



# 145

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## SOUTH WELLS

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**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
- ▶ Neighboring retailers include Starbucks, Walgreens, Paul Stewart, CVS, Corner Bakery, Au Bon Pain and Brooks Brothers

DEMOGRAPHIC SUMMARY	.25 MILE	.50 MILE	1 MILE
Estimated Average HHI	\$122,718	\$119,684	\$131,788
Estimated Population	1,235	18,931	70,647
Adj. Daytime Demographics	33,150	312,321	501,625

### FOR MORE INFORMATION CONTACT:

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## LOCATION HIGHLIGHTS

- ▶ 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
- ▶ 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



## PRIME LOOP LOCATION



**1.5 M Visitors**

ANNUALLY TO WILLIS TOWER SKYDECK

3 minute walk from 145 South Wells

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

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

**4 M Visitors**

ANNUALLY TO MILLENNIUM PARK

Less than 1 mile from 145 South Wells



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## OPTION 1 - STREET LEVEL

SINGLE TENANT OPTION



SOUTH WELLS STREET

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# OPTION 2 - STREET LEVEL

TWO TENANT OPTION - A



**SOUTH WELLS STREET**

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## OPTION 2 - STREET LEVEL

TWO TENANT OPTION - B



**SOUTH WELLS STREET**

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# OPTION 3 - STREET LEVEL

THREE TENANT OPTION



SOUTH WELLS STREET

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