

THE MADISON AT RACINE

WEST LOOP SMALL SHOP SPACE AVAILABLE

1208 W. Madison Street // Chicago, 60607

FOR LEASING INFO CONTACT:

Doug Renner // 312.275.3137 // doug.renner@baumrealty.com

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PROPERTY HIGHLIGHTS

Mixed use building boasts luxurious apartment living with convenient access to Restaurant Row and shopping at the growing population of retailers in the West Loop

Steps away from area highlights including the new McDonald's global headquarters, Politan Row food hall, Google, United Center, University of Illinois at Chicago as well as many entertainment, dining, and shopping options

Be a part of the growing community

AVAILABLE SPACE:

2,487 SF available - former cycling studio space

FRONTAGE:

Approximately 38 feet of frontage along Madison Street

AVAILABILITY:

Immediate Availability



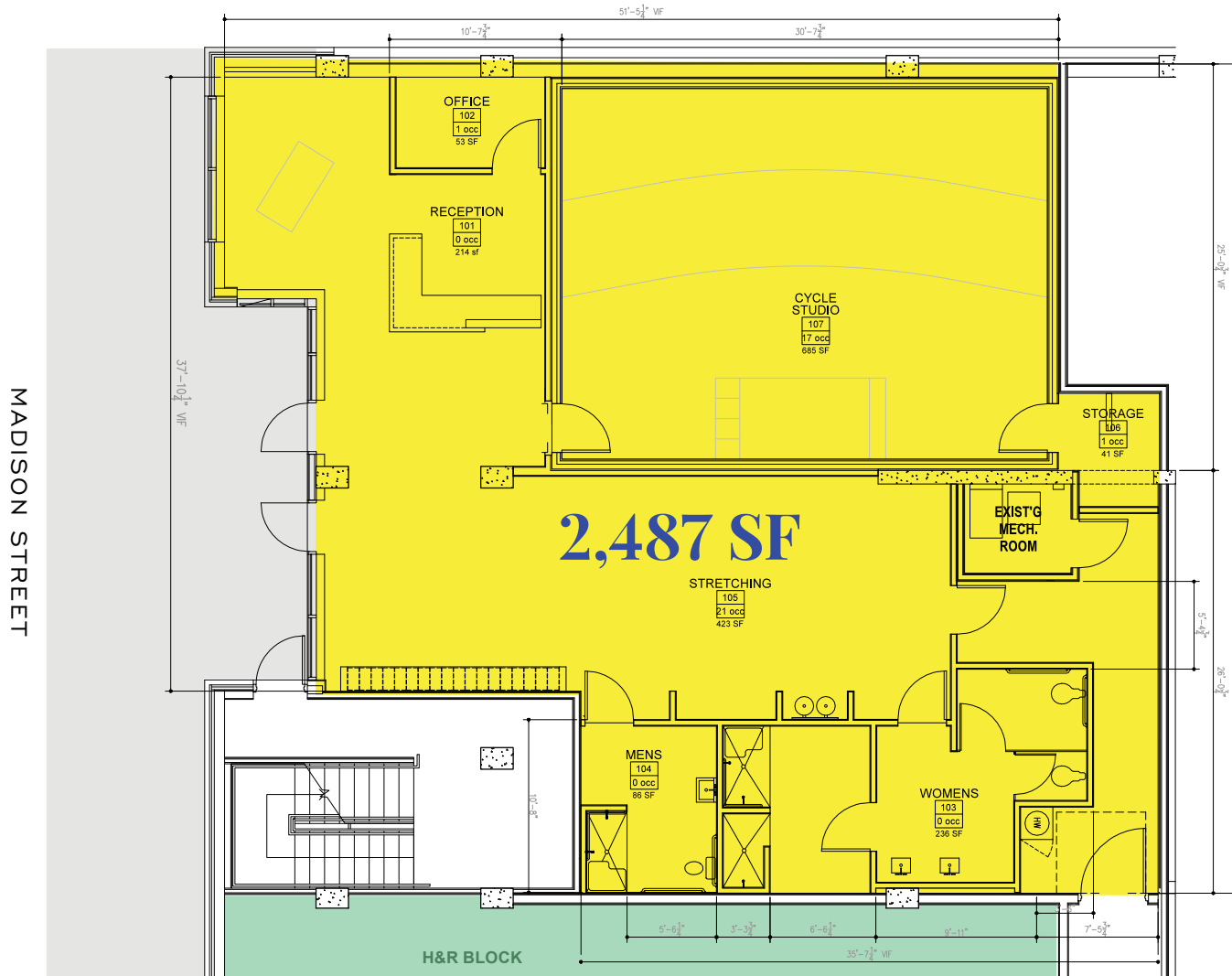
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BUILDING FLOOR PLAN

GROUND LEVEL

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CHICAGO'S BEST LOOP



LOCATION HIGHLIGHTS

Randolph Street — Chicago's Restaurant Row offers over 30 dining options along Randolph Street and is home to the city's highest concentration of award-winning restaurants including Michelin's 2019 Bib Gourmand winners Au Cheval, Girl & The Goat (*pictured above*), and Sushi Dokku.

2 blocks from 1000 W. Washington

Fulton Street — Home to Google's 357,000 SF office at 1K Fulton (*top-center picture*), award-winning cocktail bar The Aviary, and dining hot spots including Swift & Sons, Next, Duck Duck Goat, The Publican, Kuma's Corner, La Serena Clandestina, and Michelin starred Roister.

4 minutes from The Madison at Racine



McDonald's Global Headquarters — The 490,000 SF McDonald's global headquarters located at 1035 W. Randolph Street opened in June 2018. The LEED certified building houses approximately 2,000 employees, the flagship Hamburger University training facility, and a one-of-a-kind McDonald's Global Menu restaurant on the ground floor.

4 blocks from The Madison at Racine

Monteverde — Chef Sarah Grueneberg's award winning Italian hotspot featuring some of Chicago's best handmade pasta (*pictured left*). The perpetually packed spot won restaurant of the year at the 2018 Jean Banchet Awards and is in the running for their third Jame's Beard Award.

3 blocks from The Madison at Racine

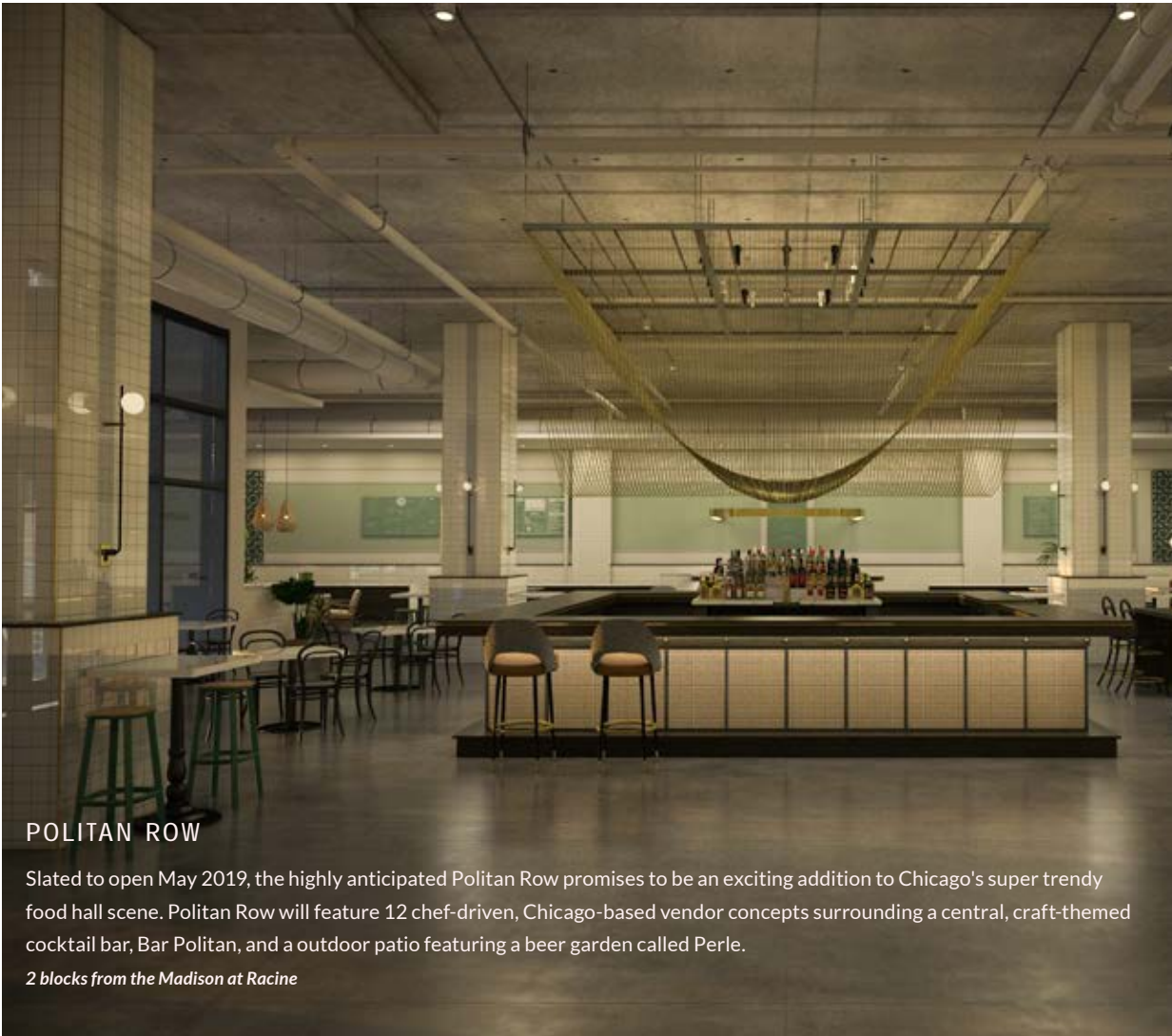
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POLITAN ROW

Slated to open May 2019, the highly anticipated Politan Row promises to be an exciting addition to Chicago's super trendy food hall scene. Politan Row will feature 12 chef-driven, Chicago-based vendor concepts surrounding a central, craft-themed cocktail bar, Bar Politan, and an outdoor patio featuring a beer garden called Perle.

2 blocks from the Madison at Racine

WEST LOOP STATS

3,500 NEW RESIDENTIAL UNITS
IN THE NEXT 24 MONTHS

22%
POPULATION GROWTH
IN THE LAST 5 YEARS

48%
OF POPULATION
IS BETWEEN
25-34

AVERAGE HHI
\$132K

OFFICE SPACE
4.9M
SQUARE FEET

NEW RESIDENTIAL UNITS IN 2018
4,902

1,131
HOTEL KEYS
UNDER CONSTRUCTION OR PLANNED

ANNUAL RIDERSHIP
800K+
LAKE & MORGAN
70% INCREASE FROM 2012

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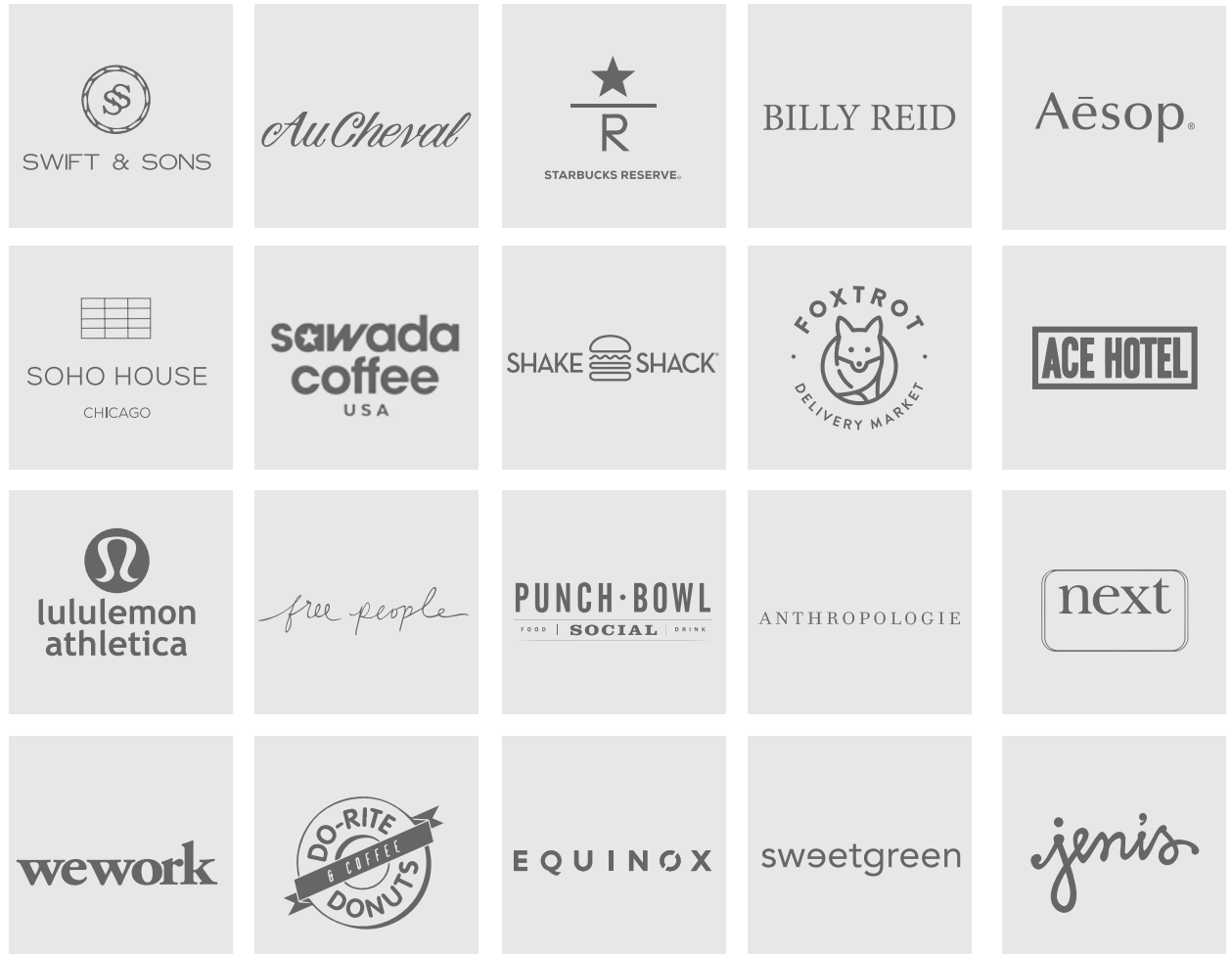


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WEST LOOP RETAIL

The West Loop consists of over 1M rentable square feet of retail inventory, both existing and under construction. Following Google's move into 1K Fulton in 2015, companies such as McDonald's, Glassdoor, and Dyson have made the move to the rapidly changing neighborhood. In September 2017 WPP Group, the world's largest advertising company, signed a 253,000 SF lease and will open in 2020 with approximately 2,000 employees. Retailers are now quickly following suit with all the elements in-place for a thriving retail trade area.

Award winning designer Billy Reid opened in 2015, Anthropologie signed a 10,000 SF lease, Free People recently opened an 8,000 SF multi-level store, and Starbucks Reserve is opening at 1000 W. Randolph. With ongoing demand for retail space, developers are making substantial investments into the neighborhood, spurring more new retail development to support the growing demand from apparel, fashion and food tenants.



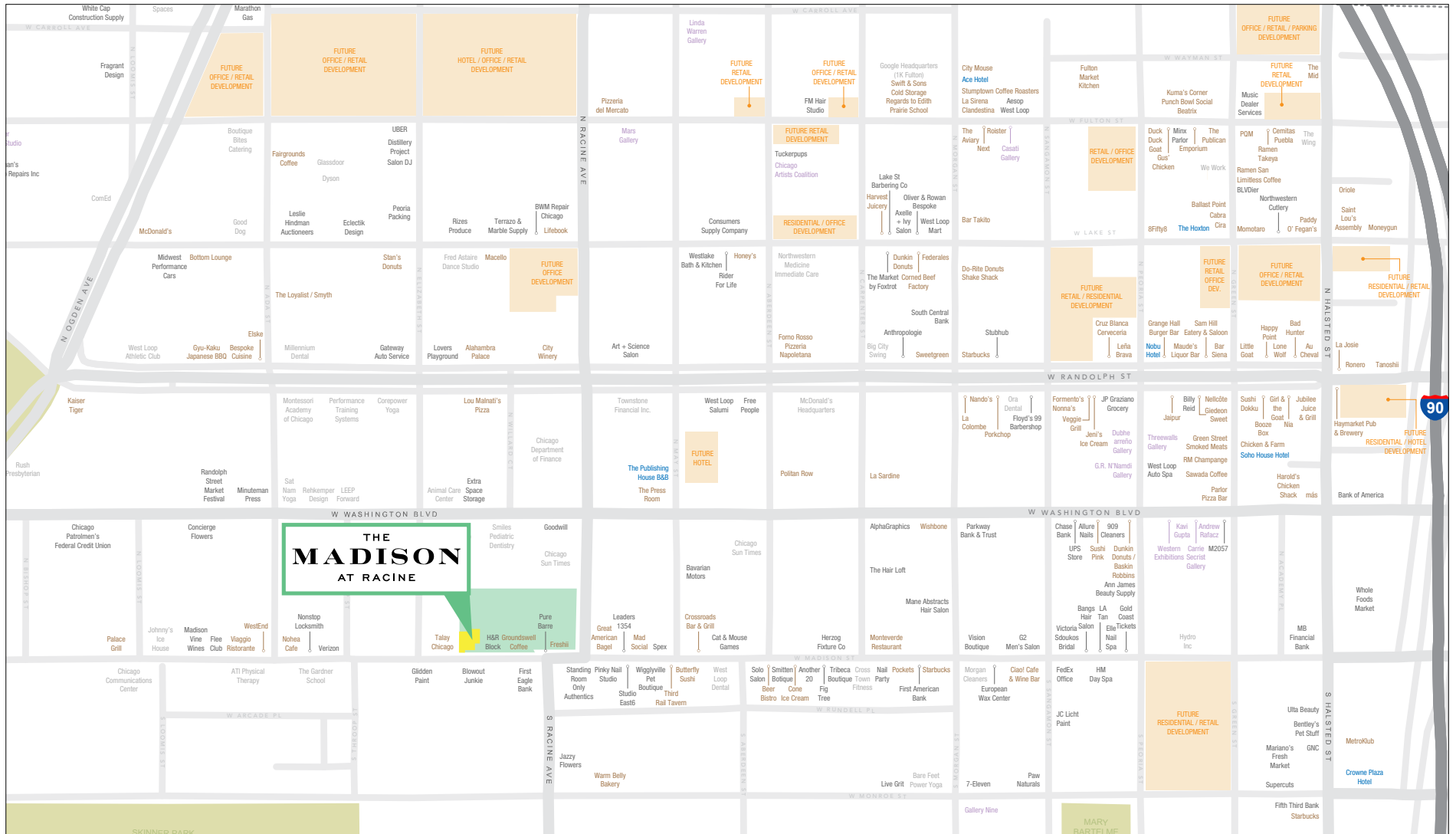
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