

# 1000 W. WASHINGTON STREET

*West Loop Retail Space Available For Lease*



For more information contact:

**DOUG RENNER** 312.275.3137 [doug.renner@baumrealty.com](mailto:doug.renner@baumrealty.com)  
**TREVOR JACK** 312.275.3128 [trevor@baumrealty.com](mailto:trevor@baumrealty.com)

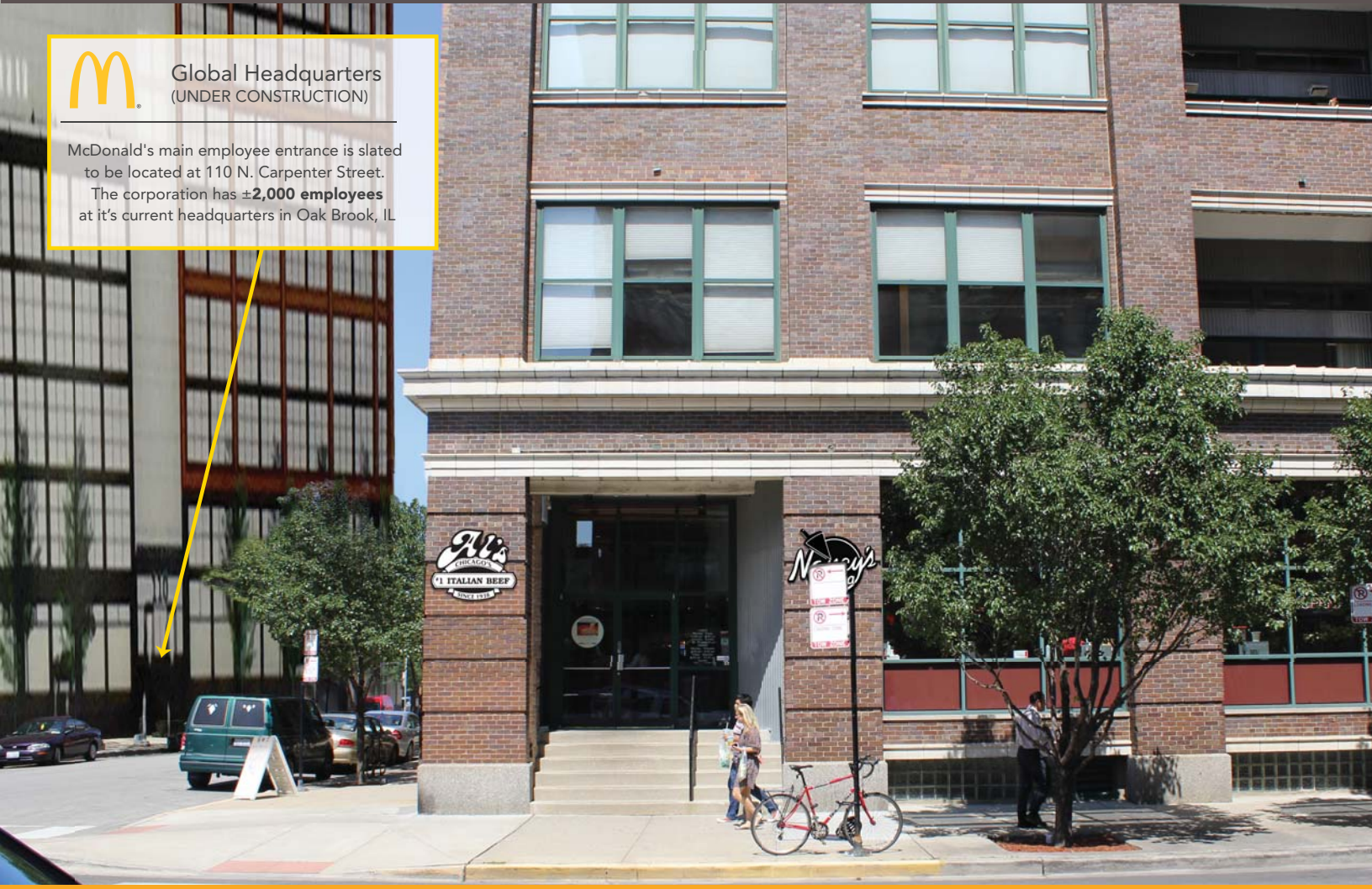
 **BAUM**  
REALTY GROUP





Global Headquarters  
(UNDER CONSTRUCTION)

McDonald's main employee entrance is slated to be located at 110 N. Carpenter Street. The corporation has **±2,000 employees** at its current headquarters in Oak Brook, IL



# 1000 W. WASHINGTON STREET

*Retail Space Available in the West Loop*

## Site Highlights

- ▶ Available office or retail space in the robust West Loop submarket
- ▶ 17,058 SF of contiguous space equipped with black iron on the corner of Washington & Morgan with demising options
- ▶ 10 underground, heated parking spaces in adjacent garage included
- ▶ Unparalleled visibility and accessibility

The West Loop, a former manufacturing corridor and meat packing district has seen a major demographic shift over the last few decades. Over the last ten years, the area has seen extensive high-end residential development that has become a home for young urban professionals and families that want to live close to where they work and play. Most industrial buildings have been converted to high-priced lofts, critically acclaimed restaurants, night clubs, art galleries and retail boutiques. Businesses and operators such as Google, Soho House, We Work and Uber have chosen to make their home in the West Loop.

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### Prime West Loop Location

- ▶ 1000 W. Washington is adjacent to the former Harpo Studios site, currently being redevelopment by Sterling Bay for McDonald's new 480,000 SF global headquarters
- ▶ McDonald's main employee entrance is slated to be located at 110 N. Carpenter Street less than 200 feet from the retail entrance at 1000 W. Washington
- ▶ McDonald's has approximately 2,000 employees at its current headquarters in Oak Brook, IL
- ▶ 3 blocks from 1K Fulton which houses Google's new 357,000 SF office
- ▶ 2 blocks from new CTA Morgan Green Line 'L' Station
- ▶ 1 block from Randolph Street – Restaurant Row



**Global Headquarters**  
(UNDER CONSTRUCTION)

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Former Harpo Studios. Being redeveloped by Sterling Bay into 480,000 SF McDonald's Global Headquarters.



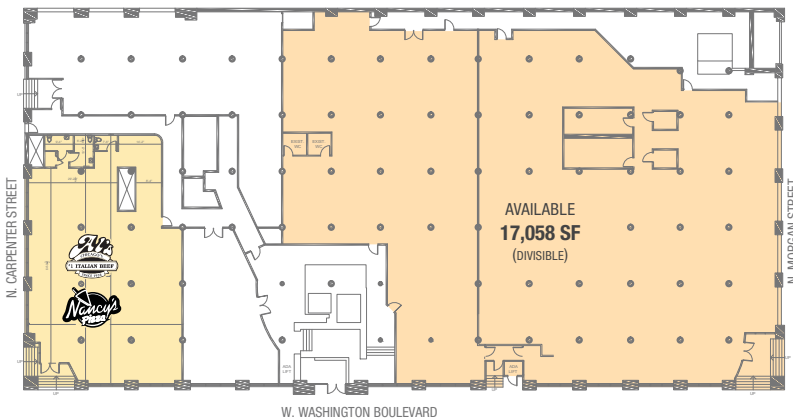
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Site Plan - 4,140 SF Corner Retail Space - Leased



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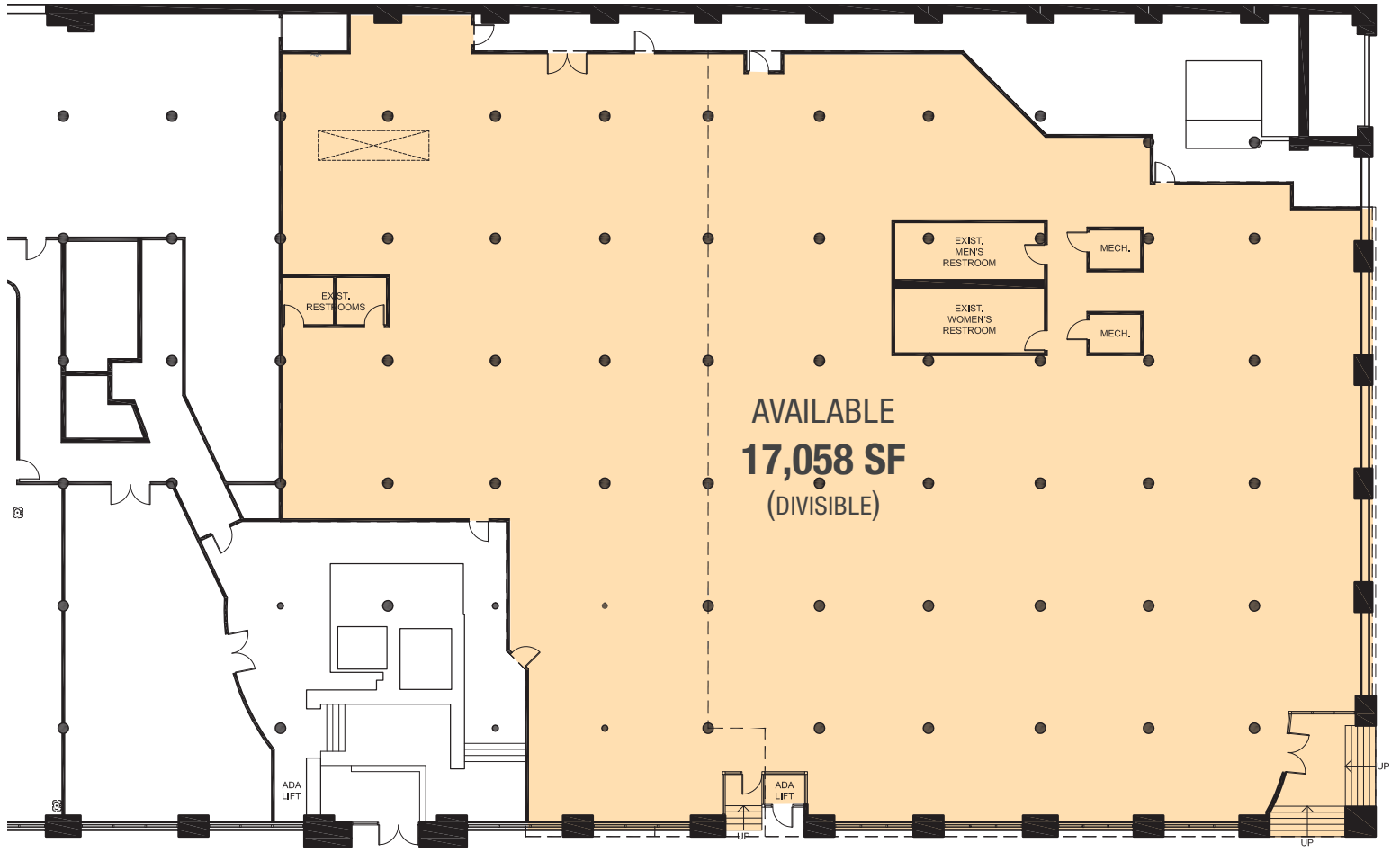
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Site Plan - 17,058 SF - divisible to 6,318 SF



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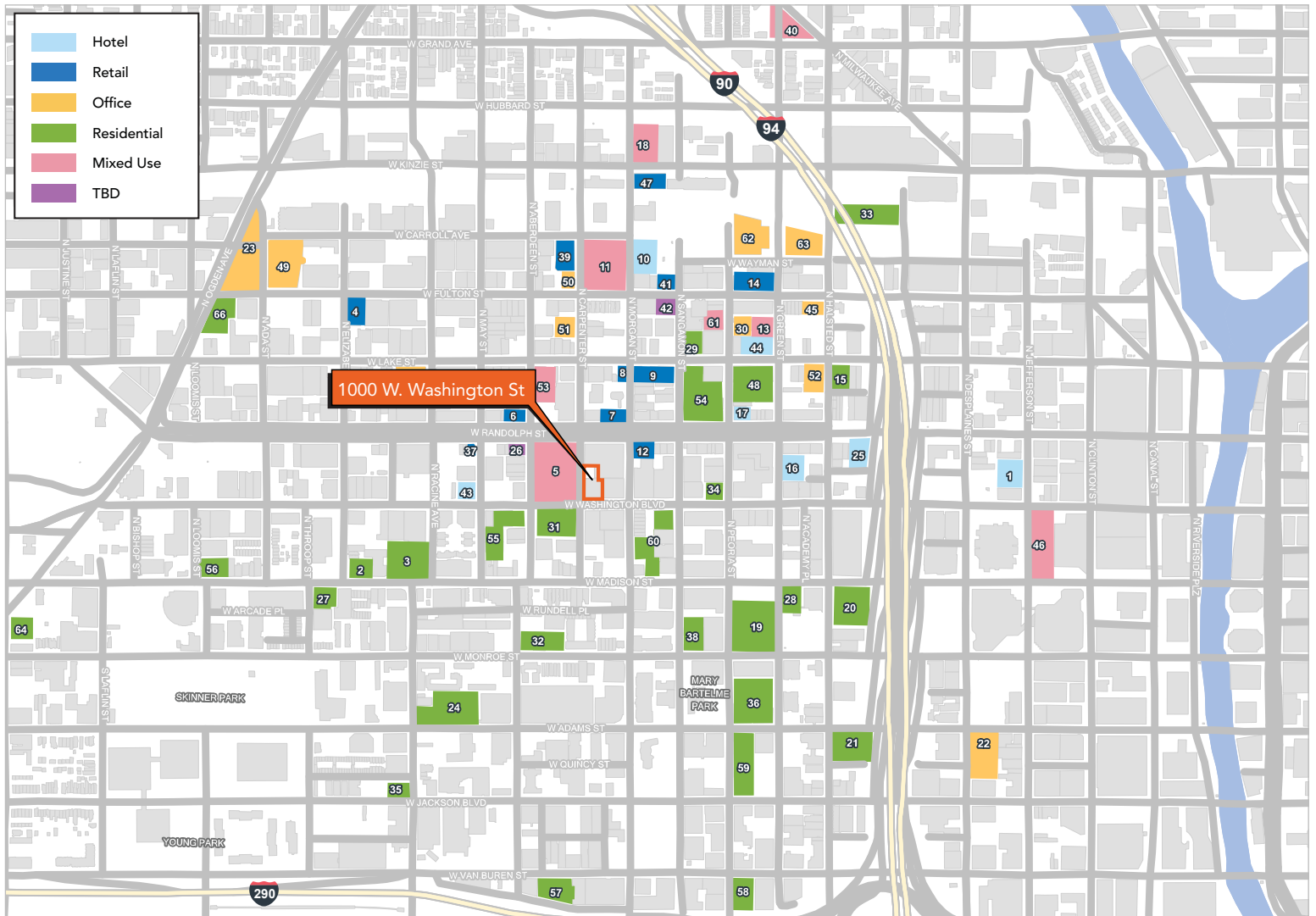
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## West Loop Development Map



#	NAME	SF / UNITS	#	NAME	SF / UNITS	#	NAME	SF / UNITS	#	NAME	SF / UNITS
1	Homewood Suites / Hampton Inn	350,000 SF	18	401 N. Morgan Street	88,000 SF	35	The Residences on Racine	20 Units	52	Lake and Halsted Hotel	245 Rooms
2	1232 W. Madison Street	40 Units	19	Former H20+ Site	627 Units	36	Illume	79 Units	53	The Aberdeen	55,000 SF Office / 75 Units
3	The Madison at Racine	216 Units	20	One South Halsted	492 Units	37	1133 W. Randolph Street	14,500 SF	54	900 West	260 Units
4	1245 W. Fulton Street	12,000 SF	21	Arkadia	361 Units	38	Monroe & Sangamon	24 Units	55	1115 W. Washington	56 Units
5	McDonald's HQ	600,000+ SF	22	625 W. Adams Street	350,000 SF	39	312 N. Carpenter Street	7,500 SF	56	20 N. Loomis	TBD
6	1100 W. Randolph Street	TBD	23	Blue Plate HQ	50,000 SF	40	Kenect	270,000 SF	57	1035 W. Van Buren	300 Units
7	1000 W. Randolph Street	21,375 SF	24	1118 - 1158 W. Adams Street	69 Units	41	936 W. Fulton Market	24,663 SF	58	419 S. Peoria St	90 Units
8	1001 W. Lake Street	7,500 SF	25	Equinox Hotel	145 Units	42	939 W. Fulton Market	TBD	59	855 W. Adams	267 Units
9	185 N. Morgan	9,200 SF	26	1101 W. Randolph Street	15,000 SF	43	Publishing House B&B	18,000 SF	60	Union West	442 Units
10	Ace Hotel	159 Units	27	SEC Madison & Throop	72 Units	44	The Hoxton Hotel	170 Rooms	61	216-226 N. Peoria	94,000 SF
11	1K Fulton	535,000 SF	28	The Gateway	167 Units	45	801-811 W. Fulton Market	70,000 SF	62	330 N. Green Street	76,000 SF
12	945 W. Randolph Street	10,180 SF	29	Lake and Sangamon	81 Units	46	590 W. Madison Street	330 Units	63	345 N. Green Street	400,000 SF
13	214 N Green St	83,000 SF	30	215 N. Peoria	120,000 SF	47	375 N. Morgan	TBD	64	33 S. Ashland Avenue	47 Units
14	Punch Bowl Social	60,000 SF	31	CA Washington	70 Units	48	Bridgeford Foods Redevelopment	314 Units	65	Lake and Racine	148,000 SF
15	The Parker Fulton Market	227 Units	32	Carmichael's Site	120 Units	49	Fulton West	290,000 SF	66	Fulton & Odgen	300 Units
16	SoHo House	90,000 SF	33	Cardiff Mason Development	373 Units	50	1032 W. Fulton	TBD			
17	Nobu Restaurant & Hotel	TBD	34	900 W. Washington Street	24 Units	51	210 N. Carpenter Street	218,000 SF			

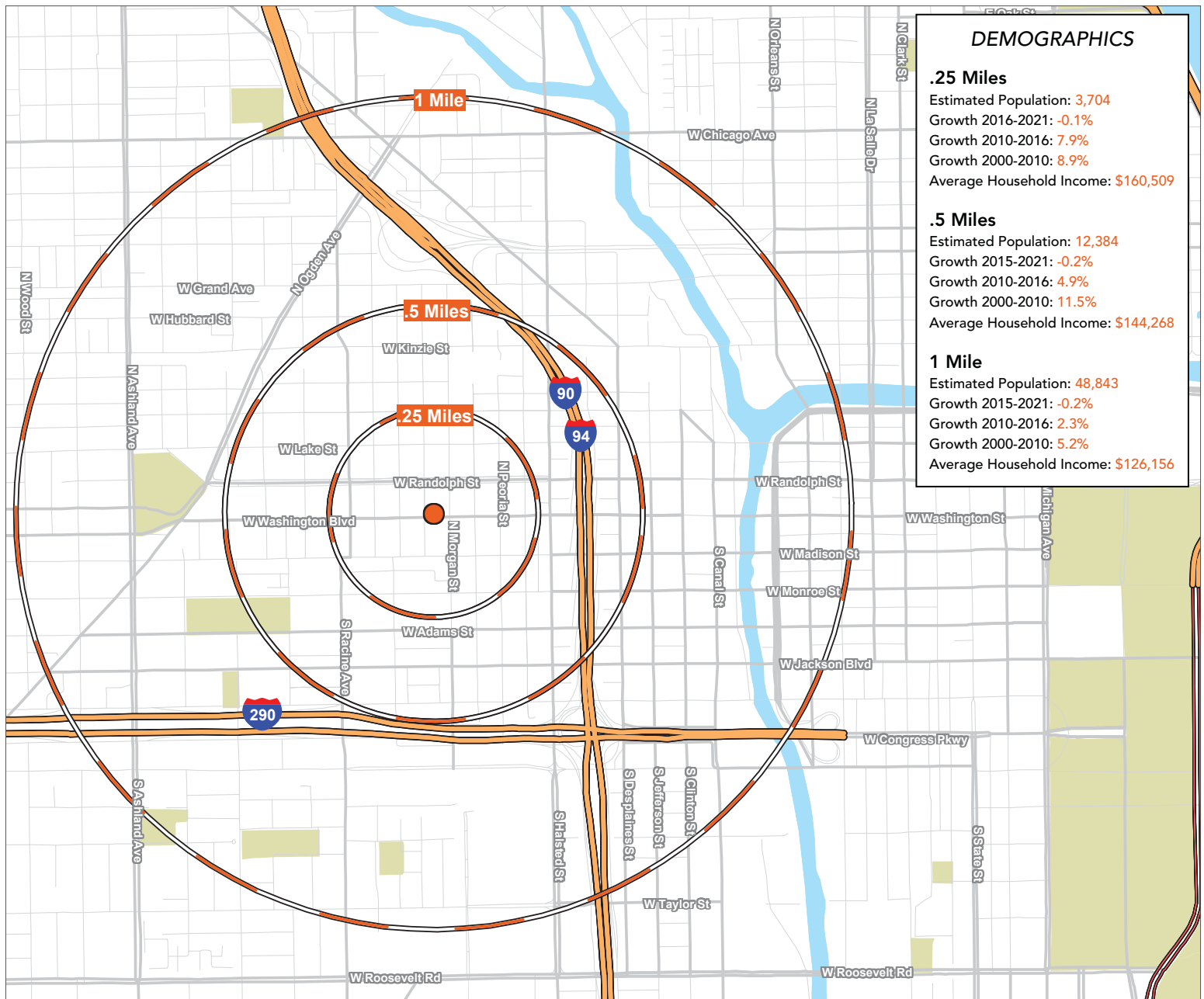
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# 1000 W. WASHINGTON STREET

## Demographic Summary



**DEMOGRAPHICS**

**.25 Miles**  
 Estimated Population: 3,704  
 Growth 2016-2021: -0.1%  
 Growth 2010-2016: 7.9%  
 Growth 2000-2010: 8.9%  
 Average Household Income: \$160,509

**.5 Miles**  
 Estimated Population: 12,384  
 Growth 2015-2021: -0.2%  
 Growth 2010-2016: 4.9%  
 Growth 2000-2010: 11.5%  
 Average Household Income: \$144,268

**1 Mile**  
 Estimated Population: 48,843  
 Growth 2015-2021: -0.2%  
 Growth 2010-2016: 2.3%  
 Growth 2000-2010: 5.2%  
 Average Household Income: \$126,156

- Demographics will continue their strong upwards trend with new office and residential development in the submarket
- The West Loop has seen a residential population growth of 250% since 2000
- Estimated to have more than 6,000 new daytime employees within a ¼ mile by 2017 / 2018

### DEMOGRAPHIC SUMMARY

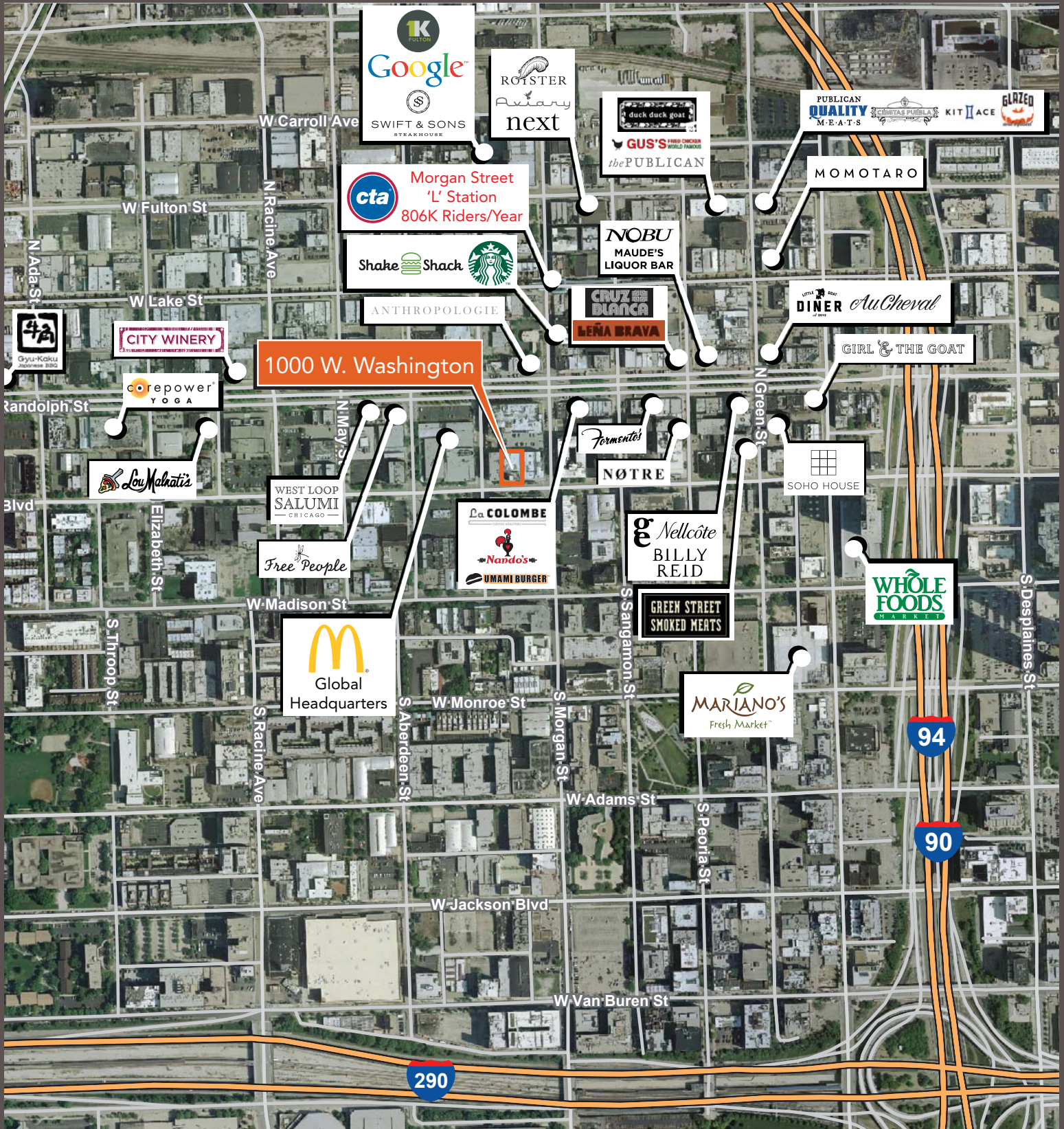
	Radius		
	.25 Mile	.50 Mile	1 Mile
Estimated Population	3,704	12,384	48,843
Daytime Population	8,617	33,956	183,992
Average Household Income	\$160,509	\$144,268	\$126,156

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