

DOUG RENNER **ALLEN JOFFE**

312.275.3137 312.275.3120

doug.renner@baumrealty.com allen@baumrealty.com





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:

DOUG RENNER 312.275.3137 doug.renner@baumrealty.com





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



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



FOR MORE INFORMATION CONTACT:

DOUG RENNER 312.275.3137 doug.renner@baumrealty.com





OPTION 1 - STREET LEVEL

SINGLE TENANT OPTION



SOUTH WELLS STREET

FOR MORE INFORMATION CONTACT:

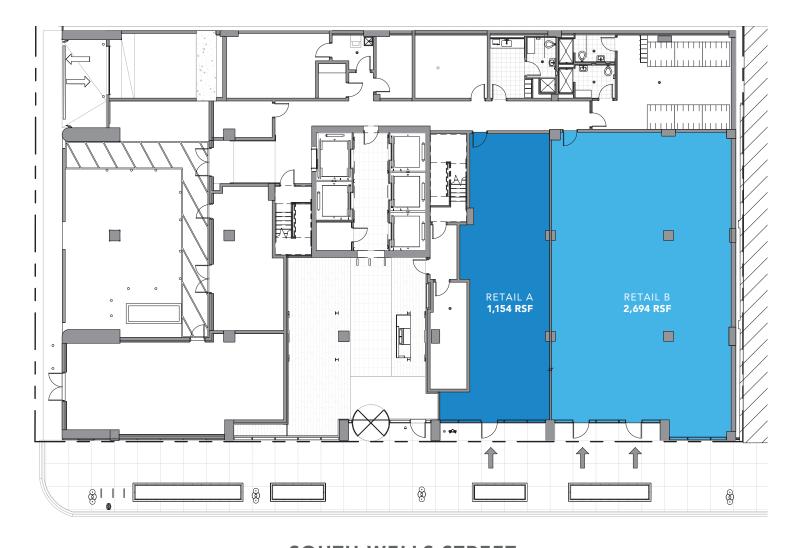
DOUG RENNER 312.275.3137 doug.renner@baumrealty.com



OPTION 2 - STREET LEVEL

TWO TENANT OPTION - A





SOUTH WELLS STREET

FOR MORE INFORMATION CONTACT:

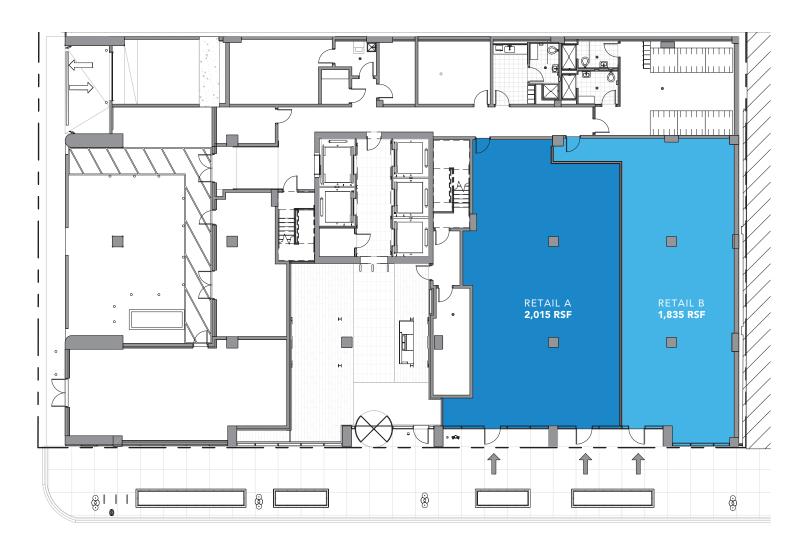
DOUG RENNER 312.275.3137 doug.renner@baumrealty.com





OPTION 2 - STREET LEVEL

TWO TENANT OPTION - B



SOUTH WELLS STREET

FOR MORE INFORMATION CONTACT:

DOUG RENNER 312.275.3137 doug.renner@baumrealty.com



OPTION 3 - STREET LEVEL

THREE TENANT OPTION



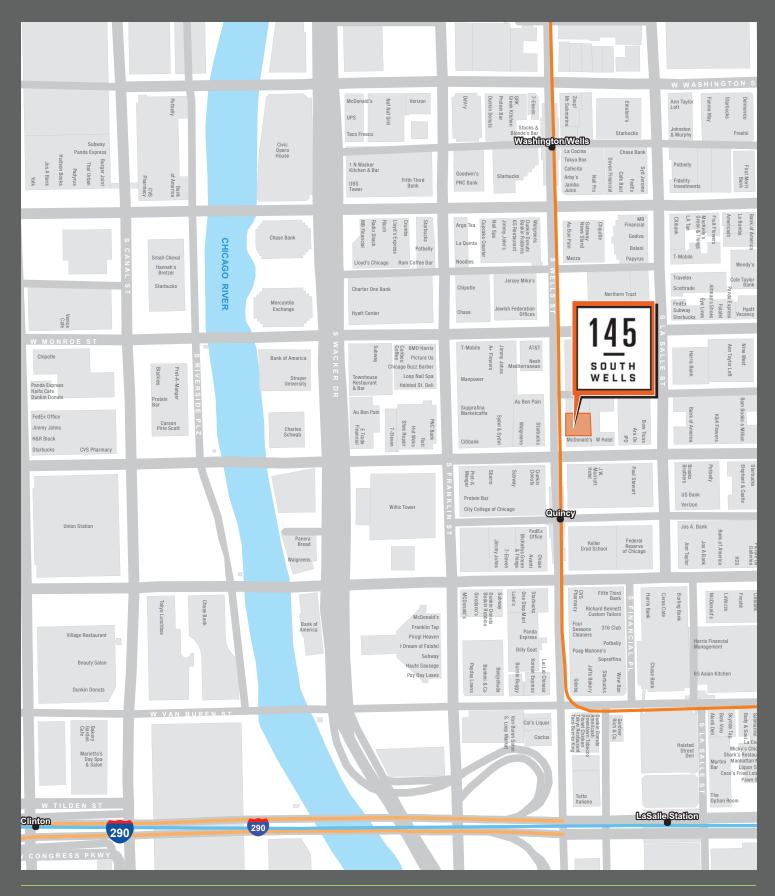


SOUTH WELLS STREET

FOR MORE INFORMATION CONTACT:

DOUG RENNER 312.275.3137 doug.renner@baumrealty.com





FOR MORE INFORMATION CONTACT:

DOUG RENNER 312.275.3137 doug.renner@baumrealty.com

