

RETAIL / SHOWROOM SPACE FOR LEASE

1335 S. Michigan Avenue

SOUTH LOOP · CHICAGO, IL 60605



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 **BAUM**
REALTY GROUP



*High-End Retail
/ Showroom
Space Available*



FOR LEASE

**±3,000 SF high-end retail /
showroom space with 15' of brand
visibility along S. Michigan Avenue**



EXISTING CONDITIONS

SITE HIGHLIGHTS

- Renovated building with custom storefront & windows
- Excellent existing conditions
- Current use: clinical health & wellness, physical therapy
- Exterior signage available
- Located in densely populated South Loop
- Walking distance to CTA, Museum Campus, grocery, shopping & entertainment
- Favorable DX Zoning

First Floor Plan



AVAILABLE SPACE:
±3,000 SF
 FIRST FLOOR

OCCUPANCY:
Q4 2026

LEASE RATE:
Negotiable

EXISTING BUILD-OUT:
 Open work area, six (6) private / consultation rooms, eat-in kitchen / break room, private restroom. Hardwood & carpet flooring.

SAFETY & ACCESSIBILITY:
 Secured Main Entrance.
 ADA Compliant.



- 1**
 GENEROUS 13.5'
 CEILING HEIGHTS
- 2**
 FULLY SPRINKLERED
- 3**
 HVAC WITH
 HUMIDIFICATION
- 4**
 EXPOSED BRICK, TIMBER
 WITH CUSTOM FINISHES
 THROUGHOUT
- 5**
 DEDICATED ELECTRIC

First Floor Photos



South Loop

1335 S. Michigan Avenue enjoys a well-connected South Loop location surrounded by a dense residential population and close to popular cultural institutions, shopping, transit, and expressways.

NEARBY POINTS OF INTEREST



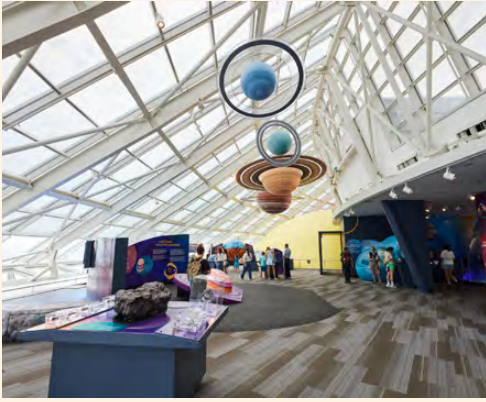
SOLDIER FIELD



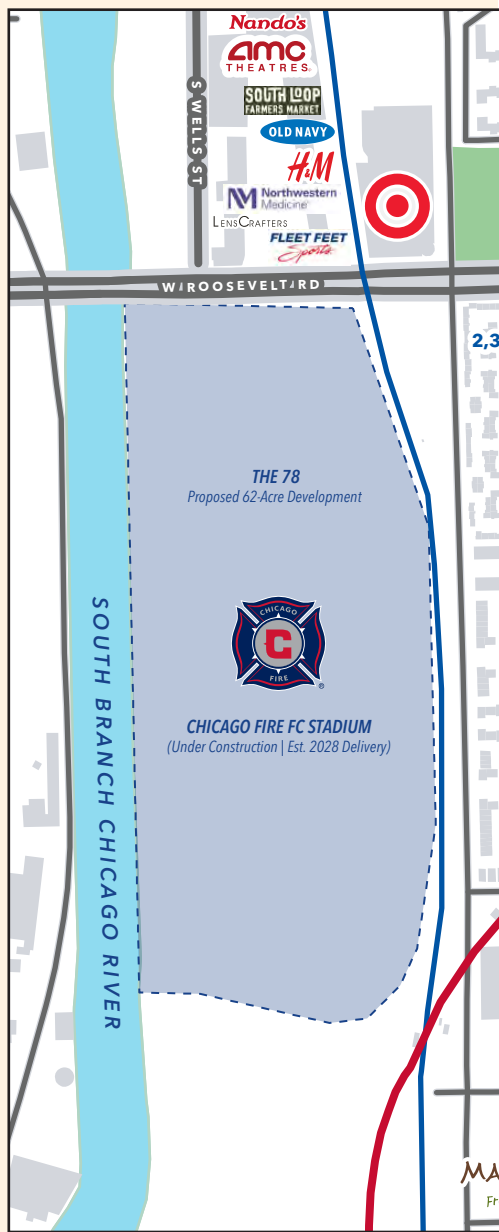
FIELD MUSEUM



SHEDD AQUARIUM

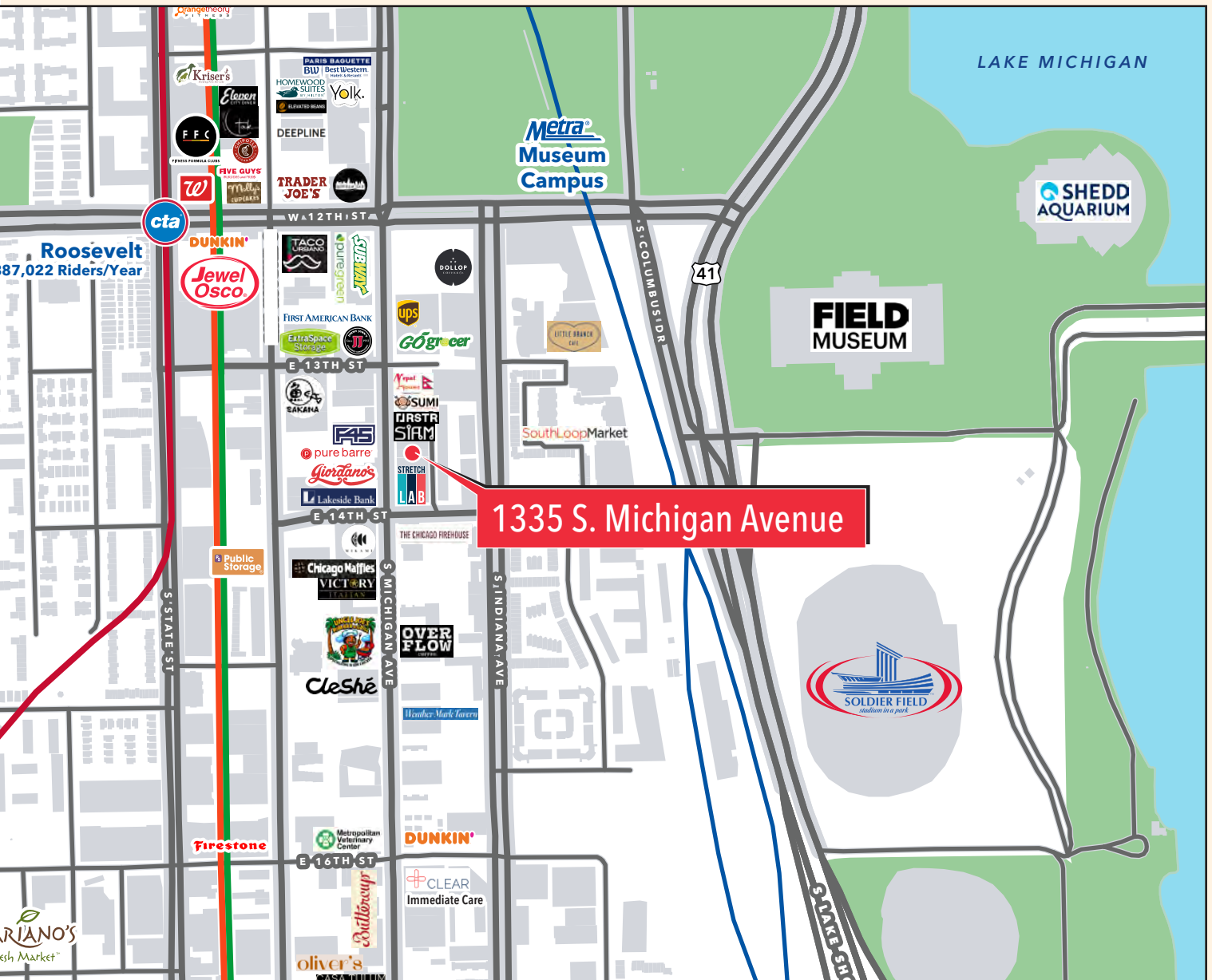


ADLER PLANETARIUM




CHICAGO FIRE FC STADIUM
(UNDER CONSTRUCTION)

Chicago Fire FC broke ground in March 2026 on a **\$750 million, privately funded 22,000-seat stadium** at The 78, a 62-acre mixed-use development along the Chicago River in the South Loop. The project is expected to catalyze the area with new residential, office, retail, and public riverfront amenities. Once complete, **the stadium is expected to draw thousands of visitors to the South Loop** for matches and year-round events.



DEMOGRAPHIC SUMMARY (1 MI RADIUS)

POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
53,632	\$162,546	78,095

		
WALK SCORE	BIKE SCORE	TRANSIT SCORE
95	97	93
WALKER'S PARADISE	BIKER'S PARADISE	RIDER'S PARADISE

ACCESS & TRANSPORTATION

Dan Ryan Expressway (I-90)	0.4 mi		
Eisenhower Expressway (I-290)	1.3 mi		
Lake Shore Drive (US-41)	1.6 mi		
Michigan & 14th Bus Stop (1, 3, 4, 12)	100 ft		
Roosevelt 'L' Station	0.3 mi		
Museum Campus / 11th Street Metra Station	1.4 mi		

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For more information or to schedule a tour, contact:

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