potentially divisible
- ▶ Prime Loop location with close proximity to hotels (W City Center and JW Marriott), office (1 block from the iconic Willis Office Tower) and residential populations
- ▶ Neighboring retailers include Starbucks, Walgreens, Paul Stewart, CVS, Corner Bakery, Au Bon Pain and Brooks Brothers
- ▶ 1 minute walk to Quincy / Wells CTA 'L' Station (2.2M riders annually) – the station is scheduled to undergo a \$18.2M renovation in 2017
- ▶ Located steps from CTA Adams & Wells bus stop which serves 10 bus routes and is as a major connection to Union Station & the LaSalle Street Metra Station

DEMOGRAPHIC SUMMARY	.25 MILE	.50 MILE	1 MILE
Estimated Average HHI	\$117,973	\$121,376	\$136,609
Estimated Population	1,155	18,096	64,925
Adj. Daytime Demographics	36,071	319,888	502,944

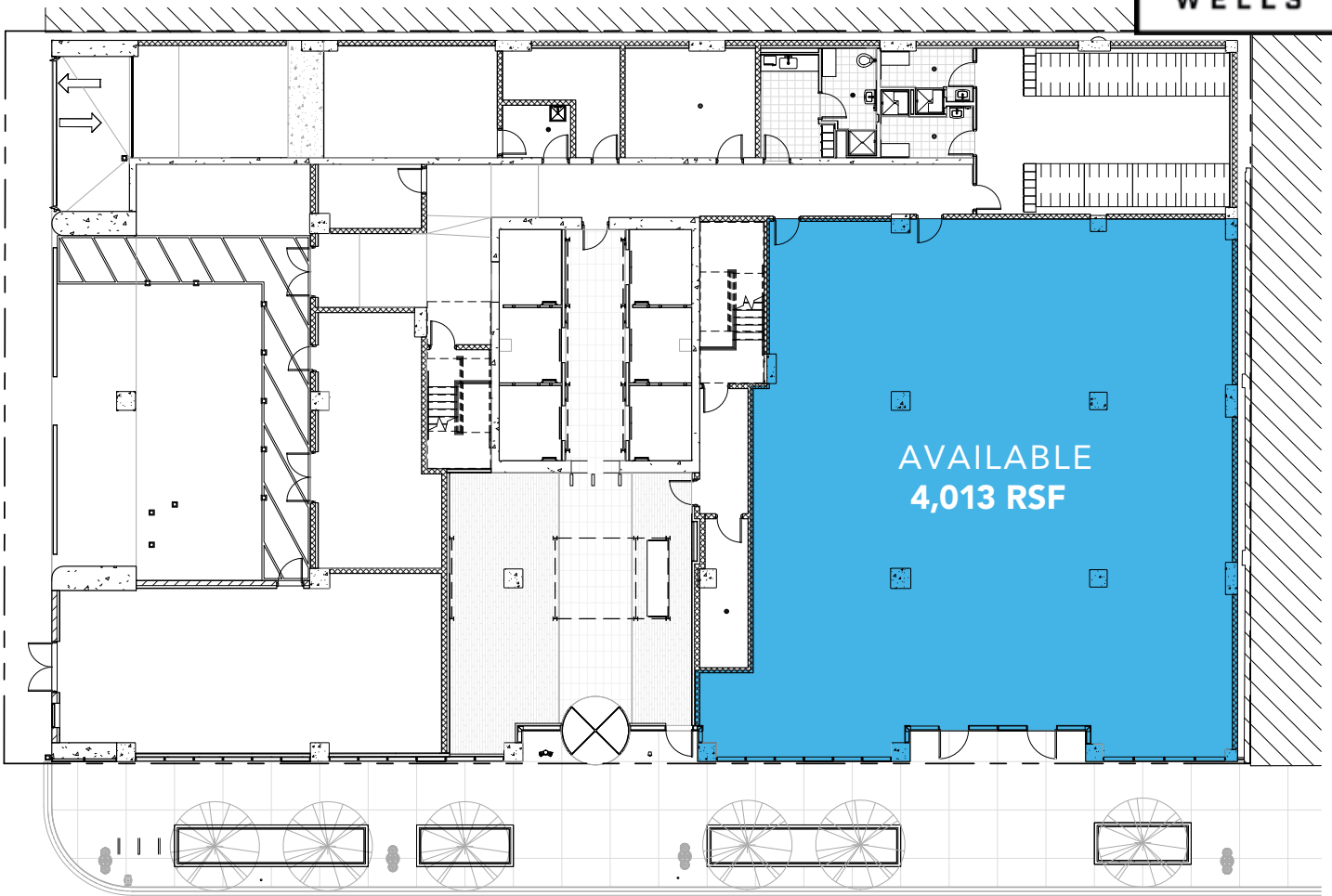
### FOR MORE INFORMATION CONTACT:

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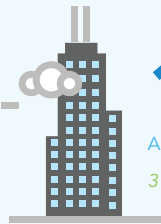
# SITE PLAN

**145**  
SOUTH  
WELLS



**SOUTH WELLS STREET**

## PRIME LOOP LOCATION



# 1.5 M Visitors

ANNUALLY TO WILLIS TOWER SKYDECK

3 minute walk from 145 South Wells

294,000 private sector jobs, 31,000 government jobs and 58,025 college students in the Loop

8 hotels with 1,498 rooms within a 4-block radius of 145 South Wells

# 4 M Visitors

ANNUALLY TO MILLENNIUM PARK

Less than 1 mile from 145 South Wells



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