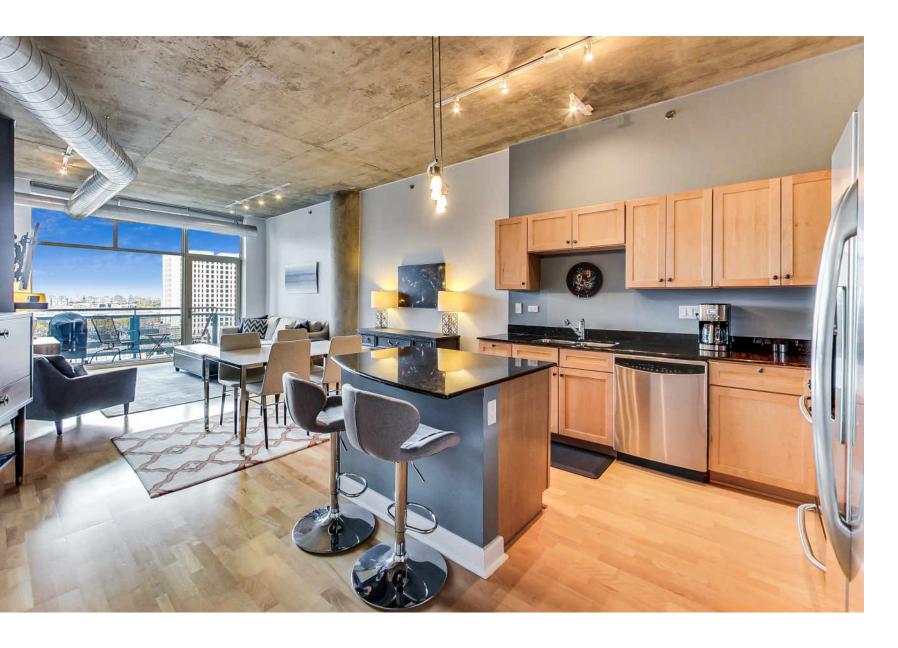
1305 S MICHIGAN AVENUE 1102

SOUTH LOOP







ROOM DIMENSIONS

KITCHEN: 10' × 10'

FOYER : 6' × 8'

OFFICE : 10' × 8'

2ND BEDROOM : 10' × 10' PRIMARY BEDROOM : 11' × 15'

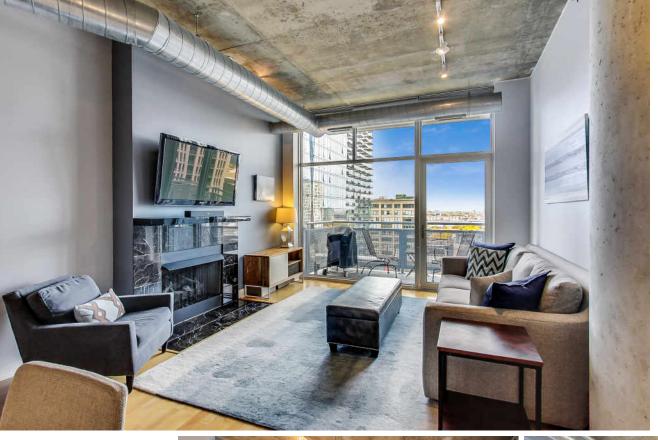
LIVING/DINING: 13' × 21'

2BED/2BATH + DEN IN SOUTH LOOP

Spacious 2bed/2bath + Den on Michigan Avenue in the South Loop. Surrounded by restaurants, entertainment, shopping, museums, public transportation and dog friendly parks, this location leaves nothing to be desired. The bright and inviting open-plan kitchen, dining, and living room features an island and a gas fireplace - creating a beautiful and easy flow from the foyer to the balcony. The primary bedroom boasts floor to ceiling windows with western exposure to the horizon, a double sink vanity, large soaking tub, and a separate shower. The 2nd bedroom loft has been enclosed with windows for sound dampening and privacy. Primary and 2nd bedroom also have new carpeting. This unit includes a bonus room that can serve as a flex space, 3rd bedroom, home office or storage. Great proximity to the Loop. Building amenities include doorman, fitness center and bike room. Storage unit included. Parking space available.

• 1285sqft

2 BEDROOM 2 BATH











4 1305 S MICHIGAN AVENUE 1102 1305 S MICHIGAN AVENUE 1102 5







6 1305 S MICHIGAN AVENUE 1102 1305 S MICHIGAN AVENUE 1102 7



WE WOULD CALL THE **SOUTH LOOP** A BOOMTOWN - BUT THAT WOULD BE AN UNDERSTATEMENT.

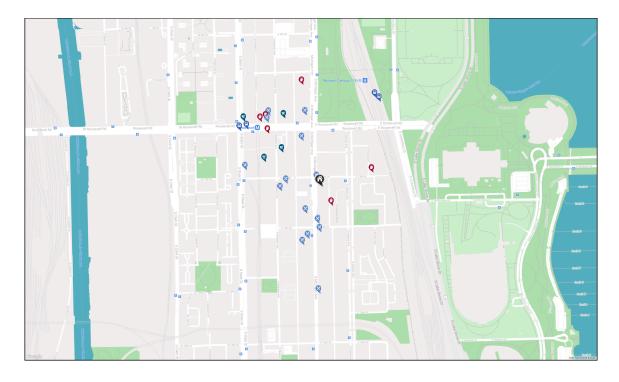
Chicago's original Gold Coast in the late 19th century, the South Loop was once home to the likes of Marshall Field, George Pullman, and Philip Armour. Today the vibrant neighborhood is known for its access to the lakefront, shops, restaurants, parks, Museum Campus, and The Loop. The area continues to evolve and is in the midst of a major transformation, with residential construction booming.

Large developments planned and underway include mixed-use projects along the Chicago River and a number of supertall skyscrapers including 1000M - a 74-story luxury condominium tower designed by Helmut Jahn. Meanwhile, several apartment buildings are under construction, bringing thousands of new rental units to the neighborhood.

Existing homes offer more choices, from high-rises and mid-rises to townhomes and single-family homes. Buyers can also find unique loft conversions in areas like Printer's Row.

The South Loop's housing boom has brought with it an influx of retailers along with eateries and nightlife on South Michigan Avenue. The Roosevelt Collection is a popular destination featuring a movie theater and an assortment of retailers.

Museum Campus is the cultural and educational hub of the South Loop and features a collection of attractions including the Field Museum, Shedd Aquarium, Adler Planetarium, and Soldier Field. Residents also enjoy being in close proximity to Northerly Island and public transportation including the CTA's Roosevelt station.





Nepal House 1301 SOUTH MICHIGAN AVENUE, 0.0 MI

The Chicago Firehouse Restaurant 1401 SOUTH MICHIGAN AVENUE, 0.1 MI

Kurah Mediterranean 1355 SOUTH MICHIGAN AVENUE, 0.1 MI

Giordano's 1340 SOUTH MICHIGAN AVENUE, 0.1 MI

Aurelio's Pizza South Loop 1212 SOUTH MICHIGAN AVENUE, 0.1 MI

Chicago Waffles 1400 SOUTH MICHIGAN AVENUE, 0.1 MI

Victory Tap 1416 SOUTH MICHIGAN AVENUE, 0.1 MI Asian Outpost -- AO Hawaiian Hideout

1315 SOUTH WABASH AVENUE, 0.1 MI

1301 SOUTH WABASH AVENUE, 0.1 MI

1255 SOUTH STATE STREET, 0.2 MI

Five Guys 1146 SOUTH WABASH AVENUE, 0.2 MI

Burger Bar Chicago 1150 SOUTH MICHIGAN AVENUE, 0.2 MI

Chopsticks

28 EAST ROOSEVELT ROAD, 0.2 MI

Weather Mark Tavern 1503 SOUTH MICHIGAN AVENUE, 0.2 MI

COFFEE SHOPS

Laly Sardina 1358 SOUTH INDIANA AVENUE, 0.0 MI

The Scout Waterhouse + Kitchen

Kai Sushi

26 EAST ROOSEVELT ROAD, 0.2 MI

♥ SHOPPING

Little Branch Cafe

Baskin-Robbins 1231 SOUTH WABASH AVENUE, 0.1 MI

Trader Joe's 1147 SOUTH WABASH AVENUE, 0.2 MI Walgreens

Yolk - South Loop 1120 SOUTH MICHIGAN AVENUE, 0.2 MI

Starbucks 31 EAST ROOSEVELT ROAD ABS #3345, 0.2 MI

1251 SOUTH PRAIRIE AVENUE, 0.1 MI

Molly's Cupcakes 1150 SOUTH WABASH AVENUE, 0.2 MI

Stan's Donuts & Coffee

Jewel-Osco Pharmacy 1224 SOUTH WABASH AVENUE, 0.1 MI

2 EAST ROOSEVELT ROAD, 0.2 MI

TRANSIT

Chicago LaSalle St METRA - ROCK ISLAND DISTRICT, 0.2 MI

METRA - ELECTRIC MAIN BRANCH, 0.2 MI

Roosevelt CTA - GREEN LINE, 0.2 MI

Roosevelt CTA - ORANGE LINE, 0.2 MI

Roosevelt CTA - RED LINE, 0.2 MI

Museum Campus/11th Street METRA - SOUTH SHORE, 0.2 MI

NOTES			

10 1305 S MICHIGAN AVENUE 1102 1305 S MICHIGAN AVENUE 1102 11



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