

40 E 9TH STREET #1512
SOUTH LOOP





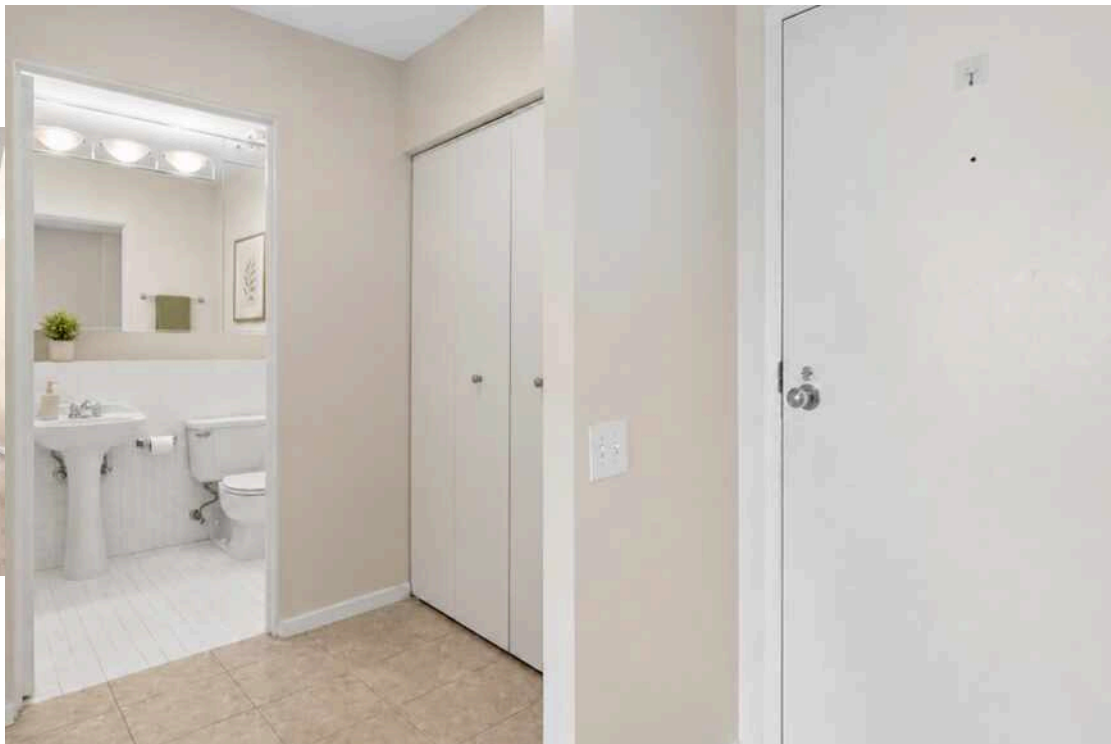
1 BEDROOM
1.1 BATH
TAXES: \$4,533
ASSESSMENTS: \$868 / MONTH

A ONE-BEDROOM THAT LIVES LARGE

This oversized corner residence offers the space, light, and versatility rarely found in a one-bedroom home. With skyline views, an expansive living area, and a full suite of building amenities, it delivers exceptional comfort and value in the heart of downtown Chicago.

- One of the building's largest one-bedroom, one-and-a-half-bath floor plans
- Desirable corner location with abundant windows, natural light, and skyline views
- Expansive main living space with room for separate living, dining, and home office areas
- Hardwood floors throughout the main living areas
- Open kitchen with cherry cabinetry, stainless steel appliances, granite countertops, and a breakfast bar
- Spacious primary bedroom with a private en-suite bath and organized walk-in closet
- Convenient powder room for guests
- In-unit washer and dryer







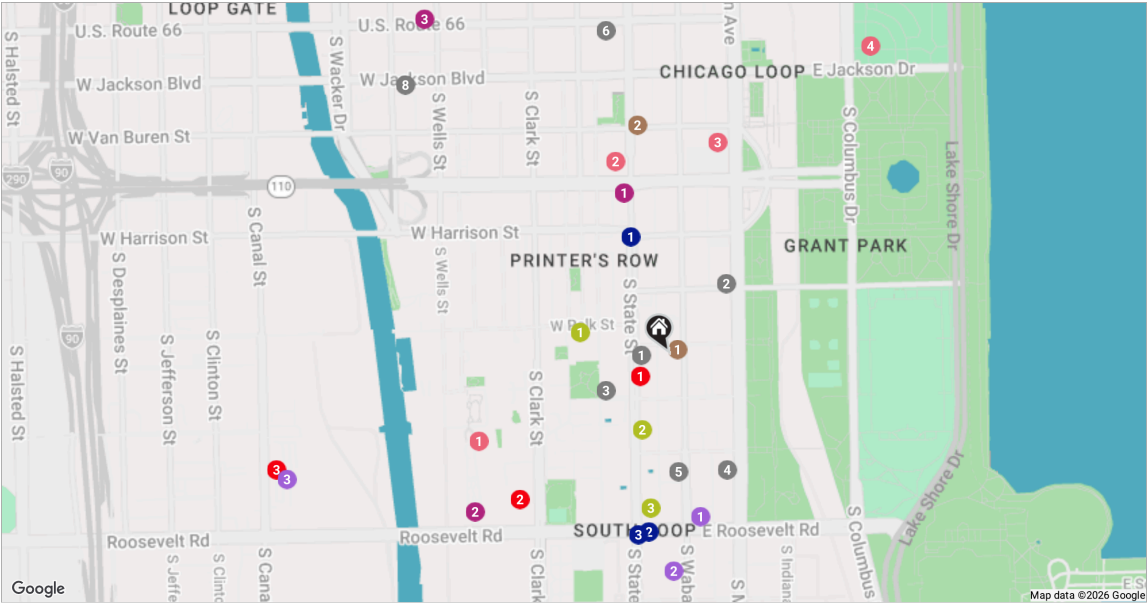
CHARACTERIZED BY TOWERING HIGH RISES AND HISTORIC POCKETS THAT REFLECT THE AREA'S STORIED PAST, THE **SOUTH LOOP** IS A DISTINCTIVE CHICAGO NEIGHBORHOOD.

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 South Loop is comprised of several historic areas including Printer's Row, which features a number of buildings that have been converted into residential lofts, along with Motor Row District and Prairie Avenue District. Meanwhile, several apartment and condominium buildings are under construction, bringing thousands of new residences to the neighborhood.

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 hub of the South Loop featuring 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.



RESTAURANTS

- 1 Lou Malnati's Pizzeria
805 SOUTH STATE STREET, 0.0 MI
- 2 Mercat a la Planxa
LOCATED IN THE BLACKSTONE HOTEL,
0.1 MI
- 3 Chicago Curry House -
Indian - Nepali Cuisine.
899 SOUTH PLYMOUTH COURT, 0.1 MI
- 4 Yolk - South Loop
1120 SOUTH MICHIGAN AVENUE,
0.2 MI
- 5 Eleven City Diner
1112 SOUTH WABASH AVENUE, 0.2 MI
- 6 The Berghoff Restaurant
17 WEST ADAMS STREET, 0.5 MI
- 7 The Chicago Firehouse
Restaurant
1401 SOUTH MICHIGAN AVENUE,
0.5 MI
- 8 Giordano's
223 WEST JACKSON BOULEVARD,
0.6 MI

COFFEE

- 1 Peet's Coffee
41 EAST 8TH STREET, 0.0 MI
- 2 Dunkin'
DEPAUL CENTER UNIVERSITY, 0.4 MI

SHOPPING

- 1 CVS
520 S STATE ST, 0.3 MI
- 2 Roosevelt Collection Shops
150 W ROOSEVELT RD, 0.4 MI
- 3 Walgreens
200 WEST ADAMS STREET, 0.7 MI
- 4 Target
1 SOUTH STATE STREET, 0.7 MI

GROCERY

- 1 Trader Joe's
1147 SOUTH WABASH AVENUE, 0.3 MI
- 2 Jewel-Osco
1224 SOUTH WABASH AVENUE, 0.4 MI

Whole Foods Market

1101 SOUTH CANAL STREET SUITE 107,
0.7 MI

GYM

- 1 105F Hot Yoga, Pilates &
Wellness - South Loop
47 WEST POLK STREET, 0.1 MI
- 2 Orangetheory Fitness
1005 SOUTH STATE STREET, 0.1 MI
- 3 FFC South Loop
1151 SOUTH STATE STREET, 0.3 MI

MEDICAL

- 1 Physicians Immediate Care
825 S STATE ST, 0.1 MI
- 2 MinuteClinic
1154 S CLARK ST, 0.3 MI
- 3 UChicago Medicine South
Loop
1101 S CANAL ST STE 201 & 202, 0.7 MI

ENTERTAINMENT

- 1 AMC Roosevelt Collection
16
1011 S DELANO CT, 0.3 MI
- 2 Harold Washington Library
Center, Chicago Public
Library
400 SOUTH STATE STREET, 0.3 MI
- 3 The Game Show Game
Show
408 S MICHIGAN AVE, 0.4 MI
- 4 Petrillo Music Shell
235 S COLUMBUS DR, 0.6 MI

TRANSIT

- 1 Harrison
CTA - RED LINE, 0.2 MI
- 2 Chicago LaSalle St
METRA - ROCK ISLAND DISTRICT, 0.3 MI
- 3 Roosevelt
CTA - RED LINE, 0.3 MI



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



MARK SMAGLINSKI

8478941777

7734720200

MARKSMAGLINSKI@ATPROPERTIES.COM



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

