



@loftworkswest



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1033
W Van Buren



With its desirable brick-and-timber build and immediate leasing opportunities, 1033 West Van Buren is a rare find in an attractive market. Newly renovated after a century of serving and shaping the community, this creative office loft stands as one of the finest examples of brick-and-timber architecture Chicago has to offer.



LW
WEST

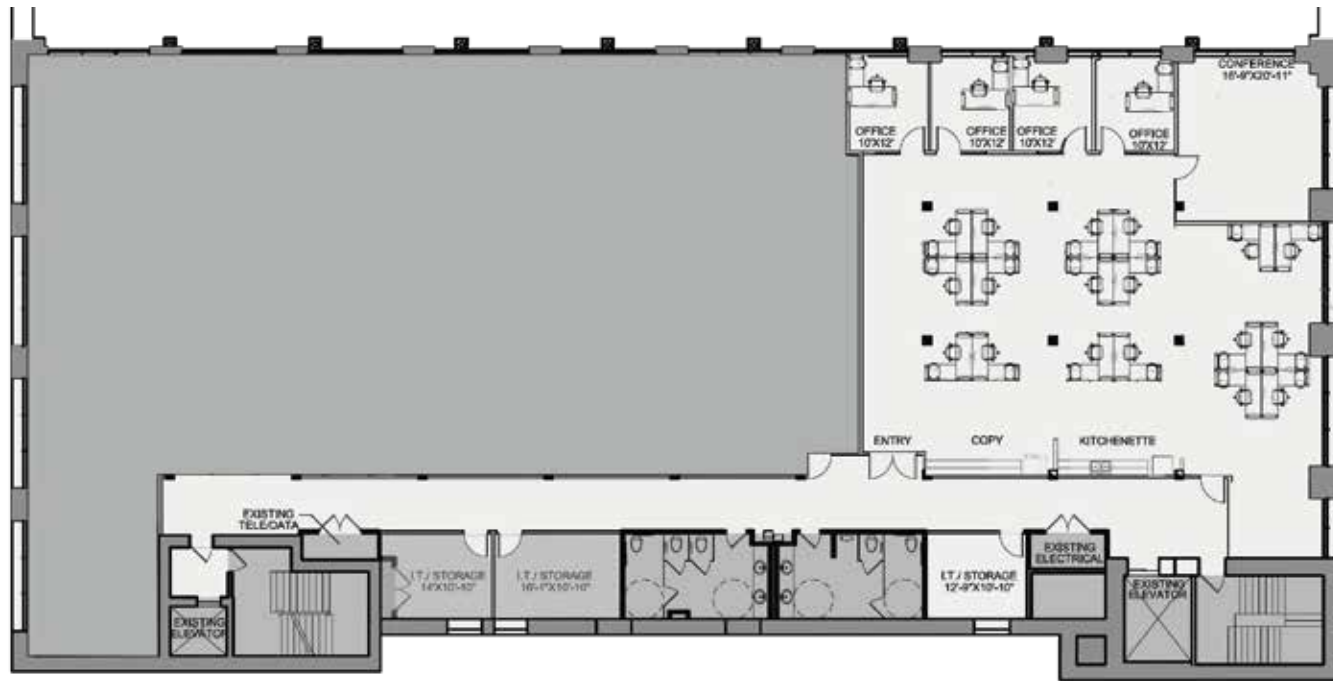
BUILDING FEATURES

- 7 stories totaling 82,712 RSF
- 12,300 RSF typical floor plate
- 12 foot lofted ceilings
- Large 41,000 RSF block spanning floors 2-5
- First floor conferencing
- High-end furnished spec suites and turn key spaces
- Unobstructed views and great natural light to the north and south
- Newly renovated lobby, corridors and bike room
- New ground-level café concept coming soon
- Active, engaged ownership
- Convenient proximity to nearby transit
- Adjacent covered parking available
- Surrounded by Fulton Market day and nightlife

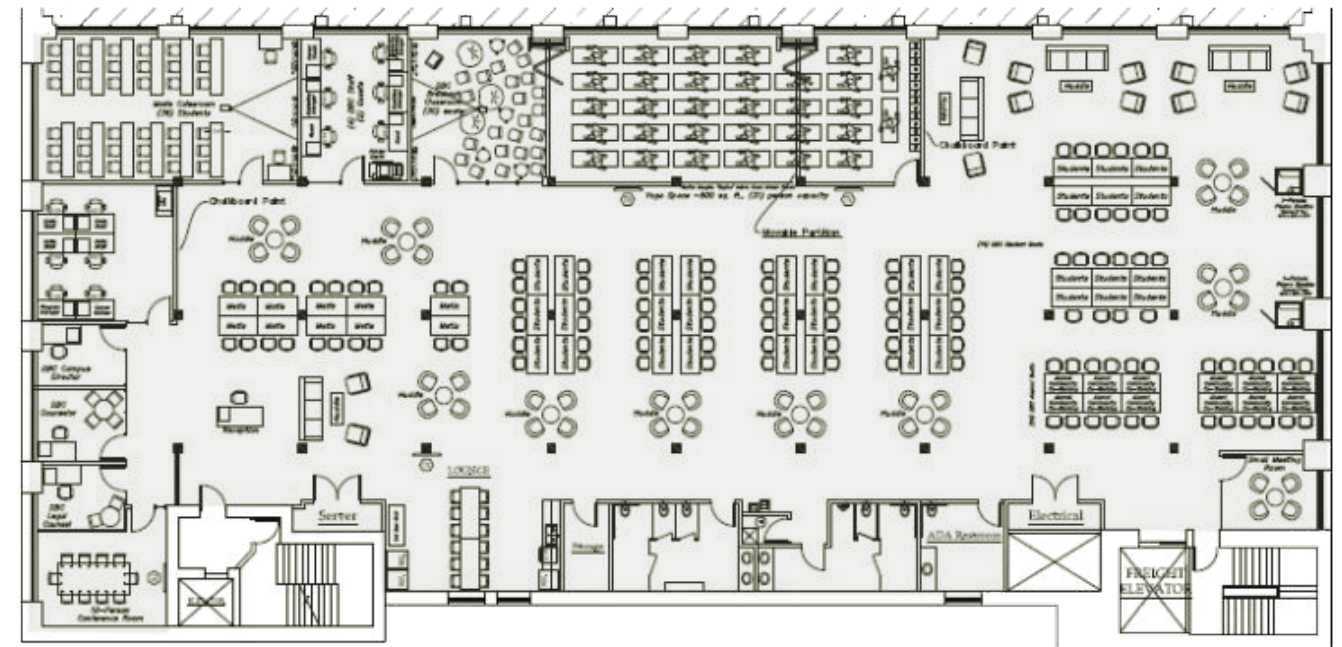


SUITE 250
4,110 SF

Brand New Spec Suite

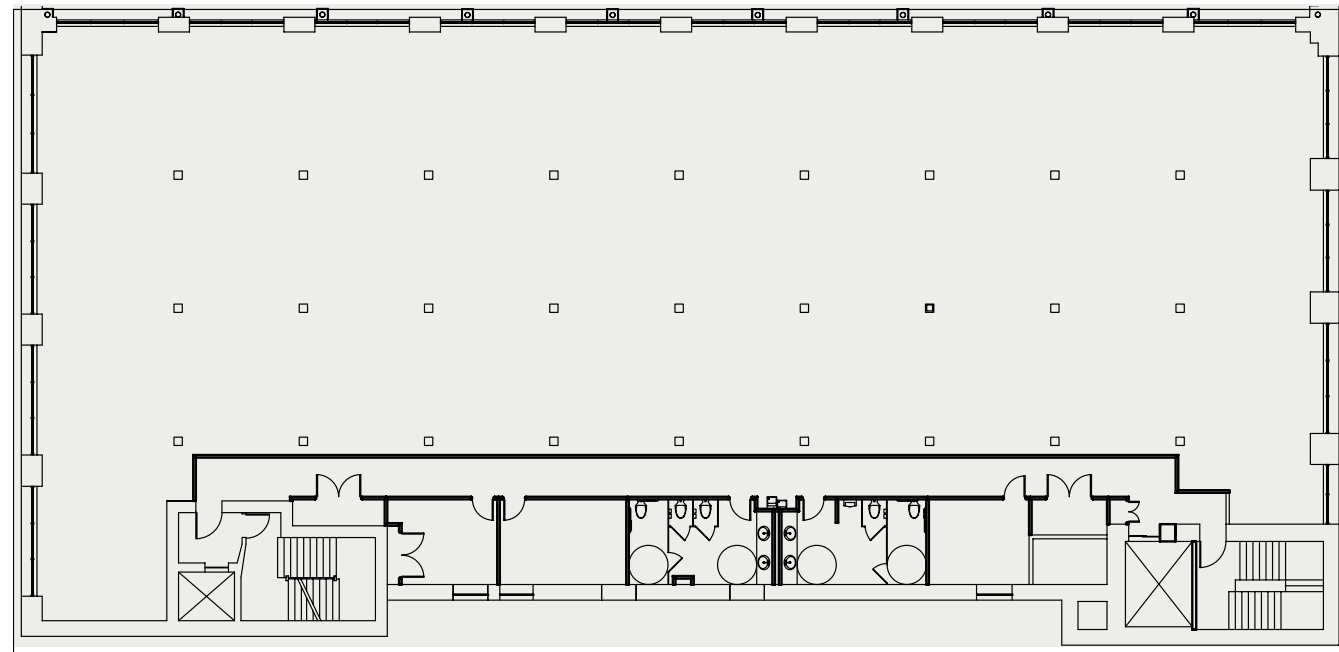


SUITE 300
12,336 SF

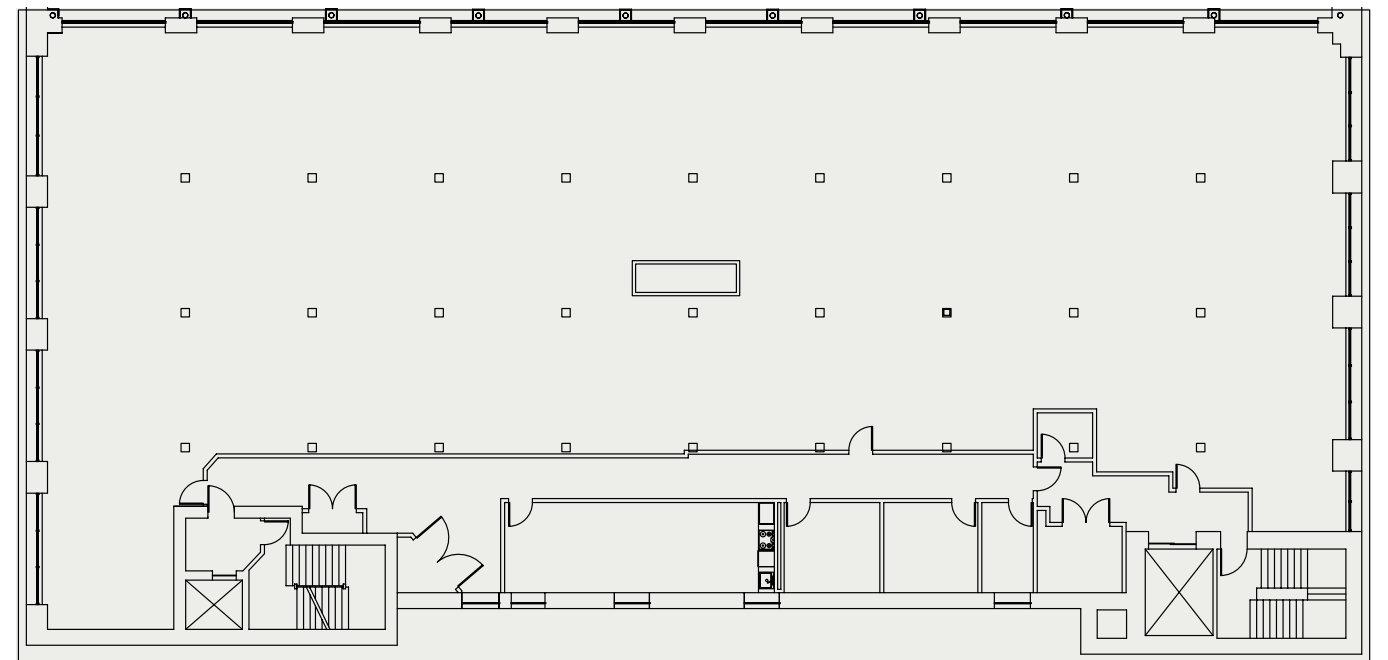


*Furniture arriving 05/01/2022

SUITE 400
12,343 SF



SUITE 500
12,285 SF



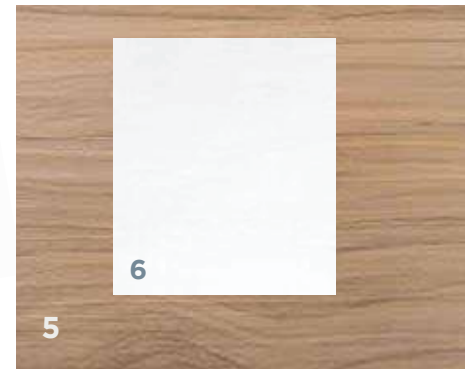
BUILDING STANDARD FINISHES



10



12



6

5

1. Corridor Carpet

2. Open Office Carpet

3. Private Office & Conference Carpet

4. Break Room LVT Flooring

5. Break Room P-lam Cabinets

6. Break Room Solid Surface Counter

7. Island & Copy/Print P-lam Base

8. Island Solid Surface Counter

9. Copy/Print P-lam Counter

10. Linear Lights Throughout

11. Paint Throughout

12. Cabinet Hardware

13. Vinyl Base

14. VCT

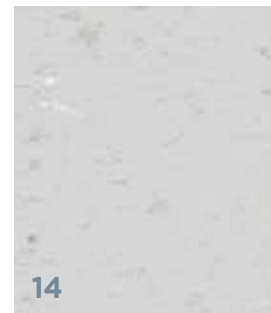
15. Wood Door Stain



1



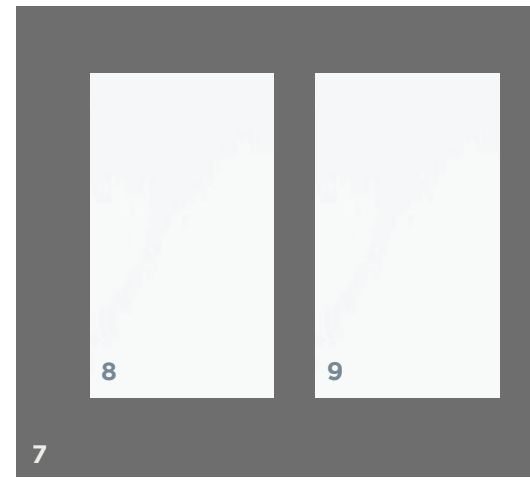
2



14



15



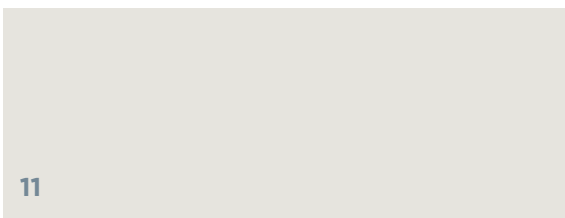
8

9

7



3



11



13



4



SPEC SUITE FEATURES



AMENITY RICH LOCATION



RESTAURANTS

1. Giordano's
2. Lovessh Mediterranean Grill
3. South Branch Tavern and Grille
4. Potbelly Sandwich Shop
5. Wishbone Restaurant
6. Butterfly Sushi
7. Monteverde Restaurant & Pastificio
8. Mad Social
9. Primos Chicago Pizza Pasta
10. Greek Islands
11. Santorini
12. Come Gourmet Ice Cream
13. Morgan Street Cafe
14. Blaze Pizza
15. Green Street Local
16. Tufano's Vernon Park Tap
17. Jade Court
18. Jimmy Johns
19. Au Bon Pain



ATTRACTIONS

1. Chicago Water Taxi
2. Claes Oldenburg's Bat Column
3. West Loop Art Fest
4. Old St. Patrick's Catholic Church
5. Lyric Opera of Chicago
6. National Hellenic Museum
7. UIC Pavilion
8. Jane Addams Museum
9. Brooklyn Boulders Chicago
10. USPS



BAR

1. Crossroads Bar & Grill
2. Third Rail Tavern
3. Ciaol Cafe & Wine Lounge
4. Spectrum Bar & Grill
5. Muses Bar & Grill
6. The Ambassador Public House
7. Dylan's Tavern & Grill
8. Rittergut Wine Bar & Social Club
9. Wise Owl Drinkery & Cookhouse
10. West End
11. The Madison Bar & Kitchen
12. Parlor Pizza Bar



COFFEE SHOPS

1. Starbucks
2. Dunkin' Donuts
3. Sawada Coffee
4. Starbucks
5. Groundswell Coffee Roasters
6. Meddle Coffee Bar
7. Peet's Coffee
8. M2 Cafe
9. Cafe Descartes
10. Ground Up



HOTELS

1. Homewood Suites
2. Ace Hotel
3. Chicago Marriott at IMD/UIC
4. Crowne Plaza Hotel
5. Holiday Inn & Suites
6. Equinox Hotel
7. Hampton Inn
8. JW Marriott
9. The Hoxton Hotel
10. The W Hotel
11. Soho House
12. Hyatt Place
13. La Quinta Inn



RESIDENTIAL

1. The Van Buren
2. Illume
3. Arkadia West Loop
4. T South Halsted
5. Guggenheim IMD Project
6. 110 North Carpenter
7. 900 West Washington
8. 625 West Adams
9. 180 North Ada
10. 845 West Adams
11. 1050 & 1125 West Van Buren
12. 1061-1107 W. Van Buren Street
13. Automatic Lofts
14. Landmark West Loop



HOSPITALS/MEDICAL CENTERS

1. John H. Stroger, Jr. Hospital
2. Rush University Medical Center
3. UIC Hospital & Health Sciences System
4. Rush Center Advanced Delivery (2020 delivery)



PUBLIC TRANSIT

1. Racine CTA Blue Line Station
2. UIC-Halsted CTA Blue Line Station
3. Clinton CTA Green and Pink Line Station
4. Morgan CTA Green and Pink Line Station
5. Polk CTA Pink Line Station
6. Ogilvie Transportation Center
7. Union Station (Redevelopment)



DAYCARES/SCHOOLS/UNIVERSITIES

1. Academy High School for Visual and Performing Arts
2. Chicago-Kent College of Law
3. Intercultural Montessori Language School
4. Mark T. Skinner West Elementary School
5. Merit School of Music
6. Lexington College
7. Lily Pad Nursery and Preschool
8. The Gardner School of Chicago
9. Whitney M. Young Magnet High School

Walking Bridges

