



145

SOUTH WELLS

DOUG RENNER

312.275.3137

doug.renner@baumrealty.com

ALLEN JOFFE

312.275.3120

allen@baumrealty.com



145

SOUTH
WELLS

NEW HIGH RISE OPPORTUNITY



SITE HIGHLIGHTS

- ▶ Retail opportunity at the base of boutique loft office building
- ▶ ±2,560 SF available - potentially divisible
- ▶ 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
- ▶ Neighboring retailers include Starbucks, Walgreens, Paul Stewart, CVS, Corner Bakery, Au Bon Pain and Brooks Brothers
- ▶ 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

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

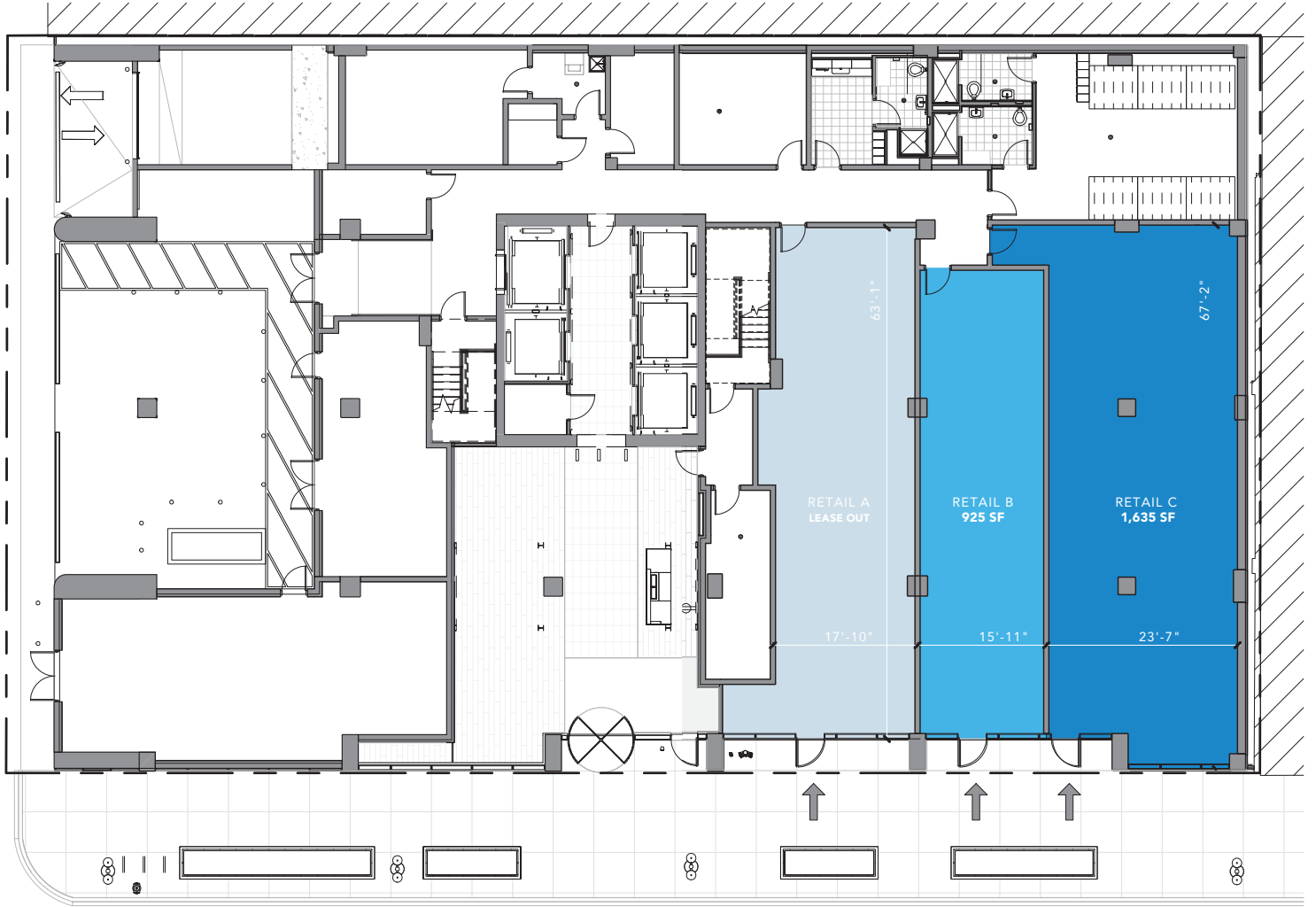
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SITE PLAN

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SOUTH WELLS STREET

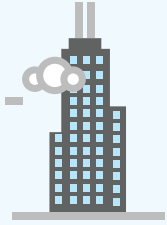
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PRIME LOOP LOCATION



1.5 M
Visitors

ANNUALLY TO WILLIS TOWER SKYDECK

3 minute walk from 145 South Wells

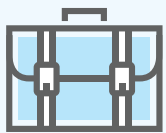


8 hotels with 1,498 rooms within
a 4-block radius of 145 South Wells

4 M
Visitors

ANNUALLY TO MILLENNIUM PARK

Less than 1 mile from 145 South Wells



294,000

PRIVATE SECTOR JOBS IN THE LOOP

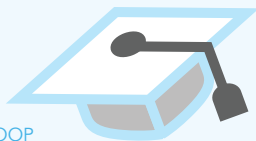
31,000

GOVERNMENT JOBS IN THE LOOP



58,025

COLLEGE STUDENTS IN THE LOOP



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