

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'

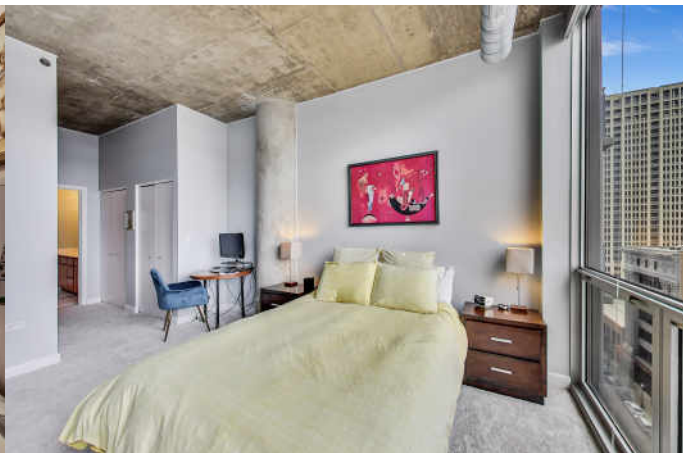
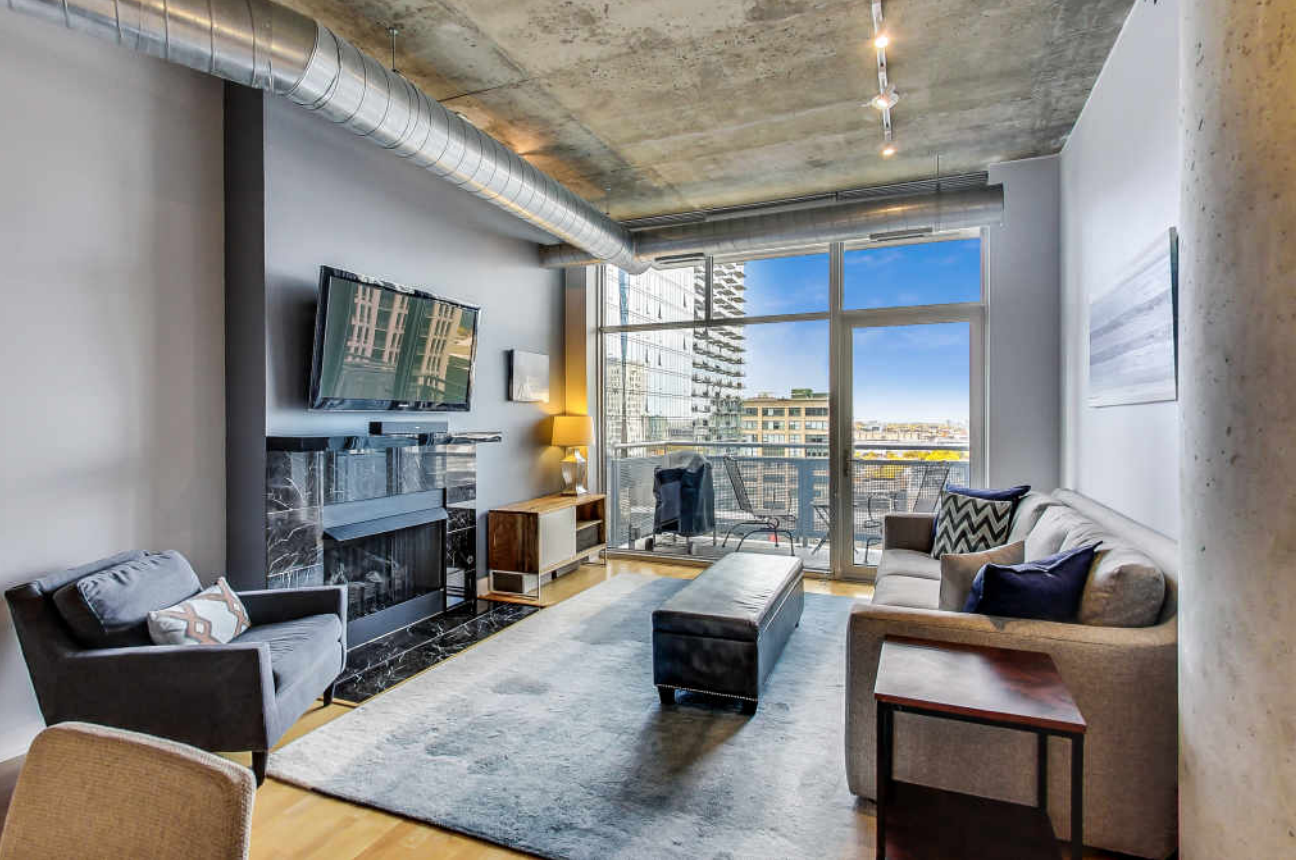
2 BEDROOM

2 BATH

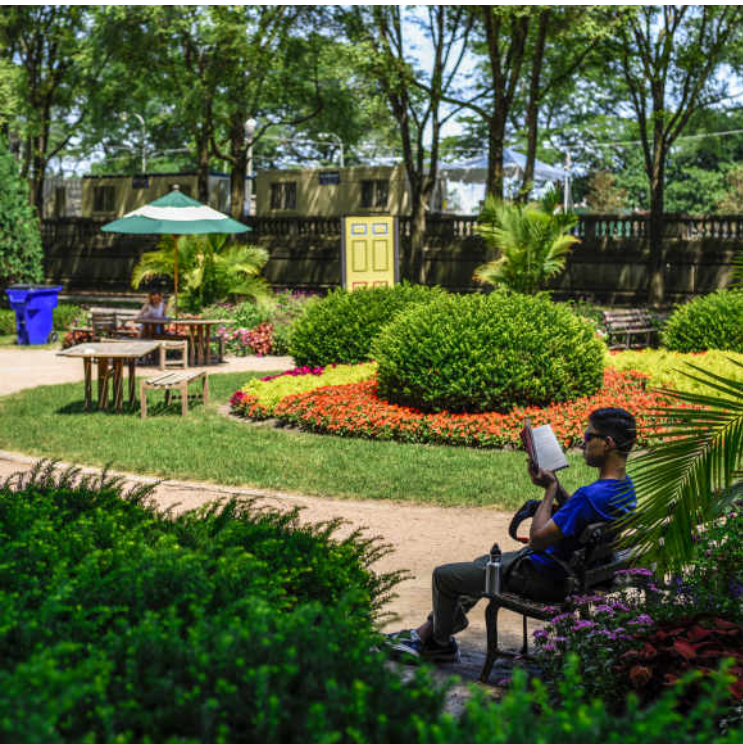
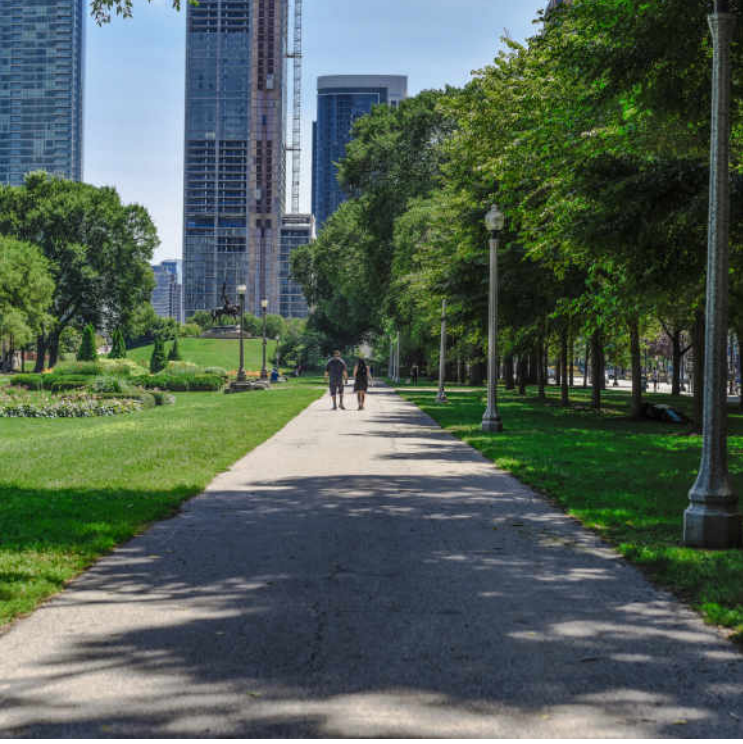
2BED/2BATH + DEN IN SOUTH LOOP

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







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

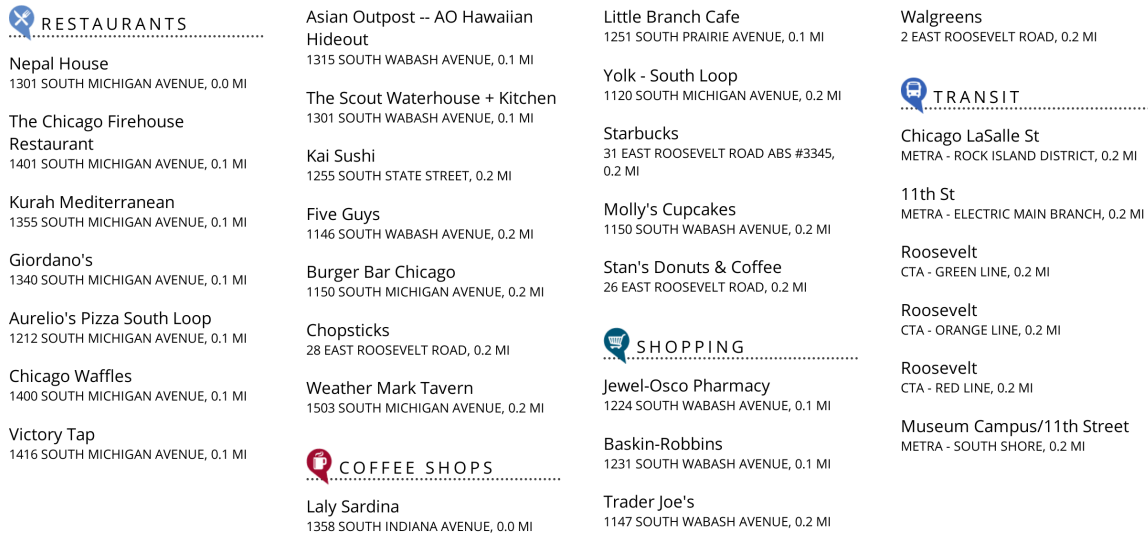
Chicago's original Gold Coast in the late 19th century, the South Loop was once home to the likes of Marshall Field, George Pullman, and Philip Armour. Today the vibrant neighborhood is known for its access to the lakefront, shops, restaurants, parks, Museum Campus, and The Loop. The area continues to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

[illegible]



BRETT PECHTER

(847) 858-5464

BRETT@BRETTPECHTER.COM

BRETTPECHTER.COM



PAUL BLACKBURN

(773) 771-7502

PBLACKBURN@ATPROPERTIES.COM

WWW.PKBLACKBURN.COM



1305MICHIGAN1102.INFO