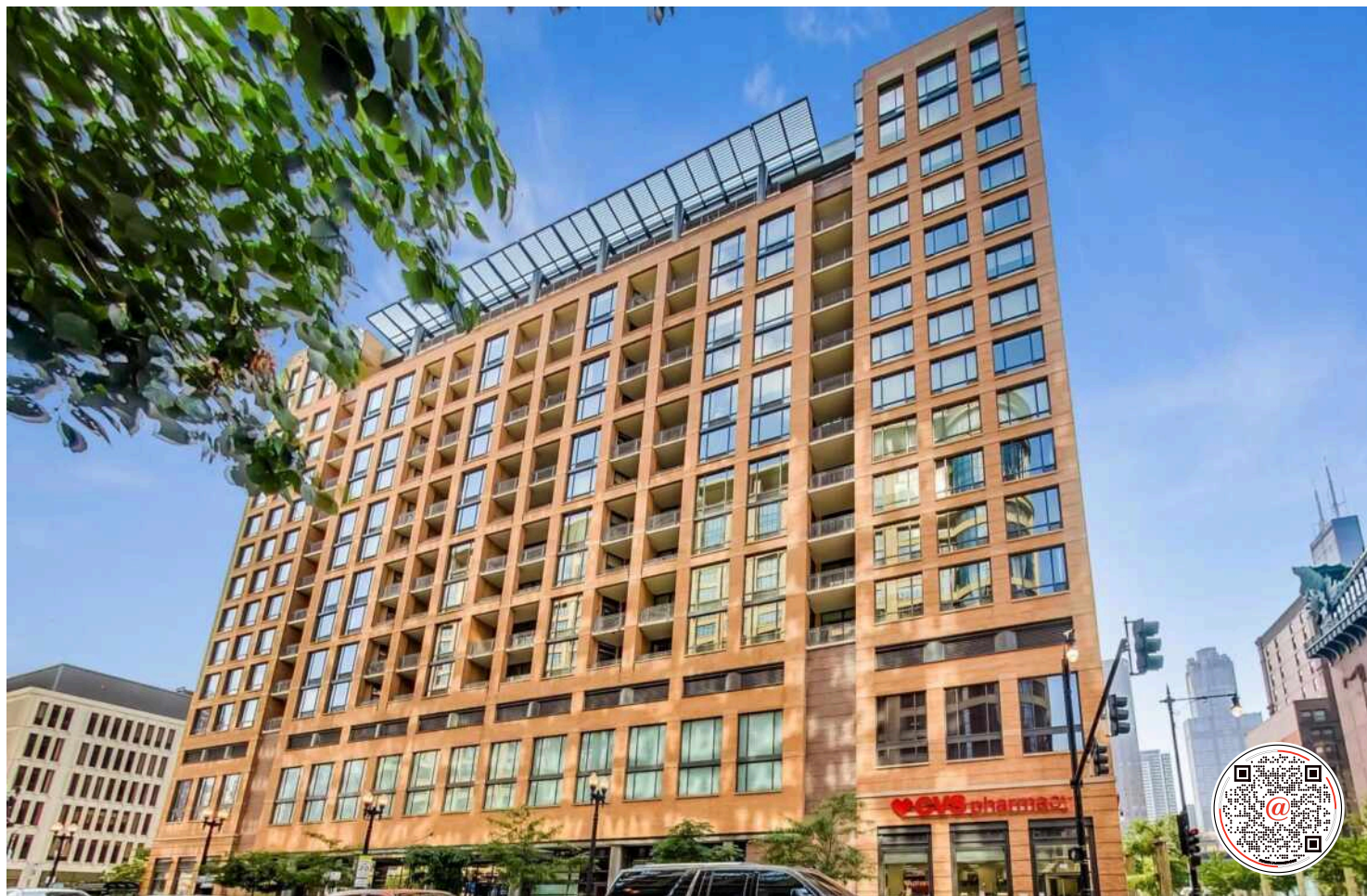


520 S. STATE STREET RESIDENCE 902  
SOUTH LOOP





#### ROOM DIMENSIONS

LIVING ROOM : 29' × 14'

KITCHEN : 12' × 12'

PRIMARY BEDROOM : 14' × 12'

SECOND BEDROOM : 12' × 11'

## ELEVATED LOFT LIVING AT LIBRARY TOWER IN THE HEART OF THE SOUTH LOOP

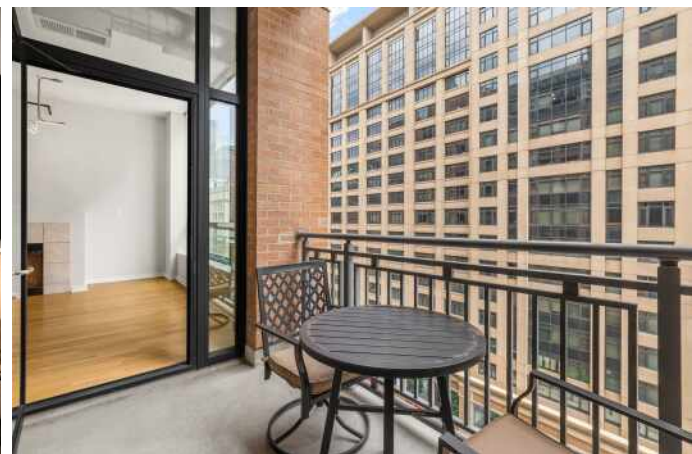
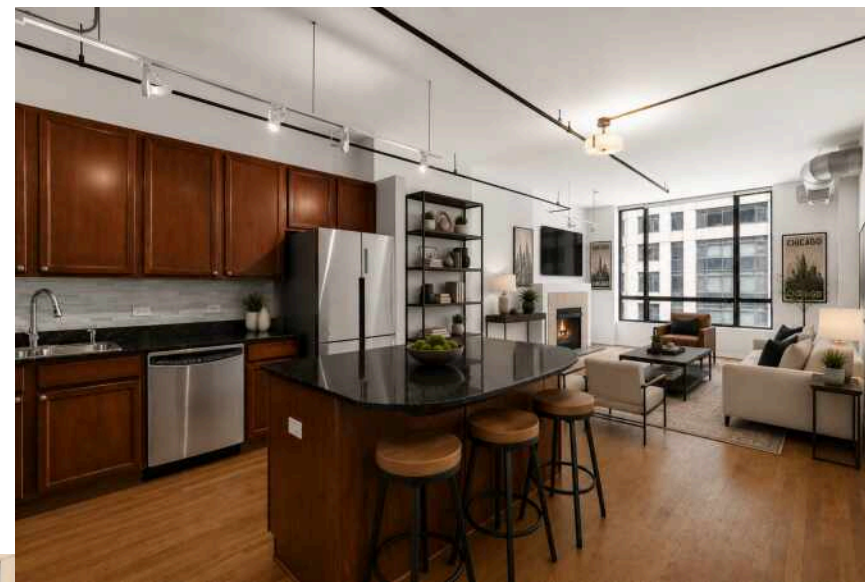
Spacious 2-bedroom, 2-bath loft in sought-after Library Tower featuring soaring 11' ceilings, hardwood floors, oversized windows, exposed ductwork, and a gas fireplace. Freshly painted throughout with new carpet in both bedrooms, this home offers a move-in ready opportunity in the heart of the South Loop. The open living and dining area offers plenty of room to relax, entertain, and enjoy the character that makes loft living so desirable. The kitchen is equipped with stainless steel appliances, granite countertops, and 42" cabinetry. The well-designed split-bedroom floor plan offers privacy and flexibility, with a spacious primary suite featuring two closets, including a walk-in closet, and a second bedroom with its own ensuite bath. Step outside to your private balcony, an ideal extension of the living space and a welcome outdoor escape in the heart of the city. Library Tower offers 24-hour door staff, a fitness center, rooftop deck, business center, storage, and on-site management. Enjoy an unbeatable South Loop location just moments from Grant Park, Museum Campus, the lakefront, shopping, dining, public transportation, and everything this vibrant neighborhood has to offer. Garage parking available for an additional cost.

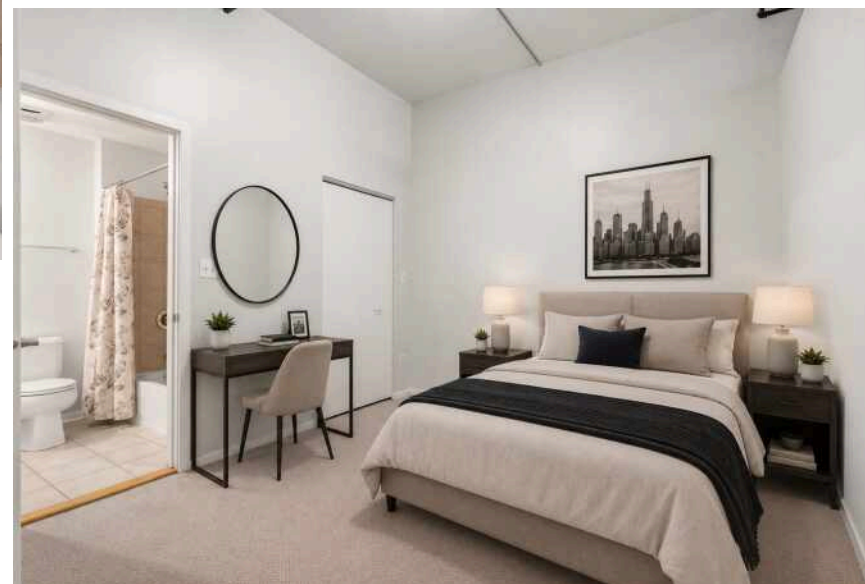
2 BEDROOM

2 BATH

TAXES: \$7,937

ASSESSMENTS: \$904 / MONTH





**RESIDENCE 2**  
**2 BEDS, 2 BATHS**  
**1,290 SQ. FT.**

LIBRARY TOWER.COM

520 SOUTH STATE STREET

LENNAR.COM

Plans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Copyright © 2008 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. 9/09



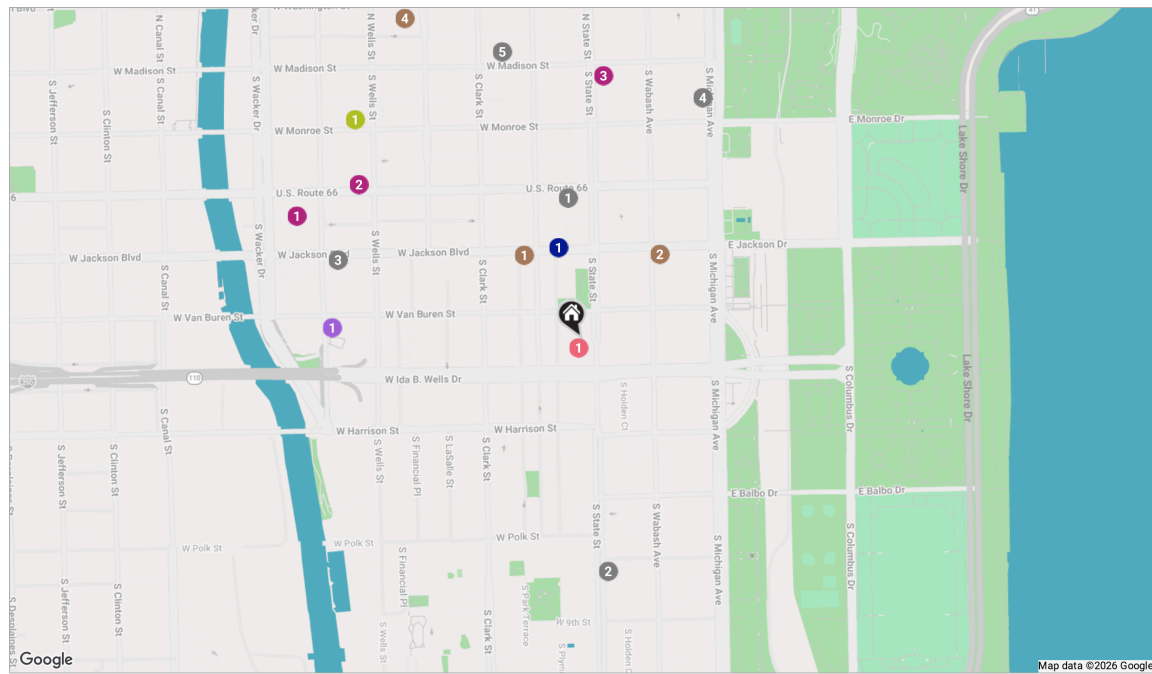
CHARACTERIZED BY TOWERING HIGH RISES AND HISTORIC POCKETS THAT REFLECT THE AREA'S STORIED PAST, THE **SOUTH LOOP** IS A DISTINCTIVE CHICAGO NEIGHBORHOOD.

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 The Berghoff Restaurant  
17 WEST ADAMS STREET, 0.2 MI
- 2 Lou Malnati's Pizzeria  
805 SOUTH STATE STREET, 0.3 MI
- 3 Giordano's  
223 WEST JACKSON BOULEVARD,  
0.4 MI
- 4 The Gage  
24 SOUTH MICHIGAN AVENUE, 0.4 MI
- 5 Rosebud Theater District  
70 WEST MADISON STREET, 0.4 MI
- 6 Petterinos  
150 NORTH DEARBORN STREET, 0.6 MI
- 7 Morton's The Steakhouse  
65 EAST WACKER PLACE, 0.7 MI
- 8 Siena Tavern  
51 WEST KINZIE STREET, 0.9 MI

**COFFEE**

- 1 Intelligentsia Coffee  
Monadnock Coffeebar  
MONADNOCK BUILDING, 0.1 MI
- 2 Starbucks Coffee Company  
55 EAST JACKSON BOULEVARD, 0.2 MI
- 3 Yolk - South Loop  
1120 SOUTH MICHIGAN AVENUE,  
0.5 MI
- 4 Einstein Bros. Bagels  
30 N LA SALLE ST LBBY LBBY 100E,  
0.5 MI
- 5 Manny's Cafeteria &  
Delicatessen  
1141 SOUTH JEFFERSON STREET, 0.9 MI
- 6 Firecakes Donuts  
68 WEST HUBBARD STREET, 1.0 MI

**SHOPPING**

- 1 Skydeck Chicago  
233 SOUTH WACKER DRIVE, 0.4 MI
- 2 Walgreens  
200 WEST ADAMS STREET, 0.4 MI
- 3 Target  
1 SOUTH STATE STREET, 0.4 MI
- 4 Trader Joe's  
1147 SOUTH WABASH AVENUE, 0.6 MI
- 5 Garrett Popcorn Shops  
26 WEST RANDOLPH STREET, 0.6 MI
- 6 Whole Foods Market  
1101 SOUTH CANAL STREET SUITE 107,  
0.8 MI
- 1 South Loop Market - Van  
Buren  
235 WEST VAN BUREN STREET #2219,  
0.4 MI

**GROCERY**

**GYM**

- 1 Equinox The Loop  
200 WEST MONROE STREET, 0.5 MI
- 2 FFC South Loop  
1151 SOUTH STATE STREET, 0.6 MI

**ENTERTAINMENT**

- 1 Harold Washington Library  
Center, Chicago Public  
Library  
400 SOUTH STATE STREET, 0.0 MI

**TRANSIT**

- 1 Harold Washington Library  
CTA - BROWN LINE, 0.1 MI

NOTES

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## KEVIN P. GREEN

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KEVINGREEN@ATPROPERTIES.COM

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INTERNATIONAL REAL ESTATE

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