

1000 W. WASHINGTON STREET

West Loop Retail Space Available For Lease



For more information contact:

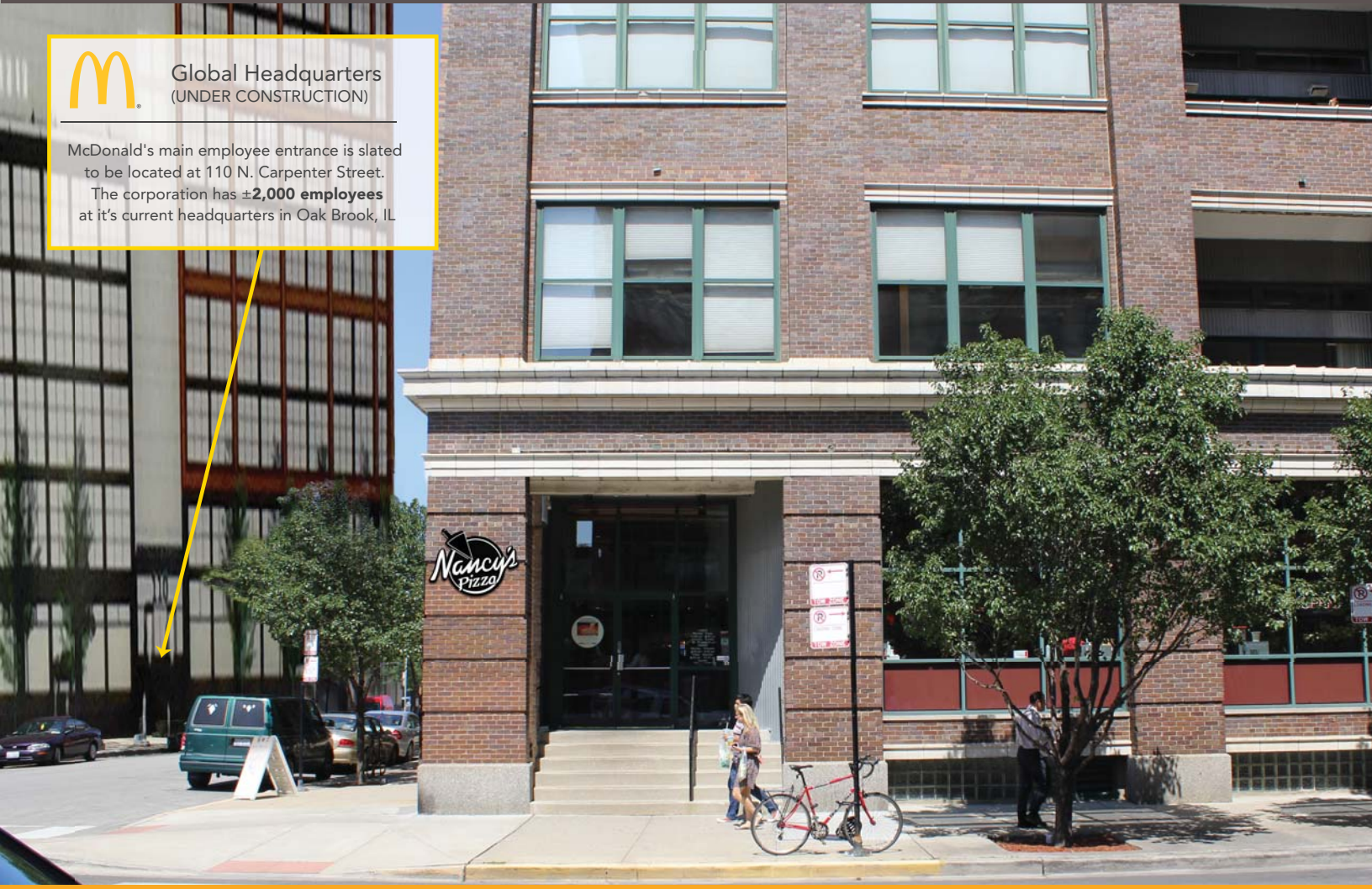
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Global Headquarters
(UNDER CONSTRUCTION)

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



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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)

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



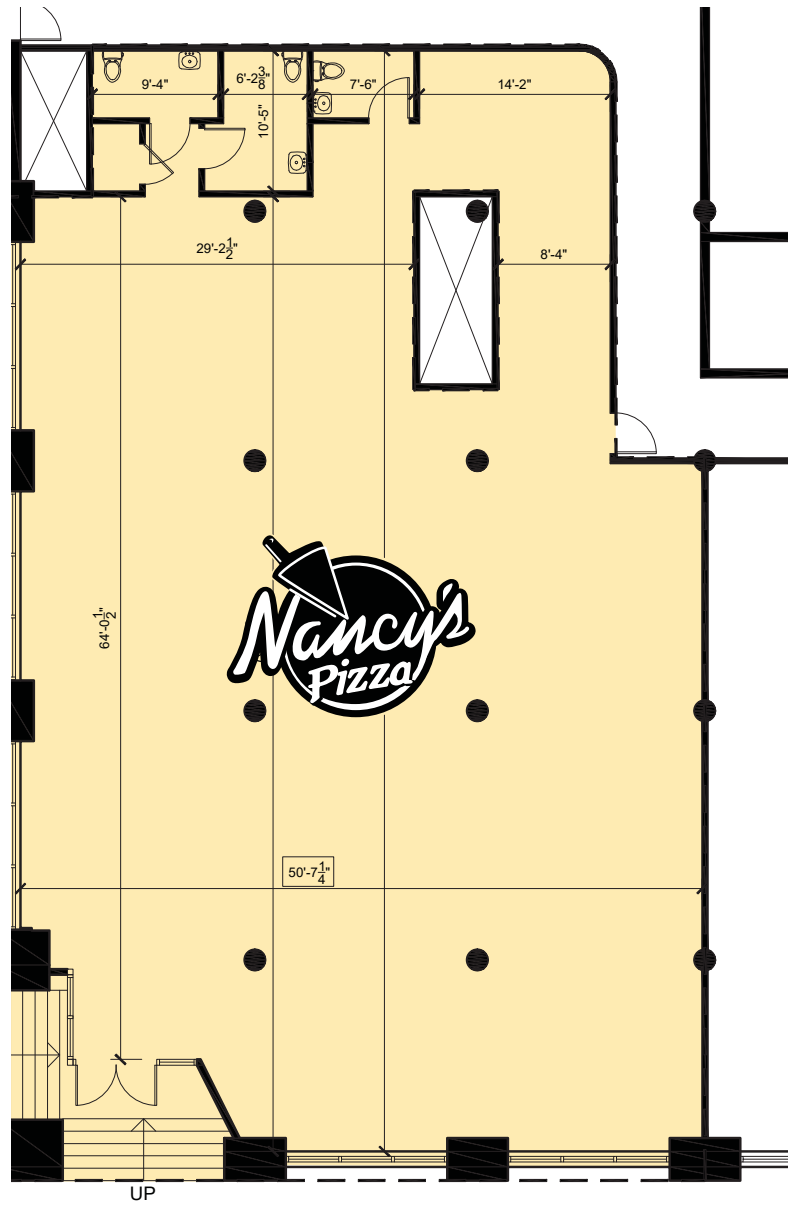
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Site Plan - 4,140 SF Corner Retail Space - Leased



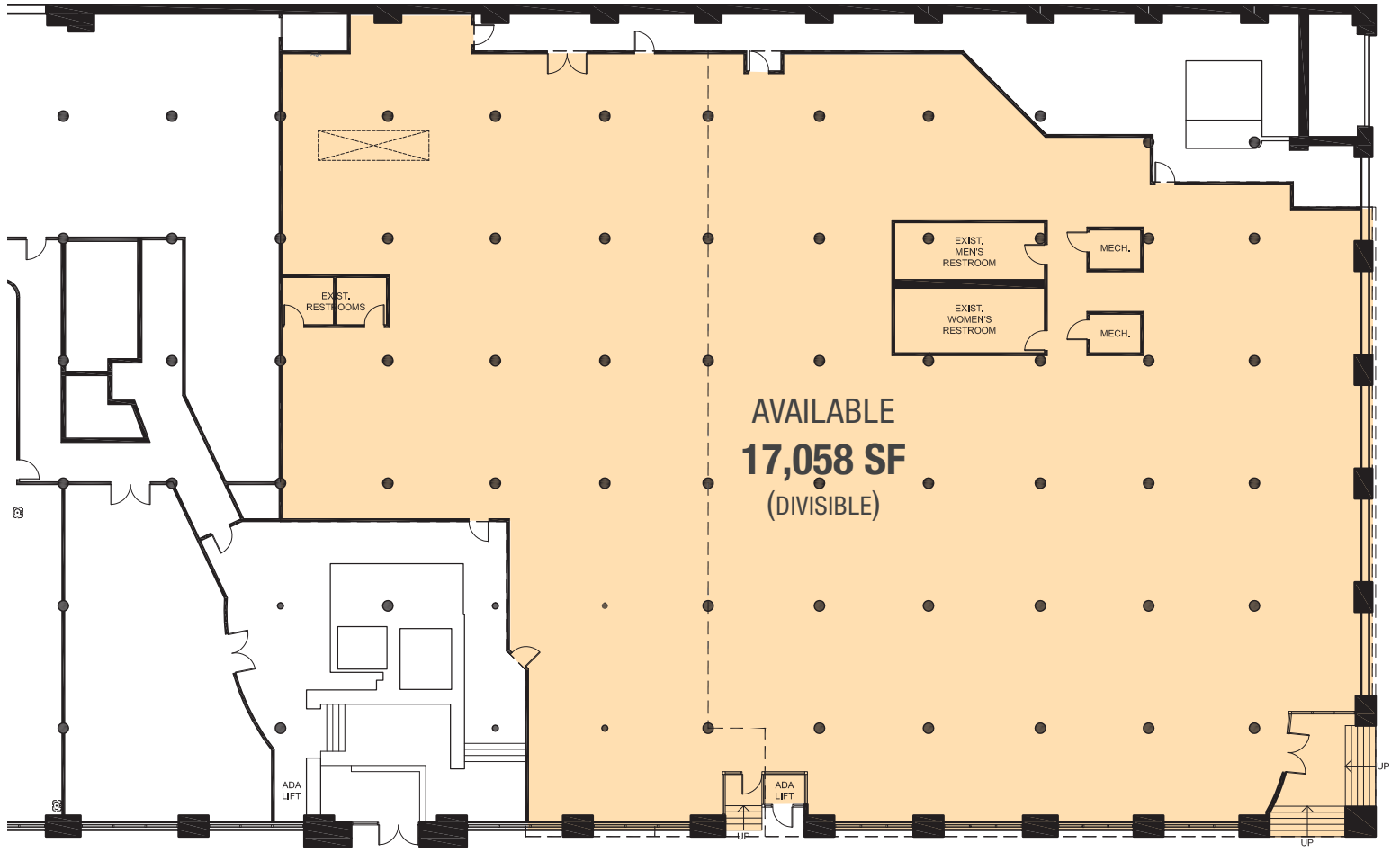
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Site Plan - 17,058 SF - divisible to 6,318 SF



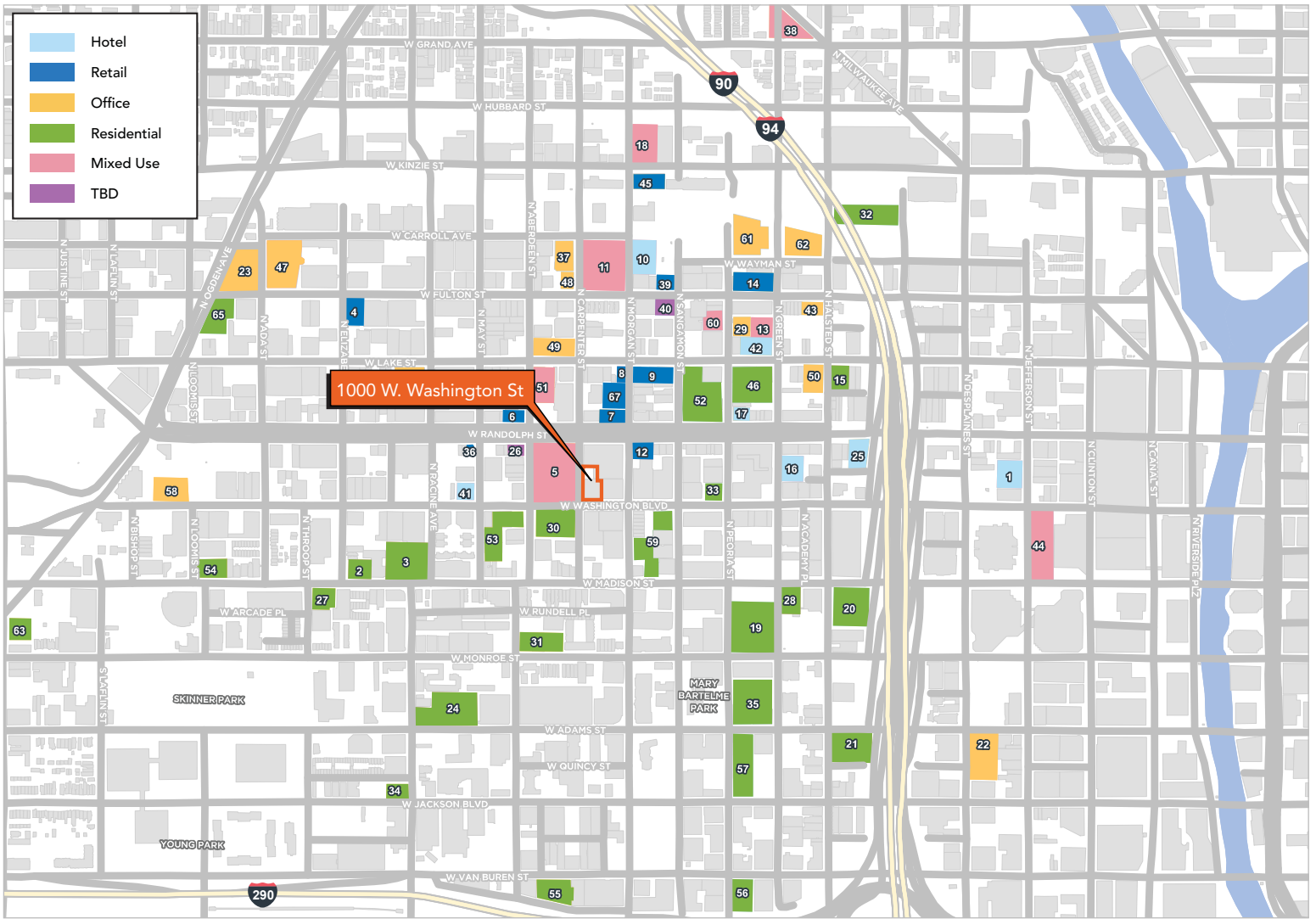
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West Loop Development Map



#	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	Illume	79 Units	52	900 West	260 Units
2	1232 W. Madison Street	40 Units	19	Former H20+ Site	627 Units	36	1133 W. Randolph Street	14,500 SF	53	1115 W. Washington Blvd	56 Units
3	The Madison at Racine	216 Units	20	One South Halsted	492 Units	37	312 N. Carpenter Street	7,500 SF	54	20 N. Loomis Street	TBD
4	1245 W. Fulton Street	12,000 SF	21	Arkadia	361 Units	38	Kenect	270,000 SF	55	1035 W. Van Buren Street	300 Units
5	McDonald's HQ	600,000+ SF	22	625 W. Adams Street	350,000 SF	39	936 W. Fulton Market	24,663 SF	56	419 S. Peoria Street	90 Units
6	1100 W. Randolph Street	TBD	23	Blue Plate HQ	50,000 SF	40	939 W. Fulton Market	TBD	57	855 W. Adams Street	267 Units
7	1000 W. Randolph Street	21,375 SF	24	1118 - 1158 W. Adams Street	69 Units	41	Publishing House B&B	18,000 SF	58	1400 W. Washington Blvd	48,000 SF
8	1001 W. Lake Street	7,500 SF	25	Equinox Hotel	145 Units	42	The Hoxton Hotel	170 Rooms	59	Union West	442 Units
9	185 N. Morgan Street	9,200 SF	26	1101 W. Randolph Street	15,000 SF	43	801-811 W. Fulton Market	70,000 SF	60	216-226 N. Peoria Street	94,000 SF
10	Ace Hotel	159 Units	27	SEC Madison & Throop	72 Units	44	590 W. Madison Street	330 Units	61	330 N. Green Street	76,000 SF
11	1K Fulton	535,000 SF	28	The Gateway	167 Units	45	375 N. Morgan Street	TBD	62	345 N. Green Street	400,000 SF
12	945 W. Randolph Street	10,180 SF	29	215 N. Peoria Street	120,000 SF	46	Bridgeford Foods Redevelopment	314 Units	63	33 S. Ashland Avenue	47 Units
13	214 N. Green Street	83,000 SF	30	CA Washington	70 Units	47	Fulton West	290,000 SF	64	Lake & Racine	148,000 SF
14	Punch Bowl Social	60,000 SF	31	Carmichael's Site	120 Units	48	1032 W. Fulton	TBD	65	Fulton & Odgen	300 Units
15	The Parker Fulton Market	227 Units	32	Cardiff Mason Development	373 Units	49	210 N. Carpenter Street	218,000 SF	66	166 N. Aberdeen Street	236 Units
16	SoHo House	90,000 SF	33	900 W. Washington Street	24 Units	50	Lake and Halsted Hotel	245 Rooms	67	160 N. Morgan Street	40,000 SF
17	Nobu Restaurant & Hotel	TBD	34	The Residences on Racine	20 Units	51	The Aberdeen	55,000 SF Office / 75 Units			

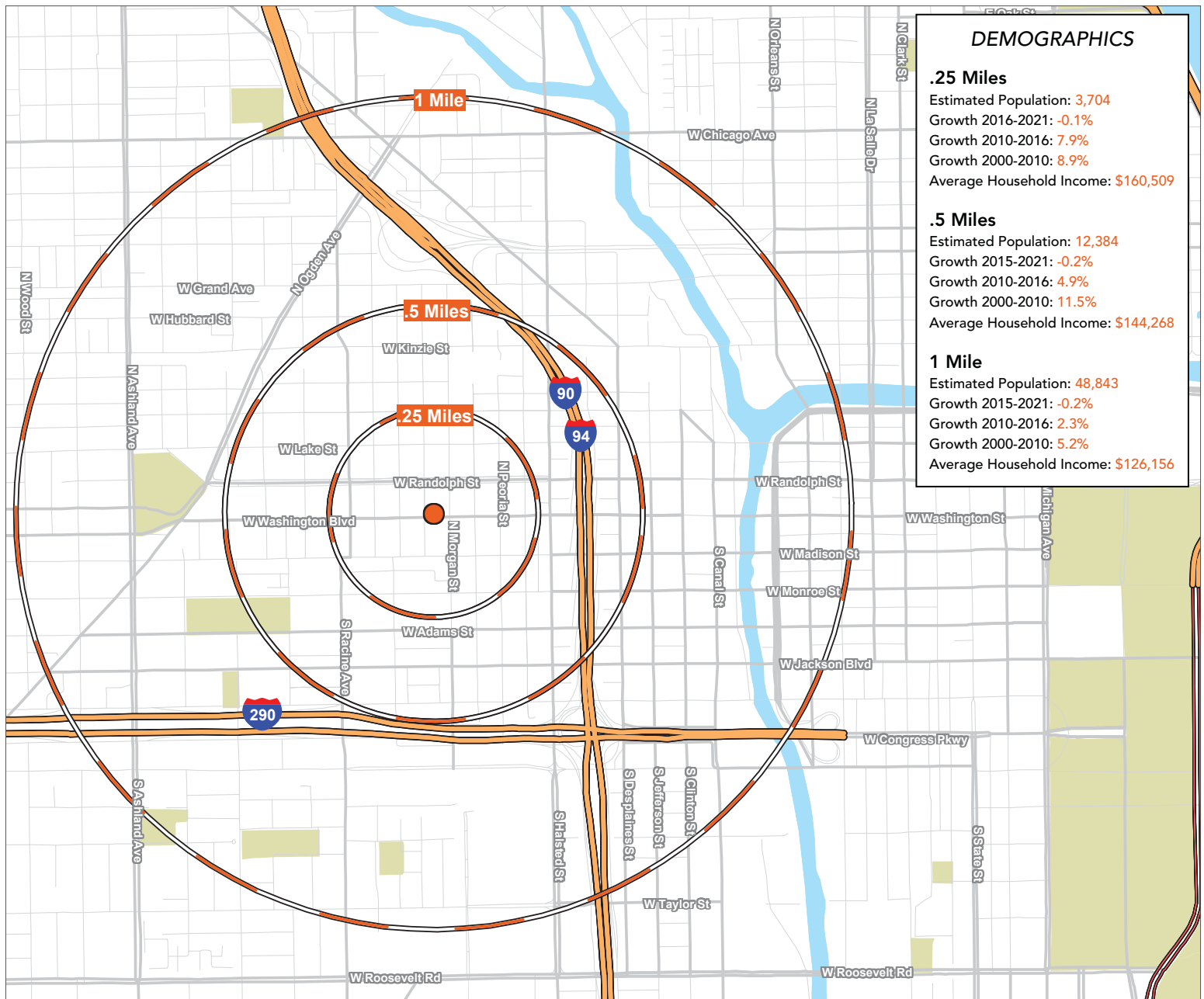
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Demographic Summary



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

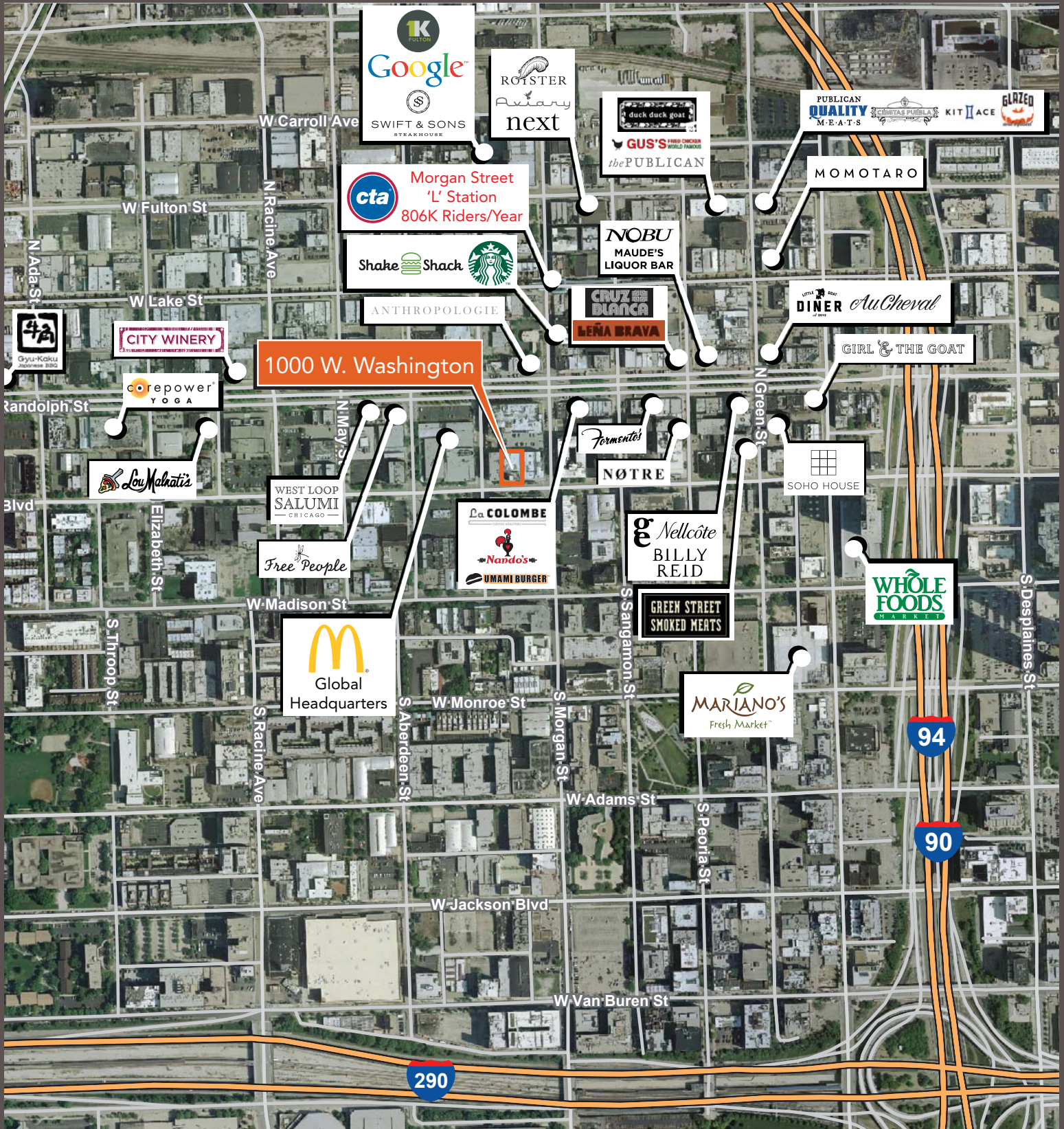
DEMOGRAPHIC SUMMARY

	Radius		
	.25 Mile	.50 Mile	1 Mile
Estimated Population	4,141	12,582	50,599
Daytime Population	8,617	33,956	183,992
Average Household Income	\$168,562	\$154,372	\$123,815

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