

GERMAIN HOUSE REDEVELOPMENT RIVER WEST NEIGHBORHOOD 925 WEST CHICAGO



ATTRIBUTES:

- Newly developed 36 unit loft apartment building in the heart of the booming River West neighborhood
- One commercial space available at the southeast corner of Chicago Ave & Sangamon
- Split level space - +/- 1,200 SF on the first floor and another +/- 1,200 SF on the garden level
- Unique tall ceiling height - 16/17" on the first floor and 8.5/9.5" in the garden level
- Centralized location surrounded by expansive new development (Chicago River, Goose Island, River West)

SPECIFICATIONS:

Size:	± 1,200 - 2,400 RSF
Rental Rate	
First floor:	\$40 PSF GROSS
Garden Level:	\$20 PSF GROSS

DEMOGRAPHICS:

	<u>.25 Mile</u>	<u>.50 Miles</u>	<u>.75 Miles</u>
Total Population	2,196	9,417	26,138
Avg. HH Income	\$177,039	\$143,252	\$138,977
Daytime Population	3,616	12,173	34,860



PLEASE CONTACT:

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**PRIME SIGNAGE
OPPORTUNITY
ADJACENT TO
METRA TRAIN**

SUBJECT

830 N. MILWAUKEE



47 luxury units



cta BLUE LINE

cta HALSTED BUS

728 N. MORGAN



363 units

777 W. CHICAGO



PROPOSED 9 MIL SF REDEVELOPMENT

I-90/94 OGDEN RAMP

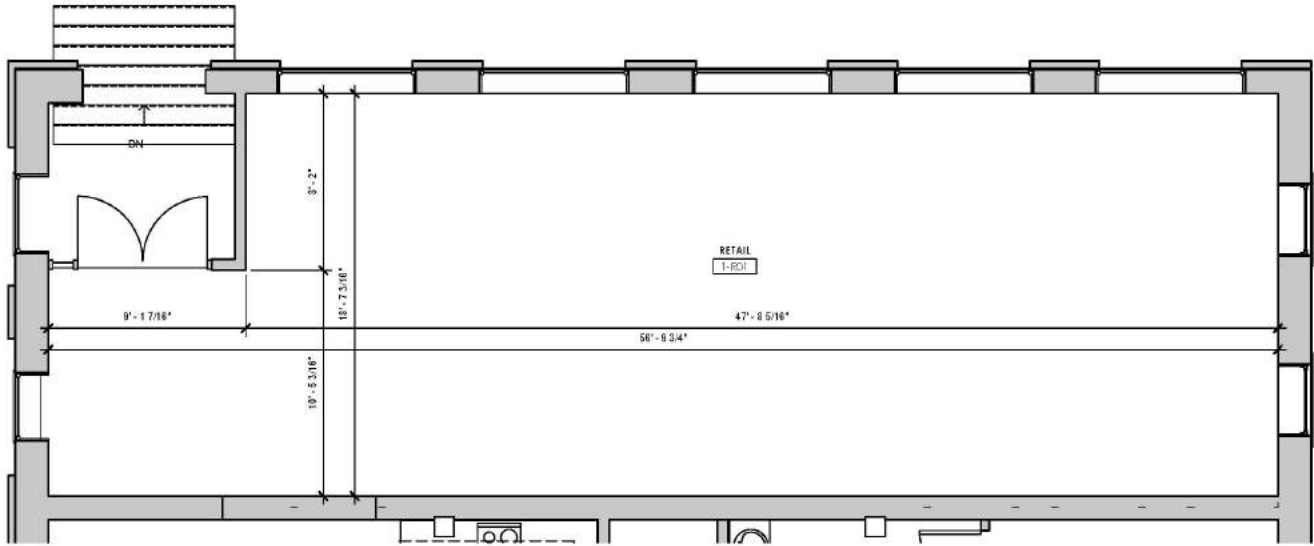
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GROUND FLOOR



GARDEN LEVEL



SPACE AREA
+/- 1,200 SF



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