ROAM
REAL ESTATE INC

OFFICE SUITES FOR LEASE

# HISTORIC GOLD COAST

## 1150 N. State Street

CHICAGO, ILLINOIS 60610

336 to 720 SF AVAILABLE



THE PROPERTY

# A Gold Coast Address.
# *A More Personal Office Experience.*

Located in one of Chicago's most established neighborhoods, 1150 N. State Street offers boutique professional office suites ranging from 336 to 720 square feet. The property provides an appealing alternative for businesses seeking a private office environment with convenient access to neighborhood amenities and public transportation.

BUILDING AMENITIES

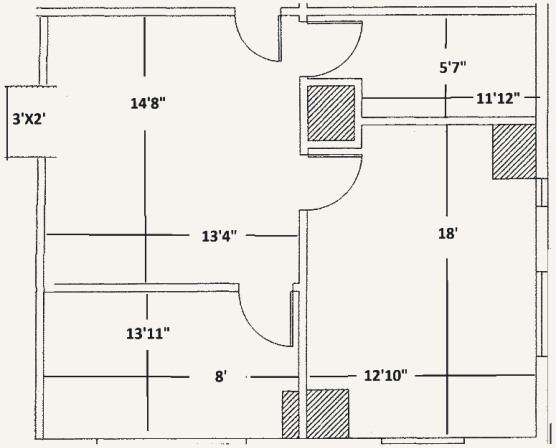
FITNESS CENTER · SHOWERS · BIKE STORAGE · ELEVATORS



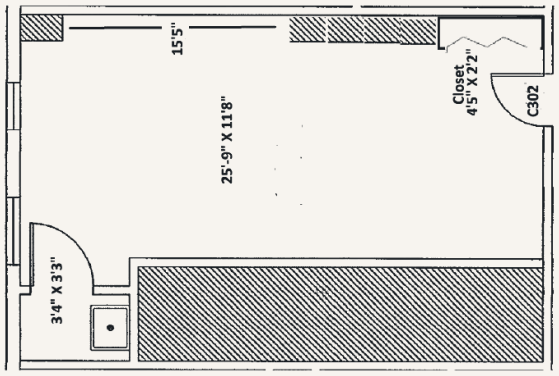


AVAILABLE SUITES

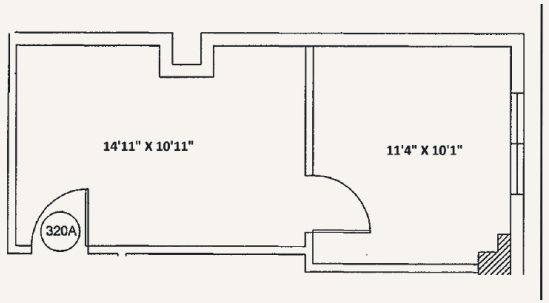
## 720 SF — SUITE 300

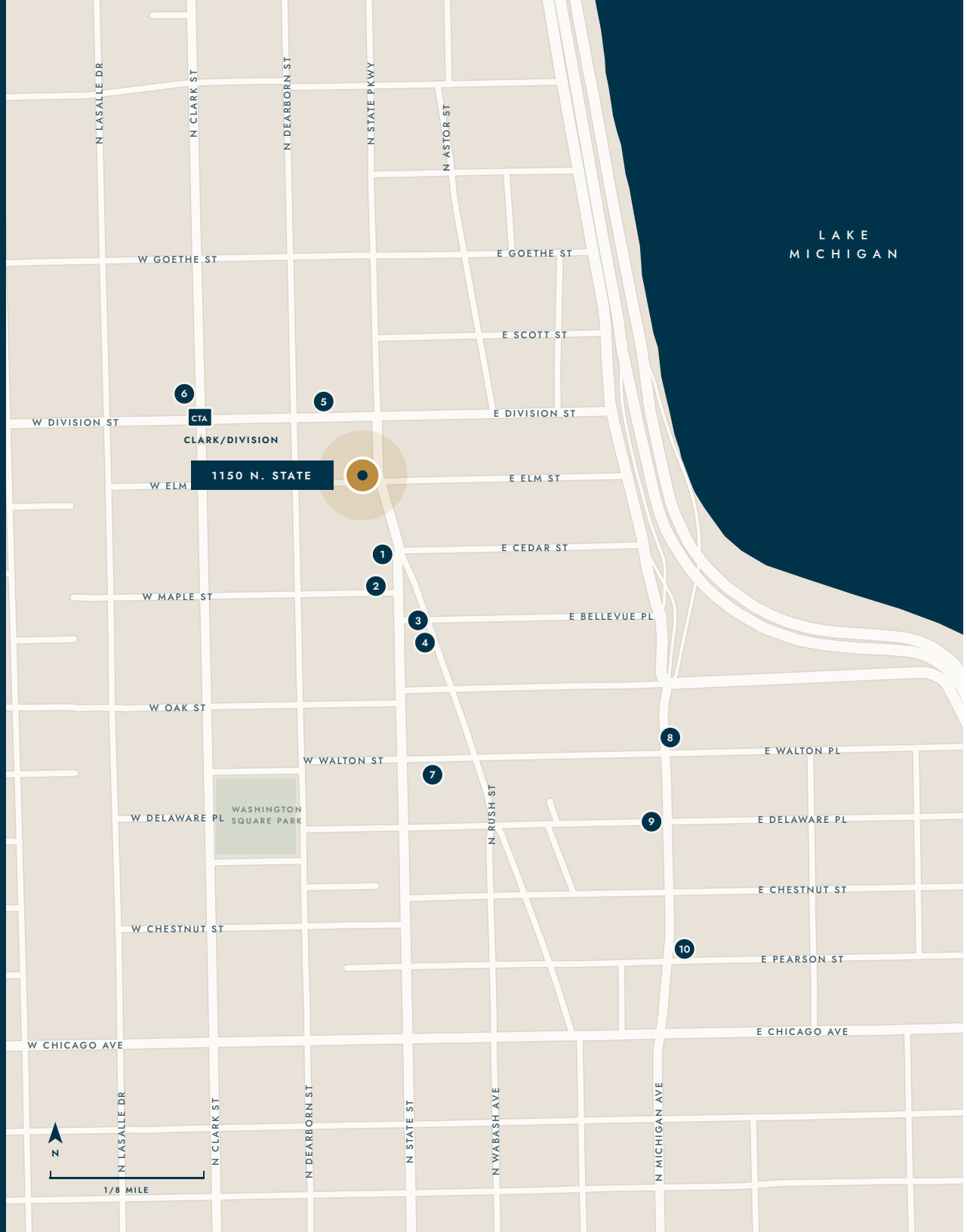



## 384 SF — SUITE 302




## 336 SF — SUITE 320A






LOCATION

# The Gold Coast

Near State and Division Streets, in one of Chicago's most established neighborhoods.

- Clark/Division Red Line
- Nearby CTA bus routes
- Restaurants and cafés
- Hotels
- Residential high-rises
- Shopping and services
- Lake Shore Drive access

## NEARBY

1. **Viceroy Chicago**
   1118 N State St
2. **Maple & Ash**
   8 W Maple St
3. **Gibsons Bar & Steakhouse**
   1028 N Rush St
4. **Hugo's Frog Bar**
   1024 N Rush St
5. **Butch McGuire's**
   20 W Division St
6. **Jewel-Osco**
   1210 N Clark St
7. **Waldorf Astoria**
   11 E Walton St
8. **The Drake**
   140 E Walton Pl
9. **Equinox Gold Coast**
   900 N Michigan Ave
10. **Water Tower Place**
    835 N Michigan Ave

CTA **Clark/Division**
CTA Red Line

Street data: City of Chicago street centerlines. Business addresses reviewed October 2026; confirm before distribution.

PROPERTY DETAILS

# The Lease *at a Glance*

## $28 to $30 per SF, annually

MODIFIED GROSS

**ADDRESS**
1150 N. State Street

**NEIGHBORHOOD**
Gold Coast

**CITY**
Chicago, IL 60610

**PROPERTY TYPE**
Professional Office Suites

**AVAILABLE SPACE**
336 to 720 SF
Suites 300, 302 and 320A

**ASKING RENT**
$28.00 to $30.00 / SF
Annually

**LEASE STRUCTURE**
Modified Gross

### Included *in rent*

- Heat
- Air Conditioning
- Water

### Tenant *pays*

- Electricity
- Internet

BUILDING AMENITIES

FITNESS CENTER · SHOWERS · BIKE STORAGE · ELEVATORS

AREA DEMOGRAPHICS

# The Market

SOURCE: COSTAR | 1, 3 AND 5 MILE RADII

**110,624**
Population within one mile, 2025

**$119,762**
Median household income, one mile

**68,449**
Households within one mile, 2025

**80%**
Bachelor's degree or higher, one mile

| | 1 MI | 3 MI | 5 MI |
|---|---|---|---|
| Population, 2025 | 110,624 | 432,292 | 831,271 |
| Households, 2025 | 68,449 | 240,494 | 419,981 |
| Median household income | $119,762 | $123,055 | $106,857 |
| Average household income | $152,163 | $155,067 | $137,777 |
| Median age | 37.4 | 35.8 | 36.1 |
| Bachelor's degree or higher | 80% | 79% | 65% |

Source: CoStar. Population and household figures are 2025 estimates for 1, 3 and 5 mile radii from the property.

1150 N. STATE STREET

*Historic Gold Coast, Chicago*

# For leasing *information*


LISTING BROKER

## Lia Caton

Founder & Managing Broker

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LISTING BROKER

## Heidy Alvarado

Broker

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BROKERAGE

## ROAM Real Estate Inc.

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