

# 145

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## SOUTH WELLS

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 **BAUM**  
REALTY GROUP



**145**  
SOUTH  
WELLS

## NEW HIGH RISE OPPORTUNITY



### SITE HIGHLIGHTS

- ▶ Retail opportunity at the base of a 206,000 SF newly constructed, boutique loft office building
- ▶ Up to ±4,000 SF available - 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 and Brooks Brothers
- ▶ 1 minute walk to Quincy / Wells CTA 'L' Station (2.1M riders annually) – an \$18.2M renovation was completed on this historic station in 2018
- ▶ 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	\$134,444	\$132,182	\$149,712
Estimated Population	956	17,990	70,809
Adj. Daytime Demographics	143,544	339,052	548,207

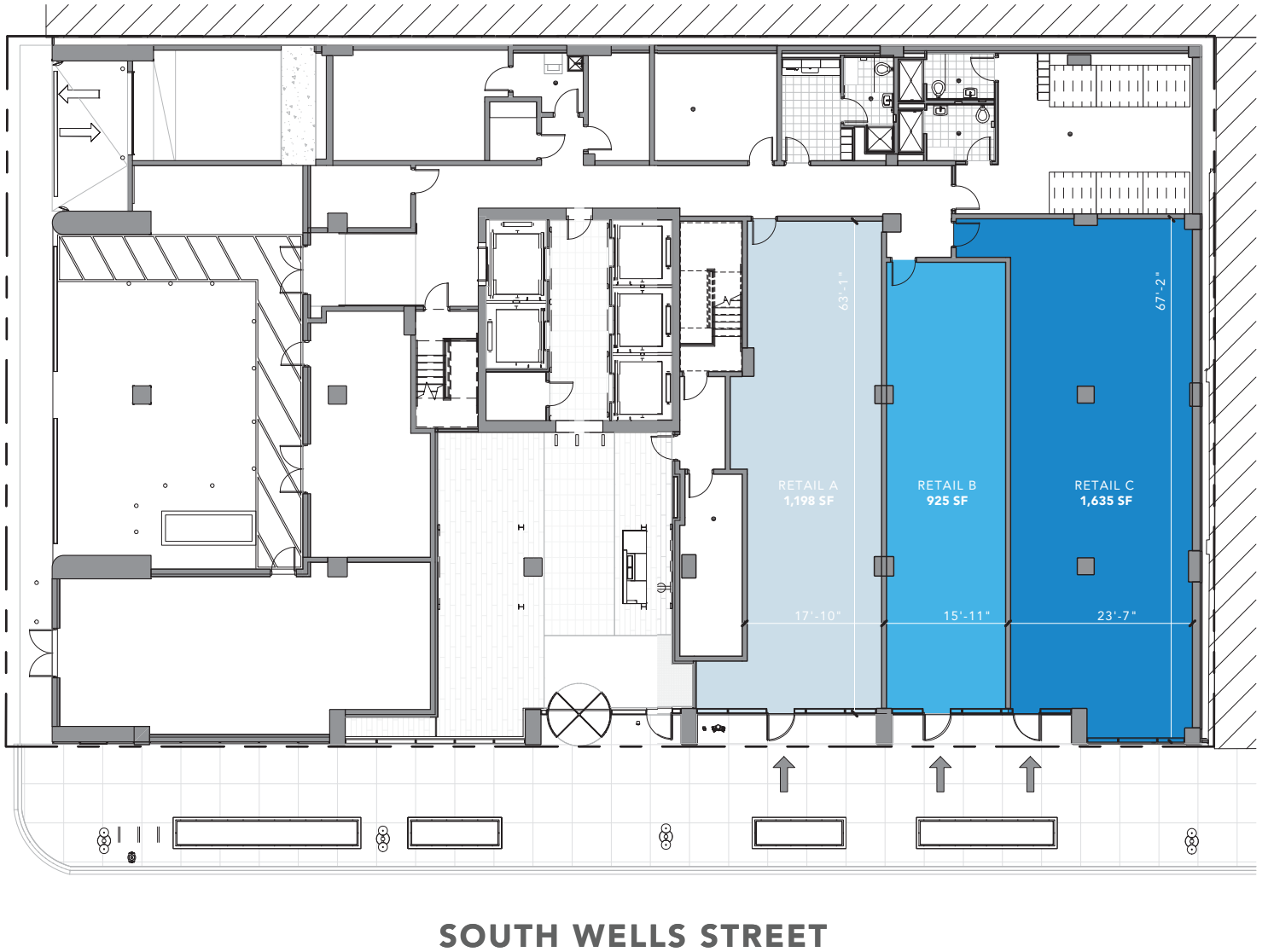
### FOR MORE INFORMATION CONTACT:

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# SITE PLAN

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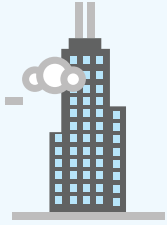
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## PRIME LOOP LOCATION



**1.5 M**  
**Visitors**

ANNUALLY TO WILLIS TOWER SKYDECK

*3 minute walk from 145 South Wells*

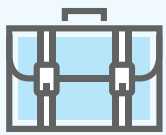


**8 hotels with 1,498 rooms** within  
a 4-block radius of 145 South Wells

**4 M**  
**Visitors**

ANNUALLY TO MILLENNIUM PARK

*Less than 1 mile from 145 South Wells*



**294,000**

PRIVATE SECTOR JOBS IN THE LOOP

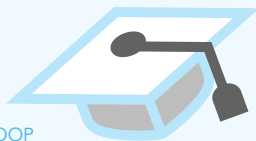
**31,000**

GOVERNMENT JOBS IN THE LOOP



**58,025**

COLLEGE STUDENTS IN THE LOOP



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