

900 W



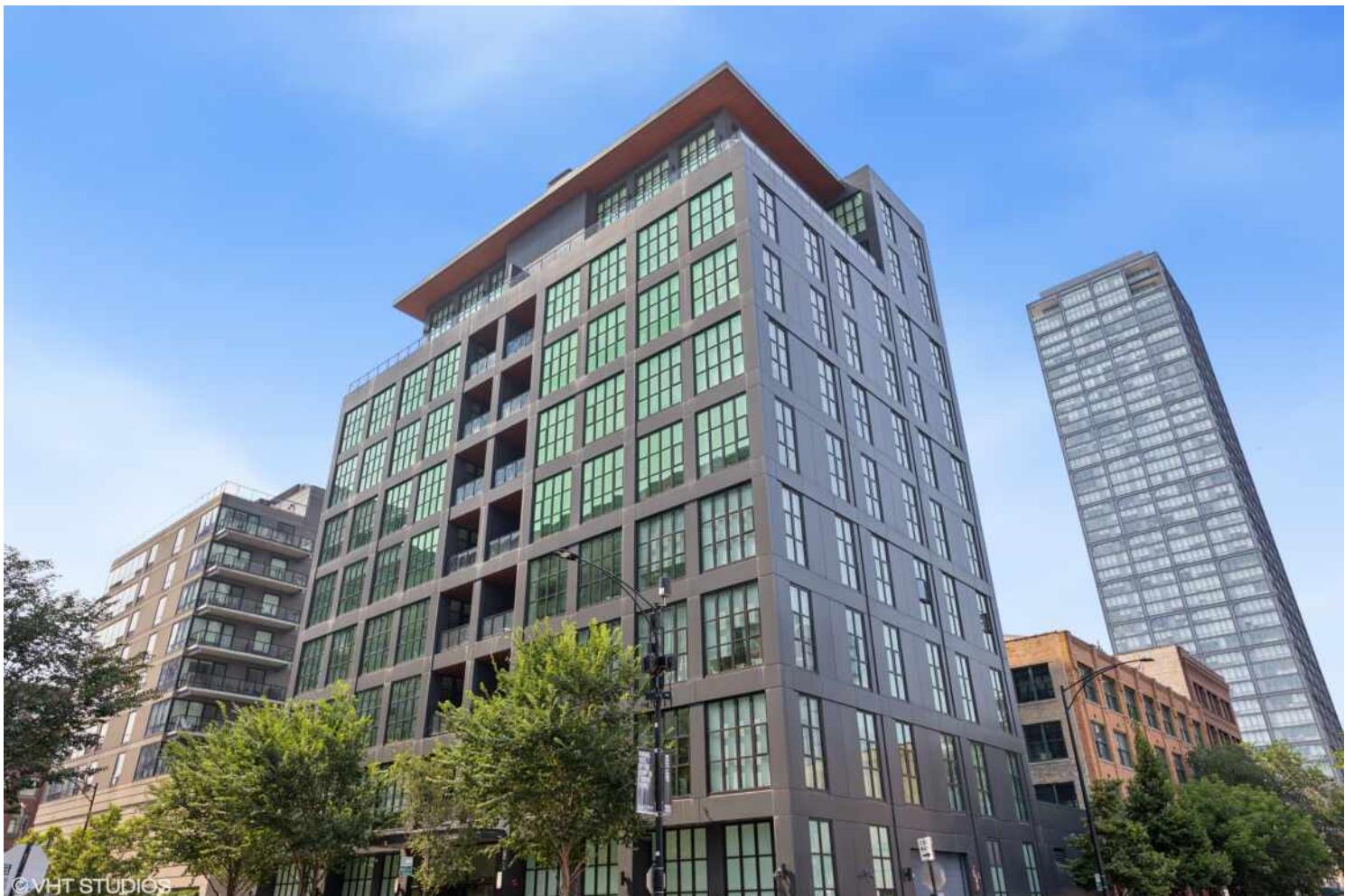
IE'S
ESTATE

ASHLEY BELL, ABR, RENE, MRP BROKER

312.952.0958 mobile
773.472.0200 office
ashleybell@atprop.net

A

900 W WASHINGTON BOULEVARD #802 · WEST LOOP



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INTERNATIONAL REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL



PRIVATE ELEVATOR FOYER

900 W WASHINGTON BOULEVARD #802 A LUXURY RESIDENCE OF RARE SCALE AND SOPHISTICATION.

ROOM DIMENSIONS

Foyer	9'x8'
Living Room	22'x19'
Dining Room	22'x12'
Kitchen	21'x12'
Primary Bedroom	14'x16'
Walk-In Closet One	24'x9'
Walk-In Closet Two	8'x8'
Second Bedroom	15'x13'
Third Bedroom	12'x15'
Fourth Bedroom	12'x11'
Balcony	8'x10'
Laundry Room	8'x10'
Rear Mud Room	7'x8'

FEATURES

In a LEED Gold-certified boutique building with just 22 residences, owners enjoy direct elevator access to a private foyer, setting the tone for the exclusivity and privacy found throughout. The expansive floor plan features radiant heated floors, over 10-foot ceilings, and N, E & S exposures through sound-resistant windows. At the heart of the residence is a showstopping chef's kitchen outfitted with upgraded stone, refaced and meticulously organized Scavolini cabinetry, a 48-inch Wolf range with vent hood and heat lamps, Sub-Zero refrigerator, and Miele dishwasher. The kitchen flows seamlessly into the living and dining areas, which open to outdoor space, ideal for everyday living and large-scale entertaining. The primary suite wing offers complete separation from the additional bedroom suites, is located on the NE corner of the building and features custom closets and a spa-caliber ensuite bath with soaking tub, oversized shower, and premium stone finishes. Each additional bedroom includes its own ensuite bath, ensuring comfort and privacy for family and guests. This home leaves no detail overlooked, featuring hand-painted ceilings, automated window treatments, a Lutron lighting system, and a whole-home sound system. Additional highlights include a rear mudroom with elevator access, attached garage parking, and MERV-13 hospital-grade air filtration. Perfectly positioned in the heart of the West Loop, this home offers immediate access to Chicago's most acclaimed restaurants, galleries, boutiques, and parks, with proximity to the Loop, expressways, and public transit. A truly rare offering that blends boutique living, inspired design, and one of Chicago's most coveted urban addresses. Finally, a home with personality!



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**Ashley
Bell**



LIVING ROOM



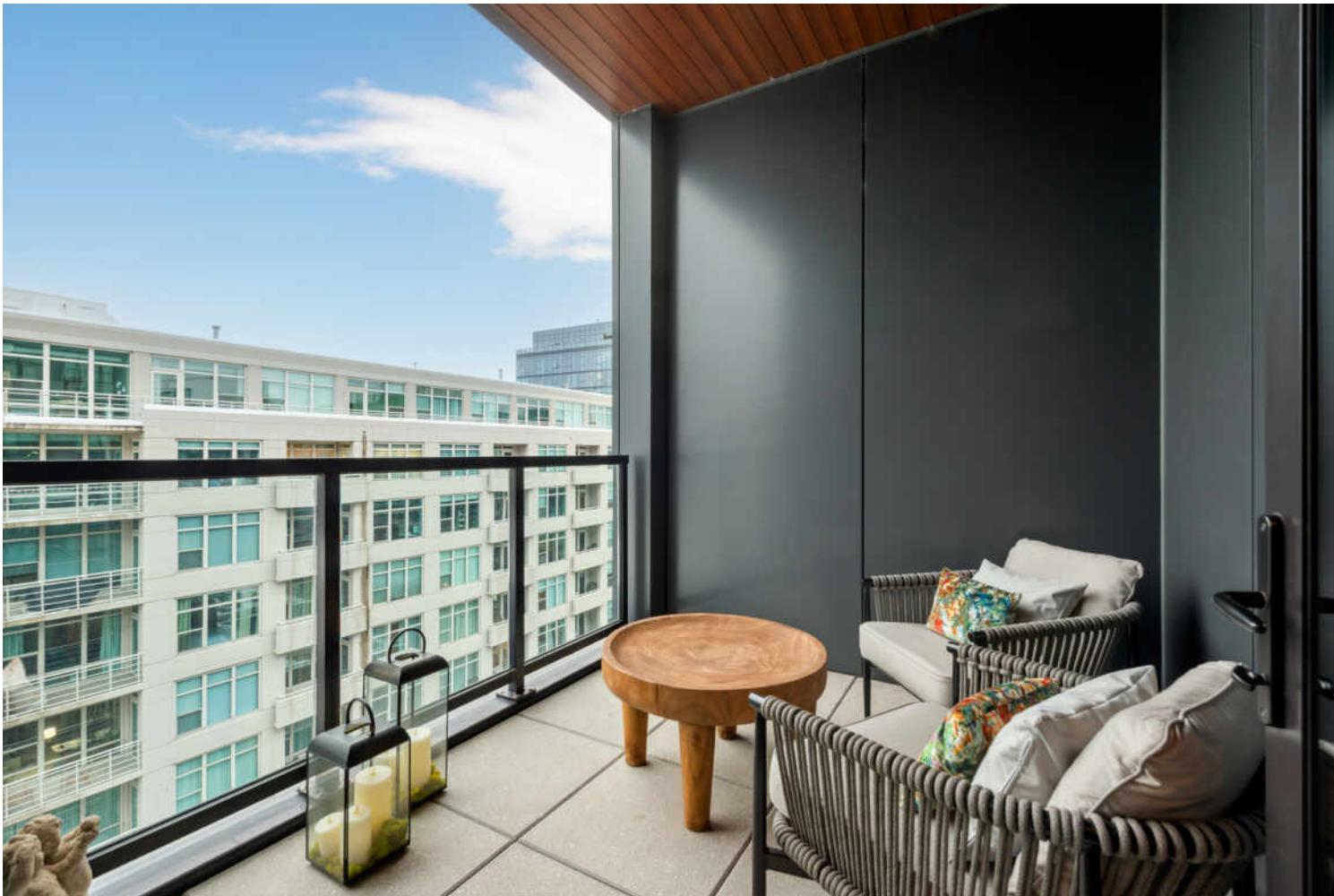
LIVING ROOM



LIVING ROOM



DINING ROOM



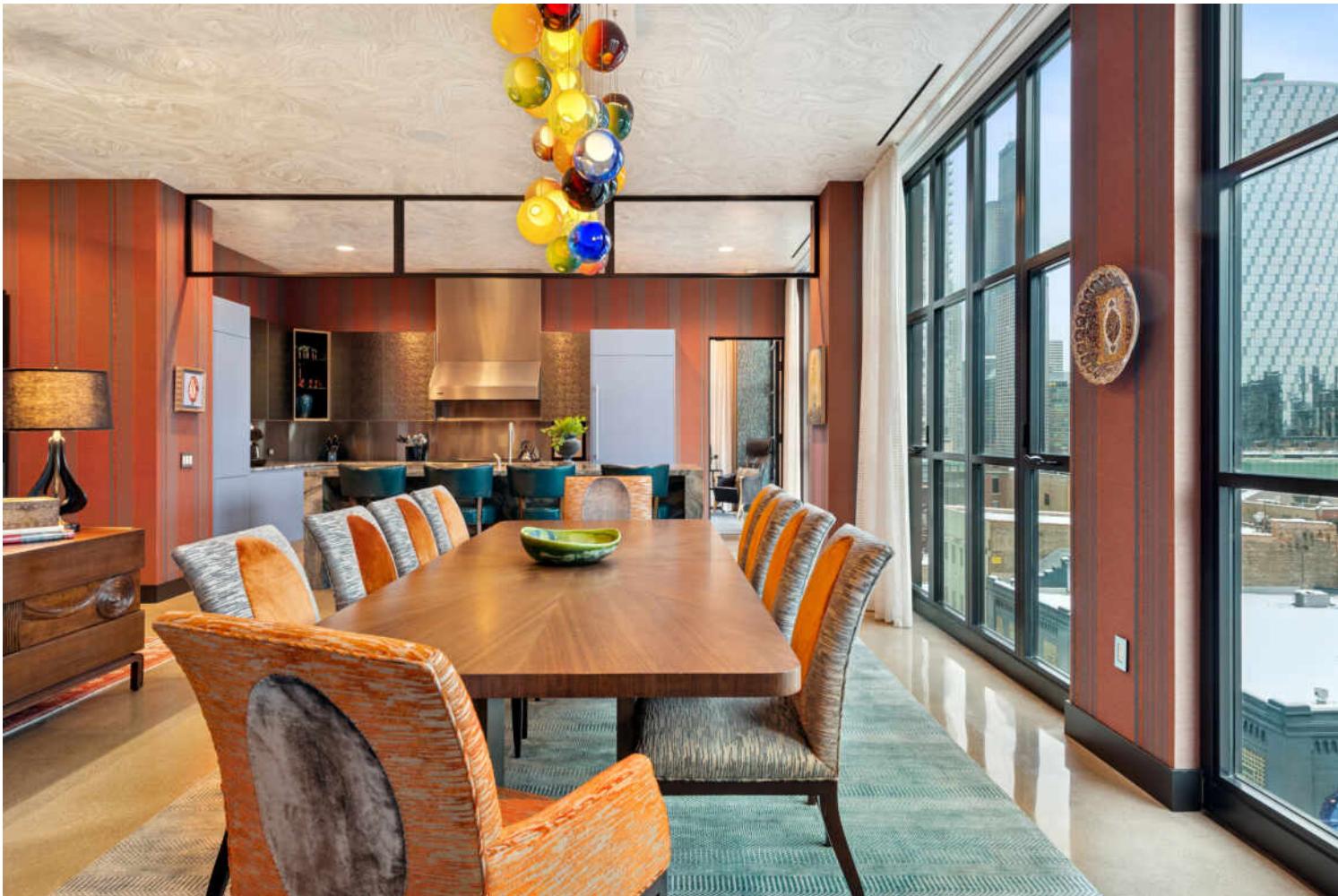
BALCONY



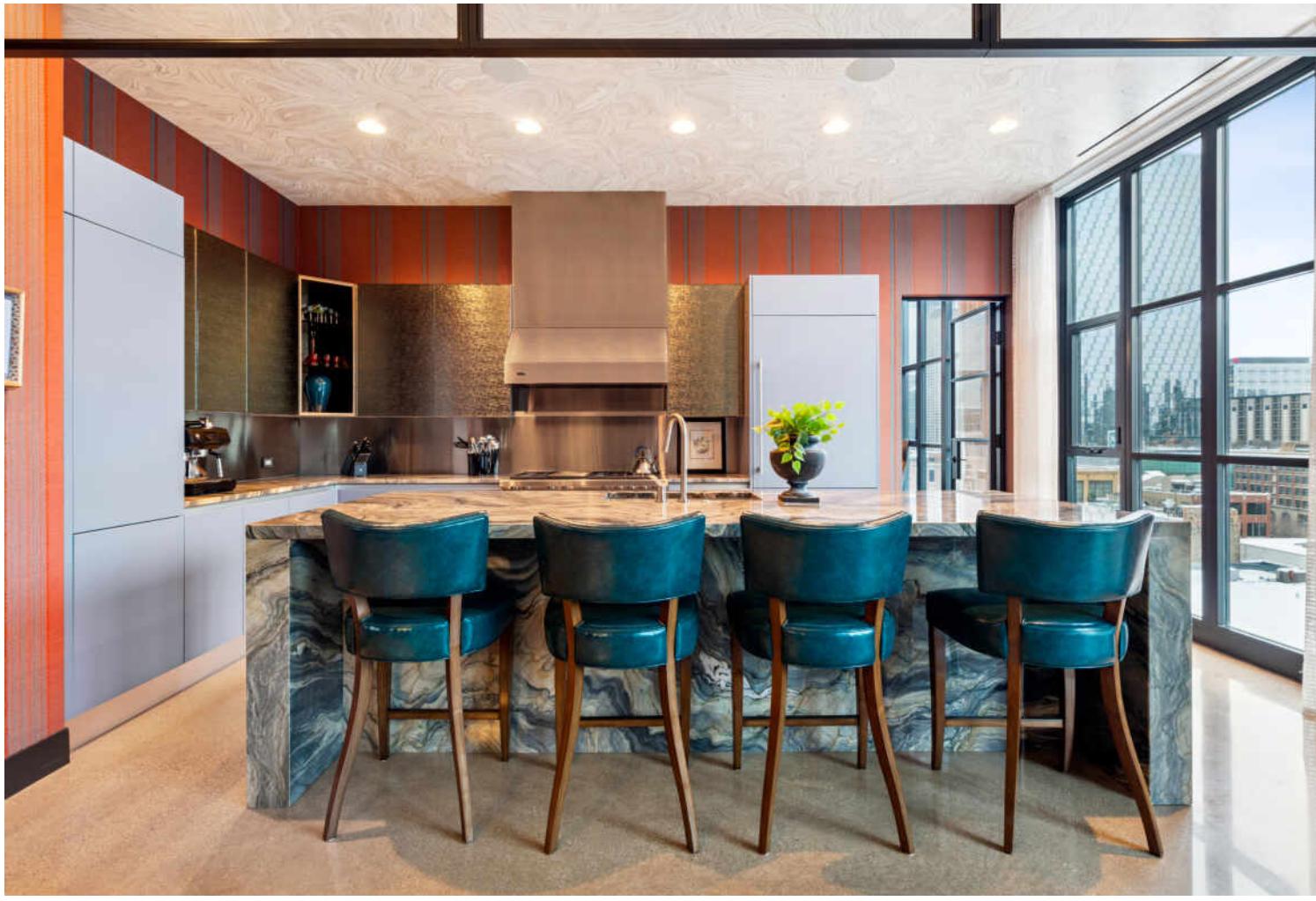
DAYTIME BALCONY VIEW



EVENING BALCONY VIEW



DINING ROOM



KITCHEN



KITCHEN



KITCHEN



BEDROOM 4/OFFICE



VIEW



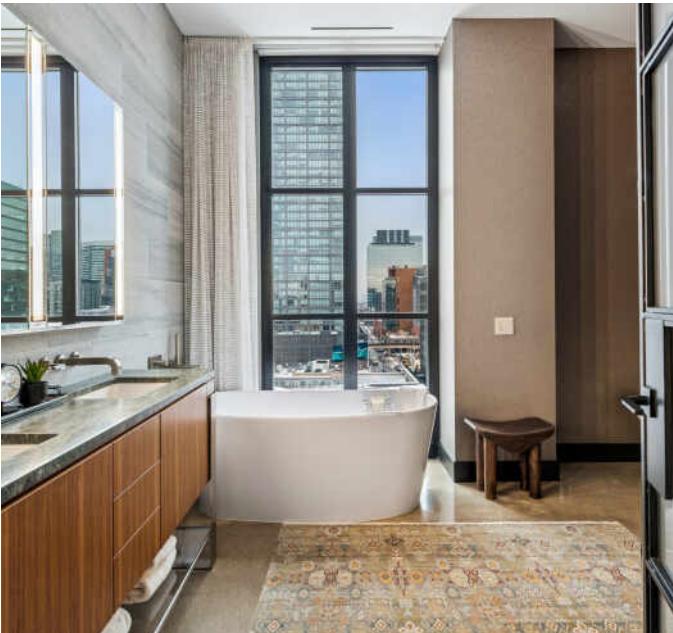
PRIMARY SUITE



PRIMARY SUITE



PRIMARY SUITE



PRIMARY ENSUITE BATH



PRIMARY ENSUITE SHOWER



PRIMARY SUITE CLOSET



PRIMARY SUITE CLOSET



BEDROOM 2/DEN



BATHROOM



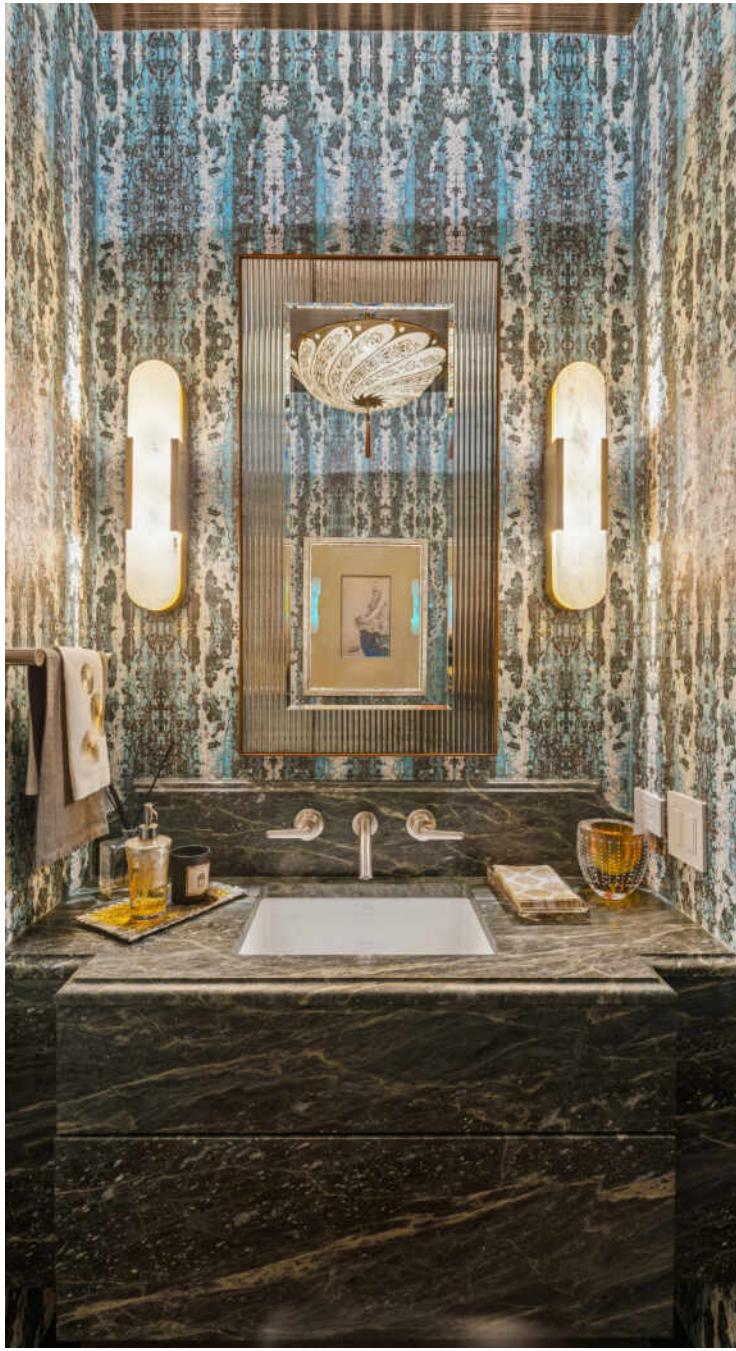
BEDROOM 3



BATHROOM



HALLWAY



POWDER ROOM



LAUNDRY ROOM



MUDROOM



FEW NEIGHBORHOODS HAVE UNDERGONE A TRANSFORMATION QUITE LIKE THE **WEST LOOP.**

Locals love this foodie haven. In addition to nationally-acclaimed restaurants, residents enjoy the West Loop's urban character and seemingly endless schedule of community events.

What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago – and it's shown no sign of slowing down.

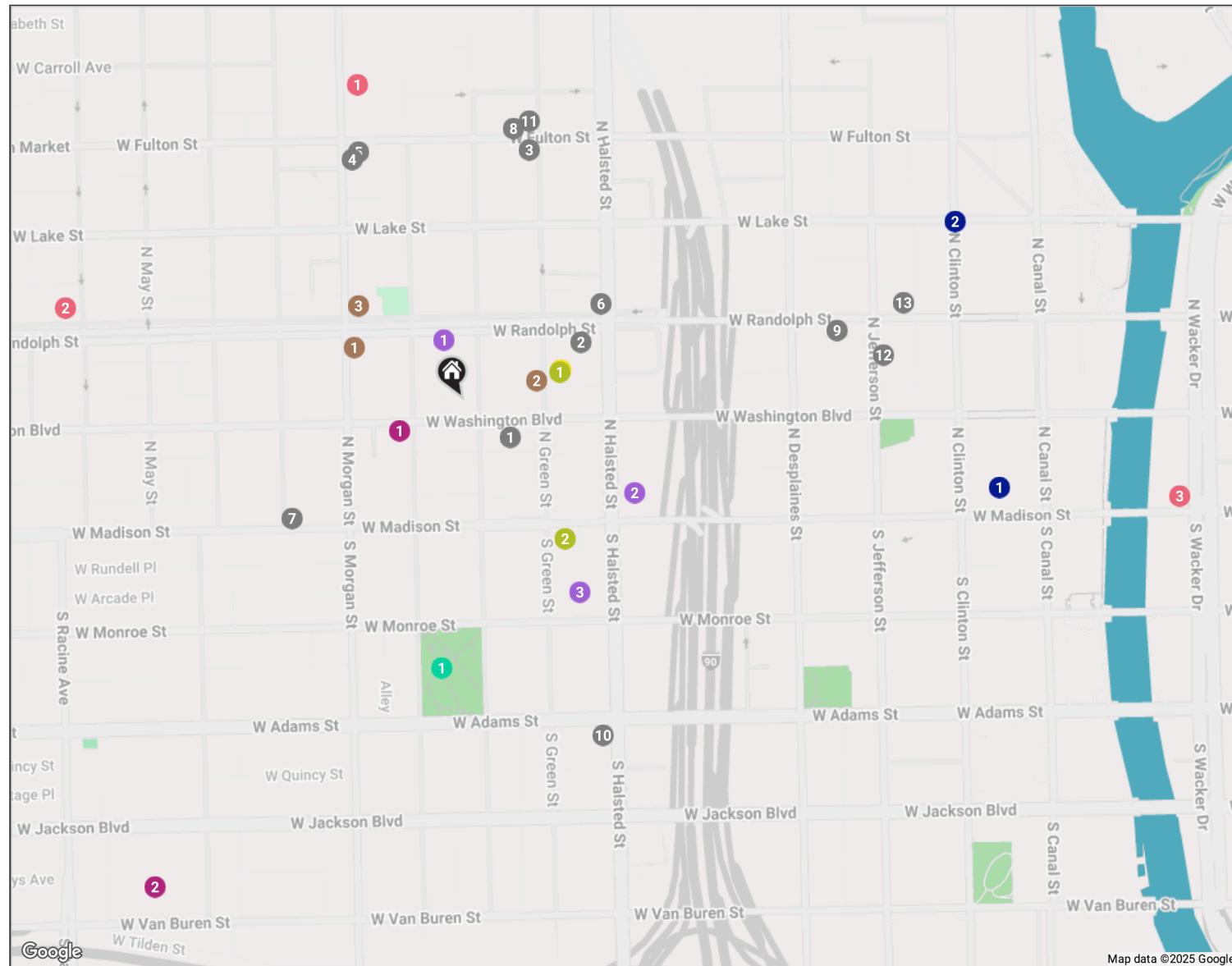
The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market.

In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center – home of the Chicago Bulls and Blackhawks.

During the summer, the neighborhood is the site of several popular events including the Taste of Randolph, West Loop Art Fest, and Pitchfork Music Festival. Other events include Movies in the Park, which is held at different neighborhood spots including Mary Bartelme, Skinner, and Union parks.

With easy access to CTA stops and Ogilvie Transportation Center, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.

NEIGHBORHOOD GUIDE MAP



NEIGHBORHOOD GUIDE



MISCELLANEOUS

- ① Cowshed Spa Chicago
113-125 N GREEN ST, 0.1 MI



RESTAURANTS

- ① El Che Steakhouse & Bar
845 W WASHINGTON BLVD, 0.1 MI
- ② Girl & The Goat
809 WEST RANDOLPH STREET, 0.1 MI
- ③ The Publican
837 WEST FULTON MARKET, 0.2 MI
- ④ The Aviary
955 WEST FULTON MARKET, 0.2 MI
- ⑤ Next Restaurant
953 WEST FULTON MARKET, 0.2 MI
- ⑥ Au Cheval
800 WEST RANDOLPH STREET, 0.2 MI
- ⑦ Monteverde Restaurant & Pastificio
1020 W MADISON ST, 0.2 MI

- ⑧ Beatrix
834 W FULTON MARKET, 0.2 MI

- ⑨ avec Restaurant
615 WEST RANDOLPH STREET, 0.3 MI

- ⑩ Greek Islands
200 SOUTH HALSTED STREET, 0.3 MI

- ⑪ Aba
302 N GREEN ST 3RD FLOOR, 0.3 MI

- ⑫ Sepia
123 NORTH JEFFERSON STREET,
0.4 MI

- ⑬ CH Distillery | Jōtō Sushi
564 WEST RANDOLPH STREET, 0.4 MI



COFFEE

- ① La Colombe Coffee
Workshop
955 WEST RANDOLPH STREET, 0.1 MI
- ② Sawada Coffee
112 NORTH GREEN STREET, 0.1 MI
- ③ Starbucks
946 WEST RANDOLPH STREET, 0.1 MI



SHOPPING

- ① West Loop Market
939 W WASHINGTON BLVD, 0.1 MI

- ② Target
1101 W JACKSON BLVD, 0.5 MI



GROCERY

- ① The Goddess and Grocer
Fulton Market
911 W RANDOLPH ST, 0.1 MI

- ② Whole Foods Market
1 N HALSTED ST, 0.2 MI

- ③ Mariano's
40 S HALSTED ST, 0.2 MI



GYM

- ① Soho House Chicago
113-125 NORTH GREEN STREET,
0.1 MI

- ② Orangetheory Fitness
823 WEST MADISON STREET, 0.2 MI



ENTERTAINMENT

- ① Rooftop Cinema Club
Fulton Market
311 N MORGAN ST 5TH FLOOR,
0.3 MI

- ② City Winery Chicago
1200 W RANDOLPH ST, 0.4 MI

- ③ Civic Opera House
20 N WACKER DR STE 400, 0.7 MI



TRANSIT

- ① Ogilvie Transportation
METRA - MILWAUKEE DISTRICT WEST,
0.5 MI

- ② Clinton
CTA - GREEN LINE, 0.5 MI



PARKS

- ① Bartelme (Mary) Park
115 SOUTH SANGAMON STREET,
0.2 MI

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