

STONE REAL ESTATE

225 WEST WACKER



Second Generation Full Service Restaurant Space in the Loop



PROPERTY

A 31 story, 650,812 sf Class A office building located on the SEC of Wacker & Franklin. Conveniently located across from the Chicago Riverwalk. The building's major tenants include: Merrill Lynch, CBIZ, Boston Consulting Group, PPM America and Cushman & Wakefield.

AVAILABLE SPACE

- 4,539 sf Fully Built-Out Restaurant with Black Iron, attached to the building's lobby;
- 1,268 sf Mezzanine Kitchen (includes walk-in coolers);
- Approximately 1,500 sf Outdoor Covered Patio.

AREA COMMERCIAL TENANTS



IMMEDIATE AREA CURRENT & FUTURE OFFICE TENANTS

Bank of America, Ernst & Young, Skadden, Arps, Slate, Meagher & Flom LLP, Much Shelist PC, Aetna, CNA, Hinshaw & Culbertson LLP, Boeing, William Blair, Facebook, Twitter and Savo.



5,807

Square feet available plus 1,500 sf covered outdoor seating



40'

Frontage on Wacker Drive



47K

Daytime population in a two block radius



\$146K

Avg HH Income in a two block radius



38.6K

Vehicles per day at the intersection



16.7K

Total daily pedestrians on Wacker and Franklin

EXCLUSIVE AGENTS

David Stone 312/372-2657
dstone@stonerealestate.com

Eric Kamen 312/782-1375
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