

**UNIQUE LOFT OFFICE/RETAIL SPACE**  
**FOR LEASE**

**2021 S. WABASH CHICAGO, IL 60616**



**MATANKY**  
**REALTY GROUP**

# FOR LEASE

## 2021 S. WABASH

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POP.	43,585 PEOPLE	132,084 PEOPLE	291,370 PEOPLE
DAYTIME POP.	41,689 PEOPLE	384,670 PEOPLE	853,516 PEOPLE
AVERAGE HH INCOME	\$110,688	\$95,999	\$112,367

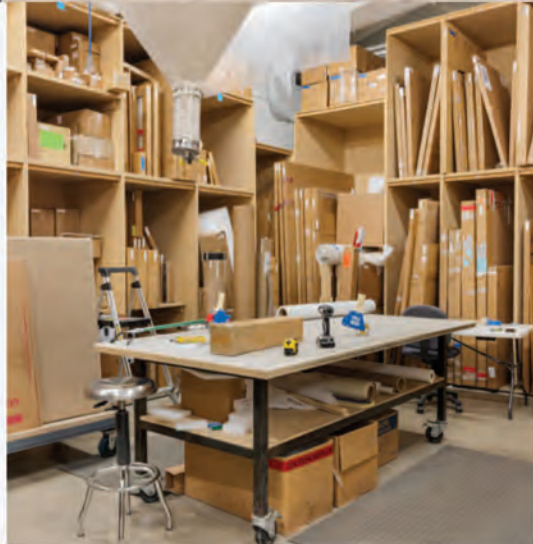
TRAFFIC COUNTS	COUNT
CERMAK RD	29,600 VEHICLES PER DAY

WALK SCORE	
WALK SCORE	94 - WALKER'S PARADISE
TRANSIT SCORE	84 - EXCELLENT TRANSIT
BIKE SCORE	85 - VERY BIKEABLE

## PROPERTY HIGHLIGHTS

- PRIME LOCATION NEAR PUBLIC TRANSIT AND McCORMICK PLACE
- 8,550 SF OF SPACE THAT INCLUDES: FOYER, MAIN ROOM, FULL KITCHEN, STORAGE, 3 OFFICES AND OVERHEAD DOOR
- FULLY REMODELED IN 2015
- LESS THAN 1 MILE FROM I-55 AND I-90.





# FOR LEASE

## 2021 S. WABASH



**8,550 SF AVAILABLE**



**\$26 / SF NNN**



**\$5.24 / SF TAXES**



**DX5 ZONING**

## UNIQUE FEATURES

- DUAL OPENING FRONT DOORS
- SECURE ENTRY VIA BUZZER AND INTERCOM
- STRATEGICALLY PLACED SKYLIGHTS
- FULL KITCHEN WITH NEW APPLIANCES
- CUSTOM BUILT FLOOR TO CEILING BOOKSHELVES
- HEATED FLOORS WITH ZONED CONTROLS
- BOW TRUSS BUILDING REINFORCED WITH STEEL
- TWO CAR GARAGE (WITH HEATED FLOOR)
- ALLEY ACCESS FROM TWO GARAGES WITH DUAL SIDED LOAD-IN BAY
- TWO PUBLIC RESTROOMS AND ONE PRIVATE RESTROOM
- SECURITY SYSTEM WITH SONITROL





SOUTH LOOP

THE 78  
DEVELOPMENT  
SITE



SUBJECT PROPERTY  
2021 S. WABASH  
CHICAGO, IL



PILSEN

CHINATOWN

CERMAK -  
CHINATOWN



NEAR SOUTH SIDE

CERMAK RD.

CERMAK -  
McCORMICK  
PLACE



MICHIGAN AVE.



MOTOR ROW DISTRICT