

170 W WASHINGTON STREET

CENTRALLY LOCATED IN THE LOOP

Restaurant & Office Spaces Available For Lease

KAIN
REAL ESTATE



SPACE PLANS - RESTAURANT

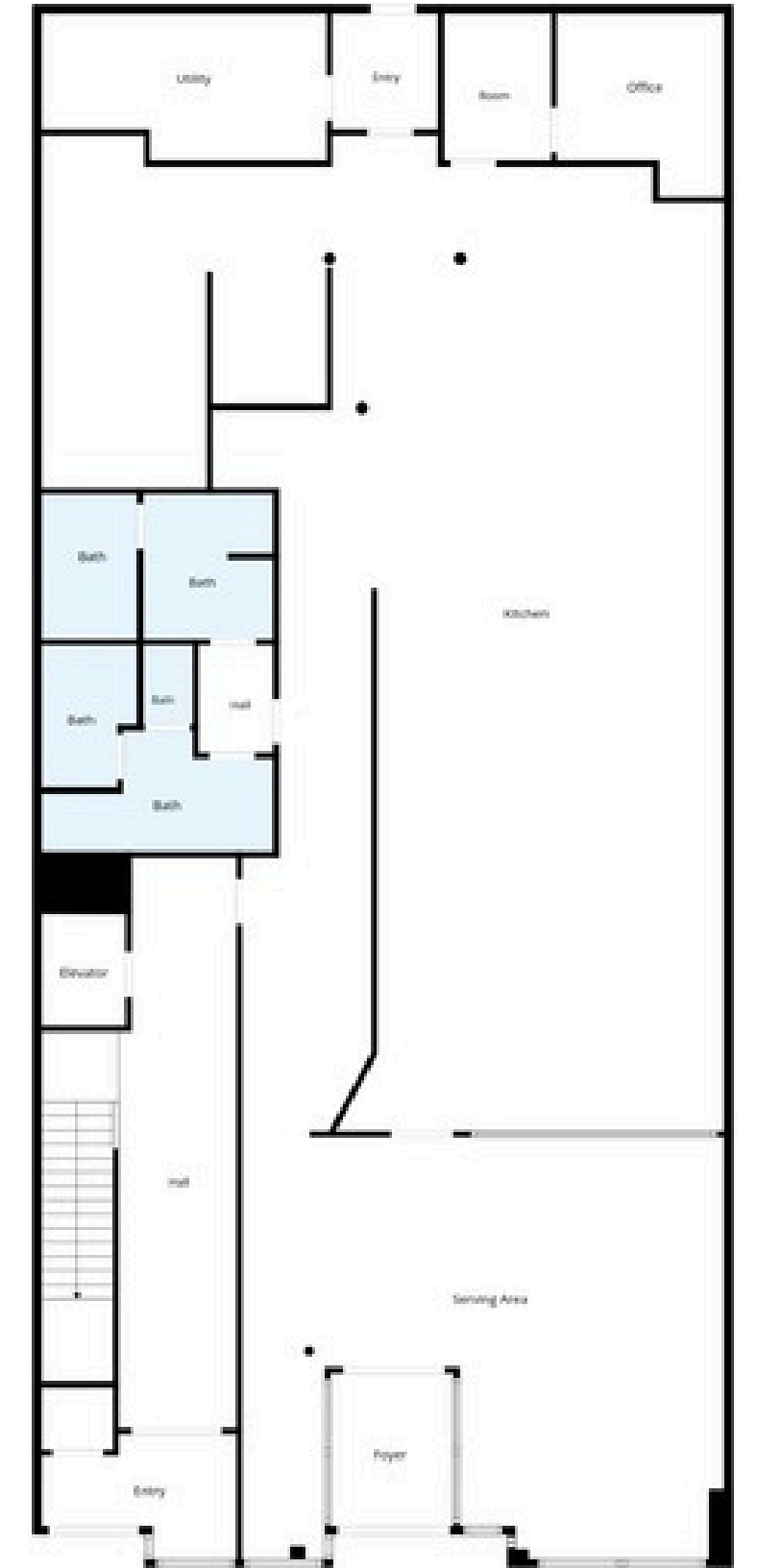
170 W WASHINGTON STREET

Centrally located in The Loop



FIRST FLOOR RESTAURANT - 3,100 SF

Ground floor restaurant opportunity available along W Washington Street. This second-generation space includes an existing kitchen and service area, offering an efficient path to occupancy.



SPACE PLANS - OFFICE

170 W WASHINGTON STREET

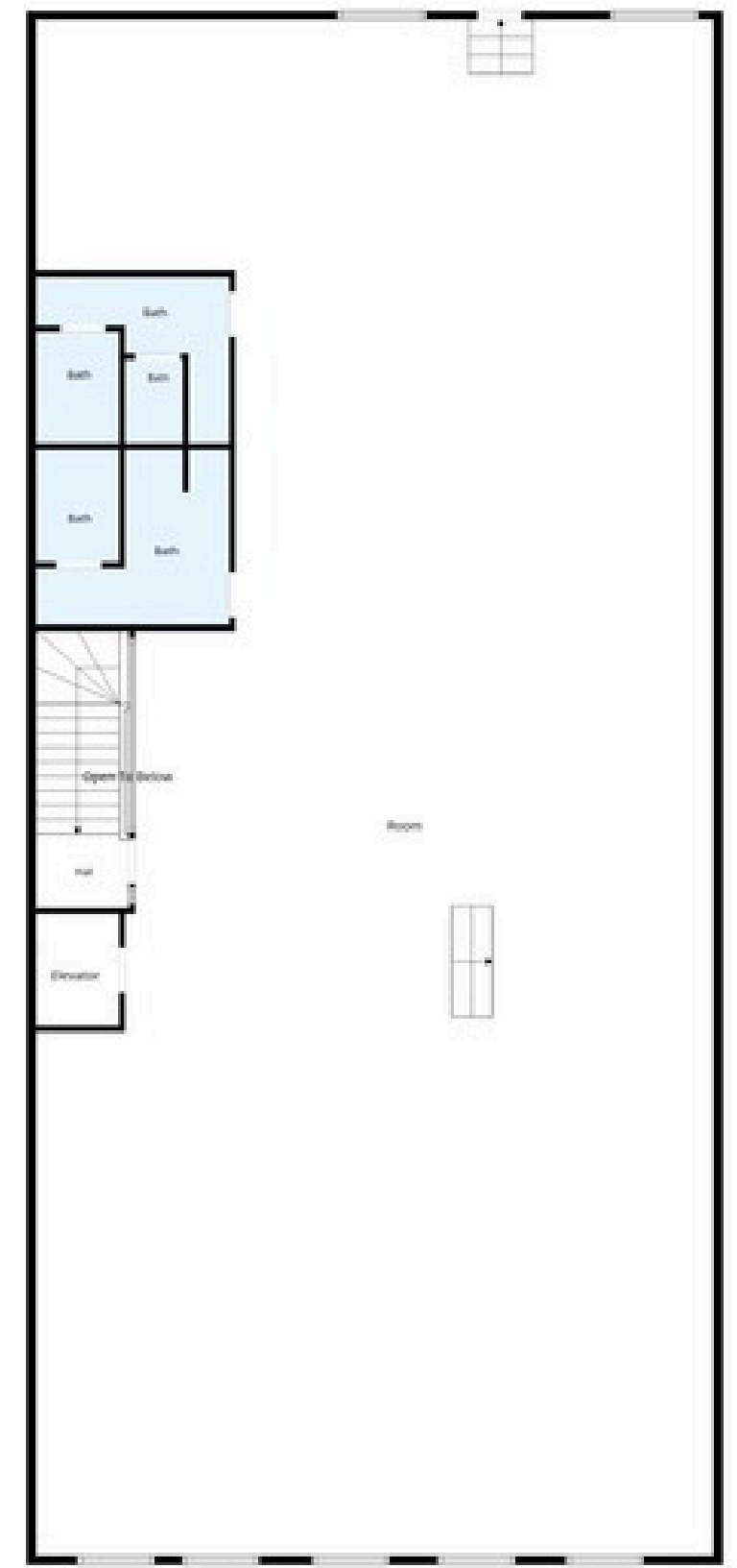
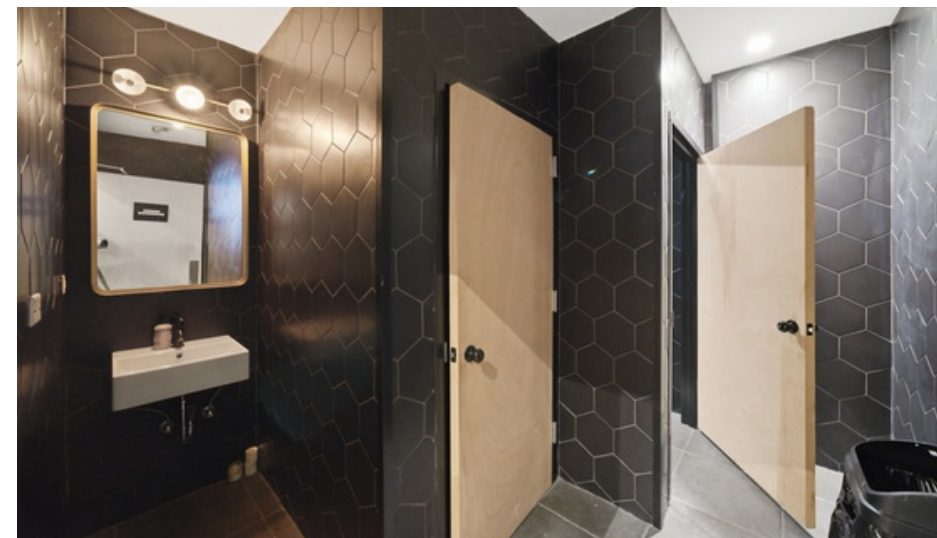
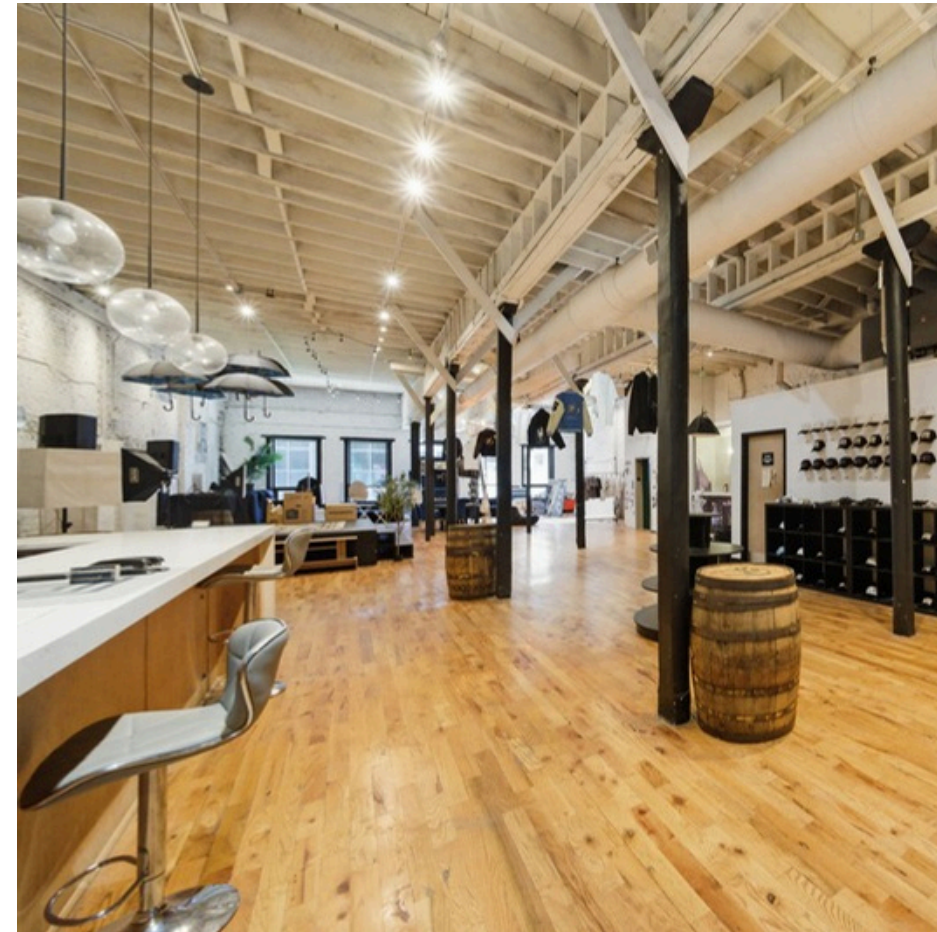
Centrally located in The Loop



THIRD FLOOR - 3,450 SF



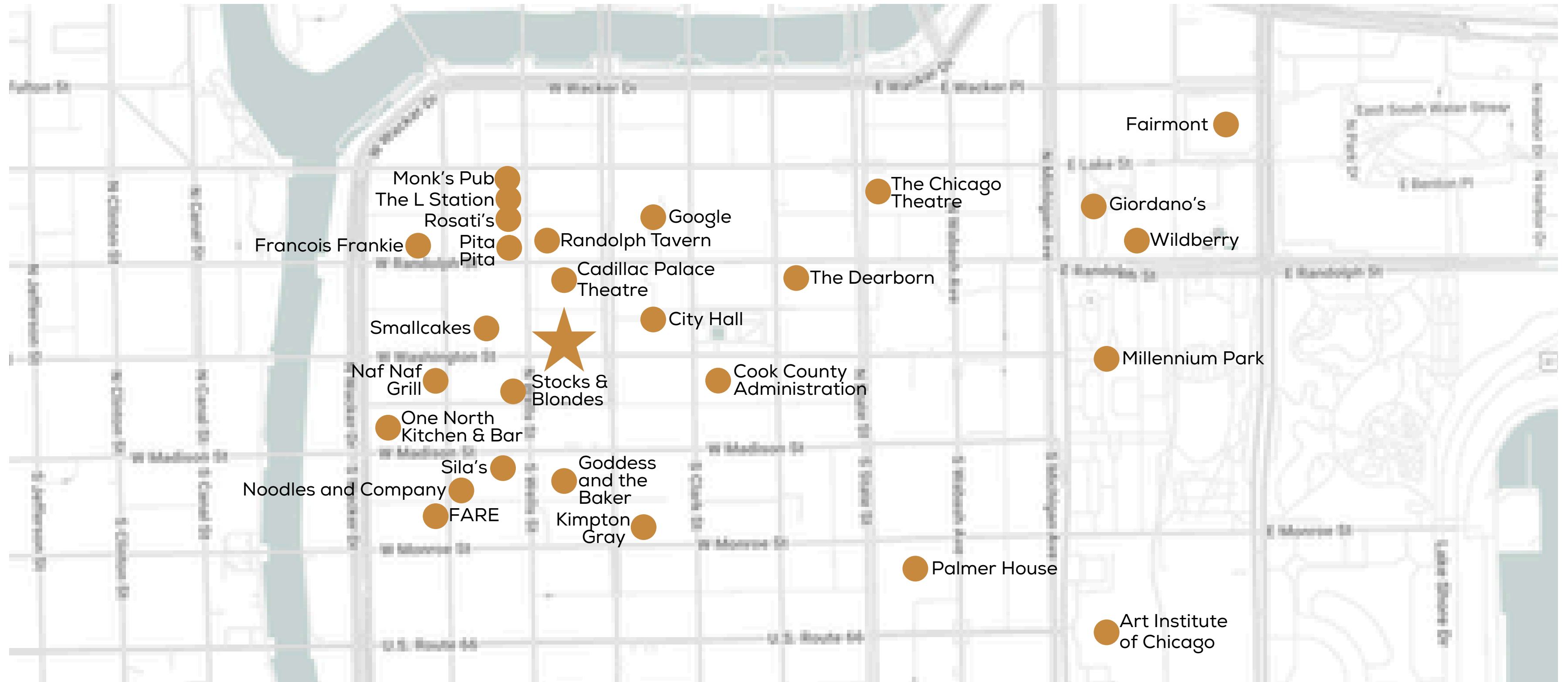
4TH FLOOR - 3,696 SF EACH



AERIAL MAP

170 W WASHINGTON STREET

Centrally located in The Loop



THE OPPORTUNITY

170 W WASHINGTON STREET

Centrally located in The Loop



LOCATION

Central location in The Loop. In-line on W Washington between Wells and LaSalle.

SIZE

Restaurant/Retail: 3,100 SF
Office: 3,100-10,246 SF

CEILING HEIGHTS

12.5 feet

ZONING

DC-16 Downtown Core District

NEIGHBORING BUSINESSES

Cardozo's Pub, Lotus, Corner Bakery Cafe, Bru Chicago, QDOBA Mexican, City Social, Mr. Submarine, Einstein Bro. Bagels, La Cocina, Cafecito

PARKING

Street parking and nearby garages

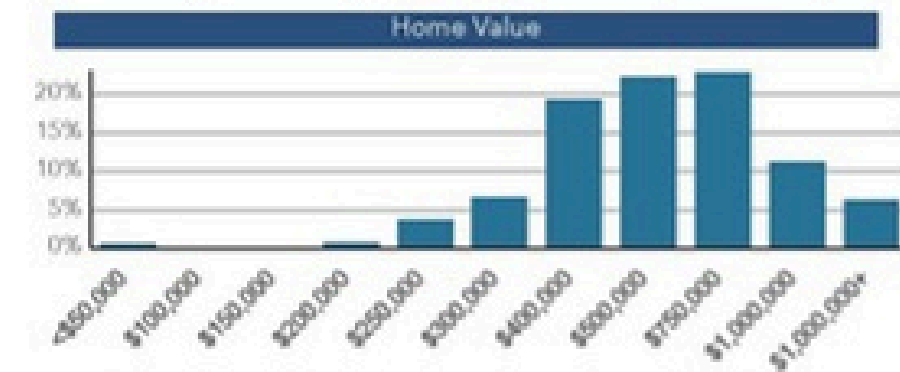
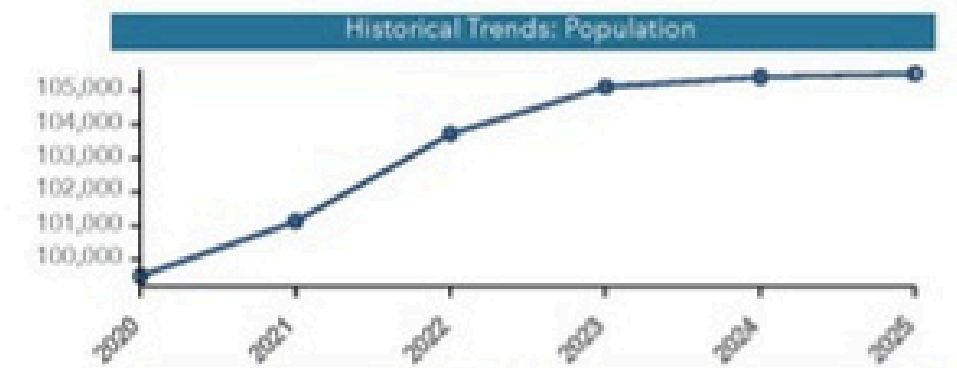


Population Trends and Key Indicators

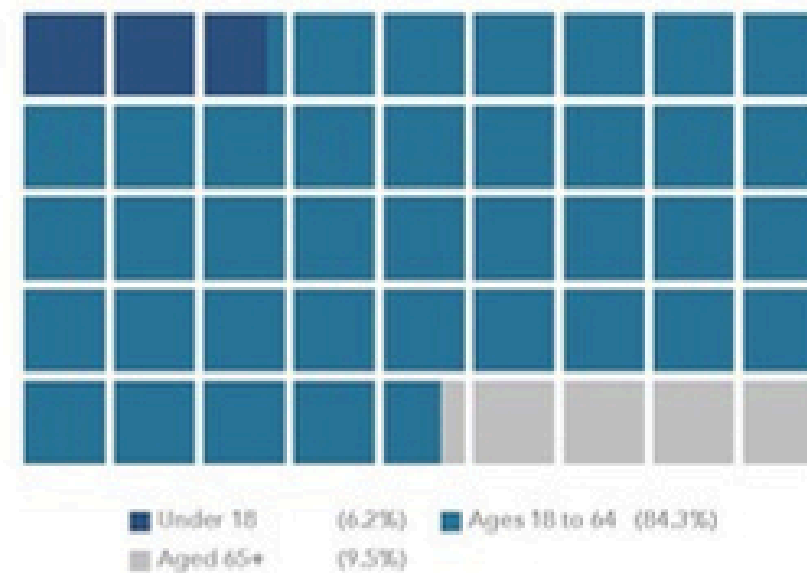
170 W Washington St, Chicago, Illinois, 60602
Ring of 1 mile

105,506	67,210	1.51	33.1	\$134,142	\$483,721	115	95	62
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

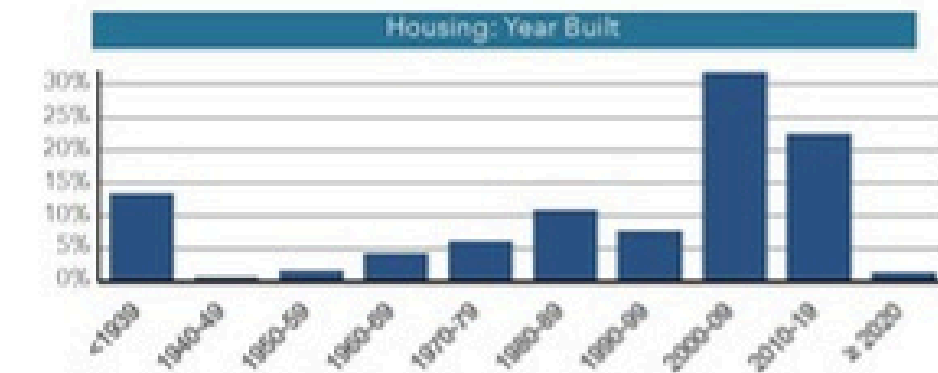
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**FOR MORE
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